NOTICE OF REGULAR COUNCIL MEETING
CITY OF TOMBALL, TEXAS

Tuesday, September 6, 2022
6:00 PM

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Tuesday, September 6, 2022 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.

THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR TUESDAY, SEPTEMBER 6, 2022, 6:00 PM, AT 401 MARKET STREET, TOMBALL, TEXAS, 77375. 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: 841 3319 8201, Passcode: 625113.** 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 Brandon Guindon – Real Life Ministries

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. September 10, 2022 – **2nd Saturday at the Community Center**

II. September 10 thru September 11, 2022 – ***"9-11 21st Anniversary Remembrance";*** an event to remember the events of **9-11 -** at the Depot *(Spot lights lighting ceremony on September 10th at 7:45 p.m., 9/11 Remembrance Ceremony is on September 11th at 8 a.m.)*

III. September 17, 2022 – ***GroovFest 2022 –*** 11:00 a.m. – 6:00 p.m. at the Depot

IV. September 24, 2022 – ***Fiesta de Tomball –*** 11:00 a.m. – 6:00 p.m. at the Depot – ***Postponed to 2023***

V. October 4, 2022 – **12th Annual Economic Outlook Luncheon**, sponsored by the Tomball Economic Development Corporation, at LSC – Tomball – Beckendorf Conference Center, 30555 Tomball Parkway, from 10:00 a.m.-12:00 p.m.

VI. October 4, 2022 – ***National Night Out*** at the Depot

VII. October 8, 2022 – **Spooktacular 2nd Saturday at the Depot –** 5:00 p.m.-10 p.m.

VIII. October 10, 2022 – **Formal Public Safety Inspection –** Lone Star College-Tomball, Beckendorf Conference Center

IX. October 15, 2022 – ***The Big Show,*** hosted by the Tomball Rotary at the Depot

X. October 22, 2022 – ***Bluegrass and Fall Festival*** at the Depot – 11:00 a.m.-6 p.m.

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

F. Approval of Minutes

1. Approve the Minutes of the following Meetings:

* August 15, 2022 Special Joint Tomball City Council and Tomball Economic Development Corporation Meeting

* August 15, 2022 Special Tomball City Council Meeting

* August 15, 2022 Regular Tomball City Council Meeting

* August 18, 2022 Special Tomball City Council Meeting

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

1. Approve, on Second Reading, Resolution No. 2022-37-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 Clearhope Counseling & Wellness Center, LP, to make direct incentives to, or expenditures for, rental assistance for new or expanded enterprise to be located at 1431 Graham Drive, Suite 130, Tomball, Texas 77375. The estimated amount of expenditures for such Project is $6,875.00.

2. Approve, on Second Reading, Resolution No. 2022-38-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 Della Casa Pasta LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded enterprise to be located at 1599 Hicks St. Suite 2, Tomball, Texas 77375. The estimated amount of expenditures for such Project is $6,520.00.

3. Adopt, on Second Reading, Ordinance No. 2022-19, 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 0.40 Acres of Land Legally Described as being All of Lots 11, 12 and the North ½ of Lot 10 in Block 2 of Main Street Addition from Single Family Residential (SF-6) to Old Town & Mixed Use (OT&MU). The property is located at 201 Holderrieth Boulevard, 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

4. Adopt, on Second Reading, Ordinance No. 2022-23, an ordinance of the City of Tomball, Texas, amending Section(s) 40-28 (*Application for Preliminary Plat Approval*) and 40-30 (*Application for Final Plat Approval)* of the Tomball Code of Ordinances by revising the Plat Review Application Submission Deadline(s)

5. Adopt, on Second Reading, Ordinance No. 2022-25, an Ordinance of the City of Tomball, Texas, Amending Section(s) 50-33 (*Board of adjustments*) and 50-34 (*Amendments to zoning chapter and districts, administrative procedures, and enforcement*) of the Tomball Code of Ordinances by Increasing the Required Notification Area for Public Hearings

6. Adopt, on Second Reading, Ordinance No. 2022-27, an Ordinance of the City Council of Tomball, Texas, approving the Service and Assessment Plan for the City of Tomball Public Improvement District Number Thirteen, (PID 13), Pine Trails Subdivision

7. Adopt, on Second Reading, Ordinance No. 2022-28, an Ordinance of the City Council of Tomball, Texas, Levying the Assessment against properties within the City of Tomball Public Improvement District Thirteen (PID 13), Pine Trails Subdivision

H. New Business

1. Approve the Tomball Economic Development Corporation (TEDC) Fiscal Year 2022-2023 Budget

2. Conduct Public Hearing for the Purpose of Adopting the City of Tomball's Budget for Fiscal Year 2022-2023

3. Adopt, on First Reading, Ordinance No. 2022-29, an Ordinance of the City Council of the City of Tomball, Texas, Adopting the Budget for the City of Tomball, Texas, for Fiscal Year 2022-2023; and Authorizing the City Manager to Approve Intra-Departmental (Within the Same Department Only) Transfers of Budgeted Funds; and Amending the Budget for the 2021-2022 Fiscal Year in Accordance with Actual Expenditures; and Providing Other Details Relating to the Passage of This Ordinance

4. Approve Resolution No. 2022-31, a Resolution of the City of Tomball, Texas, Adopting and Ratifying the City of Tomball's Investment Policy, as set forth in the City's Administrative Policy No. 13, entitled "Investment Policy"

5. Call Employee Benefits Trust Board to Order and Receive recommendation from City Staff regarding renewal of contracts for Medical/RX Dental, Life AD&D, and Long-Term Disability benefits for City employees and retirees and make recommendation to City Council regarding approval of contracts

6. Approve renewal contracts for Medical/RX Dental, Life AD&D, and Long Term Disability benefits for City employees and retirees with Blue Cross Blue Shield (BCBS), Cigna Health and New Your Life, respectively

7. Conduct Public Hearing of the City Council of the City of Tomball to consider proposed Levy of Assessments for authorized improvements within Improvement Area #1 (IA1) in Wood Leaf Reserve in the City of Tomball, Public Improvement District Number Eleven (PID 11), established by City Council Resolution No. 2020-04

8. Adopt, on First Reading, Ordinance No. 2022-31, an Ordinance of the City Council of Tomball, Texas, Approving a Service and Assessment Plan and Assessment Roll for Authorized Improvements for the Wood Leaf Reserve Public Improvement District (the "District"); Making a Finding of Special Benefit to Certain Property in the District; Levying Assessments against Certain Property within the District and Establishing a Lien on Such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing for Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date

9. Adopt Resolution No. 2022-40, a Resolution Approving the Distribution of a Preliminary Limited Offering Memorandum for its Special Assessment Revenue Bonds, Series 2022 (Wood Leaf Reserve Public Improvement District Number 11, Improvement Area #1)

10. Consideration to reject all bids received for Request for Proposal (RFP) No. 2022-06 – Meter Reading Services and rebid the project.

11. Receive a presentation, hold a discussion, and give direction regarding a development at the northwest corner of FM 2978 and FM 2920, behind the existing Jack in the Box and 7-11 convenience store.

12. Consideration to approve Zoning Case P22-269, request by the City of Tomball to amend Chapter 40, Article III (Subdivision Design Standards) of the Tomball Code of Ordinance by adding sections to address driveway approaches and related requirements to include separation requirements and access management standards.

* Adopt, on First Reading, Ordinance No. 2022-22, an ordinance of the City of Tomball, Texas amending its Code of Ordinances by adding Section 40-81 (Driveway and Access Management) to Article III, Design Standards of Chapter 40, Subdivisions; 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.

13. Review, Recommend, and Approve Amendments to the Board & Commissions and Tourism Advisory Committee Applications and the Boards and Commissions Handbook, as Recommended by City Council

14. Appoint City Council Members as Liaisons to City-Appointed Boards, Commissions and Committees

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

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

    - Sec. 551.074 - Personnel Matters: Deliberation of the Appointment, Employment, and Duties a Public Officer or Employee – City Manager

16. Consideration and Possible Action regarding Amendments to and Extension of the Employment Contract for David Esquivel, City Manager

I. 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 1st day of September 2022 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Doris Speer, City Secretary, TRMC, MMC

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

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

September 10, 2022 – **2nd Saturday at the Community Center**

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 8-23-2022 Approved by _____
Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

September 10 thru September 11, 2022 – ***"9-11 21st Anniversary Remembrance";*** an event to remember the events of **9-11 -** at the Depot *(Spot lights lighting ceremony on September 10th at 7:45 p.m., 9/11 Remembrance Ceremony is on September 11th at 8 a.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 8-23-2022 Approved by _____

Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

September 17, 2022 – ***GroovFest 2022 –*** 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 6-29-2022 Approved by
Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

September 24, 2022 – ***Fiesta de Tomball –*** 11:00 a.m. – 6:00 p.m. at the Depot – ***Postponed to 2023***

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 8-23-2022 Approved by
Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

October 4, 2022 – **12th Annual Economic Outlook Luncheon**, sponsored by the Tomball Economic Development Corporation, at LSC – Tomball – Beckendorf Conference Center, 30555 Tomball Parkway, from 10:00 a.m.-12:00 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 8-23-2022 Approved by _____

Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

October 4, 2022 – ***National Night Out*** 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 8-23-2022 Approved by
Staff Member Date City Manager Date

Office of the Mayor

Tomball, Texas

Proclamation

WHEREAS, the **National Association of Town Watch (NATW)** sponsors a national community-building campaign on Tuesday, October 4, 2022 entitled **"National Night Out"**; and

WHEREAS, the **National Night Out** campaign provides an opportunity for neighbors in Tomball to join over 38 million neighbors across 16 thousand communities from all 50 states, U.S. territories and military bases worldwide; and

WHEREAS, **National Night Out** is an annual community-building campaign that promotes strong police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live and work; and

WHEREAS, neighbors in Tomball assist the Tomball Police Department through joint community-building efforts and support **National Night Out 2022**; and

WHEREAS, it is essential that all neighbors of Tomball come together with police and work together to build a safer, more caring community;

NOW, THEREFORE, I, LORI KLEIN QUINN, Mayor of the City of Tomball, Texas, on behalf of the Tomball City Council and all citizens hereof, do hereby call upon all neighbors of Tomball to join the City of Tomball and National Association of Town Watch in support for **National Night Out** on Tuesday, October 4, 2022.

FURTHER, LET IT BE RESOLVED that I, Mayor Lori Klein Quinn, do hereby proclaim Tuesday, October 4th, 2022 as:

"NATIONAL NIGHT OUT 2022"

in Tomball, Texas.

In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Lori Klein Quinn

Attest: Doris Speer

Date: October 3, 2022

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

October 8, 2022 – **Spooktacular 2nd Saturday at the Depot –** 5:00 p.m.-10 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 8-23-2022 Approved by
Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

October 10, 2022 – **Formal Public Safety Inspection –** Lone Star College-Tomball, Beckendorf Conference Center

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 8-23-2022 Approved by

Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

October 15, 2022 – ***The Big Show,*** hosted by the Tomball Rotary 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 6-29-2022 Approved by
Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

October 22, 2022 – ***Bluegrass and Fall Festival*** at the Depot – 11:00 a.m.-6 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 8-23-2022 Approved by
Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Approve the Minutes of the following Meetings:

- August 15, 2022 Special Joint Tomball City Council and Tomball Economic Development Corporation Meeting
- August 15, 2022 Special Tomball City Council Meeting
- August 15, 2022 Regular Tomball City Council Meeting
- August 18, 2022 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 8-23-2022 Approved by

Staff Member Date City Manager Date

MINUTES OF SPECIAL JOINT CITY COUNCIL AND TOMBALL ECONOMIC DEVELOPMENT CORPORATION MEETING CITY OF TOMBALL, TEXAS

Monday, August 15, 2022
4:30 PM

The City Council of the City of Tomball, Texas, and the Tomball Economic Development Corporation, conducted the meeting scheduled for August 15, 2022, 4:30 PM, at 401 Market Street, Tomball, Texas 77375, via physical attendance and video participation/access.

A. Mayor Klein Quinn called the meeting of the Tomball City Council to order at 4:30 p.m.

PRESENT:
Council 1 John Ford
Council 2 Mark Stoll
Council 3 Dane Dunagin
Council 5 Randy Parr
Council 4 Derek Townsend, Sr. (via video)

OTHERS PRESENT (CITY):
City Manager – David Esquivel
Assistant City Manager – Jessica Rogers (via video)
City Secretary – Doris Speer
Assistant City Secretary – Tracylynn Garcia
Finance Director – Katherine Tapscott
Director of Community Development – Nathan Dietrich
Fire Chief – Joe Sykora
Marketing Manager – Sasha Smith
Project Manager - Meagan Mageo
Sr. Admin. Assistant-CSO – Sasha Luna
Financial Analyst – Lexi McMinn (via video)

TEDC President Fagan called the special meeting of the Tomball Economic Development Corporation to order at 4:30 p.m.

PRESENT:
TEDC President, Fagan
TEDC Board Member Degges
TEDC Board Member Bruce
TEDC Board Member Vaughan
TEDC Board Member Jaeger
TEDC Board Member Sumner (via video)

OTHERS PRESENT (TEDC):
Executive Director-TEDC – Kelly Violette
Assistance Director-TEDC – Tiffani Wooten
Administrative Assistant-TEDC – Tori Gleason

B. No Public Comments were received.

C. New Business:

1. The Tomball Economic Development Corporation and the Tomball City Council entered into a Workshop Session regarding the Tomball Economic Development Corporation Budget for Fiscal Year 2022-2023.

   No action taken.

2. Executive Session: The City Council and the Tomball Economic Development Corporation recessed at 4:45 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. 551.074 – To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or em0ployee, to wit: the Executive Director and Staff.

3. Reconvene into regular session and take action, if necessary, on items discussed in Executive Session

   Upon reconvening at 6:00 p.m., no action was taken.

D. There being no further business for consideration, President Fagan adjourned the Tomball Economic Development Corporation meeting and Mayor Klein Quinn adjourned the Council meeting at 6:01 p.m.

Meeting adjourned.

PASSED AND APPROVED this the 6th day of September 2022.

Doris Speer
City Secretary, TRMC, MMC

Lori Klein Quinn
Mayor

MINUTES OF SPECIAL COUNCIL MEETING
CITY OF TOMBALL, TEXAS

Monday, August 15, 2022
5:00 PM

The Tomball City Council conducted the meeting scheduled for Monday, August 1, 2022 at 5:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, via physical attendance and video participation/access.

A. Mayor Klein Quinn called the meeting of the Tomball City Council to order at 6:04 p.m.

PRESENT
Council 1 John Ford
Council 2 Mark Stoll
Council 3 Dane Dunagin
Council 4 Derek Townsend, Sr. (via video)
Council 5 Randy Parr

OTHERS PRESENT (CITY):
City Manager – David Esquivel
Assistant City Manager – Jessica Rogers (via video)
City Secretary – Doris Speer
Director of Community Development – Nathan Dietrich
Finance Director – Katherine Tapscott
Police Chief – Jeff Bert
Marketing Manager – Sasha Smith
Fire Chief – Joe Sykora
Assistant City Secretary – Tracylynn Garcia
Sr. Admin. Assistant-CSO – Sasha Luna
Project Manager - Meagan Mageo
IT Sr. Specialist – Ben Lato
Executive Director-TEDC – Kelly Violette

B. No Public Comments were received.

C. Workshop Session

1. Tomball City Council entered into a Workshop Session to receive a Presentation by representatives of the following PID Consultants regarding Public Improvement Districts:

- Bracewell – Julie Partain
- P3 Works – John Snyder
- Hilltop Securities – Jason Hughes, Joe Morrow
- Hawes Hill – Scott Bean

No action taken.

D. Motion made by Council 1 Ford, Seconded by Council 3 Dunagin, to adjourn.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 4 Townsend, Sr., Council 5 Parr

Motion carried unanimously.

Meeting adjourned.

PASSED AND APPROVED this the 6th day of September 2022.

Doris Speer
City Secretary, TRMC, MMC

Lori Klein Quinn
Mayor

MINUTES OF REGULAR COUNCIL MEETING
CITY OF TOMBALL, TEXAS

Monday, August 15, 2022
6:00 PM

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for August 15, 2022, 6:00 PM, at 401 Market Street, Tomball, Texas 77375, via physical attendance and video/telephone participation/access.

A. Mayor Klein Quinn called the meeting of the Tomball City Council to order at 6:48 p.m.

PRESENT
Council 1 John Ford
Council 2 Mark Stoll
Council 3 Dane Dunagin
Council 5 Randy Parr

ABSENT
Council 4 Derek Townsend, Sr. (Excused)

OTHERS PRESENT
City Manager – David Esquivel
Assistant City Manager – Jessica Rogers (via video)
City Secretary – Doris Speer
City Attorney – Mary Ann Powell
Director of Community Development – Nathan Dietrich
Finance Director – Katherine Tapscott
Police Chief – Jeff Bert
Fire Chief – Joe Sykora
Marketing Manager – Sasha Smith
IT Sr. Specialist – Ben Lato
Financial Analyst – Lexi McMinn
Community Center Manager - Rosalie Dillon
Project Manager - Meagan Mageo
Executive Director-TEDC – Kelly Violette

B. Invocation - Led by Pastor James Clark - First Baptist Church

C. Pledges to U.S. and Texas Flags – Led by Council 1 Ford

D. The following Public Comment was received:

Amanda Kelly 19710 Rippling Brook Ln, 77375	-	Gave an update regarding the Tomball Farmers Market

E. Reports and Announcements

1. Announcements

I. **Tomball City Pool – *2022 Swim Season*** - Jerry Matheson Park Pool: ***End of Season*** hours will be: Noon–8 p.m. on August 20-21, August 27-28, and September 3-4; on September 5, the pool will be open 10 a. m.–6 p.m. to close out the Swim Season.

The pool will be closed every Monday during swim season 2022, except Labor Day (September 5).

II. September 9 thru September 11, 2022 – ***"9-11 21st Anniversary Remembrance";*** an event to remember the events of **9-11 -** at the Depot

III. September 10, 2022 – **2nd Saturday at the Community Center**

IV. September 17, 2022 – ***GroovFest 2022 –*** 11:00 a.m. – 6:00 p.m. at the Depot

V. September 24, 2022 – ***Fiesta de Tomball –*** 11:00 a.m. – 6:00 p.m. at the Depot

VI. October 4, 2022 – **12th Annual Economic Outlook Luncheon**, sponsored by the Tomball Economic Development Corporation, at LSC – Tomball – Beckendorf Conference Center, 30555 Tomball Parkway, from 10:00 a.m.-12:00 p.m.

VII. October 4, 2022 – ***National Night Out*** at the Depot

VIII. October 8, 2022 – **2nd Saturday at the Depot**

IX. October 15, 2022 – ***The Big Show,*** hosted by the Tomball Rotary 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. Sasha Smith – Report on the Success of the **2022 *Tomball Kid's Club***

F. Approval of Minutes

1. Motion made by Council 1 Ford, Seconded by Council 2 Stoll, to approve the Minutes of the August 1, 2022 Special Tomball City Council Meeting and the August 1, 2022 Regular Tomball City Council Meeting.

   Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr
   Absent: Council 4 Townsend, Sr.

   Motion carried unanimously.

G. Old Business

1. Motion made by Council 3 Dunagin, Seconded by Council 2 Stoll, to adopt, on Second Reading, Ordinance No. 2022-16, 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 Allow an "Accessory Residence" within the General Retail (GR) Zoning District at 817 East Main Street; said Property being approximately 0.78 Acres, being a Portion of the Jesse Pruitt Survey, Abstract Number 629 (Legally described in Exhibit "A). Located within the 700-800 Blocks of East Main Street (North Side); 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 Dunagin, Council 5 Parr
   Absent: Council 4 Townsend, Sr.

   Motion carried unanimously.

2. Motion made by Council 1 Ford, Seconded by Council 2 Stoll, to adopt, on Second Reading, Ordinance No. 2022-17, an ordinance of the City of Tomball, Texas, authorizing the abandonment of public right-of-way dedicated to Welty Street. Being a segment of the 30-foot-wide public right-of-way extending approximately 295 linear feet northwest from the northernmost right-of-way boundary for Foster Street to the southernmost right-of-way boundary for Carrel Street, wedged between Block 90 in Tomball and the western property line of Restricted Reserve “A” in the Final Plat of The Episcopal Church of The Good Shepherd, 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 Dunagin, Council 5 Parr
   Absent: Council 4 Townsend, Sr.

Motion carried unanimously.

3. Motion made by Council 1 Ford, Seconded by Council 3 Dunagin, to adopt, on Second Reading, Ordinance No. 2022-26, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2022 Annual Service and Assessment Plan (SAP) Update for the Raburn Reserve Public Improvement District Number 10 (PID 10).

   Voting Yea: Council 1 Ford, Council 3 Dunagin, Council 5 Parr
   Voting Nay: Council 2 Stoll
   Absent: Council 4 Townsend, Sr.

   Motion carried, 3 votes Aye, 1 vote Nay.

H. New Business

1. Mayor Klein Quinn announced that consideration to approve the Tomball Economic Development Corporation (TEDC) Fiscal Year 2022-2023 Budget would be moved to the September 6, 2022 Council meeting.

   No action taken.

2. Motion made by Council 1 Ford, Seconded by Council 2 Stoll, to approve, on First Reading, Resolution No. 2022-37-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 Clearhope Counseling & Wellness Center, LP, to make direct incentives to, or expenditures for, rental assistance for new or expanded enterprise to be located at 1431 Graham Drive, Suite 130, Tomball, Texas 77375. The estimated amount of expenditures for such Project is $6,875.00.

   Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr
   Absent: Council 4 Townsend, Sr.

   Motion carried unanimously.

3. Motion made by Council 3 Dunagin, Seconded by Council 2 Stoll, to approve, on First Reading, Resolution No. 2022-38-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 Della Casa Pasta LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded enterprise to be located at 1599 Hicks St. Suite 2,

Tomball, Texas 77375. The estimated amount of expenditures for such Project is $6,520.00.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr
Absent: Council 4 Townsend, Sr.

Motion carried unanimously.

4. Motion made by Council 3 Dunagin, Seconded by Council 2 Stoll, to receive Petition and Grant Consent to the Acquisition of Road Powers by Harris County MUD No. 273 to Facilitate the Construction of Roads within the Boundaries of the District

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr
Absent: Council 4 Townsend, Sr.

Motion carried unanimously.

5. Conduct Public Hearing of the City Council of the City of Tomball to consider the advisability of the creation of Public Improvement District to make certain improvements over certain property located within the City (Proposed Public Improvement District 14, Seven Oaks).

Mayor Klein Quinn opened the Public Hearing at 7:19 p.m.

Receiving no public comments, Mayor Klein Quinn closed the Public Hearing at 7:20 p.m.

6. Motion made by Council 1 Ford, Seconded by Council 5 Parr, to approve Resolution No. 2022-27, a Resolution of the City Council of the City of Tomball, Texas authorizing and creating the Seven Oaks Public Improvement District in the City of Tomball, Harris County, Texas, in accordance with Chapter 372 of the Texas Local Government Code; Providing for Related Matters, and Providing an Effective Date.

Voting Yea: Council 1 Ford, Council 3 Dunagin, Council 5 Parr
Voting Nay: Council 2 Stoll
Absent: Council 4 Townsend, Sr.

Motion carried, 3 votes Aye, 1 vote Nay.

7. Motion made by Council 5 Parr, Seconded by Council 1 Ford, to approve Resolution Number 2022-35, a Resolution of the City Council of the City of

Tomball, Texas approving a Development Agreement relating to the Seven Oaks Public Improvement District (PID 14)

Voting Yea: Council 1 Ford, Council 3 Dunagin, Council 5 Parr
Voting Nay: Council 2 Stoll
Absent: Council 4 Townsend, Sr.

Motion carried, 3 votes Aye, 1 vote Nay.

8. Motion made by Council 3 Dunagin, Seconded by Council 1 Ford, to approve Professional Services Agreement for expenses incurred relating to the Seven Oaks Public Improvement District (PID 14), and authorize the City Manager to execute

Voting Yea: Council 1 Ford, Council 3 Dunagin, Council 5 Parr
Voting Nay: Council 2 Stoll
Absent: Council 4 Townsend, Sr.

Motion carried, 3 votes Aye, 1 vote Nay.

9. Conduct Public Hearing of the City Council of the City of Tomball to consider Proposed Assessments against Pine Trails in the City of Tomball, Public Improvement District Number Thirteen (TPID 13), established by City Council Resolution No. 2021-25

Mayor Klein Quinn opened the Public Hearing at 7:30 p.m.

Receiving no public comments, Mayor Klein Quinn closed the Public Hearing at 7:31 p.m.

10. Motion made by Council 5 Parr, Seconded by Council 2 Stoll, to read Ordinance No. 2022-27 by Caption only on First Reading.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr
Absent: Council 4 Townsend, Sr.

Motion carried unanimously.

Motion made by Council 2 Stoll, Seconded by Council 1 Ford, to adopt, on First Reading, Ordinance No. 2022-27, an Ordinance of the City Council of Tomball, Texas, approving the Service and Assessment Plan for the City of Tomball Public Improvement District Number Thirteen, (PID 13), Pine Trails Subdivision

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 5 Parr
Voting Nay: Council 3 Dunagin
Absent: Council 4 Townsend, Sr.

Motion carried, 3 votes Aye, 1 vote Nay.

11. Motion made by Council 1 Ford, Seconded by Council 2 Stoll, to read Ordinance No. 2022-28 by Caption only, on First Reading.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 5 Parr
Voting Nay: Council 3 Dunagin
Absent: Council 4 Townsend, Sr.

Motion carried unanimously.

Motion made by Council 2 Stoll, Seconded by Council 1 Ford, to adopt, on First Reading, Ordinance No. 2022-28, an Ordinance of the City Council of Tomball, Texas, Levying the Assessment against properties within the City of Tomball Public Improvement District Thirteen (PID 13), Pine Trails Subdivision

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 5 Parr
Voting Nay: Council 3 Dunagin
Absent: Council 4 Townsend, Sr.

Motion carried, 3 votes Aye, 1 vote Nay.

12. Motion made by Council 3 Dunagin, Seconded by Council 1 Ford, to approve Resolution No. 2022-34, a Resolution of the City of Council of the City of Tomball, Texas, accepting the Preliminary Service and Assessment Plan for Authorized Improvements within the Raburn Reserve Public Improvement District; Setting a Date for the Public Hearing on the Proposed Levy of Assessments; Authorizing the Publication and Mailing of Notice; and Enacting Other Provisions Relating thereto; and Setting September 6, 2022 as the Date for the Public Hearing.

Voting Yea: Council 1 Ford, Council 3 Dunagin, Council 5 Parr
Voting Nay: Council 2 Stoll
Absent: Council 4 Townsend, Sr.

Motion carried, 3 votes Aye, 1 vote Nay.

13. Consideration to Approve Zoning Case P22-222: Request from DeLisa Kik to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 0.40 acres of land legally described as being all of Lots 11, 12 and

the north ½ of Lot 10 in Block 2 of Main Street Addition from Single Family Residential (SF-6) to Old Town & Mixed Use (OT&MU). The property is located at 201 Holderrieth Boulevard, within the City of Tomball, Harris County, Texas.

- Mayor Klein Quinn opened the Public Hearing on Zoning Case P22-222 at 7:44 p.m.

  Receiving no public comments, Mayor Klein Quinn closed the Public Hearing at 7:45 p.m.

- Motion made by Council 2 Stoll, Seconded by Council 3 Dunagin, to read Ordinance No. 2022-19 by caption only on First Reading.

  Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr
  Absent: Council 4 Townsend, Sr.

  Motion carried unanimously.

  Motion made by Council 3 Dunagin, Seconded by Council 2 Stoll, to adopt, on First Reading, Ordinance No. 2022-19, 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 0.40 acres of land legally described as being all of Lots 11, 12 and the north ½ of Lot 10 in Block 2 of Main Street Addition from Single Family Residential (SF-6) to Old Town & Mixed Use (OT&MU). The property is located at 201 Holderrieth Boulevard, 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 3 Dunagin, Council 5 Parr
  Voting Nay: Council 2 Stoll
  Absent: Council 4 Townsend, Sr.

  Motion carried, 3 votes Aye, 1 vote Nay.

14. Consideration to Approve Zoning Case P22-226: Request from Maple Group, LTD represented by Cross Engineering to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 25.87 acres of land legally described as Reserve “A” in Maple Group Subdivision, from Planned Development District 8 (PD-8) to Commercial (C). The property is generally located at the northeast corner of the intersection of Holderrieth Road and State Highway 249 frontage road, within the City of Tomball, Harris County, Texas

- Conduct Public Hearing on **Zoning Case P22-226**

  Mayor Klein Quinn opened the Public Hearing on Zoning Case P22-226 at 8:03 p.m.

Michael Clark 6750 Hillcrest Plaza # 215 Dallas, TX	-	Requested an extension of time regarding the zoning change; consideration of Ordinance No. 2022-20 will be moved to the September 19, 2022 Council meeting

  Receiving no additional public comments, Mayor Klein Quinn closed the Public Hearing at 8:05 p.m.

  No action taken regarding Ordinance No. 2022-20.

- Adopt, on First Reading, Ordinance No. 2022-20, 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 25.87 acres of land legally described as Reserve "A" in Maple Group Subdivision, from Planned Development District 8 (PD-8) to Commercial (C). The property is generally located at the northeast corner of the intersection of Holderrieth Road and State Highway 249 frontage road, 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.

15. Consideration to Approve Zoning Case P22-266: Request by the City of Tomball to amend Section(s) 50-33 (*Board of adjustments*) and 50-34 (*Amendments to zoning chapter and districts, administrative procedures, and enforcement*) of the Tomball Code of Ordinances by increasing the required notification area for public hearings.

- Conduct Public Hearing on **Zoning Case P22-266**

  Mayor Klein Quinn opened the Public Hearing on Zoning Case P22-266 at 8:07 p.m.

  Receiving no public comments, Mayor Klein Quinn closed the Public Hearing at 8:08 p.m.

- Motion made by Council 2 Stoll, Seconded by Council 3 Dunagin, to read Ordinance No. 2022-25 by Caption only on First Reading.

  Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr
  Absent: Council 4 Townsend, Sr.

  Motion carried unanimously.

  Motion made by Council 2 Stoll, Seconded by Council 5 Parr, to adopt, on First Reading, Ordinance No. 2022-25, an Ordinance of the City of Tomball, Texas Amending Its Code of Ordinances by Amending Section 50-33 *(Board of Adjustments)*, and Section 50-34 *(Amendments to Zoning Chapter and Districts, Administrative Procedures, and Enforcement)*, of Article II, Administration, of Chapter 50, Zoning; 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 Dunagin, Council 5 Parr
  Absent: Council 4 Townsend, Sr.

  Motion carried unanimously.

16. Consideration to Approve Zoning Case P22-268: Request by the City of Tomball to amend Section(s) 40-28 (*Application for Preliminary Plat Approval*) and 40-30 (*Application for Final Plat Approval)* of the Tomball Code of Ordinances by revising the plat review application submission deadline(s).

    - Conduct Public Hearing on **Zoning Case P22-268**

      Mayor Klein Quinn opened the Public Hearing on Zoning Case P22-266 at 8:14 p.m.

      Receiving no public comments, Mayor Klein Quinn closed the Public Hearing at 8:15 p.m.

    - Motion made by Council 2 Stoll, Seconded by Council 1 Ford, to read Ordinance No. 2022-23 by Caption only on First Reading.

      Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr
      Absent: Council 4 Townsend, Sr.

Motion carried unanimously.

Motion made by Council 2 Stoll, Seconded by Council 1 Ford, to adopt, on First Reading, Ordinance No. 2022-23, an Ordinance of the City of Tomball, Texas, Amending Its Code of Ordinances by Amending Section 40-28 *(Application for Preliminary Plat Approval),* and 40-30 *(Application for Final Plat Approval)* of Article II, Procedure for Submission of Plats, of Chapter 40, Subdivisions; 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 Dunagin, Council 5 Parr
Absent: Council 4 Townsend, Sr.

Motion carried unanimously.

New Business Items 17, 18, and 19, were considered together:

17. Conduct Public Hearing for the following Zoning Case: Zoning Case P22-267: Request by the City of Tomball to amend Section(s) 40-65 (Streets; specific standards) of the Tomball Code of Ordinance by adding/revising the right-of-way widths for roadway classifications.

- Conduct Public Hearing on **Zoning Case P22-267**

Mayor Klein Quinn opened the Public Hearing on Zoning Case P22-267 at 8:20 p.m.

Receiving no public comments, Mayor Klein Quinn closed the Public Hearing at 8:21 p.m.

18. Conduct Public Hearing for the following Zoning Case: Zoning Case P22-269: Request by the City of Tomball to amend Chapter 40, Article III (Subdivision Design Standards) of the Tomball Code of Ordinance by adding sections to address driveway approaches and related requirements to include separation requirements and access management standards.

- Conduct Public Hearing on **Zoning Case P22-269**

Mayor Klein Quinn opened the Public Hearing on Zoning Case P22-269 at 8:20 p.m.

Receiving no public comments, Mayor Klein Quinn closed the Public Hearing at 8:21 p.m.

19. Conduct Public Hearing for the following Zoning Case: Zoning Case P22-270: Request by the City of Tomball to amend Section 40-74 (Lots, general provisions) and 40-75 (Minimum Lot Sizes) of the Tomball Code of Ordinances by adding/revising regulations pertaining to lot sizes.

    - Conduct Public Hearing on **Zoning Case P22-270**

      Mayor Klein Quinn opened the Public Hearing on Zoning Case P22-270 at 8:20 p.m.

      Receiving no public comments, Mayor Klein Quinn closed the Public Hearing at 8:21 p.m.

20. Motion made by Council 5 Parr, Seconded by Council 2 Stoll, to Receive the Certified Estimate, Tax Assessor-Collector Certification of Collection Rate, and Tax Rate Calculations and Approve Resolution No. 2022-39, a Resolution of the City of Tomball, Texas, Acknowledging Receipt of the 2022 Certified Estimated Taxable Value, the 2022 Certification of Estimated Collection Rate from the Harris County Tax Assessor-Collector, and the 2022 Tax Rate Calculation Worksheet as Calculated by the Harris County Tax Assessor-Collector based on the Certified Estimated Taxable Value and Related Information; and Containing Related Provisions

    Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr
    Absent: Council 4 Townsend, Sr.

    Motion carried unanimously.

21. Discussion was held regarding Possible Amendments to Administrative Policy No. 2, entitled *"Special Events & Fireworks Events"*

    No action taken.

22. Motion made by Council 3 Dunagin, Seconded by Council 5 Parr, to authorize the City Manager to execute a purchase order with Impact Promotional Services, dba Got You Covered Workwear and Uniforms for public safety uniforms through the BuyBoard Cooperative Purchasing Network Contract #670-22 in the not to exceed amount of $115,000, and approving the associated expenditure of funds.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr
Absent: Council 4 Townsend, Sr.

Motion carried unanimously.

23. Executive Session: The City Council rece4ssed at 8:40 p.m. to meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

- Sec. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney's duty requires to be discussed in closed session
- Sec. 551.076 – Deliberation regarding Security Devices

Upon reconvening into regular session at 9:38 p.m., no action was taken.

I. Motion made by Council 5 Parr, Seconded by Council 1 Ford, to adjourn.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 5 Parr
Absent: Council 4 Townsend, Sr.

Motion carried unanimously.

Meeting adjourned at 9:40 p.m.

PASSED AND APPROVED this the 6th day of September 2022.

Doris Speer
City Secretary, TRMC, MMC

Lori Klein Quinn
Mayor

MINUTES OF SPECIAL CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS

Thursday, August 18, 2022
6:00 PM

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for Thursday, August 18, 2022 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, via physical attendance and video/telephone participation/access.

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

PRESENT
Council 1 John Ford
Council 2 Mark Stoll
Council 3 Dane Dunagin
Council 4 Derek Townsend, Sr.
Council 5 Randy Parr

OTHERS PRESENT
City Manager – David Esquivel
Assistant City Manager – Jessica Rogers (via video)
City Secretary – Doris Speer
City Attorney – Loren B. Smith
Director of Community Development – Nathan Dietrich
Assistant City Secretary – Tracylynn Garcia

B. The following Public Comment was received:

Christina Nash - Expressed her desire to be reappointed
14243 Limerick, 77375

C. New Business

Mayor Klein Quinn moved Item 2 for discussion:

2. Council received a presentation from Nate Newman regarding a proposed mixed-use development at the northwest corner of FM 2978 and FM 2920, behind the Jack and the Box and 7-11 Gas station/convenience store.

No action taken.

1. City Council held discussion, reviewed and recommended changes to Board & Commissions and Tourism Advisory Committee Applications, changes to the Code of Ordinances regarding Board and Commission Service Requirements and Limitations, and changes to the Boards and Commissions Handbook, providing direction to Staff and Legal Counsel. Changes will be incorporated into the applications and handbook and returned for Council review and approve on September 6, 2022.

D. Motion made by Council 5 Parr, Seconded by Council 3 Dunagin, to adjourn.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Dunagin, Council 4 Townsend, Sr., Council 5 Parr

Motion carried unanimously.

Meeting adjourned at 9:28 p.m.

PASSED AND APPROVED this the 6th day of September 2022.

Doris Speer	Lori Klein Quinn
City Secretary, TRMC, MMC	Mayor

Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 15, 2022

Topic:

Approve, on First Reading, Resolution No. 2022-37-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 Clearhope Counseling & Wellness Center, LP, to make direct incentives to, or expenditures for, rental assistance for new or expanded enterprise to be located at 1431 Graham Drive, Suite 130, Tomball, Texas 77375. The estimated amount of expenditures for such Project is $6,875.00.

Background:

On August 2, 2022, the Tomball Economic Development Corporation (TEDC) Board of Directors unanimously approved, as a Project of the Corporation, an economic development performance agreement with Clearhope Counseling & Wellness Center, LP 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. 2022-37-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 15, 2022

SUBJECT: Clearhope Counseling & Wellness Center, LP

ITEM TYPE: Action

The Tomball Economic Development Corporation has received a request from Heather Lambert, Owner of Clearhope Counseling & Wellness Center, for funding assistance through the TEDC's Rental Incentive Program.

Clearhope Counseling & Wellness Center, PC is a group psychotherapy practice that provides counseling services, educational services, and consulting services. According to the request letter, Clearhope accepts all major insurance, including medicaid and medicare.

The proposed location is a 1,250 square foot lease space located within the Bank of America building at 1431 Graham Drive.

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 $2,291.67. The proposed grant amount is $6,875.00, 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.

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 **Clearhope Counseling & Wellness Center, PC** (the "Company"), 6021 Fairmont, Suite 200, Pasadena, Texas 77505

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 1,250 square foot existing office space located at 1431 Graham Drive, Suite 130, Tomball, Texas 77375 (the "Property"), and more particularly described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, the Company provides a full range of group psychotherapy and mental health services and proposes to expand its business operations by opening a full-service counseling and wellness center at the Property; and

WHEREAS, the Company proposes to create three (3) full-time jobs in Tomball in conjunction with the new location; 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

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to exceed Six Thousand Eight Hundred Seventy-Five Dollars ($6,875.00), in accordance with an established Rental Assistance Incentive; and

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

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

1.

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

2.

The Company also covenants and agrees that construction of the Improvements, the addition of the three (3) 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.

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4.

In consideration of the Company's representations, promises, and covenants, TEDC agrees to grant to the Company an amount equal to twenty-five percent (25%) of the base monthly rent for the first 12 consecutive months of operation not to exceed Six Thousand Eight Hundred Seventy-Five Dollars ($6,875.00). 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 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; and, (c) an affidavit from the landlord of the Property stating that all rents have been paid in accordance with the terms of the lease agreement for the first twelve consecutive months of operation.

5.

It is understood and agreed by the parties that, in the event of a default by the Company on any of its obligations under this Agreement, the Company shall reimburse the TEDC the full amount paid to the Company by the TEDC, with interest at the rate equal to the 90-day Treasury Bill plus ½% per annum, within thirty (30) days after the TEDC notifies the Company of the default. It is further understood and agreed by the parties that if the Company is convicted of a violation under 8 U.S.C. Section 1324a(f), the Company will reimburse the TEDC the full amount paid to the Company, with interest at the rate equal to the 90-day Treasury Bill plus ½% per annum, within thirty (30) days after the TEDC notifies the Company of the violation.

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

6.

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

7.

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

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

If to Company: Clearhope Counseling & Wellness Center, PC
6021 Fairmont, Suite 200
Pasadena, Texas 77505
Attn: Heather Lambert, Founding Director

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8.

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

9.

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

10.

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

11.

In the event any one or more words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement, or the application thereof to any person, firm, corporation, or circumstance, shall be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, then the application, invalidity or unconstitutionality of such words, phrases, clauses, sentences, paragraphs, sections, or other parts of this Agreement shall be deemed to be independent of and severable from the remainder of this Agreement, and the validity of the remaining parts of this Agreement shall not be affected thereby.

DRAFT

IN TESTIMONY OF WHICH, THIS AGREEMENT has been executed by the parties on this _____ day of _____ 2022 (the "Effective Date").

CLEARHOPE COUNSELING & WELLNESS CENTER, PC

By: _____

Name: Heather Lambert

Title: Founding Director

ATTEST:

By: _____

Name: _____

Title: _____

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

By: _____

Name: Gretchen Fagan

Title: President, Board of Directors

ATTEST:

By: _____

Name: Bill Sumner Jr.

Title: Secretary, Board of Directors

DRAFT

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____ 2022, by Heather Lambert, Founding Director of Clearhope Counseling & Wellness Center, PC, 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 _2nd___ day of ___August___ 2022, 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)

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Exhibit "A"

Legal Description of Property

Legal Description: A TRACT OR PARCEL CONTAINING 3.749 ACRES OR 163,311 SQUARE FEET OF LAND SITUATED IN THE J.M. HOOPER SURVEY, ABSTRACT NUMBER (NO.) 375 AND W. HURD SURVEY, ABSTRACT 378, HARRIS COUNTY, TEXAS, BEING ALL OF A CALLED 3.7512 ACRE TRACT AS DESCRIBED IN DEED TO GRAHAM ROAD INVESTMENTS, LTD AS RECODED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NO V494896, WITH SAID 0.0000 ACRE TRACT BEING MORE PARTICULARLY COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD82):

Headquarters Too, LLC Building

Property Address: 1431 Graham Road, Suite 130, Tomball, TX 77375

DRAFT

RESOLUTION NO. 2022-37-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 CLEARHOPE COUNSELING & WELLNESS CENTER, LP 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 Eight Hundred and Seventy Five Dollars (6,875.00), found by the Board to be required or suitable to promote a new business development by Clearhope Counseling & Wellness Center, LP; 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 Eight Hundred and Seventy Five Dollars (6,875.00), to Della Casa Pasta LLC in accordance with an economic development agreement by and between the TEDC and Clearhope Counseling & Wellness Center, LP to promote and develop a new or expanded business enterprise, to be located at 1431 Graham Drive, Suite 130, 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 _____, 2022.

PASSED, APPROVED, AND RESOLVED on second and final reading this _____ day of _____, 2022.

_____
Lori Klein Quinn, Mayor

ATTEST:

_____
Doris Speer, City Secretary

Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 15, 2022

Topic:

Approve, on First Reading, Resolution No. 2022-38-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 Della Casa Pasta LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded enterprise to be located at 1599 Hicks St. Suite 2, Tomball, Texas 77375. The estimated amount of expenditures for such Project is $6,520.00.

Background:

On July 12, 2022, the Tomball Economic Development Corporation (TEDC) Board of Directors unanimously approved, as a Project of the Corporation, an economic development performance agreement with Della Casa Pasta 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. 2022-38-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 15, 2022

SUBJECT: Della Casa Pasta LLC

ITEM TYPE: Action

The Tomball Economic Development Corporation has received a request from Luisa Obando, Owner of Della Casa Pasta, for funding assistance through the TEDC's Rental Incentive Program for a food manufacturing wholesale company.

Della Casa Pasta was established in Tomball in 2011 and grew out of the Tomball Farmers Market. The company provides wholesale fresh pasta, sauces, lasagna, and more. The company currently operates out of a 2,400 square foot lease space located at 1599 Hicks Street, Suite 2, Tomball, TX.

According to the owner's request letter, the company's growth is necessitating a larger space to accommodate more pasta manufacturing machines, freezers, refrigerated storage and other related equipment. This project includes an expansion into a 1,927 square foot adjacent space that has been vacant for several years. The requested rental incentive would apply only to the expansion area (1,927 sq ft).

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 five-year lease commitment with a monthly rent amount of $2,167.87 for the first eleven months and a 3 % increase annually thereafter. The proposed grant amount is $6,520.00, payable after the first year of operation based on landlord verification of rents paid and meeting the performance agreement criteria.

This project does create primary jobs, if approved, it will go to the Tomball City Council for final approval.

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 **Della Casa Pasta** (the "Company"), 1599 Hicks Street, Suite 3, 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 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 1,927 square foot existing retail space located at 1599 Hicks Street, Suite 2, Tomball, Texas 77375 (the "Property"), and more particularly described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, the Company, currently manufactures fresh pasta products and proposes to expand its business operations by opening additional space at the Property; and

WHEREAS, the Company also proposes to retain four (4) full-time employees and create three (3) 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 Five Hundred and Twenty Dollars ($6,520.00), to assist in the

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construction of the Improvements and the retention of four (4) employees and the addition of the three (3) new employees at the Property; and

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

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

1.

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

2.

The Company also covenants and agrees that construction of the Improvements, the addition of the three (3) new employees, and obtaining all necessary occupancy permits from the City shall occur within eighteen (18) 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.

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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 Five Hundred Twenty Dollars ($6,520.00), to fund a portion of the cost of the Improvements and the retention of four (4) employees and the addition of the three (3) 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

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default. It is further understood and agreed by the parties that if the Company is convicted of a violation under 8 U.S.C. Section 1324a(f), the Company will reimburse the TEDC the full amount paid to the Company, with interest at the rate equal to the 90-day Treasury Bill plus ½% per annum, within thirty (30) days after the TEDC notifies the Company of the violation.

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

6.

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

7.

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

DRAFT

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

If to Company: Della Casa Pasta
1599 Hicks Street, Suite 3
Tomball, TX 77375
Attn: Luisa Obando, CEO/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.

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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 _____ 2022 (the "Effective Date").

DELLA CASA PASTA

By: _____

Name: Luisa Obando

Title: CEO/Owner

ATTEST:

By: _____

Name: _____

Title: _____

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

By: _____

Name: _____

Title: President, Board of Directors

DRAFT

ATTEST:

By: _____

Name: _____

Title: Secretary, Board of Directors

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____ 2022, by Luisa Obando, CEO/Owner of Della Casa Pasta, 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 _____ 2022, 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)

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Exhibit "A"

Legal Description of Property

Legal Description:	SUITE 3
	LT 4 BLK 1 1603 HICK
Property Address:	1599 HICKS STREET, SUITE 3, TOMBALL, TX 77375

.

Exhibit "B"

Improvements

Interior build out of kitchen prep space and shipping area. To include freezers, bigger cold storage, and other complementary equipment.

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RESOLUTION NO. 2022-38-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 DELLA CASA PASTA 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 Five Hundred and Twenty Dollars ($6,520.00), found by the Board to be required or suitable to promote a new business development by Della Casa Pasta 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 Five Hundred and Twenty Dollars ($6,520.00) to Della Casa Pasta LLC in accordance with an economic development agreement by and between the TEDC and Della Casa Pasta LLC to promote and develop a new or expanded business enterprise, to be located at 1599 Hicks Street, Suite 2, 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 _____, 2022.

PASSED, APPROVED, AND RESOLVED on second and final reading this _____ day of _____, 2022.

_____
Lori Klein Quinn, Mayor

ATTEST:

_____
Doris Speer, City Secretary

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Adopt, on Second Reading, Ordinance No. 2022-19, 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 0.40 Acres of Land Legally Described as being All of Lots 11, 12 and the North ½ of Lot 10 in Block 2 of Main Street Addition from Single Family Residential (SF-6) to Old Town & Mixed Use (OT&MU). The property is located at 201 Holderrieth Boulevard, 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 Vote Aye, 0 Votes Nay)

Origination: DeLisa Kik

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Nathan Dietrich, Community Development Director

FUNDING (IF APPLICABLE)

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

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

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

Signed _____ Approved by _____

Staff Member Date City Manager Date

ORDINANCE NO. 2022-19

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 0.40 ACRES OF LAND LEGALLY DESCRIBED AS BEING ALL OF LOTS 12, 11, AND THE NORTH ½ OF LOT 10 IN BLOCK 2 OF MAIN STREET ADDITION FROM SINGLE FAMILY RESIDENTIAL (SF-6) TO OLD TOWN & MIXED USE (OT & MU). LOCATED AT 201 HOLDERRIETH BOULEVARD, 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, DeLisa Kik has requested that approximately 0.40 acres of land legally described as being all of Lots 12, 11 & the north ½ of Lot 10 in Block 2 of Main Street Addition, located at 201 Holderrieth Boulevard, 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 approve 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 Residential - 6 District to the Old Town & Mixed Use 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 Old Town & Mixed Use 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 Old Town & Mixed Use 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 15TH DAY OF AUGUST 2022.
.

COUNCILMAN FORD	AYE
COUNCILMAN STOLL	NAY
COUNCILMAN DUNAGIN	AYE
COUNCILMAN TOWNSEND	ABSENT
COUNCILMAN PARR	AYE

SECOND READING:

READ, PASSED, APPROVED AND ORDAINED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 21ST DAY OF MARCH 2022. .

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

_____
Lori Klein- Quinn, Mayor

ATTEST:

_____
Doris Speer, City Secretary

EXHIBIT “A”



Location: 201 Holderrieth Boulevard

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: August 8, 2022
City Council Public Hearing Date: August 15, 2022

Rezoning Case:	P22-222
Property Owner(s):	DeLisa Kik
Applicant(s):	DeLisa Kik
Legal Description:	Lots 11, 12, and the north ½ of Lot 10 in Block 2 of Main Street Tomball
Location:	201 Holderrieth Boulevard (Exhibit "A")
Area:	0.40 acres
Comp Plan Designation:	Neighborhood Commercial (Exhibit "B")
Present Zoning:	Single-Family 6 District (Exhibit "C")
Request:	Rezone from the Single-Family 6 District to the Old Town & Mixed-Use District

Adjacent Zoning & Land Uses:

North: Single-Family 6 District/Single-family residence(s)

South: Single-Family 6 District/Single-family residence

West: Old Town & Mixed Use/Single-family residence

East: Single-Family 6 District/Single-family residence

BACKGROUND

The subject property has been located within the city limits of Tomball since 1938. The Harris County Appraisal District suggests that the single-family residence located on the subject property was built in 1956. The property has been located within a Single Family Residential 6 zoning district since 2008 when the City of Tomball adopted zoning. According to information provided by the applicant, the reason for this zone change request is to promote a wider range of land uses to increase the marketability of the property as they intend to sell the property in the near future.

ANALYSIS

The subject property is approximately 0.40 acres, located in the 200 block on the east side of Holderrieth Boulevard. Properties north, east, and south of the subject site are within the Single Family Residential 6 zoning district and these properties are currently occupied by single-family residences. West of the subject property, west of Holderrieth Boulevard, are existing single-family residences located within the Old Town & Mixed Use zoning district.

Comprehensive Plan Recommendation: The Future Land Use Plan within the Comprehensive Plan designates the subject property as "Neighborhood Commercial". According to the Comprehensive Plan, the Neighborhood Commercial land use category is intended for commercial uses that are developed with the appropriate context, scale, and design to complement residential development. These areas are intended to be accessible by both vehicles and pedestrians.

The Comprehensive Plan identifies restaurants, retail, professional services, clinics, and offices within the Neighborhood Commercial land use.

According to the Comprehensive Plan, Office, General Retail and Planned Developments are considered appropriate zoning districts within the Neighborhood Commercial land use.

In making decisions regarding the neighborhood commercial land use category the following items should be considered: "Neighborhood commercial development should be located adjacent to an intersection of a collector street or greater function classification. Neighborhood commercial could be appropriate as a stand-alone development or as part of mixed-use planned unit development."

Staff Review Comments:
Although the request to rezone to Old Town & Mixed Use (OT & MU) is not in direct conformance with the Neighborhood Commercial Future Land Use category. Rezoning to Old Town & Mixed Use will achieve the intent of this land use category. According to Section 50-79 (*Old Town and Mixed-Use District*), the nature of the Old Town & Mixed Use District "is a mixture of retail, commercial and other non-residential uses, along with single-family homes and multiple-family uses. The City's Comprehensive Plan endorses the continuation of the mixture of uses in these areas." Additionally, this area "is intended to provide a zoning mechanism for a variety of uses in the original town site and those areas that have a diverse mixture of uses." This zone change will promote the goal of encouraging development with a mixture of uses in a walkable environment. According to the Comprehensive Plan "locating community facilities, services, and limited commercial services within and near existing neighborhoods has the potential to create mutually-beneficial synergies and higher quality of life." This request also serves to achieve the community livability goal of encouraging the expansion of Old Town so that it continues to grow as the City grows. Given the proximity to existing commercial land uses and Tomball Intermediate School, this requested zone change will further encourage the mixture of land uses within the immediate area and will not be contrary to the Comprehensive Plan or the Future Land Use Plan. Furthermore, the character of development promoted by Old Town & Mixed Use zoning is intended to be compatible with nearby single-family residential land uses.

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 July 25, 2022. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

STAFF RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends approval of Zoning Case P22-222.

P&Z RECOMMENDATION

Approval (4 Vote Aye, 0 Vote Nay)

EXHIBITS

A. Aerial Location Map
B. Future Land Use Plan Map
C. Zoning Map
D. Site Photo
E. Zone Change Permitted Use Comparison Chart
F. Rezoning Application

Exhibit "A"
Aerial Location map

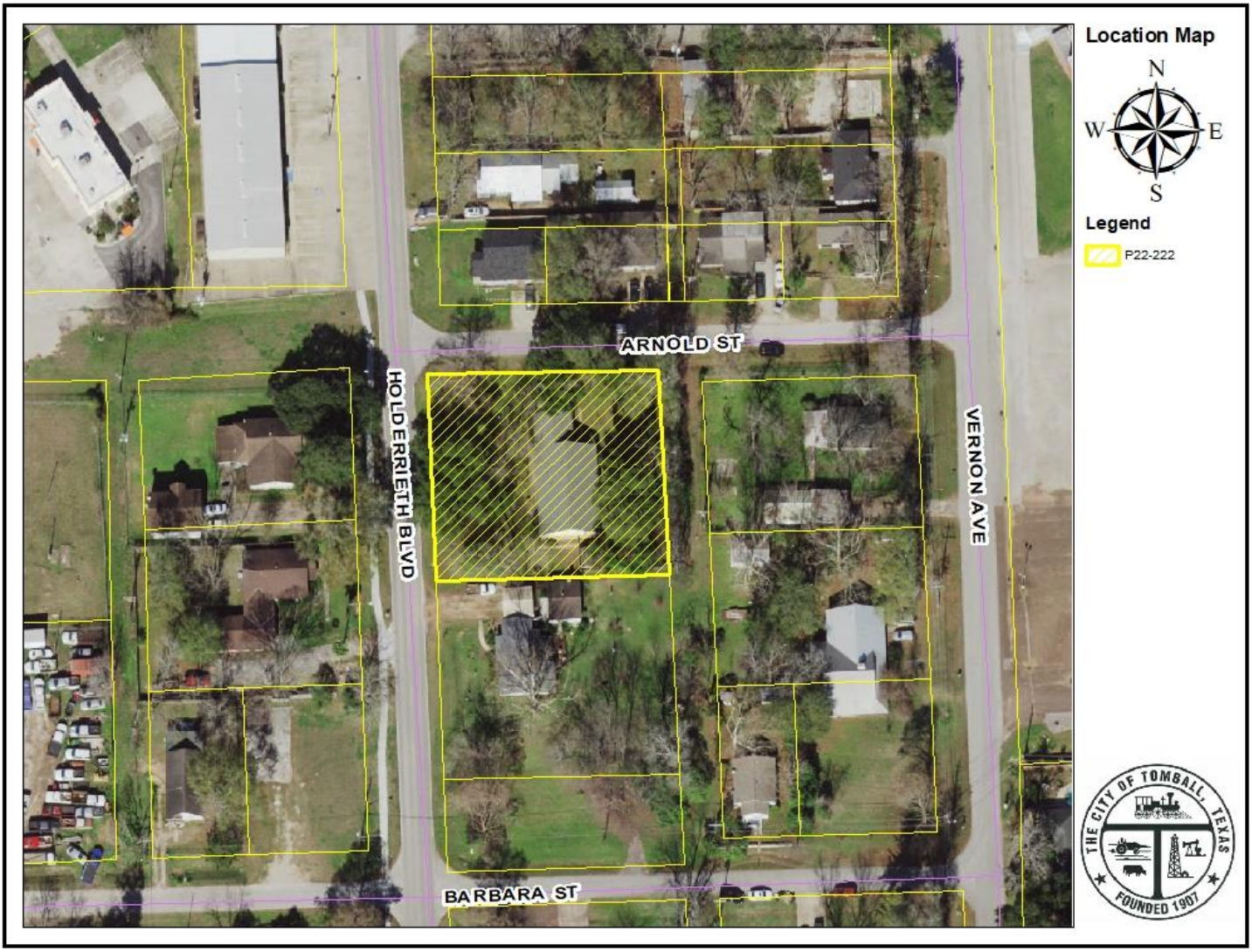


Exhibit "B"
Future Land Use Plan Map

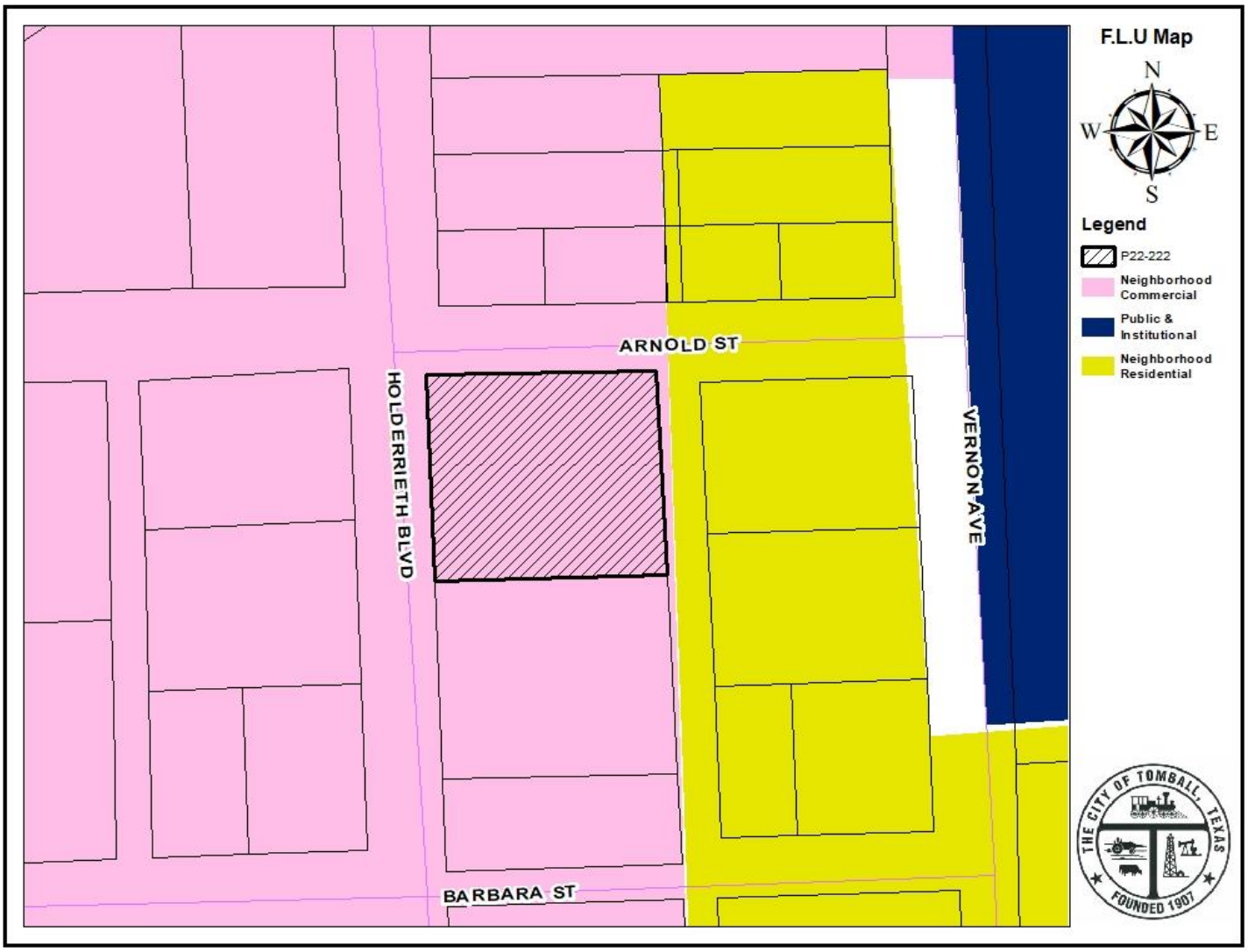


Exhibit "C"
Zoning Map



Exhibit "D"
Site Photo



Exhibit "E"
Zone Change Permitted Use Comparison Chart

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&MU	
Agriculture			
Bulk Grain and/or feed storage			1 space per 1,000 square feet
Farm (ranch, garden, crops, livestock, or orchard) ‡	P	P	None
Feed and grain store/farm supply store ‡		C	1 space per 500 square feet
Flour and other grain mills			1 space per 1,000 square feet
Livestock, wholesale/auction			None
Livestock sales/auction			None
Stable, commercial			1 space per 1,000 square feet
Stables (private, principal or accessory use) ‡	C		None
Residential			
Accessory building/structure (business or industry) ‡		P	None
Accessory building/structure (residential) ‡	P	P	None
Accessory dwelling	C	P	None
Garage/accessory dwelling ‡	C	P	None
Caretaker's, guard's residence ‡		P	1 space per caretaker/guard
Dwelling, four-family (quadraplex) (defined under Multiple-family dwelling) ‡		P	2 spaces per dwelling
Dwelling, HUD code-manufactured home ‡		C	2 spaces per dwelling
Dwelling, industrialized home ‡	P	C	2 spaces per dwelling
Dwelling, multiple-family ‡		P	2 spaces per dwelling
Dwelling, single-family attached ‡		P	2 spaces per dwelling
Dwelling—Single-family detached ‡	P	P	2 spaces per dwelling
Dwelling, two-family, duplex or duplex townhome ‡		P	2 spaces per dwelling
Dwelling, zero-lot line/patio home ‡		P	2 spaces per dwelling
Home occupation ‡	P	P	None
Residential use ‡	P	P	2 spaces per dwelling
Private street subdivision	P	P	None
Office			
Clinic, emergency care		C	1 space per 150 square feet
Clinic, medical and/or dental		P	1 space per 300 square feet
Credit agency		P	1 space per 300 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Bank, savings and loan, or credit union (no motor bank services)		P	1 space per 300 square feet
Bank, savings and loan, or credit union (with motor bank services)		P	1 space per 300 square feet
Office, professional and general business ‡		P	1 space per 300 square feet
Office, parole-probation		C	1 space per 300 square feet
Office showroom/warehouse ‡		P	1 space per 300 square feet
Security monitoring company (no outside storage)		P	1 space per 300 square feet
Telemarketing agency		C	1 space per 250 square feet
Telephone exchange/switching station ‡		C	1 space per 500 square feet
Temporary real estate field office	P	P	4 spaces
Model home (including sales office)	P	P	2 spaces per model
Personal and Business			
Ambulance service		C	1 space per 500 square feet
Automobile driving school (including defensive driving)		P	1 space per classroom seat
Barber/beauty shop (no related school/college)		P	1 space per 200 square feet
Bed and breakfast inn ‡	C	P	2 spaces plus one per guest room
Check cashing service			1 space per 100 square feet
Dance hall/dancing facility ‡		P	1 space per 100 square feet
Dance/drama/music schools (performing arts, martial arts)	C	P	1 space per 100 square feet
Fortunetelling and similar activities ‡			1 space per 300 square feet
Funeral home ‡		C	See Section 50-112
Greenhouse (non-retail/hobby)	P	P	None
Health club (indoor)		P	1 space per 300 square feet
Health club (outdoor)		P	1 space per 300 square feet
Hotel‡		C	See Section 50-112
Motel‡		C	See Section 50-112
Laundromat/washateria/self-service ‡		P	1 space per 200 square feet
Laundry/dry cleaning (retail only, drop off/pick up) ‡		P	1 space per 200 square feet
Loan service (payday/auto title)			1 space per 100 square feet
Mailing service (private)		P	1 space per 200 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Pharmacy (retail only)		P	1 space per 200 square feet
Reception venue		P	1 space: 4 seats
Recreational vehicle park			
Rehabilitation care facility (halfway house) ‡	C	C	Greater of 1 per three beds or 1.5 spaces per dwelling
Rehabilitation care institution (business) ‡	C	P	Greater of 1 per three beds or 1.5 spaces per dwelling
Seamstress, dressmaker or tailor (retail only)		P	1 space per 200 square feet
Sexually oriented business			
Tattoo or body piercing studio ‡			1 space per 200 square feet
Wedding chapel		P	1 space per four seats
Retail			
Antique shop (no outside sales or storage) ‡		P	1 space per 500 square feet
Antique shop (with outside storage)		P	1 space per 500 square feet
Apparel shop		P	1 space per 200 square feet
Art gallery/museum/dealer ‡		P	1 space per 500 square feet
Artist or photography studio		P	1 space per 500 square feet
Bakery, retail (eating establishment, no drive-through) ‡		P	1 space per 200 square feet
Bakery, retail (with drive-through)		P	1 space per 200 square feet
Bakery (wholesale) ‡		P	1 space per 500 square feet
Bird and pet shops (retail only)		P	1 space per 200 square feet
Book/stationery shop (retail only) ‡		P	1 space per 200 square feet
Brewpub		P	1 space per 1,000 square feet for the brewing of beer, ale, etc. plus 1 space per 100 square feet for associated eating or drinking establishments.
Building material sales/lumber yard ‡		P	1 space per 1,000 square feet
Carpenter shop		P	1 space per 500 square feet
Catering service		P	1 space per 500 square feet
Consignment shop		P	1 space per 300 square feet
Convenience store (with or without gasoline sales) ‡		C	See Section 50-112

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Copy shop ‡		P	1 space per 200 square feet
Drinking establishment		P	
Drug store (retail only)		P	1 space per 200 square feet
Eating establishment (with drive-in service) ‡		P	Whichever is greater: 1 per 100 square feet; 1 per 3 seats based on max seating capacity or; 1 per 12 spaces
Eating establishment (with no drive through service) ‡		P	
Eating establishment (with drive-through service) ‡		P	
Electronic goods (retail only)		P	1 space per 200 square feet
Florist shop (retail only) ‡		P	1 space per 200 square feet
Food or grocery store		P	1 space per 500 square feet
Furniture and appliance store (retail only) ‡		P	1 space per 500 square feet
Furniture store (new and used) ‡		P	1 space per 200 square feet
General retail stores (no outside storage)		P	1 space per 200 square feet
Gift or card shop (retail only)		P	1 space per 200 square feet
Hardware store		P	1 space per 400 square feet
Hobby and crafts store (retail only)		P	1 space per 200 square feet
Home improvement center		P	1 space per 400 square feet plus one per 1,000 square feet of warehouse area
Jewelry store		P	1 space per 200 square feet
Market, open air, flea		P	1 space per 200 square feet
Meat and fish market (retail only)		P	1 space per 200 square feet
Mobile Food Court ‡		C	Whichever is greater: 1 per 100 square feet of seating area or 2 per mobile food vendor
Motion picture studios, commercial films		P	1 space per 300 square feet
Motion picture theater (indoors)		P	See Section 50-112
Nursery ‡		P	1 space per 1,000 square feet of sales area
Garden shop ‡		P	1 space per 200 square feet
Painting and refinishing shop		P	1 space per 500 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Piano and musical instruments (retail only)		P	1 space per 200 square feet
Shoe repair shop (retail only)		P	1 space per 200 square feet
Sign shop (small scale, such as a storefront; includes sign and banner making for retail sale only; no outside storage)		P	1 space per 300 square feet
Stone monuments and gravestones, engraving and retail sales only		C	1 space per 500 square feet
Trophy engraving		P	1 space per 300 square feet
Upholstery shop (nonauto)		P	1 space per 200 square feet
Used merchandise		P	1 space per 200 square feet
Video rental/sales		P	1 space per 200 square feet
Transportation and Auto Services			
Airport or landing field ‡			1 space per 500 square feet
All-terrain vehicle (go-carts) dealer/sales (w/outdoor sales, storage, and display)			1 space per 300 square feet
All-terrain vehicle (go-carts) dealer/sales (w/no outdoor sales, storage, and display)		C	1 space per 300 square feet
Auto accessories (retail sales only)		P	1 space per 200 square feet
Auto body repair/painting		P	1 space per 200 square feet
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/outdoor sales, storage, and display) ‡			See Section 50-112
Auto dealer (new, auto servicing and used auto sales as accessory uses only, w/no outdoor sales, storage, and display)		C	See Section 50-112
Auto dealer, primarily used auto sales w/outdoor sales, storage, and display ‡			See Section 50-112
Auto dealer, primarily used auto sales w/no outdoor sales, storage, and display		C	See Section 50-112
Auto glass repair/tinting		P	1 space per 200 square feet
Auto interior shop/upholstery		P	1 space per 200 square feet
Auto muffler shop		P	1 space per 200 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Auto paint shop		P	1 space per 200 square feet
Auto parts sale (new or rebuilt; no outside storage, no outside display, no repair)		P	1 space per 200 square feet
Auto parts sale (new or rebuilt; with outside storage or display)			1 space per 200 square feet
Auto rental		C	1 space per 200 square feet
Auto repair (major) ‡		C	1 space per 200 square feet
Auto repair (minor) ‡		P	1 space per 200 square feet
Auto storage or auto auction ‡			1 space per 1,000 square feet
Auto tire sales (indoor)		P	1 space per 200 square feet
Auto wrecker service		C	1 space per 200 square feet
Automobile assembly		C	1 space per 1,000 square feet
Automobile parts manufacturing		C	1 space per 1,000 square feet
Automobile wash (full service/detail shop) ‡		P	3 spaces per washing capacity of module
Automobile wash (self-service) ‡		P	3 spaces per washing capacity of module
Bike sales and/or repair		P	1 space per 500 square feet
Bus or truck storage			1 space per 1,000 square feet
Gasoline station			See Section 50-112
Motor freight transportation, storage, and terminal		C	See Section 50-112
Motorcycle sales/dealer w/outdoor sales, storage, and display ‡			See Section 50-112
Motorcycle sales/dealer w/no outdoor sales, storage, and display		C	See Section 50-112
Parking lot or garage for passenger cars and trucks of less than one-ton capacity ‡	C	C	None
Personal watercraft sales (new/repair) w/outdoor sales, storage, and display			See Section 50-112
Personal watercraft sales (new/repair) w/no outdoor sales, storage, and display		C	See Section 50-112
Railroad team tracks, unloading docks, and spurs		C	None
Railroad yards, round house or shop		C	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Taxi/limousine service		C	1 space per 1.5 automobiles in service
Tire sales (indoors, no outside storage) ‡		P	1 space per 1,000 square feet
Tire sales (outdoors, with outside storage) ‡			1 space per 1,000 square feet
Transfer station (refuse/pick-up) ‡			1 space per 500 square feet
Transit terminal ‡			See Section 50-112
Truck and bus leasing ‡		C	1 space per 1,000 square feet
Truck sales and services (heavy trucks) ‡			1 space per 1,000 square feet
Truck stop ‡		C	1 space per 1,000 square feet
Truck terminal ‡		C	See Section 50-112
Amusement and Recreation			
Amusement, commercial (indoor) ‡		C	1 space per 100 square feet
Amusement, commercial (outdoor) ‡		C	10 spaces plus 1 per 500 square feet over 5,000 square feet of building and recreation area
Amusement, commercial, temporary, (e.g., carnival, haunted house). (Note: Allowed by building official for up to 10 days) ‡		C	Determined by P & Z
Amusement devices/arcade (4 or more devices, indoors only) ‡		C	1 space per game table plus one per amusement device
Billiard/pool Facility (4 or more tables)		C	1 space per 200 square feet
Bingo facility		P	1 space per 200 square feet
Bowling alley (air conditioned and soundproofed)		C	4 spaces per lane
Dinner theatre		P	1 space per three seats or bench seating space
Drive-in theater		C	1 space per speaker
Golf driving range		C	See Section 50-112
Golf course (private) ‡	C	C	6 spaces per hole
Golf course (publicly owned) ‡	P	P	6 spaces per hole
Playfield or stadium (private)		P	1 space per three seats
Recreational vehicle park/campground ‡		C	1.5 per RV pad
Skating rink		P	1 space per 200 square feet, plus 1 per 3 seats based on max capacity
Swimming pool, private (use by membership) ‡	P	P	1 space for each 100 square feet of gross water surface and deck area

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Swimming pool, commercial ‡		P	1 space per 100 square feet of gross water surface and deck area
Tennis court (private/not lighted)	P	P	2 spaces per court
Tennis court (private/lighted)	C	C	2 spaces per court
Institutional/Governmental			
Adult day care (business)			
Antenna (commercial)			
Antenna (noncommercial)			
Armed services recruiting center		P	1 space per 300 square feet
Assisted living facility (continuing care retirement community) ‡		P	1.5 spaces per dwelling unit plus any additional space for accessory uses
Auction house		C	1 space per 100 square feet
Broadcast station (with tower)			
Broadcast towers (commercial)			
Cellular communications tower/PCS			
Cemetery and/or mausoleum ‡	C	C	1 space per 5,000 square feet of land
Child day care center (business) ‡		P	1 space per three children
Church/temple/place of worship ‡	P	P	1 space per four seats in sanctuary
Civic center (municipal) ‡	P	P	10 spaces plus 1 per 300 square feet above 2,000 square feet
Civic club		P	See Section 50-112
Community center (public)	C	P	See Section 50-112
Community home ‡	P	P	1 space per 300 square feet
Community or social buildings ‡	C	P	1 space per 300 square feet
Country club (private) ‡	C	P	10 spaces plus 1 per 300 square feet above 2,000 square feet
Earth satellite dish (private, less than 3 feet in diameter)			
Electric power plant		C	1 space per 1,000 square feet
Electrical substation ‡	C	C	1 space per 1,000 square feet
Exhibition hall ‡		C	1 space per 100 square feet
Fair ground or rodeo ‡		C	1 space per 1,000 square feet of land area
Family home (child care in place of residence) ‡	P	P	1 space per 10 children plus 1 space per teacher

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Fraternal organization ‡		P	10 spaces plus 1 per 300 square feet above 2,000 square feet
Fraternity or sorority house ‡		C	2 spaces per bedroom
Governmental building or use (county, state or federal) ‡	C	P	1 space per 300 square feet
Heliport ‡		C	3 spaces
Helistop		C	3 spaces
Hospital ‡		P	1 space per bed
Household care facility ‡	P	P	1 space per 6 clients
Household care institution			1 space per 6 clients
Institution for alcoholic, narcotic, or psychiatric patients ‡		C	1 space per 200 square feet
Institution of religious, educational or philanthropic nature	C	P	1 space per 200 square feet
Municipal facility or use ‡	P	P	1 space per 300 square feet
Museum	C	P	See Section 50-112
Park and/or playground (private) ‡	P	P	
Park and/or playground (public, municipal) ‡	P	P	
Penal or correctional institutions		C	1 space per 500 square feet
Post office (governmental)	P	P	10 plus 1 per 200 square feet
Non-city public assembly (auditorium, gymnasium, stadiums, meeting halls, etc.)		C	1 space per 4 seats
Radio, television and communications towers			
Rectory/parsonage	P	P	5 spaces, plus 1 per bedroom
Retirement housing for the elderly ‡			
Riding academy	C	C	1 space per five stalls
Sanitary landfill (private)			1 space per ten acres
School, business (e.g., barber/beauty/cosmetology)		P	1 space per three students, based on design
School, college or university	C	P	10 per classroom plus 2 per office
School, commercial trade (vocational) ‡		P	1 space per student
School, public or denominational ‡	P	P	See Section 50-112
School, other than public or denominational ‡		P	
Sheltered care facility ‡		C	1 space per three beds or 1.5 per dwelling
Sign, all types (defined within the referenced section) ‡			

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Skilled nursing facility ‡		C	See Section 50-112
Studio for radio and/or television (no towers) ‡		P	1 space per 200 square feet
~~Commercial and Wholesale Trade~~			
Animal kennel (outdoor pens)			1 space per 500 square feet
Appliance repair		P	1 space per 500 square feet
Book binding		P	1 space per 500 square feet
Carpet and rug cleaning plant		C	1 space per 1,000 square feet
Cattle, swine, or poultry feedlot (CAFO)			1 space per 5,000 square feet of land
Cleaning plant (commercial laundry) ‡		C	1 space per 1,000 square feet
Communication equipment sales/service (installation and/or repair, no outdoor sales or storage or towers/antennae)		P	1 space per 1,000 square feet
Construction contractor with storage yard			1 space per 1,000 square feet of land
Contractor's office/sales, no outside storage including vehicles		P	1 space per 1,000 square feet of land
Contractor's temporary on-site construction office (only with permit from building official.)	P	P	None
Distribution center ‡		C	1 space per 1,000 square feet
Electric repair, (domestic equipment and autos)		P	1 space per 1,000 square feet
Electronic assembly		C	1 space per 1,000 square feet
Electro-plating/electro-typing		C	1 space per 1,000 square feet
Exterminator service/company (no outdoor sales or storage)		P	1 space per 300 square feet
Fix-it shops, small engine, saw filing, mower sharpening		C	1 space per 500 square feet
Fur/hide tanning and finishing			1 space per 1,000 square feet
Heating and air conditioning sales/services		C	1 space per 1,000 square feet
Iron works (ornamental)			1 space per 1,000 square feet
Lawnmower repair and/or sales		C	1 space per 500 square feet
Loading or storage tracks		C	None
Locksmith		C	1 space per 500 square feet
Machine shop		C	1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Maintenance and repair service for buildings/janitorial		C	1 space per 500 square feet
Manufactured home display or sales (new or used) ‡		C	1 space per 1,000 square feet
Mattress, making and renovating		C	1 space per 1,000 square feet
Milk depot, wholesale			1 space per 1,000 square feet
Mini-warehouse/self storage ‡		C	See Section 50-112
Mortuary		C	See Section 50-112
Moving and storage company		C	1 space per 1,000 square feet
News printing		C	1 space per 1,000 square feet
Outdoor sales as a primary use ‡			1 space per 5,000 square feet of land area
Pawn shop ‡		C	1 space per 200 square feet
Pet and animal grooming shop (no outside kennels) ‡		P	1 space per 200 square feet
Plumbing shop		C	1 space per 200 square feet
Printing equipment, supplies and repairs		C	1 space per 500 square feet
Propane sales filling (retail)		C	1 space per 200 square feet
Publishing and printing company		P	1 space per 500 square feet
Quick lube/oil change/minor inspection		P	1 space per 200 square feet
Salvage storage yard ‡			5 per acre
Scientific and industrial research laboratories (hazardous) ‡			1 space per 300 square feet
Scientific and industrial research laboratories (nonhazardous) ‡		P	1 space per 300 square feet
Scrap metal storage yard			5 space per acre
Security systems installation company		C	1 space per 300 square feet
Sheet metal shop			1 space per 1,000 square feet
Storage of cement, sands and gravel			1 space per 5,000 square feet of storage area
Storage of used lumber and building materials			1 space per 5,000 square feet of storage area
Taxicab storage and repair			1 space per 500 square feet
Taxidermist			1 space per 500 square feet
Tool and machinery rental (indoor storage only) ‡		P	1 space per 200 square feet
Tool and machinery rental (with outdoor storage) ‡		C	1 space per 200 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Vacuum cleaner sales and repair ‡		P	1 space per 200 square feet
Veterinarian clinic (indoor kennels) ‡		P	1 space per 500 square feet
Veterinarian clinic (outdoor kennels or pens) ‡			1 space per 500 square feet
Warehouse (defined under storage or wholesale warehouse) ‡		C	1 space per 1,000 square feet
Welding shop		C	1 space per 1,000 square feet
Wholesale trade, nondurable goods		C	1 space per 1,000 square feet
Woodworking shops		C	1 space per 1,000 square feet
Wrecking materials yard ‡			1 space per 1,000 square feet
and Heavy Manufacturing/Industrial			
Acid manufacture			1 space per 1,000 square feet
Adhesives and sealants manufacture			1 space per 1,000 square feet
Aircraft parts manufacture			1 space per 1,000 square feet
Airplane repair and manufacturing			1 space per 1,000 square feet
Animal processing and slaughter			1 space per 1,000 square feet
Any manufacture or industrial process not listed and not prohibited by law			1 space per 1,000 square feet
Artificial flower manufacture			1 space per 1,000 square feet
Asphalt paving and roofing material manufacture			1 space per 1,000 square feet
Awning manufacture, cloth, metal and wood			1 space per 1,000 square feet
Bag manufacturing			1 space per 1,000 square feet
Battery manufacture			1 space per 1,000 square feet
Bleaching/chorine powder manufacture			2 spaces per 1,000 square feet
Boiler manufacture and repair			1 space per 1,000 square feet
Bottling works			1 space per 1,000 square feet
Broom manufacture			1 space per 1,000 square feet
Candy and other confectionary products manufacture			1 space per 1,000 square feet
Canning and preserving factory			1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Canvas and related products manufacture			1 space per 1,000 square feet
Casein manufacture			1 space per 1,000 square feet
Celluloid and similar cellulose manufacture			1 space per 1,000 square feet
Cement manufacture			1 space per 1,000 square feet
Ceramic products manufacture			1 space per 500 square feet
Chalk manufacture			1 space per 1,000 square feet
Chemicals (agricultural) manufacture			1 space per 1,000 square feet
Chemicals (industrial) manufacture			1 space per 1,000 square feet
Clothing manufacture			1 space per 500 square feet
Coffee roasting			
Coffin manufacture			1 space per 1,000 square feet
Cold storage plants/locker			1 space per 1,000 square feet
Concrete or asphalt mixing/batching plant (permanent) ‡			1 space per 5,000 square feet of land
Concrete or asphalt mixing/batching plant (temporary) ‡			1 space per 5,000 square feet of land
Crematory			1 space per 1,000 square feet
Culvert manufacture			1 space per 1,000 square feet
Cutlery, handtools and general hardware manufacture			1 space per 1,000 square feet
Dairy products manufacture			1 space per 1,000 square feet
Distillation of liquors, spirits, etc. (brewery)			1 space per 1,000 square feet
Dye manufacture			1 space per 1,000 square feet
Dyeing plant			1 space per 1,000 square feet
Electric lamp manufacture			1 space per 1,000 square feet
Elevator manufacture			1 space per 1,000 square feet
Enameling and painting			1 space per 1,000 square feet
Engraving plant			1 space per 1,000 square feet
Envelope manufacture			1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&ME	
Farm/garden machinery and equipment manufacture			1 space per 1,000 square feet
Fats and oils (animal) manufacture			1 space per 1,000 square feet
Feed manufacture			1 space per 500 square feet
Felt manufacture			1 space per 1,000 square feet
Food processing ‡			1 space per 1,000 square feet
Footwear manufacture			1 space per 500 square feet
Foundry, all types			1 space per 1,000 square feet
Furnace manufacture			1 space per 1,000 square feet
Fixtures manufacture			1 space per 1,000 square feet
Furniture manufacture			1 space per 1,000 square feet
Gases (industrial) manufacture			1 space per 1,000 square feet
Glucose manufacture			1 space per 1,000 square feet
Hair products factory (other than human)			1 space per 1,000 square feet
Heavy machinery sales and storage ‡			1 space per 1,000 square feet
Ice cream/ice manufacture			1 space per 1,000 square feet
Kerosene manufacture or storage			1 space per 1,000 square feet
Laboratory equipment manufacturing ‡			1 space per 1,000 square feet
Leather products manufacture			1 space per 1,000 square feet
Lumber mill/yard			1 space per 1,000 square feet
Machinery manufacture			1 space per 1,000 square feet
Marble working and finishing			1 space per 1,000 square feet
Meat packing plant			1 space per 1,000 square feet
Metal cans and shipping containers manufacture			1 space per 1,000 square feet
Metal products, stamping and manufacture			1 space per 1,000 square feet
Mirror resilvering			1 space per 200 square feet
Office equipment manufacture			1 space per 1,000 square feet

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&MU	
Oil compounding and barreling			1 space per 1,000 square feet
Oilcloth manufacture			1 space per 1,000 square feet
Orthopedic, prosthetic, surgical appliances and supplies manufacture			1 space per 1,000 square feet
Paint manufacture and/or mixing			1 space per 1,000 square feet
Paper and paper pulp manufacture			1 space per 1,000 square feet
Paper products and paper box manufacture			1 space per 1,000 square feet
Pecan processing			1 space per 1,000 square feet
Petroleum and petroleum products refining			1 space per 1,000 square feet
Petroleum distribution/storage ‡			1 space per 1,000 square feet
Plastic products, molding, casting and shaping			1 space per 1,000 square feet
Poultry hatchery			1 space per 1,000 square feet
Poultry slaughtering and processing			1 space per 1,000 square feet
Printing ink manufacture			1 space per 1,000 square feet
Reduction of fats, ores, metals, garbage, offal, etc.; rendering plant			1 space per 1,000 square feet
Rock quarries, sand, gravel and earth excavations or extractions			1 space per acre
Rug and carpet manufacture			1 space per 1,000 square feet
Sand, gravel, or stone storage (including sales) ‡			1 space per 1.5 employees, plus five per acre
Shellac and varnish manufacture			1 space per 1,000 square feet
Sign manufacturing (no outside storage)			1 space per 1,000 square feet
Sign manufacturing (with outside storage)			1 space per 1,000 square feet
Snuff manufacture			1 space per 1,000 square feet
Soap, detergents, cleaning preparations manufacture			1 space per 1,000 square feet
Starch manufacture			1 space per 1,000 square feet
Steel works, blast furnaces and rolling mills			1 space per 1,000 square feet
Stone cutting or crushing			1 space per 5,000 square feet of land area

TYPES OF LAND USES	Zoning Districts		Parking Ratio
	SF-6	OT&MU	
Stone, clay, glass and concrete Products (other than handicrafts) manufacture			1 space per 1,000 square feet
Textile products manufacture			1 space per 1,000 square feet
Tire retreading and recapping			1 space per 1,000 square feet
Truck manufacture			1 space per 1,000 square feet
Waste paper products manufacture			1 space per 1,000 square feet
Water distillation			1 space per 1,000 square feet
White lead manufacture			1 space per 1,000 square feet
Wood container manufacture			1 space per 1,000 square feet
Wood distillation (manufacture of tar, charcoal, turpentine and similar			1 space per 1,000 square feet
Wood preserving manufacture and treatment			1 space per 1,000 square feet
Wood products manufacture			1 space per 1,000 square feet

); Ord. No. 2012-18, § 2, 7-2-2012; Ord. No. 2013-23, § 2, 2-2-2013; Ord. No. 2013-19, § 2, 11-4-2013)

Exhibit "F"
Rezoning Application

RECEIVED (KC)
06/28/2022

Revised: 4/13/2020

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: DeLisa Kik Title: Ms.
Mailing Address: 312 Roy Ct W City: Keller State: Texas
Zip: 76248 Contact:
Phone: (801) 309-8298 Email: dlisak@aol.com

Owner

Name: DeLisa Kik Title: Ms.
Mailing Address: 312 Roy Ct W City: Keller State: Texas
Zip: 76248 Contact:
Phone: (801) 309-8298 Email: dlisak@aol.com

Engineer/Surveyor (if applicable)

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

Description of Proposed Project: Zoning change

Physical Location of Property: 201 Holderrieth Blvd
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: LTS 11 12 & N 1/2 of LT 10 BLK 2 MAIN STREET TOMBALL
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: SF 6

Current Use of Property: Single Family Residence

Proposed Zoning District: OT & MU

Proposed Use of Property: Planning to sell property

HCAD Identification Number: 0670990020010 Acreage: 0.4

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 _____ 06/27/2022

Signature of Applicant **Date**

X _____ 06/27/2022

Signature of Owner **Date**

Revised: 4/13/2020

Submittal Requirements

The following summary is provided for the applicant's benefit. However, fulfilling the requirements of this summary checklist does not relieve the applicant from the responsibility of meeting the regulations in the Zoning Ordinance, subdivision regulations, and other development related ordinances of the City of Tomball.

Applications must be received by the City of Tomball at least 40 calendar days prior to the City Planning and Zoning Commission hearing date.

- ☐ **Completed application form**
- ☐ ***Copy of Recorded/Final Plat**
- ☐ **Check for $400.00 + $10.00 per acre (Non-Refundable)**
- ☐ **Letter stating reason for request and issues relating to request**
- ☐ **Conceptual Site Plan (if applicable)**
- ☐ **Metes & Bounds of property**
- ☐ **Payment of all indebtedness attributed to subject property must be paid with application or an arrangement in accordance with Section 50-36(a)(3) of the Code of Ordinances as cited below:**

(No person who owes delinquent taxes, delinquent paving assessments, or any other fees, delinquent debts or obligations or is otherwise indebted to the City of Tomball, and which are directly attributed to a piece of property shall be allowed to submit any application for any type of rezoning, building permit, or plan review until the taxes, assessments, debts, or obligations directly attributable to said property and owed by the owner or previous owner thereof to the City of Tomball shall have been first fully discharged by payment, or until an arrangement satisfactory to the City has been made for the payment of such debts or obligations. It shall be the applicant's responsibility to provide evidence of proof that all taxes, fees, etc.. have been paid, or that other arrangements satisfactory to the City have been made for payment of said taxes, fees, etc.)

The City's staff may require other information and data for specific required plans. Approval of a required plan may establish conditions for construction based upon such information.

***Legal Lot Information:** If property is not platted, a plat will be required to be filed with the Community Development Department unless evidence of a legal lot is provided. To be an un-platted legal lot, the applicant is required to demonstrate that the tract existed in the same shape and form (same metes and bounds description) as it currently is described prior to August 15, 1983, the date the City adopted a subdivision ordinance.

Application Process

1. The official filing date is the date the application and fee are received by the City.

2. The City will review the application for completeness and will notify the applicant in writing within 10 days if the application is deemed incomplete.

3. Property owners within two-hundred (200) feet of the project site will be notified by letter within 10 calendar days prior to the public hearing date and legal notice will appear in the official newspaper of the City before the eighth calendar day prior to the date of the hearing.

4. A public hearing will be held by the Planning and Zoning Commission at 6:00 p.m. in the City Council chambers, unless otherwise noted. The Planning and Zoning Commission meetings are scheduled on the second Monday of the month. The staff will review the request with the Commission and after staff presentations the chair will open the public hearing. The applicant will have ten (10) minutes to present the request. The chair will then allow those present in favor of the request and those in opposition to the request to speak. The Commission may then ask staff or anyone present additional questions, after which the Commission may close or table the public hearing. The Commission may then vote to recommend approval or denial to the City Council. The Commission may also table the request to a future date before a recommendation is sent to the City Council.

5. A second public hearing will be scheduled before the City Council after fifteen (15) days of legal notice. The Council meetings are held on the first (1st) and third (3rd) Mondays of the month at 6:00 p.m. in the City Council chambers (401 Market Street, Tomball, Texas, 77375).

6. The City Council will conduct a public hearing on the request in the same manner as the Planning and Zoning Commission. In the event that there has been a petition filed with the City Secretary with twenty percent (20%) of the adjoining property owners in opposition to the subject zoning request, it will require a three fourths (3/4) vote of the full Council to approve the request. Upon approval of the request by the City Council, an amended ordinance shall be prepared and adopted. The ordinance shall have two separate readings and will be effective at such time that it is adopted by City Council and signed by the Mayor and attested by the City Secretary.

FAILURE TO APPEAR: It is the applicant/property owner's responsibility to attend all Planning and Zoning Commission and City Council meetings regarding their case. Failure of the applicant or his/her authorized representative to appear before the Planning and Zoning Commission or the City Council for more than one (1) hearing without approved delay by the City Manager, or his/her designee, may constitute sufficient grounds for the Planning and Zoning Commission or the City Council to table or deny the application unless the City Manager or his/her designee is notified in writing by the applicant at least seventy-two (72) hours prior to the hearing. If the agenda item is tabled the Planning and Zoning Commission shall specify a specific date at which it will be reconsidered.

From: D <dlisak@aol.com>
Sent: Friday, July 15, 2022 3:22 PM
To: Jared Smith
Subject: Re: 201 Holderrieth Blvd.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I did send it, but can't seem to find it. So here it is.

I would like to change the zoning of 201 Holderrieth Blvd. in order to make the house more marketable. I don't have to plans to do anything with the house at this time other than sell it. Since the area is surrounded by old town mixed use, it will be keeping up with the way the neighborhood is progressing.

Thank you,
DeLisa Kik

No. 189453

Wm. Holderrieth To - - -

Dedication & Map

State of Texas, County of Harris. That I, Wm. Holderrieth, owner of the property subdivided in this map of Main Street Addition, do hereby make subdivision of said property according to the lines, lots and streets thereon shown, and designate said subdivision as Main Street Addition, and being located in the Jos. House League, in Harris County, Texas, and I do hereby dedicate to the public use all the streets & alleys shown thereon forever. Witness my hand in Tomball, Harris County, Texas, this 26 day of Oct. A.D., 1938.

Wm. Holderrieth

State of Texas, County of Harris. Before me, the undersigned authority, on this day personally appeared Wm. Holderrieth, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and acknowledged to me that he executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office at Tomball, Harris County, Texas, this 26 day of Oct., A.D.1938.

Geo. T. Southwell, Notary Public
in and for Harris County, Texas. (Seal)

State of Texas, County of Harris. Before me, the undersigned authority, on this day personally appeared A. C. Stimson, who, under oath, said that he knows the location of the Main Street Addition subdivision and that said Main Street Addition as hereon delineated is beyond the five mile limit of the City of Houston and does not come under the jurisdiction of the City Planning Commission. A. C. Stimson

Subscribed and sworn to before me, the undersigned authority, on this 26 day of October A.D. 1938.

W. A. Bauer, Notary Public
in and for Harris County, Texas. (Seal)

State of Texas, County of Harris. This is to certify that I, A.C. Stimson, County Surveyor, have surveyed and platted the above subdivision, and all street and block corners are properly marked with iron pipes and this plat is a true and correct copy of that survey and plat made by me. The southeast corner of this subdivision is located 384.5' North and 1236.7' West of the southeast corner of the Jos. House League as generally recognized.

A.C. Stimson, County Surveyor

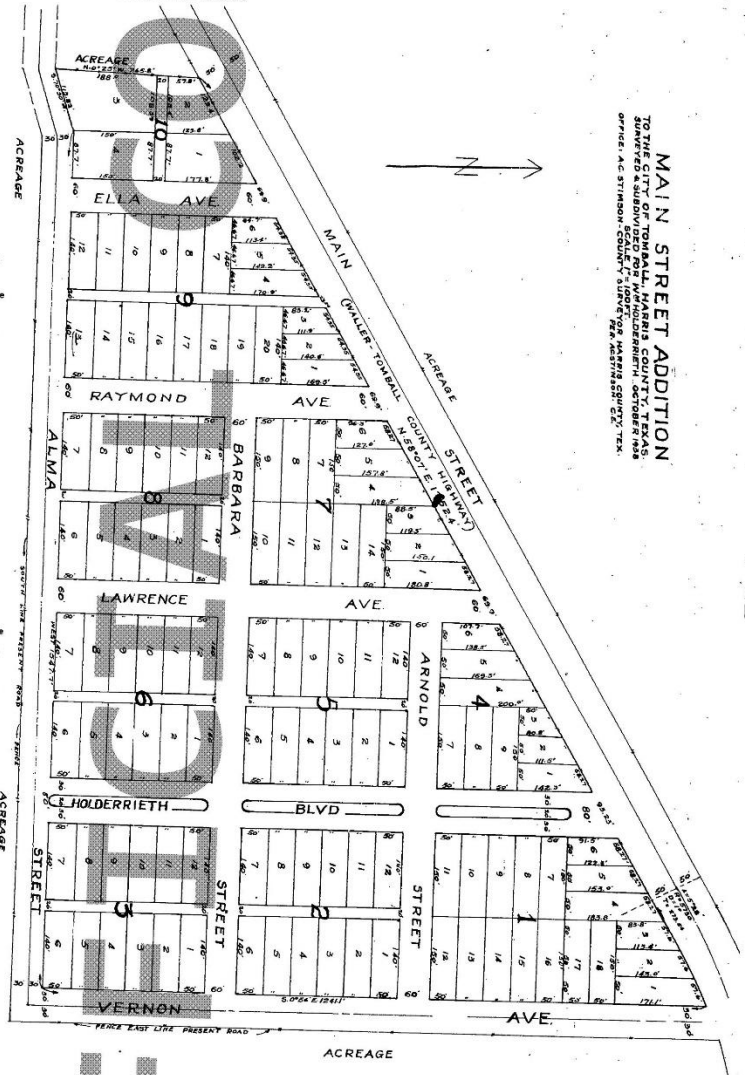
Approved: Hugo W. H. Zapp, Co. Engr.

This is to certify that Wm. Holderrieth, the subdivider, has complied with all conditions necessary, as provided by law, in subdividing this property.

Roy Hofheinz, County Judge. (Seal)
R. H. Spencer, Commissioner Precinct No. 1.
Beatrice Massey, Commissioner Precinct No. 2.
Wm. Tautenhahn, Commissioner Precinct No. 3.
Tom A. Graham, Commissioner Precinct No. 4.

Filed for record Dec. 22,1938 at 9.25 o'clock A.M.
Recorded Dec. 27, 1938 at 9:15 o'clock A. M.

Henry M.Dudley, Clerk
County Court, Harris County,Texas.
By Marguerite Bradley Deputy.



UNOFFICIAL COPY

43

Community Development Department

Notice of Public Hearing

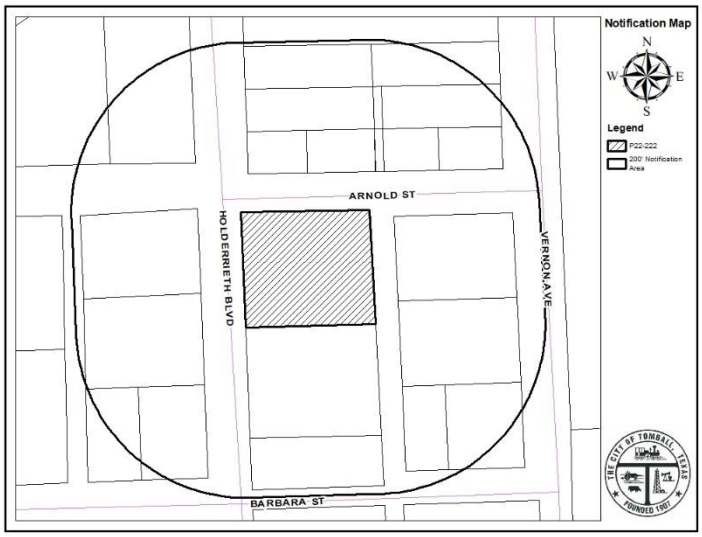
YOU ARE INVITED TO ATTEND the Public Hearing before the **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P22-222

APPLICANT/OWNER: DeLisa Kik

LOCATION: The property is located 201 Holderrieth Boulevard, within the City of Tomball, Harris County, Texas.

PROPOSAL: A Rezoning to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 0.40 acres of land legally described as being all of Lots 11, 12 and the north ½ of Lot 10 in Block 2 of Main Street Tomball from Single Family Residential (SF-6) to Old Town & Mixed Use (OT&MU).



CONTACT: Jared Smith, City Planner
PHONE: (281) 290-1491
E-MAIL: jasmith@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 8, 2022 @ 6:00 PM

City Council Public Hearing:
***Monday, August 15, 2022 @ 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.

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: Jared Smith
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 P22-222. (Please state reasons below)**

_____ I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P22-222. (Please state reasons below)**

Date, Location & Time of **Planning & Zoning Commission** meeting:
Monday, August 8, 2022 @ 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, August 15, 2022 @ 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 jasmith@tomballtx.gov.
Please reference the case number in the subject line.
For questions regarding this request please call Jared Smith @ 281-290-1491.

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
AUGUST 8, 2022
&
CITY COUNCIL
AUGUST 15, 2022

Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, August 8, 2022 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, August 15, 2022 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 P22-213: Request from Yuna Holdings, LLC to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 1.44 acres of land legally described as being Lot 1, Block 1 of JTS Subdivision from General Retail (GR) to the Commercial (C) District. The property is located at the southwest corner of the intersection of Medical Complex Drive and the State Highway 249 frontage road, within the City of Tomball, Harris County, Texas.

Zoning Case P22-222: Request from DeLisa Kik to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 0.40 acres of land legally described as being all of Lots 11, 12 and the north ½ of Lot 10 in Block 2 of Main Street Tomball from Single Family Residential (SF-6) to Old Town & Mixed Use (OT&MU). The property is located 201 Holderrieth Boulevard, within the City of Tomball, Harris County, Texas.

Zoning Case P22-226: Request from Maple Group, LTD represented by Cross Engineering to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 25.87 acres of land legally described as Reserve "A" in Maple Group Subdivision, from Planned Development District 8 (PD-8) to Commercial (C). The property is generally located at the northeast corner of the intersection of Holderrieth Road and State Highway 249 frontage road, 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, Jared Smith, at (281) 290-1491 or at jasmith@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 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith
Jared Smith
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.

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Adopt, on Second Reading, Ordinance No. 2022-23, an ordinance of the City of Tomball, Texas, amending Section(s) 40-28 (*Application for Preliminary Plat Approval*) and 40-30 (*Application for Final Plat Approval)* of the Tomball Code of Ordinances by revising the Plat Review Application Submission Deadline(s).

Background:

City Staff recommends approval. Planning & Zoning Commission recommends APPROVAL (4 Vote Aye, 0 Votes Nay)

Origination: City of Tomball

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Nathan Dietrich, Community Development 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 # _____

ORDINANCE NO. 2022-23

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS AMENDING ITS CODE OF ORDINANCES BY AMENDING SECTION 40-28 (APPLICATION FOR PRELIMINARY PLAT APPROVAL), AND 40-30 (APPLICATION FOR FINAL PLAT APPROVAL) OF ARTICLE II, PROCEDURE FOR SUBMISSION OF PLATS, OF CHAPTER 40, SUBDIVISIONS; 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, the City Staff presented the proposed text amendment regarding the plat review schedule to the Planning and Zoning Commission; and

WHEREAS, at least fifteen (15) days after the publication in the official newspaper of the City of the time and place of a public hearing, the Planning and Zoning Commission held a public hearing regarding the proposed text amendment; and

WHEREAS, the Planning and Zoning Commission recommended in its final report that the City Council approve the requested text amendment; and

WHEREAS, at least fifteen (15) days after the publication in the official newspaper of the City of the time and place of a public hearing, the City Council held a public hearing on the proposed text amendment; and

WHEREAS, the City Council finds it to be in the best interest of the health, safety and welfare of the citizens to approve the text amendment as contained in this ordinance; now, therefore,

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

Section 1. The facts and matters contained in the preamble to this ordinance are hereby found to be true and correct.

Section 2. Article II, Procedures For Submission of Plats, of Chapter 40, Subdivisions of the Code of Ordinances of the City of Tomball, Texas is hereby amended, as set out in Exhibit A, attached hereto and made a part of this Ordinance for all purposes.

Section 3. 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 4. Any person who shall intentionally, knowingly, recklessly or with criminal negligence 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 15TH DAY OF AUGUST, 2022.

COUNCILMAN FORD	AYE
COUNCILMAN STOLL	AYE
COUNCILMAN DUNAGIN	AYE
COUNCILMAN TOWNSEND	ABSENT
COUNCILMAN PARR	AYE

SECOND READING:

READ, PASSED, AND ORDAINED AS SET OUT BELOW AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE 6th DAY OF SEPTEMBER, 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

_____
Lori Klein Quinn, Mayor

ATTEST:

_____
DORIS SPEER, City Secretary

Exhibit "A"

AMEND: Section 40-28 (Application for Preliminary Plat Approval)

REVISE: Delete and Add the following entries in alphabetical order and renumber accordingly:

DELETE:

~~*(1) Submittal date and time.* All plats, maps, reproductions, fees, applications, and related materials shall be submitted to the city secretary no later than 12:00 noon, seven days prior to the next regularly scheduled commission meeting. Materials received after 12:00 noon on the date specified in this article shall automatically be placed on the agenda of the second regularly scheduled planning and zoning commission meeting following submittal.~~

~~*(2) Copies required.* The applicant shall provide 20 24-inch by 36-inch paper prints from the original drawing of the plat reproduced on white paper with blue or black lines, each of which shall be folded to 8½ inches by 12 inches, and indicating the title block in the lower right-hand corner of the plat.~~

~~*(3) Filing fees.* An application for final plat approval shall be accompanied by a nonrefundable application fee tendered in the form of a certified check and made payable to the "City of Tomball, Texas," in the amount as is specified in the city's schedule of fees as currently established or as hereafter adopted by resolution of the city council from time to time.~~

~~*(4) Encumbrances information.* An application for preliminary plat approval shall be accompanied by a title opinion or a statement or certificates, either in a separate writing or on the face of the plat, and properly executed by the applicant or the person who prepared the plat, certifying that all existing encumbrances other than liens, such as various types of easements, fee strips, or significant topographical features such as lakes, ponds, bayous or other bodies of water; creeks, streams, gullies, ravines, ditches, or other natural drainageways; and any known fault lines, on the land being platted, are fully shown and accurately identified on the face of the plat, and further stating whether the plat being submitted includes all of the contiguous land that the subdivider owns directly or indirectly, or has a legal or beneficial interest in, or whether the subdivider owns or has a legal interest in any adjacent property. If the subdivider owns or has a legal interest in any adjacent property, the extent of such ownership and a boundary description of the land involved shall also be provided.~~

~~*(5) Notice to utilities.* Evidence of notice to all utility companies that provide service to the area encompassed by the proposed subdivision, whether public or private, shall accompany each application for preliminary plat approval. Such notice shall contain a statement of the intent to subdivide, the intended use of the property within the~~

~~subdivision, and shall have attached to such notice a copy of the preliminary plat that is filed within the city.~~

ADD*:*

(1) *Submittal date and time*. All plats, maps, reproductions, fees, applications, and related materials shall be submitted to the Community Development Director or their designee. The Community Development Director or their designee shall determine the completeness of all plat applications. A Plat application submitted by the application deadline specified on the Plat Review Calendar kept by the Community Development Office that is deemed to be complete by the Community Development Director or their designee shall be placed on the agenda for the next regularly scheduled meeting of the Planning & Zoning Commission for consideration.

(2) *Time Period for Action.* All preliminary plat applications shall be acted upon within thirty (30) days from the official filing date unless a waiver is submitted in accordance with Subsection (a).

(a) *Waiver of Right to 30-day Action.*

i. The Community Development Director or their designee shall be the official decision-maker for a Waiver of Right to 30-Day Action.

ii. An applicant may request a Waiver of Right to 30-day Action relating to the decision time of thirty (30) days mandated by State law. Such requests must be submitted on the official Waiver of Right to 30-day Action form provided by the Community Development Office.

iii. Waiver requests must be received by the Community Development Director or their designee prior to the Planning & Zoning Commission meeting at which action would have to be taken (based on the 30-day State law requirement).

iv. The granting of a Waiver of Right to 30-day Action shall not be deemed in any way a waiver to any requirement within this Code of Ordinances.

v. The Waiver of Right to 30-day Action may postpone consideration of plats for a period not to exceed 30 days from the date that the waiver is received by the City. In the event that the Waiver of Right to 30-day Action expires, the plat shall be considered void by the City of Tomball and a separate plat application will be required for review by the City and consideration by the Planning & Zoning Commission.

(3) *City Review.*

a) The City staff shall meet to review each preliminary plat application to be placed on the agenda of the forthcoming meeting of the Planning & Zoning Commission. The City shall make comments on either.

i. Approval of the plat
ii. Denial of the plat
iii. Approval of the Plat with conditions

a) All comments detailing necessary conditions/revisions, or reasons for denial of the plat will be returned to the applicant following the official city review of the plat.

(4) Resubmittal Following City Review.

a) At least five (5) days prior to the meeting of the Planning & Zoning Commission during which the plat is scheduled for action, the applicant shall provide to the Community Development Director or their designee a revised plat. The Community Development Director or their designee shall review the revised plat for compliance with comments from previous review(s) by the City.
b) Revised plats submitted to the Community Development Director or their designee at least five (5) days prior to the meeting of the Planning & Zoning Commission during which the plat is scheduled for action will be placed on the agenda for consideration by the Commission, for approval, approval with conditions, or denial based on staff findings.
c) In the event that a revised plat is not submitted at least five (5) days prior to the meeting of the Planning & Zoning Commission and no Waiver of Right for 30-Day Action is submitted by the applicant, the plat shall be subject to denial by the Planning & Zoning Commission due to insufficient time for review by staff.

(5) Filing fees. An application for preliminary plat approval shall be accompanied by a nonrefundable application fee tendered in the form of a check and made payable to the "City of Tomball, Texas," in the amount as is specified in the city's schedule of fees as currently established or as hereafter adopted by resolution of the city council from time to time.

(6) Encumbrances information. An application for preliminary plat approval shall be accompanied by a title opinion or a statement or certificates, either in a separate writing or on the face of the plat, and properly executed by the applicant or the person who prepared the plat, certifying that all existing encumbrances other than liens, such as various types of easements, fee strips, or significant topographical features such as lakes, ponds, bayous or other bodies of water; creeks, streams, gullies, ravines, ditches, or other natural drainageways; and any known fault lines, on the land being platted, are fully shown and accurately identified on the face of the plat, and further stating whether the plat being submitted includes all of the contiguous land that the subdivider owns directly or indirectly, or has a legal or beneficial interest in, or whether the subdivider owns or has a legal interest in any adjacent property. If the subdivider owns or has a legal interest in any adjacent property, the extent of such ownership and a boundary description of the land involved shall also be provided.

(7) *Notice to utilities.* Evidence of notice to all utility companies that provide service to the area encompassed by the proposed subdivision, whether public or private, shall accompany each application for preliminary plat approval. Such notice shall contain a statement of the intent to subdivide, the intended use of the property within the subdivision, and shall have attached to such notice a copy of the preliminary plat that is filed within the city.

AMEND: Section 40-30 (Application for Final Plat Approval)

REVISE: Delete and Add the following entries in alphabetical order and renumber accordingly:

DELETE:

~~(1) *Time for filing.* All plats, maps, reproductions, fees, applications, and related materials shall be submitted to the city secretary no later than 12:00 noon, seven days prior to the next regularly scheduled commission meeting. Materials received after 12:00 noon on the date specified in this section shall automatically be placed on the agenda of the second regularly scheduled commission meeting following submittal.~~

~~(2) *Copies required.* The applicant shall provide 20 24-inch by 36-inch paper prints from the original drawing of the plat reproduced on white paper with blue or black lines, each of which shall be folded to 8½ inches by 12 inches, and indicating the title block in the lower right-hand corner of the plat.~~

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ADD*:*

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(2) *Time Period for Action.* All final plat applications shall be acted upon within thirty (30) days from the official filing date unless a waiver is submitted in accordance with Subsection (a).

(a) *Waiver of Right to 30-day Action.*

i. The Community Development Director or their designee shall be the official decision-maker for a Waiver of Right to 30-Day Action.

ii. An applicant may request a Waiver of Right to 30-day Action relating to the decision time of thirty (30) days mandated by State law. Such requests must be submitted on the official Waiver of Right to 30-day Action form provided by the Community Development Office.

iii. Waiver requests must be received by the Community Development Director prior to the Planning & Zoning Commission meeting at which action would have to be taken (based on the 30-day State law requirement).

iv. The granting of a Waiver of Right to 30-day Action shall not be deemed in any way a waiver to any requirement within this Code of Ordinances.

vi. The Waiver of Right to 30-day Action may postpone consideration of plats for a period not to exceed 30 days from the date that the waiver is received by the City. In the event that the Waiver of Right to 30-day Action expires, the plat shall be considered void by the City of Tomball and a separate plat application will be required for review by the City and consideration by the Planning & Zoning Commission.

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   i. Approval of the plat
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b. Commission during which the plat is scheduled for action will be placed on the agenda for consideration by the Commission, for approval, approval with conditions, or denial based on staff findings.
c. In the event that a revised plat is not submitted at least five (5) days prior to the meeting of the Planning & Zoning Commission and no Waiver of Right for 30-Day Action is submitted by the applicant, the plat shall be subject to denial by the Planning & Zoning Commission due to insufficient time for review by staff.

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(6) *Encumbrances information.* An application for final plat approval shall be accompanied by a title opinion or a statement or certificates, either in a separate writing or on the face of the plat, and properly executed by the applicant or the person who prepared the plat, certifying that all existing encumbrances other than liens, such as various types of easements, fee strips, or significant topographical features such as lakes, ponds, bayous or other bodies of water; creeks, streams, gullies, ravines, ditches, or other natural drainage ways; and any known fault lines, on the land being platted, are fully shown and accurately identified on the face of the plat, and further stating whether the plat being submitted includes all of the contiguous land that the subdivider owns directly or indirectly, or has a legal or beneficial interest in, or whether the subdivider owns or has a legal interest in any adjacent property.

(7) *Notice to utilities.* Evidence of notice to all utility companies that provide service to the area encompassed by the proposed subdivision, whether public or private, shall accompany each application for final plat approval. Such notice shall contain a statement of the intent to subdivide, the intended use of the property within the subdivision, and shall have attached to such notice a copy of the final plat that is filed within the city.

-END-

Ordinance Amendment Staff Report

Planning & Zoning Commission Public Hearing Date: August 8, 2022
City Council Public Hearing Date: August 15, 2022

Case: P22-268

Section(s): 40-28 & 40-30

Subject: Remove/Revise Plat Review Schedule

BACKGROUND

The City of Tomball Code of Ordinance specifies an application deadline for plat reviews which gives staff 7 days to review plats prior to the Planning & Zoning Commission's consideration of the plat. State law grants municipalities 30 days to act on plats, whether it is to approve, approve with conditions or deny the plat based on findings by City staff and the Planning & Zoning Commission. Further, the current process has City staff recommending approval of plats to the Planning & Zoning Commission with a list of graphic revisions. Therefore the plat that is ultimately recorded may differ graphically from the plat that is approved by the Commission. This amendment is to provide ample time for the review of plats, as well as ensure that the plat that is presented to the Planning & Zoning Commission is the plat that is going to be recorded if approved.

NOTICE OF PUBLIC HEARING:

A notice of public hearing was published in the paper on July 27, 2022.

PROPOSED ORDINANCE AMENDMENT(s):

Code of Ordinance Section(s):

40-28 – Application for Preliminary Plat Approval:

REMOVE:

~~*(1) Submittal date and time.* All plats, maps, reproductions, fees, applications, and related materials shall be submitted to the city secretary no later than 12:00 noon, seven days prior to the next regularly scheduled commission meeting. Materials received after 12:00 noon on the date specified in this article shall automatically be placed on the agenda of the second regularly scheduled planning and zoning commission meeting following submittal.~~

~~*(2) Copies required.* The applicant shall provide 20 24-inch by 36-inch paper prints from the original drawing of the plat reproduced on white paper with blue or black lines, each of which shall be folded to 8½ inches by 12 inches, and indicating the title block in the lower right-hand corner of the plat.~~

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(2) *Time Period for Action.* All preliminary plat applications shall be acted upon within thirty (30) days from the official filing date unless a waiver is submitted in accordance with Subsection (a).

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40-30 – Application for final plat approval:

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Subdivision Plat Review Calendar for 2022					
Plat Application, Construction Plans, and Drainage Plans Deadline Due by 5 p.m. (Start of Application Review Check)	Official City Acceptance and Application Filing Date (Start of 30-day Shotclock)	Plat Review Comments Due	Final Draft of Plats and All Other Documents Due by 5 p.m.	Agenda Posted	P&Z Meeting
1st Monday of the Month*	- 28 days Monday*		- 5 days Wednesday*	-3 days Friday	Meeting Date Monday
6-Dec-21	13-Dec-21	23-Dec-21	5-Jan-22	7-Jan-22	10-Jan-22
3-Jan-22	17-Jan-22	27-Jan-22	9-Feb-22	11-Feb-22	14-Feb-22
7-Feb-22	14-Feb-22	24-Feb-22	9-Mar-22	11-Mar-22	14-Mar-22
7-Mar-22	14-Mar-22	24-Mar-22	6-Apr-22	8-Apr-22	11-Apr-22
4-Apr-22	11-Apr-22	21-Apr-22	4-May-22	6-May-22	9-May-22
2-May-22	16-May-22	26-May-22	8-Jun-22	10-Jun-22	13-Jun-22
6-Jun-22	13-Jun-22	23-Jun-22	6-Jul-22	8-Jul-22	11-Jul-22
4-Jul-22	11-Jul-22	21-Jul-22	3-Aug-22	5-Aug-22	8-Aug-22
1-Aug-22	15-Aug-22	25-Aug-22	7-Sep-22	9-Sep-22	12-Sep-22
5-Sep-22	12-Sep-22	22-Sep-22	5-Oct-22	7-Oct-22	10-Oct-22
3-Oct-22	17-Oct-22	27-Oct-22	10-Nov-22	11-Nov-22	14-Nov-22
7-Nov-22	14-Nov-22	24-Nov-22	7-Dec-22	9-Dec-22	12-Dec-22
*Submittal Deadlines may vary depending on holidays.					

Staff Use Only

Subdivision: _____

Date Received: _____

WAIVER OF RIGHT FOR 30-DAY ACTION

As the applicant and/or representative of the:

☐Preliminary Plat

☐Final Plat

☐Minor Plat

☐Replat

For the proposed subdivision identified as:

Click or tap here to enter text.

I hereby waive the right for action on the plat within thirty (30) days of the submittal date of the plat. The plat and associated plans will be submitted to Community Development Services no later than 5 p.m. on the Wednesday prior to the desired Planning & Zoning Commission meeting to provide adequate time for staff review and scheduling purposes.

_____

Signature of Property Owner or Agent

FOR MORE INFORMATION, PLEASE CONTACT:

COMMUNITY DEVELOPMENT SERVICES
500 JAMES STREET
TOMBALL, TEXAS 77375
(281) 290-1491
JASMITH@TOMBALLTX.GOV

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
AUGUST 8, 2022
&
CITY COUNCIL
AUGUST 15, 2022

Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, August 8, 2022 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, August 15, 2022 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:

Case P22-266: Request by the City of Tomball to amend Section(s) 50-33 (*Board of adjustments*) and 50-34 (*Amendments to zoning chapter and districts, administrative procedures, and enforcement*) of the Tomball Code of Ordinances by increasing the required notification area for public hearings.

Case P22-267: Request by the City of Tomball to amend Section(s) 40-65 (*Streets; specific standards*) of the Tomball Code of Ordinances by adding/revising the right-of-way widths for roadways classifications.

Case P22-268: Request by the City of Tomball to amend Section(s) 40-28 (*Application for Preliminary Plat Approval*) and 40-30 (*Application for Final Plat Approval)* of the Tomball Code of Ordinances by revising the plat review application submission deadline(s).

Case P22-269: Request by the City of Tomball to amend Chapter 40, Article III (*Subdivision Design Standards)* of the Tomball Code of Ordinances by adding sections to address driveway approaches and related requirements to include separation requirements and access management standards.

Case P22-270: Request by the City of Tomball to amend Section 40-74 (*Lots, general provisions*) and 40-75 (*Minimum Lot Sizes)* of the Tomball Code of Ordinances by adding/revising regulations pertaining to lot sizes.

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, Jared Smith, at (281) 290-1491 or at jasmith@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 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith
Jared Smith
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.

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Adopt, on Second Reading, Ordinance No. 2022-25, an Ordinance of the City of Tomball, Texas, Amending Section(s) 50-33 (*Board of adjustments*) and 50-34 (*Amendments to zoning chapter and districts, administrative procedures, and enforcement*) of the Tomball Code of Ordinances by Increasing the Required Notification Area for Public Hearings

Background:

City Staff recommends approval. Planning & Zoning Commission recommends APPROVAL (4 Vote Aye, 0 Votes Nay)

Origination: City of Tomball

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Nathan Dietrich, Community Development Director

FUNDING (IF APPLICABLE)

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

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

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

Signed _____ Approved by _____

Staff Member Date City Manager Date

ORDINANCE NO. 2022-25

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS AMENDING ITS CODE OF ORDINANCES BY AMENDING SECTION 50-33 (BOARD OF ADJUSTMENTS), AND SECTION 50-34 (AMENDMENTS TO ZONING CHAPTER AND DISTRICTS, ADMINISTRATIVE PROCEDURES, AND ENFORCEMENT, OF ARTICLE II, ADMINISTRATION, OF CHAPTER 50, ZONING; 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, the City Staff presented the proposed text amendment regarding an increase in the notification area for public hearings to the Planning and Zoning Commission; and

WHEREAS, at least fifteen (15) days after the publication in the official newspaper of the City of the time and place of a public hearing, the Planning and Zoning Commission held a public hearing regarding the proposed text amendment; and

WHEREAS, the Planning and Zoning Commission recommended in its final report that the City Council approve the requested text amendment; and

WHEREAS, at least fifteen (15) days after the publication in the official newspaper of the City of the time and place of a public hearing, the City Council held a public hearing on the proposed text amendment; and

WHEREAS, the City Council finds it to be in the best interest of the health, safety and welfare of the citizens to approve the text amendment as contained in this ordinance; now, therefore,

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

Section 1. The facts and matters contained in the preamble to this ordinance are hereby found to be true and correct.

Section 2. Article II, Administration, of Chapter 50, Zoning of the Code of Ordinances of the City of Tomball, Texas is hereby amended, as set out in Exhibit A, attached hereto and made a part of this Ordinance for all purposes.

Section 3. 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 4. Any person who shall intentionally, knowingly, recklessly or with criminal negligence 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 15TH DAY OF AUGUST, 2022.

COUNCILMAN FORD	AYE
COUNCILMAN STOLL	AYE
COUNCILMAN DUNAGIN	AYE
COUNCILMAN TOWNSEND	ABSENT
COUNCILMAN PARR	AYE

SECOND READING:

READ, PASSED, AND ORDAINED AS SET OUT BELOW AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE 6th DAY OF SEPTEMBER, 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

_____
Lori Klein Quinn, Mayor

ATTEST:

_____
DORIS SPEER, City Secretary

Exhibit "A"

AMEND: Section 50-33 (Board of Adjustments (BOA))_

REVISE: Delete and Add the following entries

DELETE:

(i) *Procedures*

~~(3) Notice and public hearing. The board of adjustments shall hold a public hearing for consideration of the variance or special exception request no later than 60 calendar days after the date the application for action, or an appeal, is filed. Notice shall be published in the official local newspaper before the 15th calendar day prior to the public hearing. Written notice of the public hearing for a variance or exception shall also be sent to all owners of property, as indicated by the most recently approved city tax roll, that is located within the area of application and within 200 feet of any property affected thereby, said written notice to be sent before the tenth calendar day prior to the date such hearing is held. Such notice shall be served by using the last known address as listed on the most recently approved tax roll and depositing the notice, postage paid, in the regular United States mail.~~

ADD:

(i) *Procedures*

(3) *Notice and public hearing.* The board of adjustments shall hold a public hearing for consideration of the variance or special exception request no later than 60 calendar days after the date the application for action, or an appeal, is filed. Notice shall be published in the official local newspaper before the 15th calendar day prior to the public hearing. Written notice of the public hearing for a variance or exception shall also be sent to all owners of property, as indicated by the most recently approved city tax roll, that is located within the area of application and within 300 feet of any property affected thereby, said written notice to be sent before the tenth calendar day prior to the date such hearing is held. Such notice shall be served by using the last known address as listed on the most recently approved tax roll and depositing the notice, postage paid, in the regular United States mail.

AMEND: Section 50-34 (Amendments to zoning chapter and districts, administrative procedures, and enforcement)

REVISE: Delete and Add the following entries

DELETE:

(c) Notice of public hearing.

(1) Public hearing for zoning changes involving real property.

(c) ~~Written notice of the public hearing before the planning and zoning commission shall also be sent to all owners of property, as indicated by the most recently approved city tax roll, that is located within the area of application and within 200 feet of any property affected thereby, said written notice to be sent before the tenth calendar day prior to the date such hearing is held. Such notice shall be served by using the last known address as listed on the most recently approved tax roll and depositing the notice, postage paid, in the regular United States mail. If written notice as required is not sent before the tenth calendar day prior to the date of the hearing, then the hearing must be delayed until this notice requirement is met.~~

ADD:

(c) Notice of public hearing.

(1) Public hearing for zoning changes involving real property.

(c)Written notice of the public hearing before the planning and zoning commission shall also be sent to all owners of property, as indicated by the most recently approved city tax roll, that is located within the area of application and within 300 feet of any property affected thereby, said written notice to be sent before the tenth calendar day prior to the date such hearing is held. Such notice shall be served by using the last known address as listed on the most recently approved tax roll and depositing the notice, postage paid, in the regular United States mail. If written notice as required is not sent before the tenth calendar day prior to the date of the hearing, then the hearing must be delayed until this notice requirement is met.

-END-

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
AUGUST 8, 2022
&
CITY COUNCIL
AUGUST 15, 2022

Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, August 8, 2022 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, August 15, 2022 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:

Case P22-266: Request by the City of Tomball to amend Section(s) 50-33 (*Board of adjustments*) and 50-34 (*Amendments to zoning chapter and districts, administrative procedures, and enforcement*) of the Tomball Code of Ordinances by increasing the required notification area for public hearings.

Case P22-267: Request by the City of Tomball to amend Section(s) 40-65 (*Streets; specific standards*) of the Tomball Code of Ordinances by adding/revising the right-of-way widths for roadways classifications.

Case P22-268: Request by the City of Tomball to amend Section(s) 40-28 (*Application for Preliminary Plat Approval*) and 40-30 (*Application for Final Plat Approval)* of the Tomball Code of Ordinances by revising the plat review application submission deadline(s).

Case P22-269: Request by the City of Tomball to amend Chapter 40, Article III (*Subdivision Design Standards)* of the Tomball Code of Ordinances by adding sections to address driveway approaches and related requirements to include separation requirements and access management standards.

Case P22-270: Request by the City of Tomball to amend Section 40-74 (*Lots, general provisions*) and 40-75 (*Minimum Lot Sizes)* of the Tomball Code of Ordinances by adding/revising regulations pertaining to lot sizes.

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, Jared Smith, at (281) 290-1491 or at jasmith@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 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith
Jared Smith
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.

Ordinance Amendment Staff Report

Planning & Zoning Commission Public Hearing Date: August 8, 2022
City Council Public Hearing Date: August 15, 2022

Case: P22-266

Section(s): 50-33 (*Board of Adjustments*) & 50-34 (*Amendments to Zoning Chapter and Districts, Administrative Procedures*)

Subject: Increase Notification Area for Public Hearing(s)

BACKGROUND

The City of Tomball Code of Ordinance currently requires the City to notify all owners of properties within 200-feet of properties which are subject to a zone change request or request that is to be considered by the Board of Adjustment. This proposed amendment will increase the notification area to require the City of Tomball to notify all owners of properties within 300 feet. City Council requested this amendment in efforts to reach more people in the immediate area of where public hearing requests and possible changes to our City guiding documents, giving them an opportunity for their voice to be heard.

NOTICE OF PUBLIC HEARING:

A public hearing notice was published in the Potpourri on July 27, 2022.

PROPOSED ORDINANCE AMENDMENT(s):

Code of Ordinance Section(s):

50-33:

REMOVE:

~~(i) *Procedures*~~

~~(3) Notice and public hearing. The board of adjustments shall hold a public hearing for consideration of the variance or special exception request no later than 60 calendar days after the date the application for action, or an appeal, is filed. Notice shall be published in the official local newspaper before the 15th calendar day prior to the public hearing. Written notice of the public hearing for a variance or exception shall also be sent to all owners of property, as indicated by the most recently approved city tax roll, that is located within the area of application and within 200 feet of any property affected thereby, said written notice to be sent before the tenth calendar day prior to the date such hearing is held. Such notice shall be served by using the last known address as listed on the most recently approved tax roll and depositing the notice, postage paid, in the regular United States mail.~~

ADD:

(i) *Procedures.*

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50-34

REMOVE:

~~*(c) Notice of public hearing.*~~

~~*(1) Public hearing for zoning changes involving real property.*~~

~~*(c)* Written notice of the public hearing before the planning and zoning commission shall also be sent to all owners of property, as indicated by the most recently approved city tax roll, that is located within the area of application and within 200 feet of any property affected thereby, said written notice to be sent before the tenth calendar day prior to the date such hearing is held. Such notice shall be served by using the last known address as listed on the most recently approved tax roll and depositing the notice, postage paid, in the regular United States mail. If written notice as required is not sent before the tenth calendar day prior to the date of the hearing, then the hearing must be delayed until this notice requirement is met.~~

ADD:

(c) Notice of public hearing.

(1) Public hearing for zoning changes involving real property.

(c)Written notice of the public hearing before the planning and zoning commission shall also be sent to all owners of property, as indicated by the most recently approved city tax roll, that is located within the area of application and within **300** feet of any property affected thereby, said written notice to be sent before the tenth calendar day prior to the date such hearing is held. Such notice shall be served by using the last known address as listed on the most recently approved tax roll and depositing the notice, postage paid, in the regular United States mail. If written notice as required is not sent before the tenth calendar day prior to the date of the hearing, then the hearing must be delayed until this notice requirement is met.

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Adopt, on Second Reading, Ordinance Number 2022-27, an Ordinance of the City Council of Tomball, Texas, approving the Service and Assessment Plan for the City of Tomball Public Improvement District Number Thirteen, (PID 13), Pine Trails Subdivision.

Background:

Public infrastructure improvements are complete for Pine Trails of Tomball Subdivision within Public Improvement District Number Thirteen created by the City in 2021. Per Chapter 372 of the Local Government Code, a service and assessment plan and an assessment roll must be approved by City Council that will levy the assessment on each of the lots. The Plan shows the estimated total costs for public improvements in the PID and the assessments to be levied against residential property in the PID. Each property (lot) will pay a pro-rata portion of the public improvement costs. The Plan also specifies how the assessments are to be collected.

The assessments prescribed in the Plan are by lot. The total, one-time assessment per lot is specified in the plan as well as the annual installment (financed assessment rate at 4.5% annual interest) as follows:

Total Assessment	Annual Assessment Installment	Financed Assessment Term	Annual Administrative Cost*	Total Annual Payment
$ 33,378.51	$3,108.00	15 years	$ 155.40	$ 3,263.40

($60 of the annual administration cost is for City of Tomball administration as shown in the Service and Assessment Plan.

The annual payment, principal, and interest are demonstrated on the attached example amortization schedule which will be kept for each property covered by the assessment. The principal amount of the assessment is payable at any time by each homeowner which would terminate the assessment.

The assessments are formulated to reimburse the developer for the public infrastructure costs of the development plus interest while staying around the equivalent of a $0.75 tax rate. For illustration, the attached amortization schedule details the amortization for each lot. It is estimated that the average price of the homes to be constructed will be $420,000. The annual assessment payment $3,108.00 is the equivalent of a $0.74 tax rate on a $420,000 home.

Proper disclosure notices detailing the assessment will be presented to potential homebuyers by the homebuilders, and for acknowledgement at closing in the same manner as disclosure notices used in MUDs and other special districts with an ad valorem tax rate.

Future Actions

The District Administrator will work with City staff on the collection of the assessments. The PID assessments will be collected on an annual basis in the same manner as property taxes and transferred to a City-established PID revenue fund. A reimbursement report will be performed by an independent CPA

firm prior to reimbursement to the developer. The revenues will be disbursed to the developer once a year after administrative costs have been deducted.

Amortization Schedule

PID TERMS AND AMORTIZATION

Duration (in years)	15
Interest Rate	4.50%
Annual Payment Amount	$3,108.00
Total Lifetime Payments	$46,620.00
Total Principal	$33,378.51
Total Interest	$13,241.49

Payment	Principal	Interest	Payment	Payments collected	Principal Balance
					$33,378.51
1	$1,605.97	$1,502.03	$3,108.00		$31,772.54
2	$1,678.24	$1,429.76	$3,108.00		$30,094.31
3	$1,753.76	$1,354.24	$3,108.00		$28,340.55
4	$1,832.68	$1,275.32	$3,108.00		$26,507.88
5	$1,915.15	$1,192.85	$3,108.00		$24,592.73
6	$2,001.33	$1,106.67	$3,108.00		$22,591.40
7	$2,091.39	$1,016.61	$3,108.00		$20,500.02
8	$2,185.50	$922.50	$3,108.00		$18,314.52
9	$2,283.85	$824.15	$3,108.00		$16,030.67
10	$2,386.62	$721.38	$3,108.00		$13,644.05
11	$2,494.02	$613.98	$3,108.00		$11,150.03
12	$2,606.25	$501.75	$3,108.00		$8,543.78
13	$2,723.53	$384.47	$3,108.00		$5,820.25

	14	$2,846.09	$261.91	$3,108.00	$2,974.16
	15	$2,974.16	$133.84	$3,108.00	$0.00
TOTAL		$33,378.51	$13,241.49	$46,620.00	

Origination: Community Development Department

Recommendation:

Adopt Ordinance Number 2022-27, an Ordinance Levying and Assessment approving the Service and Assessment Plan for the City of Tomball Public Improvement District Number Thirteen, (PID 13), Pine Trails Subdivision, on First Reading.

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Manager

ORDINANCE NO. 2022-27

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN FOR THE CITY OF TOMBALL PUBLIC IMPROVEMENT DISTRICT THIRTEEN, PINE TRAILS.

* * * * * * * * * *

WHEREAS, the City of Tomball, Texas (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 has received a petition (the "Petition") requesting the creation of the City of Tomball Public Improvement District Number Thirteen (the "PID"), held a public hearing, and created the PID in accordance with the applicable provisions of Chapter 372; and

WHEREAS, the City passed and adopted Resolution No. Resolution 2021-25 establishing the City of Tomball Public Improvement District Number Thirteen; and

WHEREAS, the City Council wishes to adopt the Service and Assessment Plan with respect to the PID.

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

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The Service and Assessment Plan attached to this Ordinance as Exhibit A is hereby approved and adopted on behalf of the PID, and the Mayor, City Secretary and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

Section 3. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

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 15TH DAY OF AUGUST 2022. .

COUNCILMAN FORD	AYE
COUNCILMAN STOLL	AYE
COUNCILMAN DUNAGIN	NAY
COUNCILMAN TOWNSEND	ABSENT
COUNCILMAN PARR	AYE

SECOND READING:

READ, PASSED, APPROVED AND ORDAINED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 6TH DAY OF SEPTEMBER 2022. .

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

_____
Lori Klein- Quinn, Mayor

ATTEST:

_____
Doris Speer, City Secretary

EXHIBIT A
Service and assessment Plan
Public Improvement District Number Thirteen
City of Tomball, Texas

1. Introduction

This Service and Assessment Plan is prepared and adopted in conformance with the Public Improvement District Assessment Act, codified as Chapter 372, Texas Local Government Code ("the Act"), and pursuant to Resolution 2021-25 creating the Public Improvement District Number Thirteen ("PID"), City of Tomball, Texas. The creation of the PID was initiated by a petition submitted by property owners within the PID boundaries in compliance with the requirements of the Section 372.005 of the Act.

2. Boundaries

The boundaries of the PID are as indicated in Attachment A.

3. Administration of the District

Administration of the District is the responsibility of the City Council of the City of Tomball, Texas, but to the extent allowed by law, the City may contract with a private sector company to carry out all or part of the City responsibilities as well as the operations and administration of the District.

4. Public Improvements

The public improvements to be financed and constructed serve to promote the construction of single family units. The public improvements will confer a special benefit to properties within the PID and will consist of water, sanitary sewer, storm drainage, detention, gas, streets, erosion control, contingency provisions, engineering, financing costs, and administration and legal services for the PID. The public improvements will be pre-funded by the developer of the subdivision within the PID under the Development Agreement ("Agreement") executed between the developer and the City.

A. Pine Trails of Tomball

Pine Trails of Tomball Subdivision contains 13.38 acres of land and will contain 50 lots within the PID. The public improvements authorized under this Plan for Pine Trails and the estimated costs thereof, are described below:

PUBLIC IMPROVEMENT	ESTIMATED COSTS
Water, sewer, storm sewer, streets, detention, gas, off-site utility extensions, amenities, engineering, design fees, landscaping, PID creation	$1,668,925
Financing Costs (15 years @ 4.5%)	$662,075
Total Improvements	$2,331,000
Administration (5%)	$116,550
Total Costs (15 years)	$2,447,550

5. Construction of Public Improvements

The Plan will be reviewed annually in accordance with the provisions of Chapter 372 of the Local Government Code and will include a review of the expenditures and revenues of the District. Additionally, the Plan will be reviewed for the purposes of establishing the installments for assessment based upon the costs for public improvements for the financial needs of the District.

6. Conveyance of Improvements to the City

Upon completion of the improvements, and final inspection and acceptance of the public improvements by the City, the developer will convey all rights to the improvements to the city or homeowner's association as applicable, subject to the developers rights of reimbursement described in the Development Agreement executed between the developer and the City.

7. Authorized Improvements

The area within the PID that is covered by the Service and Assessment Plan will be developed as single family residential. This Plan designates the public improvements required for the growth and development of the land within the PID. The goal of this Plan is to provide sufficient certainty for the owners of land within the PID to proceed with the financing and construction of the necessary public improvements, while allowing flexibility to meet the needs of the PID over the life of the development of residential properties within the PID.

The construction of the public improvements authorized herein began in calendar year 2021. The actual costs of the public improvements will be determined by an independent accountant report of the developer's costs.

8. Advance Financing by the Developer

The developer will advance the funds for construction of the public improvements and will be entitled to repayment pursuant the Development Agreement executed between the City and the developer.

9. Apportionment of Costs

Payment of assessments, if any, on property owned by exempt jurisdictions other than the City shall be established by contract.

10. Levy of Assessments

The total assessment for each property shall be an equal apportionment of the total costs divided by the total number of lots. Assessments can be paid by each property in advance or at any time thereafter. Financed assessments paid annually shall be concurrent with the city's tax year and will bear interest at 4.5% for up to 15 years. The principal amount of the assessment is payable at any time by property owners.

The assessments are on a per lots basis. The cost of the public improvements will consist of the costs subject to construct water, sanitary sewer, storm sewer, streets, detention, amenities, landscaping, gas, engineering and design fees, PID creation costs and administration and financing payable to the developer pursuant to the Development Agreement.

Total Assessment	Annual Assessment Installment	Financed Assessment Term	City Annual Administrative Cost	Annual Administrative Cost	Total Annual Payment
$ 33,378.51	$3,108.00	15 years	$60.00	$ 95.40	$ 3,263.40

11. Levy and Collection

Notice of levy of each assessment will be given as provided in Chapter 372 of the Local Government Code. The assessment levy statement will be sent to each property owner in the District, and the payment will be due and payable at the same time property taxes are due and payable to the City.

The first installment of an assessment against a particular property shall be due with respect to the calendar year following the date such property has been

improved with a habitable structure as evidenced by the issuance of a certificate of occupancy or by full improvement valuation on the Harris County Appraisal District rolls. The City will invoice each property owner for the installment payment in conjunction with the City's annual property tax bill, and the installments shall be due and payable, and incur penalty and interest for unpaid installments in the same manner as provided for the City's property taxes. Thereafter, subsequent installments shall be due in the same manner in each succeeding calendar year until the assessment has been pain in full. The owner of assessed property may pay at any time the entire easement then due on each property through the date of final payment. Failure of an owner to receive an invoice shall not relieve the owner of the responsibility for the assessment.

A lien will be established against the property assessed effective as of the date of the ordinance levying the assessment, privileged above all other liens, include prior mortgage liens, to the extent allowed by Section 372 of the Local Government Code. Assessment installments shall be considered delinquent on the same date as the city's property taxes. Delinquent assessments or installments shall incur the costs of collection. If practicable, the assessment shall be included on the City property tax statement. Notwithstanding the above, the assessment shall be perfected immediately as to the entire assessment, but may be executed only with respect to the amounts then due or past due for current or prior installments or final payment. Assessments are personal obligations of the person owning the property assessed in the year an installment payment becomes due, and only to the extent of such installment(s).

The owner of the assessed property may pay at any time the entire assessment then due on each property.

EXHIBIT A

Two ten-acre tracts of land in the Southwest corner of that certain 100-acre tract out of the Western portion of the East 1/2 of Joseph House League, Abstract No. 34, in Harris County, Texas, described in Deed from Henry W. Hoffman, et al to Albert B. Metzler, et al recorded in Volume 914, Page 619 of the Deed Records of Harris County, Texas described as follows:

TRACT ONE:

That certain 10 acre tract of land set apart to Julia Metzler in the Partition Deed between the heirs of J. Henry Metzler dated April 28, 1939 recorded in Volume 1124, at Page 636 of the Deed Records of Harris County, Texas more particularly described by metes and bounds as follows:

BEGINNING at the Southwest corner of said 100 acre tract, above referred to;

THENCE North along the West line of said 100 acre tract a distance of 599.5 feet to a point for the Northwest corner, same being the Southwest corner of the 10 acre tract set apart to Max R. Metzler in the above mentioned Partition Deed;

THENCE East along the dividing line between the said Julia Metzler tract and the Max R. Metzler tract a distance of 726.385 feet to their common East corner, same being the Northwest corner of the 10 acre tract set apart to Ida Metzler Ramsey in said Partition Deed;

THENCE South along the West line of said Ida Metzler Ramsey 10 acre tract a distance of 599.5 feet to a point for corner in the South line of said Metzler 100 acre tract;

THENCE West along said South line a distance of 726.385 feet to the PLACE OF BEGINNING.

TRACT TWO:

That certain 10 acre tract of land set apart to Max R. Metzler in the Partition Deed between the heirs of J. Henry Metzler dated April 28, 1939 recorded in Volume 1124, at Page 636 of the Deed Records of Harris County, Texas, more particularly described by metes and bounds as follows:

BEGINNING at the Northwest corner of the 10 acre tract set apart to Julia Metzler in said Partition Deed said point being located 599.5 feet North of the Southwest corner of said Metzler 100 acre tract;

THENCE East along the North line of said Julia Metzler 10 acre tract 726.385 feet to the Northeast corner thereof, same being the Southwest corner of the 10 acre tract set apart to John J. Metzler in said Partition Deed;

THENCE North along the West line of said John J. Metzler 10 acre tract a distance of 599.5 feet to a point for corner, same being the Southeast corner of the 10 acre tract set apart to Olga Wolk in said Partition Deed;

THENCE West along the South line of said Olga Wolk 10 acre tract 726.385 feet to the Southwest corner thereof in the West line of said Metzler 100 acre tract;

THENCE South along said West line a distance of 599.5 feet to the PLACE OF BEGINNING.

SAVE AND EXCEPT those certain 6.292 acre and 0.1028 acre tracts conveyed to the City of Tomball by Deeds recorded under Clerk's File Nos. Y538668 and Y976041, respectively, of the Real Property Records of Harris County, Texas.

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Adopt, on Second Reading, Ordinance Number 2022-28, an Ordinance of the City Council of Tomball, Texas, Levying the Assessment against properties within the City of Tomball Public Improvement District Thirteen (PID 13), Pine Trails Subdivision.

Background:

Public infrastructure improvements are complete for Pine Trails of Tomball Subdivision within Public Improvement District Number Thirteen created by the City in 2021. Per Chapter 372 of the Local Government Code, a service and assessment plan and an assessment roll must be approved by City Council that will levy the assessment on each of the lots. The Plan shows the estimated total costs for public improvements in the PID and the assessments to be levied against residential property in the PID. Each property (lot) will pay a pro-rata portion of the public improvement costs. The Plan also specifies how the assessments are to be collected.

The assessments prescribed in the Plan are by lot. The total, one-time assessment per lot is specified in the plan as well as the annual installment (financed assessment rate at 4.5% annual interest) as follows:

Total Assessment	Annual Assessment Installment	Financed Assessment Term	Annual Administrative Cost*	Total Annual Payment
$ 33,378.51	$3,108.00	15 years	$ 155.40	$ 3,263.40

($60 of the annual administration cost is for City of Tomball administration as shown in the Service and Assessment Plan.

The annual payment, principal, and interest are demonstrated on the attached example amortization schedule which will be kept for each property covered by the assessment. The principal amount of the assessment is payable at any time by each homeowner which would terminate the assessment.

The assessments are formulated to reimburse the developer for the public infrastructure costs of the development plus interest while staying around the equivalent of a $0.75 tax rate. For illustration, the attached amortization schedule details the amortization for each lot. It is estimated that the average price of the homes to be constructed will be $420,000. The annual assessment payment $3,108.00 is the equivalent of a $0.74 tax rate on a $420,000 home.

Proper disclosure notices detailing the assessment will be presented to potential homebuyers by the homebuilders, and for acknowledgement at closing in the same manner as disclosure notices used in MUDs and other special districts with an ad valorem tax rate.

Future Actions

The District Administrator will work with City staff on the collection of the assessments. The PID assessments will be collected on an annual basis in the same manner as property taxes and transferred to a City-established PID revenue fund. A reimbursement report will be performed by an independent CPA firm prior to reimbursement to the developer. The revenues will be disbursed to the developer once a year after administrative costs have been deducted.

Amortization Schedule

PID TERMS AND AMORTIZATION

Duration (in years)	15
Interest Rate	4.50%
Annual Payment Amount	$3,108.00
Total Lifetime Payments	$46,620.00
Total Principal	$33,378.51
Total Interest	$13,241.49

Payment	Principal	Interest	Payment	Payments collected	Principal Balance
					$33,378.51
1	$1,605.97	$1,502.03	$3,108.00		$31,772.54
2	$1,678.24	$1,429.76	$3,108.00		$30,094.31
3	$1,753.76	$1,354.24	$3,108.00		$28,340.55
4	$1,832.68	$1,275.32	$3,108.00		$26,507.88
5	$1,915.15	$1,192.85	$3,108.00		$24,592.73
6	$2,001.33	$1,106.67	$3,108.00		$22,591.40
7	$2,091.39	$1,016.61	$3,108.00		$20,500.02
8	$2,185.50	$922.50	$3,108.00		$18,314.52
9	$2,283.85	$824.15	$3,108.00		$16,030.67
10	$2,386.62	$721.38	$3,108.00		$13,644.05
11	$2,494.02	$613.98	$3,108.00		$11,150.03
12	$2,606.25	$501.75	$3,108.00		$8,543.78
13	$2,723.53	$384.47	$3,108.00		$5,820.25
14	$2,846.09	$261.91	$3,108.00		$2,974.16
15	$2,974.16	$133.84	$3,108.00		$0.00

TOTAL	$33,378.51	$13,241.49	$46,620.00

Origination: Community Development Department

Recommendation:

Adopt Ordinance Number 2022-28, an Ordinance Levying and Assessment against properties within the City of Tomball Public Improvement District Number Thirteen (PID 13), Pine Trails Subdivision, on First Reading.

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Manager

ORDINANCE NO. 2022-28

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS LEVYING AN ASSESSMENT AGAINST PROPERTIES WITHIN THE CITY OF TOMBALL PUBLIC IMPROVEMENT DISTRICT THIRTEEN, PINE TRAILS; AND MAKING CERTAIN FINDINGS RELATED THERETO.

* * * * * * * * * *

WHEREAS, the City of Tomball, Texas (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 has created City of Tomball Public Improvement District Number Thirteen (the "PID"), adopted a Service and Assessment Plan (the "Plan") for the PID, all in accordance with the applicable provisions of Chapter 372; and

WHEREAS, the City Council filed a proposed assessment roll with the City secretary which roll was available for public inspection, and following notice thereof by mail and publication as required by Chapter 372, the City Council held a public hearing at which written or oral objections to the proposed assessments were considered and passed on by the City Council; and

WHEREAS, the City Council has determined that the levy of a special assessment for and on behalf of the PID is necessary and advisable, and that the proposed assessment roll apportions the cost of the subject improvements in the PID on the basis of special benefits accruing to the property because of the improvement

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

Section 1. The facts recited in the preamble hereto are found to be true and correct.

Section 2. The assessment roll attached hereto is hereby approved and the special assessments described therein are hereby levied on the subject property in accordance with the terms of the Plan, which Plan determines, inter alia, the method of payment of the assessments, and makes provision for the payment thereof in periodic installments, interest thereon and the collection thereof. The Mayor, City Secretary and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the terms thereof in accordance therewith.

Section 3. There is hereby created a first and prior lien securing payment of the assessment levied, effective as of the date of this Ordinance as provided in the Plan and Chapter 372.

Section 4. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that

this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

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 15TH DAY OF AUGUST 2022. .

COUNCILMAN FORD	AYE
COUNCILMAN STOLL	AYE
COUNCILMAN DUNAGIN	NAY
COUNCILMAN TOWNSEND	ABSENT
COUNCILMAN PARR	AYE

SECOND READING:

READ, PASSED, APPROVED AND ORDAINED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 21ST DAY OF MARCH 2022. .

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

_____
Lori Klein- Quinn, Mayor

ATTEST:

_____
Doris Speer, City Secretary

Public Improvement District Number Thirteen
Pine Trails of Tomball Subdivision Assessment Roll
City of Tomball, Texas

OWNER	Block	Lot	Principal	Term	Interest Rate	Annual Payment	City Admin Fee	Admin Fee	Total Annual Payment
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	1	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	2	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	3	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	4	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	5	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	6	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	7	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	8	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	9	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	10	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	11	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	12	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	13	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	14	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	15	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	16	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	17	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	18	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	19	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	20	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	21	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	22	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	23	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	24	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	25	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	26	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	27	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	28	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	29	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	30	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	31	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	1	32	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	2	1	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	2	2	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	2	3	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40
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CLASSIC NEIGHBORHOOD – FC HOLDINGS, LLC	2	18	$ 33,378.51	15 Years	4.50%	$ 3,108.00	$ 60.00	$ 95.40	$ 3,263.40

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Approve the Tomball Economic Development Corporation (TEDC) Fiscal Year 2022-2023 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 2022-2023 Budget on July 12, 2022.

Origination: Tomball Economic Development Corporation Board of Directors

Recommendation: Approval of the Fiscal Year 2022-2023 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 _____

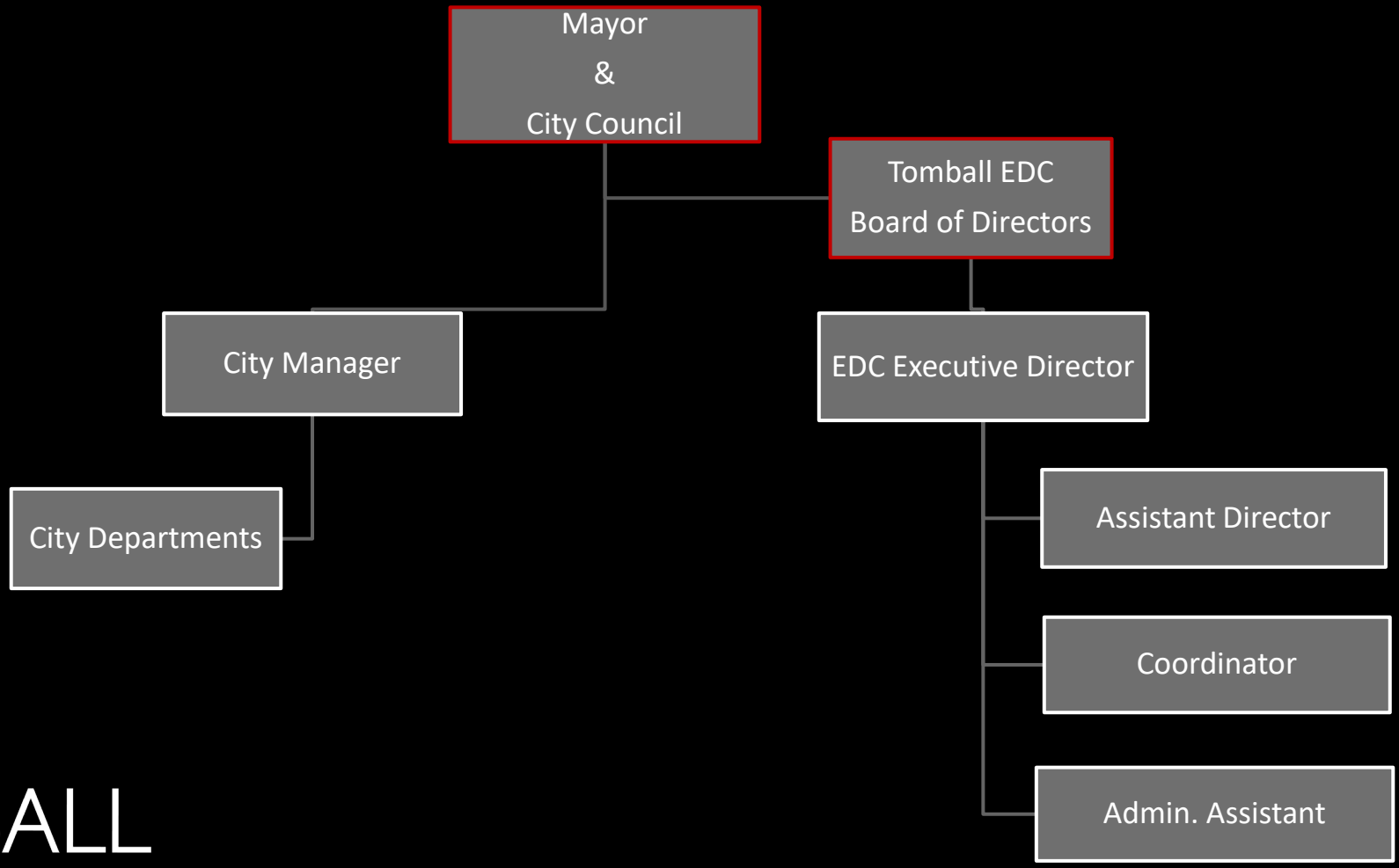
Staff Member-TEDC Date Executive Director-TEDC Date

FY 2023 TEDC BUDGET PRESENTATION



TOMBALL
ECONOMIC DEVELOPMENT CORP.

ORGANIZATIONAL CHART



TOMBALL
ECONOMIC DEVELOPMENT CORP.

ABOUT TOMBALL EDC

- Type B Economic Development Organization
- Formed in 1994 by Vote of the Citizens of Tomball
  - Created as a vehicle for helping to facilitate development throughout the community
- Created pursuant to Development Corporation Act of 1979 (now Local Government Code Chapter 501)
- For all practical purposes, we are treated by the State of Texas as a private, non-profit entity

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ABOUT TOMBALL EDC

- Subject to open-records and open-meetings laws
- Distinct legal entity from the City with separate staff and budget
  - Articles of Incorporation
  - Bylaws
- Governed by a Seven-member, City Council appointed, Board of Directors serving 2-year terms

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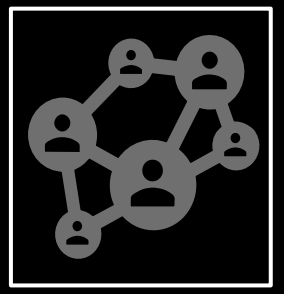
Mission:

To promote economic development in the City of Tomball through the attraction of new business and industry and the retention of existing businesses by providing the resources that enhance the general well-being of the community.

Vision:

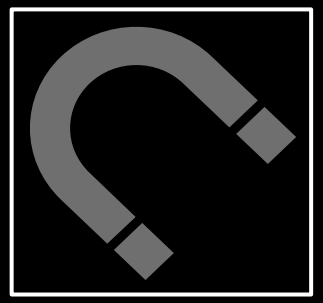
Tomball is the community of choice for businesses, residents, and visitors, offering a dynamic economy, strong labor force, and unmatched living and working environment.

TOMBALL EDC 2022-2023 GOALS



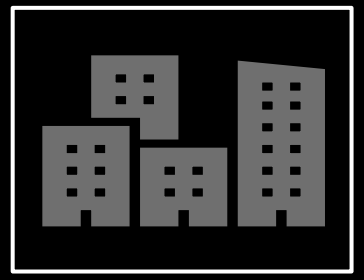
1.

BUSINESS RETENTION & EXPANSION (BRE)



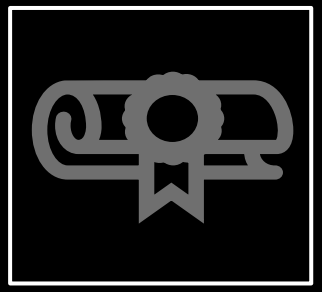
2.

ATTRACTION & RECRUITMENT



3.

DEVELOPMENT/ REDEVELOPMENT OF OLD TOWN



4.

EDUCATION & WORKFORCE DEVELOPMENT

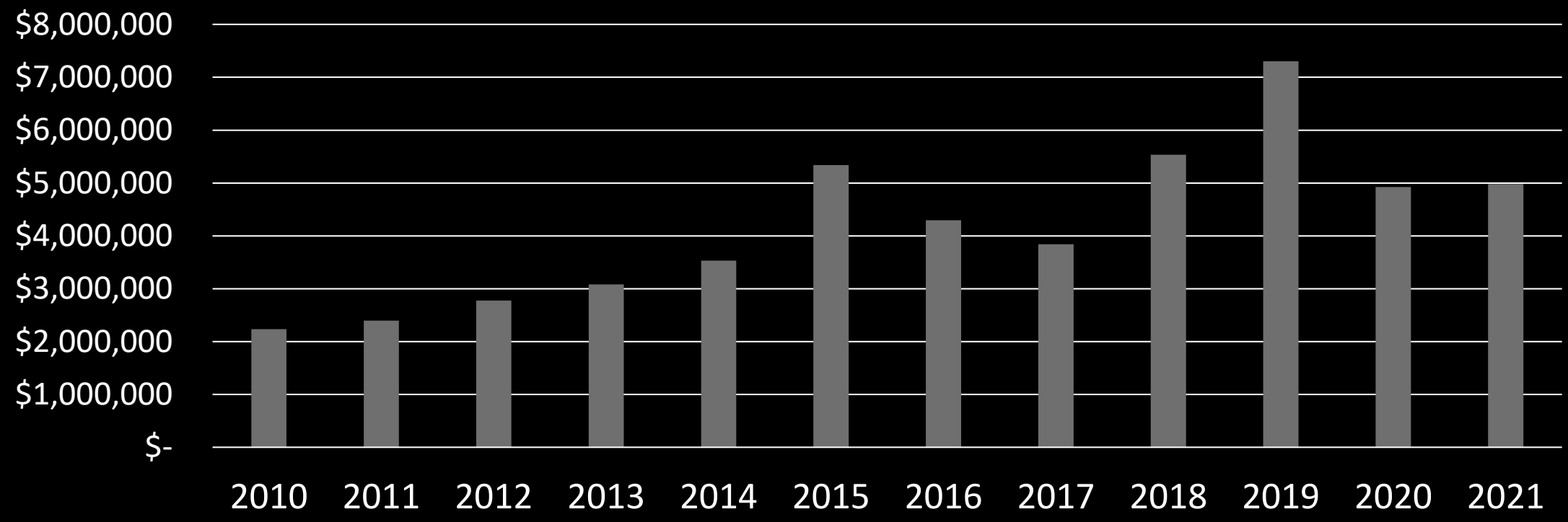
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FUNDING SOURCES

- ½¢ SALES TAX COLLECTED WITHIN THE CITY LIMITS OF TOMBALL
- SALES TAX RATE: 8.25%
    - 6.25% - STATE OF TEXAS
    - 1.00% - CITY OF TOMBALL
    - 0.5% - PROPERTY TAX REDUCTION
    - 0.5% -TEDC
- INTEREST REVENUES: SECURITIES & INVESTMENT POOLS
- WE ARE NOT FUNDED BY AN AD-VALOREM (PROPERTY TAX)

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TEDC Revenue Collections



TOMBALL
ECONOMIC DEVELOPMENT CORP.

TBTP LAND SALES

Owner	Lot #	Acres	Net Revenue	SF Constructed	Jobs
Packers Plus	4.2	4.9360	$ 1,969,052	50,000	80
Suez	2	5.5018	$ 726,969	44,179	70
Nickson	14	6.1041	$ 715,963	55,800	25
Nickson	13	2.9352	$ 387,610	25,200	25
Dkota	10	4.0010	$ 569,168	20,000	25
Hoelscher	5	16.7776	$ 2,011,746	193,000	120
Nickson	12	2.8741	$ 420,478	30,000	25
PDGL	11	2.7631	$ 421,245	25,000	25
CCJ Collaborations	16	4.6500	$ 662,747	10,500	55
KTB (Techsico)	9	2.5207	$ 384,253	10,000	45
Billiard Factory	3	4.8226	$ 681,051	50,000	45
Nickson	15	3.9195	$ 581,626	47,458	25
Newcor	4.1	1.75			
Total		63.56	$ 9,904,999	590,827	590
Pending Sale					
Urban Group/Trophy Windows	8	18.28	$ 3,146,084	256,760	250
Total		81.8357	$ 13,051,083	847,587	840
Expenses					
TBTP CO 2013			$ 8,500,000		
Land Purchase			$ 1,612,499		
Cash Funded Expenses			$ 2,505,145		
		Total Revenue	$ 433,440		

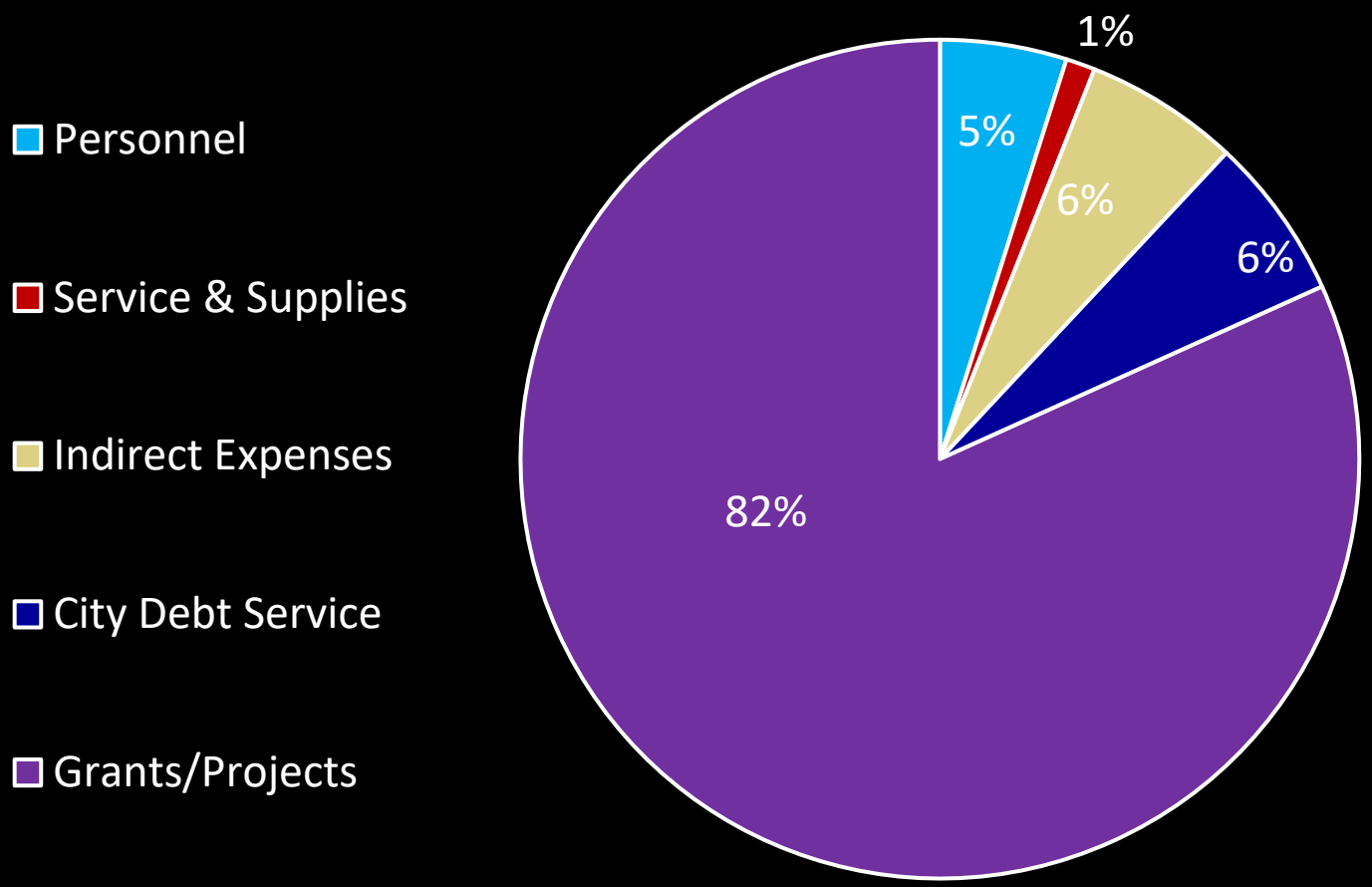
TOMBALL
ECONOMIC DEVELOPMENT CORP.

REVENUES

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2022 Year End Projections	FY 2023 Proposed Budget
Beginning Fund Balance	$ 16,683,138	$ 21,574,948	$ 18,579,527	$ 19,860,898	$19,817,794	$ 23,156,574
REVENUE						
Sales Tax	$ 4,168,199	$ 4,064,895	$ 4,408,484	$ 4,100,000	$ 4,900,000	$ 5,100,000
Interest	551,967	426,876	352,381	350,000	370,000	450,000
Grants	5,500	-	16,000	8,000	8,000	
Other - Land Sales/Lease	2,596,223	491,055	913,855	-	1,646,930	
Total Revenue	$ 7,321,889	$ 4,982,826	$ 5,690,719	$ 4,458,000	$ 6,924,930	$ 5,550,000
Total Available Resources	$ 24,005,027	$ 26,557,774	$ 24,270,246	$ 24,318,898	$26,742,723	$ 28,706,574

TOMBALL
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Expense Distribution



TOMBALL
ECONOMIC DEVELOPMENT CORP.

EXPENDITURES

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2022 Year End Projections	FY 2023 Proposed Budget
Administrative						
Salary & Benefits	$ 368,345	$ 371,126	$ 390,372	$ 458,132	$ 455,282	$ 592,585
Other Personnel Expenditures	$ 52,457	$ 34,472	$ 31,953	$ 77,100	$ 55,750	$ 81,100
Service & Supply Expenditures	$ 73,522	$ 99,053	$ 100,463	$ 128,700	$ 102,300	$ 136,700
Total Administrative Expenditures	$ 494,324	$ 504,651	$ 522,788	$ 663,932	$ 613,332	$ 810,385

TOMBALL
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EXPENDITURES

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2022 Year End Projections	FY 2023 Proposed Budget
Indirect Economic Development Expenses						
Chamber Guide	$ 8,354	$ 8,354	$ 8,354	$ 8,400	$ 8,354	$ 8,400
Area Street Maps	-		3,875	-	-	4,000
Marketing	63,450	90,768	76,150	100,000	100,000	105,000
Economic Impact Model License	4,174	4,299	4,428	4,565	4,565	4,565
Event Sponsorships	6,212	6,000	24,028	29,000	21,560	29,000
Promotional Items	6,574	6,515	1,160	6,500	6,500	6,500
Printing	4,503	6,915	5,404	6,500	6,500	6,500
Website and GIS	14,620	31,899	36,299	20,000	16,100	25,000
Professional Services	136,770	207,560	191,747	500,000	250,000	500,000
Grow Tomball Initiative	-	-	-	-	-	20,000
Miscellaneous	15,555	70,834	78,182	15,000	(32,000)	15,000
Total Indirect Expenditures	**$ 260,212**	**$ 433,144**	**$ 429,626**	**$ 689,965**	**$ 381,579**	**$ 723,965**

TOMBALL
ECONOMIC DEVELOPMENT CORP.

EXPENDITURES

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2022 Year End Projections	FY 2023 Proposed Budget
City Debt Service						
Southside Sewer Plant (1999 CO-2/15/2019)	$ 188,148					
Utilities Expansion (2002 CO-2/15/2022)	$ 370,000	$ 370,000	$ 370,000	$ 370,000	$ 370,000	-
Business Park Infrastructure (Series 2013)	$ 91,764	$ 533,462	$ 535,663	$ 537,663	$ 537,663	$ 539,463
Medical Complex/Persimmon (Series 2016)	-	$ 222,222	$ 222,222	$ 222,222	$ 222,222	$ 222,222
Total Debt Service	**$ 649,912**	**$ 1,125,684**	**$ 1,127,885**	**$ 1,129,885**	**$ 1,129,885**	**$ 761,685**

TOMBALL
ECONOMIC DEVELOPMENT CORP.

EXPENDITURES

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2022 Year End Projections	FY 2023 Proposed Budget
Grants, Loans, & Other						
Project Grants	$ 361,735	$ 219,848	$ 210,108	$ 2,500,000	$ 609,353	$ 2,500,000
Sales Tax Reimbursement Grants (380)	$ 52,312	$ 50,139	$ 50,139	$ 55,000	$ 65,000	$ 70,000
Total	$ 414,047	$ 269,987	$ 260,247	$ 2,555,000	$ 674,353	$2,570,000

TOMBALL
ECONOMIC DEVELOPMENT CORP.

PROJECT GRANTS

TEDC Grant Commitments	$	2,261,166
FY 21 Estimated Payments	$	609,353
Total	**$**	**1,651,813**

City Funding Requests:

• Juergens Park - Louie's Together Playground	$	200,000
• Matheson Park Improvements - General improvements	$	200,000
• South Wastewater Treatment Plant Expansion – Design	$	415,000
• Downtown Improvements – Alley Improvement Project		(new line item created)
Total	$	815,000

Total Project Grants	$	2,466,813

TOMBALL
ECONOMIC DEVELOPMENT CORP.

EXPENDITURES

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2022 Year End Projections	FY 2023 Proposed Budget
Grants, Loans, & Other						
Business Improvement Grants-Current Year	$ 73,559	$ 130,891	$ 62,078	$ 350,000	$ 192,000	$ 350,000
Business Improvement Grants-Prior Year	$ 91,000	$ 139,082	$ 67,000	$ 255,850	$ 325,000	$ 250,000
Total	**$ 164,559**	**$ 269,973**	**$ 129,078**	**$ 605,850**	**$ 517,000**	**$ 600,000**

TOMBALL
ECONOMIC DEVELOPMENT CORP.

EXPENDITURES

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2022 Year End Projections	FY 2023 Proposed Budget
Grants, Loans, & Other						
Old Town Façade Grants-Current Year	-	$ 54,269	-	$ 250,000	$ 90,000	$ 250,000
Old Town Façade Grants-Prior Year	-	-	$ 38,783	$ 200,000	$ 85,000	$ 100,000
Old Town Projects						$ 600,000
Total		$ 54,269	$ 38,783	$ 450,000	$ 175,000	$ 950,000

TOMBALL ECONOMIC DEVELOPMENT CORP.

EXPENDITURES

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2022 Year End Projections	FY 2023 Proposed Budget
Grants, Loans, & Other						
Property Acquisition	-	$ 5,062,631	$ 2,043,540	$ 2,500,000	-	$ 500,000
South Live Oak Redevelopment	-	-	$ 71,341	$ 4,000,000	-	$ 5,000,000
Business Park Expenses	$ 434,471	$ 248,644	$ 77,781	$ 300,000	$ 95,000	$ 300,000
Total	$ 434,471	$ 5,311,275	$ 2,192,662	$ 6,800,000	$ 95,000	$ 5,800,000

TOMBALL
ECONOMIC DEVELOPMENT CORP.

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2022 Year End Projections	FY 2023 Proposed Budget
Beginning Fund Balance						
Total Available Resources	$ 24,005,027	$ 26,557,774	$ 24,270,246	$ 24,318,898	$26,742,723	$ 28,706,574
Total All Expenditures	$ 2,417,525	$ 7,968,983	$ 4,701,069	$ 12,894,631	$ 3,586,149	$ 12,216,035
Revenues Over (Under) Expenditures	$ 4,904,364	$ (2,986,157)	$ 989,650	$ (8,436,631)	$ 3,330,781	$ (6,666,035)
Ending Fund Balance	**$ 21,649,056**	**$ 18,749,898**	**$ 19,570,389**	**$ 11,424,267**	**$23,148,575**	**$ 16,490,540**

TOMBALL
ECONOMIC DEVELOPMENT CORP.

QUESTIONS?

TOMBALL
ECONOMIC DEVELOPMENT CORP.

Tomball Economic Development Corporation
2022-2023 Proposed Budget
October 1, 2021 to September 30, 2022

	FY 2019 Actuals	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Adopted Budget	FY 2022 Year End Projections	FY 2023 Proposed Budget
Beginning Fund Balance	$ 16,683,138	$ 21,574,948	$ 18,579,527	$ 19,860,898	$ 19,817,793	$ 23,156,574
REVENUE						
Sales Tax	$ 4,168,199	$ 4,064,895	$ 4,408,484	$ 4,100,000	$ 4,900,000	$ 5,100,000
Interest	551,967	426,876	352,381	350,000	370,000	450,000
Grants	5,500	-	16,000	8,000	8,000	
Other - Land Sales and Lease Payments	2,596,223	491,055	913,855	-	1,646,930	
Total Revenue	$ 7,321,889	$ 4,982,826	$ 5,690,719	$ 4,458,000	$ 6,924,930	$ 5,550,000
Total Available Resources	$ 24,005,027	$ 26,557,774	$ 24,270,246	$ 24,318,898	$ 26,742,723	$ 28,706,574
EXPENDITURES						
Administrative						
Salaries - Administrative	$ 201,300	$ 213,843	$ 215,952	$ 283,214	$ 283,214	$ 287,810
Benefits	126,518	114,950	129,174	133,918	133,918	157,830
Wages - Full-Time	40,527	42,333	45,246	38,000	38,000	55,000
Wages - Other				3,000	150	8,300
Salary Survey Adjustments						83,645
Total Salaries and Benefits	$ 368,345	$ 371,126	$ 390,372	$ 458,132	$ 455,282	$ 592,585
Other Personnel Expenditures						
Auto Allowances	$ 8,400	$ 8,400	$ 8,400	$ 16,800	$ 16,800	$ 16,800
Phone Allowance - Executive Director	768	900	900	900	900	900
Phone Allowance - Assistant Director	768	900	900	900	900	900
Phone Allowance - Coordinator	-	-	-	-	-	900
Local Travel Expense	256	135	236	500	150	500
Dues and Subscriptions	7,514	9,482	7,681	10,000	9,000	13,100
Seminar/Conference Registrations	15,224	2,928	10,396	18,000	12,000	18,000
Travel and Training	19,527	11,727	3,440	30,000	16,000	30,000
Total Other Personnel Expense	$ 52,457	$ 34,472	$ 31,953	$ 77,100	$ 55,750	$ 81,100
Service and Supply Expenditures						
Contracted Administrative Services	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
Bank Charges & Postage	(344)	1,920	3,017	3,500	2,500	3,500
Insurance	1,743	3,144	8,399	15,000	15,000	18,000
Computer Equipment & Maintenance	2,910	4,249	5,823	5,000	5,000	10,000
Communications Services	3,286	3,639	3,976	5,200	4,300	5,200
Legal Fees	7,333	31,915	31,996	40,000	20,000	40,000
Lease Expense-GTACC	22,842	25,629	24,574	25,000	25,000	25,000
Office Equipment & Supplies	10,752	3,557	(2,321)	10,000	5,500	10,000
Total Service and Supply Expense	$ 73,522	$ 99,053	$ 100,463	$ 128,700	$ 102,300	$ 136,700
Total Administrative Expenditures	$ 494,324	$ 504,651	$ 522,788	$ 663,932	$ 613,332	$ 810,385
Indirect Economic Development Exp.						
Chamber Guide	$ 8,354	$ 8,354	$ 8,354	$ 8,400	$ 8,354	$ 8,400
Area Street Maps	-		3,875	-	-	4,000
Marketing	63,450	90,768	76,150	100,000	100,000	105,000
Economic Impact Model License	4,174	4,299	4,428	4,565	4,565	4,565
Event Sponsorships	6,212	6,000	24,028	29,000	21,560	29,000
Promotional Items	6,574	6,515	1,160	6,500	6,500	6,500
Printing	4,503	6,915	5,404	6,500	6,500	6,500
Website and GIS	14,620	31,899	36,299	20,000	16,100	25,000
Professional Services	136,770	207,560	191,747	500,000	250,000	500,000
Grow Tomball Initiative	-	-	-	-	-	20,000
Miscellaneous	15,555	70,834	78,182	15,000	(32,000)	15,000
Total Indirect Expenditures	$ 260,212	$ 433,144	$ 429,626	$ 689,965	$ 381,579	$ 723,965
City Debt Service						

Southside Sewer Plant (1999 CO-2/15/2019)	$ 188,148	$ -	$ -	$ -		
Utilities Expansion (2002 CO-2/15/2022)	370,000	370,000	370,000	370,000	370,000	-
Business Park Infrastructure (Series 2013)	91,764	533,462	535,663	537,663	537,663	539,463
Medical Complex/Persimmon (Series 2016)	-	222,222	222,222	222,222	222,222	222,222
Total Debt Service	$ 649,912	$ 1,125,684	$ 1,127,885	$ 1,129,885	$ 1,129,885	$ 761,685
Grants, Loans & Other Expenditures						
Project Grants	$ 361,735	$ 219,848	$ 210,108	$ 2,500,000	$ 609,353	$ 2,500,000
Sales Tax Reimbursement Grants (380)	52,312	50,139	50,139	55,000	65,000	70,000
Property Acquisition	-	5,062,631	2,043,540	2,500,000	-	500,000
Business Improvement Grants- Current Year	73,559	130,891	62,078	350,000	192,000	350,000
Business Improvement Grants- Prior Year	91,000	139,082	67,000	255,850	325,000	250,000
Old Town Façade Grants- Current Year	-	54,269	-	250,000	90,000	250,000
Old Town Façade Grants- Prior Year	-	-	38,783	200,000	85,000	100,000
Old Town Projects						600,000
South Live Oak Redevelopment	-	-	71,341	4,000,000	-	5,000,000
Business Park Expenses	434,471	248,644	77,781	300,000	95,000	300,000
Total Grants/Loans/Other	$ 1,013,077	$ 5,905,504	$ 2,620,770	$ 10,410,850	$ 1,461,353	$ 9,920,000
Total All Expenditures	$ 2,417,525	$ 7,968,983	$ 4,701,069	$ 12,894,632	$ 3,586,149	$ 12,216,035
Revenues Over (Under) Expenditures	$ 4,904,364	$ (2,986,157)	$ 989,650	$ (8,436,632)	$ 3,338,781	$ (6,666,035)
Other Income/Losses on Investments	$ 12,554	$ 9,264	$ (248,616)	$ -		$ -
Ending Fund Balance	$ 21,574,948	$ 18,579,527	$ 19,817,793	$ 11,424,267	$ 23,156,574	$ 16,490,540
Per Audited Financials	$ 21,649,056	$ 18,749,898	$ 19,570,389			
Variance	$ (74,108)	$ (170,371)	$ 247,404			

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

Tomball Economic Development Corporation
FY 2022-2023 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: Wages for non-exempt (hourly) TEDC employees. Also includes overtime for hours worked during any FLSA-defined workweek, which exceeds 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.

- Grow Tomball Initiative: Expenses related to developing a Grow Tomball initiative to highlight and promote local businesses, entrepreneurs, and products.

- 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 for economic development projects.

- 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.

- Old Town Revitalization Projects: Targeted infrastructure improvements in Old Town Tomball including alleyways, parking, wayfinding, etc.

- 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.

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Conduct Public Hearing for the Purpose of Adopting the City of Tomball's Budget for Fiscal Year 2022-2023

Background:

Origination: Mayor Klein Quinn

Recommendation:

N/A

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

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 8-19-2022 Approved by

Staff Member Date City Manager Date

City of Tomball



FY 2022-2023
Proposed Budget

Fund Summaries

Consolidated Statement of Anticipated Receipts and Revenues and Expenditures and Changes in Fund Balance- All Funds
2022-2023 Proposed Budget

	Governmental					Proprietary	Internal Service					
	General Fund	Special Revenue Funds	State & Federal Grants Fund	Public Improvement District Funds	Debt Service	Enterprise Fund	Fleet Replacement Fund	Health Insurance Trust Fund	Water Captial Recovery	Sewer Capital Recovery	Capital Projects Fund	All Funds
	100	200-260/990	205	295-298	300	600	650	910	730	740	400/460	
Revenues:												
Property taxes	$ 4,750,000	$ -	$ -	$ -	$ 2,800,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,550,000
Hotel Occupancy	-	600,000	-	-	-	-	-	-	-	-	-	600,000
Sales taxes	15,390,000	-	-	-	-	-	-	-	-	-	-	15,390,000
Franchise taxes	930,000	-	-	-	-	-	-	-	-	-	-	930,000
Permits and licenses	1,402,500	-	-	-	-	-	-	-	-	-	-	1,402,500
Fines and warrants	310,250	17,000	-	-	-	-	-	-	-	-	-	327,250
Service fees	5,742,490	-	-	-	-	13,883,000	-	-	-	-	-	19,625,490
Transfers In	2,000,000	126,000	-	-	-	-	579,069	3,411,800	-	-	6,575,000	12,691,869
Contributions/Grants	930,000	3,000	-	1,774,500	761,685	-	-	312,750	-	-	1,415,000	5,196,935
Interest	300,000	9,000	-	-	10,000	30,000	6,000	15,000	50,000	20,000	500,000	940,000
Other	220,050	2,860,422	-	-	-	280,300	-	-	1,000,000	800,000	25,240,000	30,400,772
Total Revenues	**$ 31,975,290**	**$ 3,615,422**	**$ -**	**$ 1,774,500**	**$ 3,571,685**	**$ 14,193,300**	**$ 585,069**	**$ 3,739,550**	**$ 1,050,000**	**$ 820,000**	**$ 33,730,000**	**$ 95,054,816**
Expenditures:												
General Government	$ 5,206,380	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,960,400	$ -	$ -	$ 4,050,000	$ 13,216,780
Transfers Out	3,349,031	-	-	-	-	-	-	-	-	-	-	3,349,031
Public Safety	15,443,810	125,800	-	-	-	-	-	-	-	-	-	15,569,610
Public Works	6,179,300	-	-	-	-	-	-	-	-	-	-	6,179,300
Engineering and Planning	1,182,960	-	-	-	-	-	-	-	-	-	-	1,182,960
Parks and Recreation	1,599,125	-	-	-	-	-	-	-	-	-	-	1,599,125
Tourism & Arts	-	702,100	-	-	-	-	-	-	-	-	-	702,100
Utilities	-	-	-	-	-	15,840,373	-	-	4,650,000	75,000	26,740,000	47,305,373
Capital Projects/Outlay	-	-	-	-	-	-	1,335,470	-	-	-	-	1,335,470
Debt Service	-	-	-	-	7,074,323	-	-	-	-	-	-	7,074,323
Public Improvement Districts	-	-	-	1,774,500	-	-	-	-	-	-	-	1,774,500
Total Expenditures	**$ 33,826,506**	**$ 827,900**	**$ -**	**$ 1,774,500**	**$ 7,074,323**	**$ 15,840,373**	**$ 1,335,470**	**$ 3,960,400**	**$ 4,650,000**	**$ 75,000**	**$ 30,790,000**	**$ 99,288,572**
Revenues Over (Under) Expenditures	**$ (1,851,216)**	**$ 2,787,522**	**$ -**	**$ -**	**$ (3,502,638)**	**$ (1,647,073)**	**$ (750,401)**	**$ (220,850)**	**$ (3,600,000)**	**$ 745,000**	**$ 2,940,000**	**$ (4,233,756)**
Beginning Fund Balance	$ 23,579,218	$ 1,099,096	$ 14,800	$ 338,961	$ 6,539,248	$ 10,434,981	$ 1,764,676	$ 2,621,013	$ 4,954,439	$ 4,555,238	$ 4,351,051	$ 60,252,721
Ending Fund Balance	**$ 21,728,002**	**$ 3,886,618**	**$ 14,800**	**$ 338,961**	**$ 3,036,611**	**$ 8,787,908**	**$ 1,014,275**	**$ 2,400,163**	**$ 1,354,439**	**$ 5,300,238**	**$ 7,291,051**	**$ 56,018,966**

General Fund - 100
Statement of Revenues, Expenditures, and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Contributions	$ 441,777	$ 1,383,419	$ 748,000	$ 821,000	$ 930,000
Fines & Warrants	349,302	307,568	350,000	297,250	310,250
Franchise Taxes	1,084,860	973,053	1,050,000	937,000	930,000
Interest	167,887	(15,621)	7,500	150,000	300,000
Other Revenue	226,535	291,446	102,650	275,550	220,050
Permits & Licenses	1,113,989	1,633,906	1,542,500	1,892,500	1,402,500
Property Taxes	2,265,470	3,511,281	3,545,000	3,940,000	4,750,000
Sales Taxes	12,291,928	13,361,050	12,590,000	14,805,000	15,390,000
Services	2,942,033	2,988,861	3,294,867	3,332,425	5,742,490
Enterprise Transfers In	2,603,335	2,671,317	2,668,418	2,001,314	2,000,000
Total Revenues	**$ 23,487,115**	**$ 27,106,280**	**$ 25,898,935**	**$ 28,452,039**	**$ 31,975,290**
Expenditures:					
Administrative	$ 383,298	$ 348,812	$ 412,818	$ 388,375	$ 519,200
Building Permits and Inspections	400,824	382,202	428,631	408,750	475,400
Mayor and Council	58,628	48,948	85,660	78,430	93,230
City Secretary	327,110	334,455	465,409	455,575	572,800
Human Resources	434,353	408,710	478,812	532,500	589,100
Finance	871,849	927,873	858,441	844,775	830,300
Information Systems	829,172	705,256	875,120	906,425	1,216,400
Legal	144,705	108,315	140,000	145,000	145,000
Non-Departmental*	757,835	1,204,414	1,182,838	1,233,601	1,267,981
Police	5,915,354	6,139,796	7,014,095	7,265,700	8,448,010
Municipal Court	401,138	391,261	472,246	440,950	516,850
Community Center	147,274	147,307	179,318	187,250	196,825
Fire	2,747,943	2,793,929	3,296,791	3,651,785	3,359,300
Emergency Management	19,626	15,183	21,800	26,850	24,500
ESD#15	837,626	770,801	1,057,918	1,063,900	3,095,150
Public Works Administration	66,849	60,290	90,666	87,650	284,550
Garage	156,336	170,497	194,220	202,550	178,100
Parks	1,092,566	988,534	760,864	821,450	1,402,300
Streets	1,109,920	1,409,200	1,571,328	1,630,625	2,823,050
Sanitation	1,758,032	1,734,249	1,815,200	1,902,200	1,980,200
Engineering and Planning	496,003	563,340	578,975	596,175	1,182,960
Facilities Maintenance	605,992	1,031,576	852,958	984,300	913,400
Transfer Out to Hotel Occupancy	126,000	126,000	126,000	126,000	126,000
Transfer Out to Health Insurance	2,300,000	2,327,000	2,600,581	2,461,081	2,720,000
Total Expenditures	**$ 21,988,433**	**$ 23,137,947**	**$ 25,560,690**	**$ 26,441,897**	**$ 32,960,606**
Revenues Over/(Under) Expenditures	**$ 1,498,681**	**$ 3,968,333**	**$ 338,245**	**$ 2,010,141**	**$ (985,316)**
Beginning Fund Balance	**$ 16,102,062**	**$ 17,600,743**	**$ 21,569,077**	**$ 21,569,077**	**$ 23,579,218**
Ending Fund Balance	**$ 17,600,743**	**$ 21,569,077**	**$ 21,907,321**	**$ 23,579,218**	**$ 22,593,902**
25% of Operating Expenses - Target	80%	93%	86%	89%	69%

CITY OF TOMBALL
GENERAL FUND REVENUES - 100

GENERAL FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5110 CURRENT TAXES	2,243,764	3,440,397	3,500,000	3,900,000	4,700,000
5120 DELINQUENT TAXES	11,048	41,901	30,000	-	25,000
5130 PENALTY,INTEREST,ATTY FEES	10,658	28,982	15,000	40,000	25,000
5140 SALES TAX	12,214,957	13,260,643	12,500,000	14,700,000	15,300,000
5141 ALCOHOLIC BEVERAGE TAX	65,646	86,392	75,000	90,000	75,000
5150 ELECTRICAL FRANCHISE TAX	728,145	723,183	730,000	700,000	700,000
5160 T.V. CABLE FRANCHISE TAX	75,381	127,943	65,000	135,000	135,000
5161 1% IN KIND/ PEG FEES	2,550	27,882	30,000	34,000	30,000
5170 COMMUNICATIONS ROW LINE FEE	249,841	94,045	225,000	68,000	65,000
5175 SANITATION FRANCHISE TAX	28,924	-	-	-	-
5190 BINGO TAX	19	-	-	-	-
5200 BUILDING PERMITS	551,773	889,622	925,000	1,000,000	800,000
5210 CONSTRUCTION PERMITS	278,919	273,193	200,000	400,000	200,000
5215 PLUMBING PERMIT	45,935	103,404	75,000	75,000	75,000
5220 MECHANICAL PERMITS	33,010	56,882	50,000	60,000	50,000
5230 ELECTRICAL PERMITS	69,858	157,064	150,000	150,000	150,000
5235 FIRE PERMIT FEES	73,406	71,661	70,000	80,000	60,000
5240 OTHER PERMITS	7,064	10,983	5,000	60,000	10,000
5245 MISCELLANEOUS PERMIT FEES	5,116	1,810	500	500	500
5250 MIXED BEVERAGE FEES	11,325	14,015	15,000	15,000	15,000
5255 LICENSE FEES	510	2,790	3,000	3,000	3,000
5260 AMBULANCE PERMITS	4,000	5,100	6,000	6,000	6,000
5300 MUNICIPAL COURT FINES	180,306	176,346	170,000	160,000	170,000
5310 COURT COSTS/ADMIN FEES	121,458	88,494	145,000	80,000	90,000
5320 COURT WARRANT FEES	36,914	34,147	30,000	30,000	30,000
5340 TIME PYMT.FEE-10% CITY JUDICL.	665	334	500	250	250
5341 TIME PAYMENT FEE-40% FOR CITY	3,084	2,497	2,500	2,000	2,000
5430 SANITATION FEES	1,777,220	1,868,750	1,750,000	1,900,000	2,000,000
5440 PLAT FEES	9,118	8,215	10,000	15,000	10,000
5441 REZONING APPLICATION FEE	2,992	9,872	8,000	4,000	2,000
5442 CONDITIONAL USE PERMIT	1,800	440	4,000	1,000	1,000
5443 PLANNED DEVELOPMENT	3,700	2,000	1,000	3,000	1,000
5444 SITE PLAN REVIEW	22,000	36,550	30,000	30,000	30,000
5445 PLAN REVIEW FEES- OTHER	1,538	644	1,000	3,000	1,000
5446 ZONING FEES- OTHER	3,250	3,678	4,000	2,000	3,000
5450 BIRTH AND DEATH CERTIFICATE FEES	45,461	62,461	50,000	50,000	50,000
5451 NOTARY FEES	85	48	50	50	50
5460 ALARM SYSTEM REGISTRATION FEES	16,885	13,625	10,000	27,000	20,000
5461 FALSE ALARM SERVICE FEE	6,875	5,750	2,000	25,000	18,000
5470 EMERGENCY SERVICE DISTRCT FEES	215,000	229,250	229,000	255,000	508,840
5472 ESD#15 S5 OPERATING COST REIMBURSEMENT	25,756	25,301	27,053	79,775	1,289,700
5474 ESD#15 STATION 5 PAYROLL REIMBURSEMENT	809,054	725,131	1,167,564	943,150	1,805,450
5480 LIFE SAFETY PLAN REVIEW	10,284	3,608	3,000	7,000	5,000
5481 STATE LICENSED FACILITIES	1,685	1,965	2,500	1,500	1,500
5482 ANNUAL FIRE INSPECTIONS	-	-	750	-	-
5500 SALE OF CITY PROPERTY	166,059	27,469	40,000	24,000	40,000
5510 COMMUNITY CENTER FEES	20,343	24,885	25,000	30,000	30,000

CITY OF TOMBALL
GENERAL FUND REVENUES - 100

GENERAL FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5515 CONGREGATE MEAL SERV. REVENUE	5,318	995	2,500	10,000	10,000
5520 PARK RENTAL FEE	4,375	14,145	10,000	14,000	12,000
5550 MISCELLANEOUS INCOME	55,073	43,292	60,000	81,500	50,000
5551 INSURANCE RECOVERIES	-	219,612	-	40,000	-
5560 RETURNED CHECK FINES	-	30	100	-	-
5561 CREDIT CARD FEES	-	-	-	120,000	120,000
5690 SANITATION PENALTY	15,971	19,741	20,000	25,000	20,000
5730 SCHOOL RESOURCE OFFICERS (SRO)	404,847	709,851	713,000	729,000	895,000
5740 OTHER GRANTS	11,930	648,568	10,000	67,000	10,000
5770 TEDC CONTRIBUTIONS	25,000	25,000	25,000	25,000	25,000
5800 INTEREST INCOME	167,887	(15,621)	7,500	150,000	300,000
5961 ENTERPRISE TRANSFERS IN	2,603,335	2,671,317	2,668,418	2,001,314	2,000,000
TOTAL GENERAL FUND REVENUES	**$ 23,487,114**	**$ 27,106,280**	**$ 25,898,935**	**$ 28,452,039**	**$ 31,975,290**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	ADMINISTRATIVE	100-111 ADMINISTRATIVE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$263,494	$190,566	$266,115	$265,000	$397,300
6009 WAGES-OTHER	$12,258	$9,668	$14,150	$7,200	$0
6011 VACATION PAY	$11,932	$27,260	$14,957	$11,500	$0
6012 SICK PAY	$0	$36,461	$11,791	$5,700	$0
6013 EMERGENCY PAY	$507	$0	$0	$0	$0
6015 SICK TIME BUYBACK	$4,411	$4,499	$2,533	$2,350	$2,300
6019 LONGEVITY	$995	$1,115	$420	$425	$600
6021 FICA-MED/SS	$21,341	$19,650	$25,199	$22,750	$32,100
6022 TMRS-EMPLOYER	$42,874	$38,482	$43,753	$41,200	$55,400
6025 WORKER COMPENSATION INS.	$180	$145	$200	$200	$300
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$2,700
6035 AUTO ALLOWANCE	$0	$0	$0	$0	$16,800
PERSONNEL SERVICES	**$357,991**	**$327,846**	**$379,118**	**$356,325**	**$507,500**
6101 OFFICE AND COMPUTER SUPPLIES	$284	$219	$1,000	$300	$300
6102 EDUCATIONAL SUPPLIES	$488	$155	$500	$250	$250
6105 FOOD SUPPLIES	$269	$954	$1,000	$1,000	$1,000
6107 CLOTHING AND UNIFORMS	$366	$46	$400	$400	$400
6109 POSTAGE	($5)	$0	$0	$0	$0
6119 OTHER SUPPLIES	$134	$1,755	$1,000	$500	$500
6130 FURNITURE >$20,000	$0	$0	$0	$250	$0
SUPPLIES	**$1,534**	**$3,129**	**$3,900**	**$2,700**	**$2,450**
6312 PHONE & INTERNET SERVICES	$2,199	$1,704	$2,500	$1,300	$0
6329 OTHER SERVICES	$227	$41	$500	$250	$250
6332 TRAVEL AND MEALS	$431	($120)	$4,000	$4,000	$4,000
6333 DUES AND SUBSCRIPTIONS	$3,635	$4,265	$4,000	$4,000	$4,000
6334 AUTOMOBILE ALLOWANCES	$16,688	$11,947	$16,800	$16,800	$0
6337 TRAINING	$593	$0	$2,000	$3,000	$1,000
SERVICES AND CHARGES	**$23,772**	**$17,837**	**$29,800**	**$29,350**	**$9,250**
TOTAL GENERAL-ADMINISTRATIVE	**$383,298**	**$348,812**	**$412,818**	**$388,375**	**$519,200**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	PERMITS/INSPECTIONS	100-112 PERMITS/INSPECTIONS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$127,336	$86,878	$124,020	$127,000	$142,100
6003 WAGES-FULL TIME	$130,702	$165,743	$137,183	$139,000	$171,800
6005 WAGES-OVERTIME	$1,077	$1,517	$2,833	$1,500	$1,500
6009 WAGES-OTHER	$12,595	$11,650	$13,765	$9,500	$0
6011 VACATION PAY	$15,114	$12,027	$14,895	$15,000	$0
6012 SICK PAY	$11,021	$8,497	$11,471	$9,000	$0
6013 EMERGENCY PAY	$399	$717	$0	$0	$0
6015 SICK TIME BUYBACK	$2,153	$0	$1,561	$800	$2,000
6019 LONGEVITY	$2,030	$1,825	$1,090	$1,100	$1,400
6021 FICA-MED/SS	$21,479	$20,499	$23,577	$22,600	$24,500
6022 TMRS-EMPLOYER	$42,008	$39,066	$40,936	$40,400	$42,300
6025 WORKER COMPENSATION INS.	$1,048	$722	$1,000	$1,000	$1,000
PERSONNEL SERVICES	**$366,962**	**$349,142**	**$372,331**	**$366,900**	**$386,600**
6101 OFFICE AND COMPUTER SUPPLIES	$3,333	$8,328	$3,000	$1,000	$20,500
6102 EDUCATIONAL SUPPLIES	$651	$150	$1,000	$300	$1,000
6105 FOOD SUPPLIES	$40	$215	$0	$300	$300
6107 CLOTHING AND UNIFORMS	$1,368	$2,624	$3,000	$1,800	$3,000
6108 FUEL, OIL AND LUBRICANTS	$7,018	$8,117	$7,500	$11,000	$11,000
6119 OTHER SUPPLIES	$0	$42	$0	$50	$0
SUPPLIES	**$12,411**	**$19,476**	**$14,500**	**$14,450**	**$35,800**
6205 VEHICLE MAINTENANCE	$1,791	$1,946	$3,000	$7,000	$2,500
REPAIRS AND MAINTENANCE	**$1,791**	**$1,946**	**$3,000**	**$7,000**	**$2,500**
6304 PROFESSIONAL SERVICES, OTHER	$4,594	$1,450	$10,000	$4,000	$10,000
6312 PHONE & INTERNET SERVICES	$5,577	$3,886	$4,500	$4,500	$9,000
6332 TRAVEL AND MEALS	$3,882	$1,765	$12,000	$5,000	$12,000
6333 DUES AND SUBSCRIPTIONS	$485	$342	$1,500	$1,500	$1,500
6337 TRAINING	$4,766	$4,035	$10,000	$5,000	$10,000
6362 PERMITS AND LICENSES	$357	$160	$800	$400	$8,000
SERVICES AND CHARGES	**$19,661**	**$11,638**	**$38,800**	**$20,400**	**$50,500**
TOTAL GENERAL-PERMITS/INSPECTIONS	**$400,824**	**$382,202**	**$428,631**	**$408,750**	**$475,400**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	MAYOR AND COUNCIL	100-113 MAYOR AND COUNCIL

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6004 WAGES- PART TIME	$24,896	$24,086	$30,600	$27,700	$30,600
6021 FICA- MED/ SS	$1,905	$1,843	$2,341	$2,200	$2,400
6025 WORKER COMPENSATION INS.	$36	$32	$39	$50	$50
PERSONNEL SERVICES	**$26,837**	**$25,960**	**$32,980**	**$29,950**	**$33,050**
6101 OFFICE AND COMPUTER SUPPLIES	$162	$0	$80	$80	$80
6105 FOOD SUPPLIES	$2,628	$3,036	$2,500	$4,500	$5,000
6107 CLOTHING AND UNIFORMS	$134	$0	$0	$0	$0
6119 OTHER SUPPLIES	$5,747	$15,592	$12,000	$15,000	$16,000
SUPPLIES	**$8,671**	**$18,628**	**$14,580**	**$19,580**	**$21,080**
6304 PROFESSIONAL SERVICES- OTHER	$7,507	$0	$10,000	$5,000	$10,000
6329 OTHER SERVICES	$0	$0	$100	$100	$100
6332 TRAVEL AND MEALS	$0	$40	$5,000	$4,000	$5,000
6333 DUES AND SUBSCRIPTIONS	$3,960	$4,105	$5,000	$4,800	$5,000
6337 TRAINING	$220	$215	$3,000	$3,000	$3,000
6398 BANQUETS, DEDICATION, RECEP	$11,433	$0	$15,000	$12,000	$16,000
SERVICES AND CHARGES	**$23,120**	**$4,360**	**$38,100**	**$28,900**	**$39,100**
TOTAL MAYOR AND COUNCIL	**$58,628**	**$48,948**	**$85,660**	**$78,430**	**$93,230**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	CITY SECRETARY	100-114 CITY SECRETARY

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$146,856	$136,432	$151,857	$164,000	$194,600
6003 WAGES-FULL TIME	$52,270	$63,850	$75,111	$79,000	$87,800
6005 WAGES-OVERTIME	$2,234	$2,730	$4,120	$4,100	$4,000
6009 WAGES-OTHER	$11,093	$11,436	$12,241	$9,200	$0
6011 VACATION PAY	$16,594	$18,252	$17,981	$12,000	$0
6012 SICK PAY	$4,100	$12,271	$10,201	$6,000	$0
6013 EMERGENCY PAY	$466	$0	$0	$0	$0
6015 SICK TIME BUYBACK	$2,231	$934	$4,080	$3,400	$4,100
6019 LONGEVITY	$2,695	$2,460	$2,702	$2,700	$3,000
6021 FICA-S.S. AND MEDICARE TAXES	$17,624	$18,414	$21,577	$21,500	$22,800
6022 TMRS-EMPLOYER	$33,176	$34,176	$37,464	$37,700	$39,200
6025 WORKER COMPENSATION INS.	$361	$291	$400	$400	$400
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
PERSONNEL SERVICES	**$289,700**	**$301,245**	**$337,734**	**$340,000**	**$356,800**
6101 OFFICE AND COMPUTER SUPPLIES	$7,406	$7,518	$12,000	$11,150	$12,000
6102 EDUCATIONAL SUPPLIES	$361	$606	$1,000	$800	$1,000
6104 JANITORIAL AND CLEANING SUPPLY	$1,062	$707	$1,000	$700	$1,000
6105 FOOD SUPPLIES	$1,503	$1,881	$1,300	$2,500	$2,500
6107 CLOTHING AND UNIFORMS	$0	$0	$0	$600	$1,000
6109 POSTAGE	$467	$510	$1,000	$1,000	$800
6119 OTHER SUPPLIES	$410	$653	$600	$1,000	$600
6130 FURNITURE >$20,000	$0	$0	$0	$850	$0
SUPPLIES	**$11,211**	**$11,876**	**$16,900**	**$18,600**	**$18,900**
6201 OFFICE EQUIPMENT MAINT.	$0	$0	$200	$0	$200
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$200**	**$0**	**$200**
6304 PROF.SERV.-OTHER	$4,460	$3,883	$15,000	$12,500	$37,800
6312 PHONE & INTERNET SERVICES	$895	$900	$900	$900	$0
6316 PRINTING AND BINDING	$0	$0	$75	$75	$100
6329 OTHER SERVICES	$0	$156	$600	$500	$500
6332 TRAVEL AND MEALS	$5,735	$1,015	$5,500	$6,000	$6,000
6333 DUES AND SUBSCRIPTIONS	$2,245	$2,048	$3,500	$3,000	$3,500
6335 ADVERTISING COST	$9,102	$10,251	$20,000	$15,000	$20,000
6337 TRAINING	$1,920	$1,815	$5,000	$4,000	$5,000
6371 ELECTION SERVICES	$1,217	$1,266	$60,000	$55,000	$124,000
6398 BANQUETS, DEDICATION, RECEPTIONS	$625	$0	$0	$0	$0
SERVICES AND CHARGES	**$26,200**	**$21,334**	**$110,575**	**$96,975**	**$196,900**
TOTAL CITY SECRETARY	**$327,110**	**$334,455**	**$465,409**	**$455,575**	**$572,800**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	HUMAN RESOURCES	100-115 HUMAN RESOURCES

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$110,737	$109,396	$114,929	$123,000	$149,300
6003 WAGES-FULL TIME	$106,177	$103,530	$107,398	$105,900	$121,200
6004 WAGES-PART TIME	$16,029	$28,761	$32,960	$39,000	$32,000
6005 WAGES-OVERTIME	$2,555	$1,053	$6,180	$6,200	$6,000
6009 WAGES-OTHER	$11,478	$9,642	$12,012	$8,500	$0
6011 VACATION PAY	$17,745	$17,763	$16,529	$13,800	$0
6012 SICK PAY	$1,184	$2,824	$10,010	$6,500	$0
6013 EMERGENCY PAY	$0	$2,996	$0	$650	$0
6014 RETIREMENT PAYOUTS	$0	$0	$0	$0	$50,000
6015 SICK TIME BUYBACK	$3,729	$2,956	$3,106	$3,100	$3,100
6019 LONGEVITY	$1,760	$1,705	$1,886	$1,900	$2,100
6021 FICA-S.S. AND MEDICARE TAXES	$19,087	$19,923	$23,505	$23,000	$24,100
6022 TMRS-EMPLOYER	$35,246	$34,457	$36,297	$36,700	$37,400
6025 WORKER COMPENSATION INS.	$271	$218	$300	$300	$300
6026 STATE UNEMPLOYMENT TAXES	$2,156	$1,009	$10,000	$10,000	$10,000
6030 TUITION REIMBURSEMENT	$0	$0	$4,000	$1,000	$4,000
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
PERSONNEL SERVICES	**$328,154**	**$336,235**	**$379,112**	**$379,550**	**$440,400**
6101 OFFICE AND COMPUTER SUPPLIES	$5,400	$4,016	$7,200	$9,000	$7,200
6102 EDUCATIONAL SUPPLIES	$0	$0	$750	$500	$500
6105 FOOD SUPPLIES	$5,524	$2,340	$5,000	$5,000	$5,000
6107 CLOTHING AND UNIFORMS	$276	$0	$300	$300	$300
6109 POSTAGE	$114	$344	$150	$350	$300
6119 OTHER SUPPLIES	$10,701	$3,821	$6,000	$7,000	$6,000
SUPPLIES	**$22,016**	**$10,521**	**$19,400**	**$22,150**	**$19,300**
6304 PROF.SERV.-OTHER	$500	$5,960	$6,000	$51,000	$50,000
6312 PHONE & INTERNET SERVICES	$894	$900	$900	$900	$0
6329 OTHER SERVICES	$45,368	$30,356	$35,000	$35,000	$35,000
6332 TRAVEL AND MEALS	$2,337	$683	$2,900	$2,900	$2,900
6333 DUES AND SUBSCRIPTIONS	$348	$165	$1,500	$2,000	$1,500
6335 ADVERTISING COST	$2,428	$0	$2,000	$2,000	$2,000
6337 TRAINING	$22,713	$11,547	$20,000	$20,000	$20,000
6398 BANQUETS, DEDICATION, RECEP	$9,594	$12,343	$12,000	$17,000	$18,000
SERVICES AND CHARGES	**$84,182**	**$61,954**	**$80,300**	**$130,800**	**$129,400**
TOTAL HUMAN RESOURCES	**$434,353**	**$408,710**	**$478,812**	**$532,500**	**$589,100**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	FINANCE	100-116 FINANCE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$270,969	$260,583	$301,216	$166,500	$199,800
6003 WAGES-FULL TIME	$68,879	$75,571	$37,596	$123,000	$151,700
6005 WAGES-OVERTIME	$1,272	$1,621	$773	$3,000	$4,000
6009 WAGES-OTHER	$17,435	$17,059	$18,114	$6,500	$0
6011 VACATION PAY	$16,074	$25,279	$21,373	$25,000	$0
6012 SICK PAY	$3,838	$12,240	$15,095	$42,600	$0
6013 EMERGENCY PAY	$0	$491	$0	$0	$0
6015 SICK TIME BUYBACK	$3,564	$4,651	$3,125	$0	$0
6019 LONGEVITY	$1,745	$2,105	$1,751	$825	$1,400
6021 FICA-S.S. AND MEDICARE TAXES	$28,936	$29,870	$31,027	$27,000	$27,500
6022 TMRS-EMPLOYER	$53,146	$54,881	$53,871	$49,000	$47,300
6025 WORKER COMPENSATION INS.	$541	$436	$500	$600	$500
6030 TUITION REIMBURSEMENT	$0	$0	$0	$4,000	$8,000
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
PERSONNEL SERVICES	**$466,399**	**$484,788**	**$484,441**	**$448,025**	**$441,100**
6101 OFFICE AND COMPUTER SUPPLIES	$4,692	$3,925	$4,000	$3,000	$4,000
6102 EDUCATIONAL SUPPLIES	$228	$0	$500	$0	$0
6105 FOOD SUPPLIES	$315	$186	$350	$350	$350
6107 CLOTHING AND UNIFORMS	$704	$493	$750	$500	$500
6108 FUEL, OIL AND LUBRICANTS	$108	$0	$0	$0	$0
6109 POSTAGE	$35	$35	$150	$50	$50
6119 OTHER SUPPLIES	$94	$0	$200	$200	$200
SUPPLIES	**$6,176**	**$4,639**	**$5,950**	**$4,100**	**$5,100**
6204 OTHER EQUIPMENT MAINTENANCE	$370	$0	$0	$0	$0
REPAIRS AND MAINTENANCE	**$370**	**$0**	**$0**	**$0**	**$0**
6301 PROF.SERV.-AUDIT AND ACCTNG.	$89,750	$114,084	$80,000	$91,500	$91,500
6304 PROF.SERV.-OTHER	$12,580	$61,130	$25,000	$29,700	$16,000
6312 PHONE & INTERNET SERVICES	$1,712	$1,931	$3,000	$1,500	$600
6316 PRINTING AND BINDING	$0	$142	$350	$250	$300
6317 APPRAISAL SERVICES	$50,510	$52,164	$52,000	$55,000	$56,000
6329 OTHER SERVICES	$1	$0	$0	$0	$0
6332 TRAVEL AND MEALS	$1,475	$40	$3,500	$3,500	$5,000
6333 DUES AND SUBSCRIPTIONS	$2,705	$2,350	$2,700	$3,200	$3,200
6335 ADVERTISING COST	$6,496	$3,978	$3,000	$4,000	$8,000
6337 TRAINING	$1,174	$1,771	$3,500	$9,000	$8,500
6397 CREDIT CARD PROCESSING FEE	$212,027	$179,912	$175,000	$175,000	$175,000
6399 SERVICE CHARGES	$20,474	$20,945	$20,000	$20,000	$20,000
SERVICES AND CHARGES	**$398,904**	**$438,447**	**$368,050**	**$392,650**	**$384,100**
TOTAL FINANCE	**$871,849**	**$927,873**	**$858,441**	**$844,775**	**$830,300**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	INFORMATION SYSTEMS	100-117 INFORMATION SYSTEMS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES- ADMINISTRATIVE	$155,365	$153,076	$155,199	$168,000	$193,700
6003 WAGES- FULL TIME	$55,902	$56,445	$54,339	$54,500	$48,900
6005 WAGES-OVERTIME	$1,164	$1,024	$2,575	$5,000	$5,000
6009 WAGES- OTHER	$10,491	$10,566	$11,349	$7,000	$0
6011 VACATION PAY	$12,089	$16,803	$16,796	$15,150	$0
6012 SICK PAY	$0	$255	$9,458	$19,400	$0
6015 SICK TIME BUYBACK	$3,557	$3,609	$3,783	$3,800	$2,800
6019 LONGEVITY	$1,975	$2,155	$2,336	$2,350	$1,700
6021 FICA-S.S. AND MEDICARE TAXES	$19,126	$19,324	$20,689	$21,800	$20,300
6022 TMRS-EMPLOYER	$34,896	$34,939	$35,922	$38,300	$35,000
6025 WORKER COMPENSATION INS.	$965	$853	$990	$1,200	$1,200
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$2,700
6035 AUTO ALLOWANCE	$0	$0	$0	$0	$9,600
PERSONNEL SERVICES	**$295,532**	**$299,050**	**$313,436**	**$336,500**	**$320,900**
6101 OFFICE AND COMPUTER SUPPLIES	$38,435	$35,753	$40,000	$49,200	$80,000
6103 COMPUTER EQUIPMENT <$20,000	$65,480	$0	$0	$0	$0
6105 FOOD SUPPLIES	$0	$0	$0	$100	$0
6107 CLOTHING AND UNIFORMS	$0	$0	$500	$500	$500
6109 POSTAGE	$0	$88	$100	$100	$0
6119 OTHER SUPPLIES	$0	$181	$200	$200	$0
6130 FURNITURE <$20,000	$0	$1,489	$0	$0	$2,200
SUPPLIES	**$103,916**	**$37,511**	**$40,800**	**$50,100**	**$82,700**
6201 OFFICE EQUIPMENT MAINTENANCE	$968	$3,754	$7,500	$7,500	$12,000
6202 COMPUTER EQUIPMENT MAINT	$690	$0	$1,000	$1,500	$0
REPAIRS AND MAINTENANCE	**$1,658**	**$3,754**	**$8,500**	**$9,000**	**$12,000**
6304 PROF.SERV.-OTHER	$29,580	$11,409	$60,000	$50,000	$60,000
6312 PHONE & INTERNET SERVICES	$80,249	$42,246	$70,000	$70,000	$57,300
6320 COMPUTER SOFTWARE SERV.	$307,576	$298,017	$368,034	$375,250	$619,500
6332 TRAVEL AND MEALS	$0	$976	$1,500	$1,500	$1,500
6333 DUES AND SUBSCRIPTIONS	$1,120	$2,119	$1,000	$2,000	$2,000
6334 AUTOMOBILE ALLOWANCES	$9,541	$9,600	$9,600	$9,825	$0
6337 TRAINING	$0	$575	$2,250	$2,250	$2,500
SERVICES AND CHARGES	**$428,067**	**$364,941**	**$512,384**	**$510,825**	**$742,800**
6402 COMPUTER & OFFICE EQUIP >$20K	$0	$0	$0	$0	$58,000
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$58,000**
TOTAL INFORMATION SYSTEMS	**$829,172**	**$705,256**	**$875,120**	**$906,425**	**$1,216,400**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	LEGAL	100-118 LEGAL

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6102 EDUCATIONAL SUPPLIES	$221	$0	$0	$0	$0
SUPPLIES	**$221**	**$0**	**$0**	**$0**	**$0**
6303 PROF.SERV.-LEGAL	$144,484	$108,315	$140,000	$145,000	$145,000
SERVICES AND CHARGES	**$144,484**	**$108,315**	**$140,000**	**$145,000**	**$145,000**
TOTAL LEGAL	**$144,705**	**$108,315**	**$140,000**	**$145,000**	**$145,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	NON-DEPARTMENTAL	100-119 NON-DEPARTMENTAL

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6101 OFFICE AND COMPUTER SUPPLIES	$9,369	$7,548	$6,000	$6,000	$6,000
6104 JANITORIAL SUPPLIES	$1,840	$0	$0	$0	$0
6105 FOOD SUPPLIES	$283	$0	$0	$0	$0
6109 POSTAGE	$6,939	$8,884	$6,000	$7,000	$7,500
6119 OTHER SUPPLIES	$3,158	$2,515	$0	$75	$0
SUPPLIES	**$21,590**	**$18,947**	**$12,000**	**$13,075**	**$13,500**
6304 PROF. SERVICES - OTHER	$0	$33,000	$30,000	$28,500	$50,000
6329 OTHER SERVICES	$42,214	$46,413	$55,300	$50,000	$23,950
6330 INSURANCE	$365,450	$391,711	$400,000	$425,000	$400,000
6332 TRAVEL AND MEALS	$69	$0	$0	$0	$0
6333 DUES AND SUBSCRIPTIONS	$99	$0	$0	$0	$0
6336 EQUIPMENT RENTALS	$23,776	$28,932	$31,200	$29,500	$29,500
6340 SPECIAL EVENTS	$38,714	$54,259	$47,300	$47,300	$48,000
6346 ECONOMIC DEVELOPMENT AGREEMENT	$150,418	$150,418	$172,500	$200,000	$200,000
6399 SERVICE CHARGES	$0	$20,626	$0	$5,100	$0
SERVICES AND CHARGES	**$620,740**	**$725,358**	**$736,300**	**$785,400**	**$751,450**
6501 BAD DEBT EXPENSE	$0	$44,560	$0	$0	$0
BAD DEBT	**$0**	**$44,560**	**$0**	**$0**	**$0**
6691 TRANSFER OUT	$126,000	$126,000	$126,000	$126,000	$126,000
6692 TRANSFER TO EMP. BEN. TRUST	$2,300,000	$2,327,000	$2,600,581	$2,461,081	$2,720,000
6998 TRANSFER TO FLEET REPLACEMENT	$115,505	$415,549	$434,538	$435,126	$503,031
TRANSFERS	**$2,541,505**	**$2,868,549**	**$3,161,119**	**$3,022,207**	**$3,349,031**
TOTAL NON-DEPARTMENTAL	**$3,183,835**	**$3,657,414**	**$3,909,419**	**$3,820,682**	**$4,113,981**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	POLICE DEPARTMENT	100-121 -POLICE DEPARTMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$251,165	$247,502	$208,764	$311,500	$350,100
6003 WAGES-FULL TIME	$2,999,822	$3,196,299	$3,731,973	$3,649,500	$4,896,000
6004 WAGES-PART TIME	$44,800	$29,270	$73,259	$78,000	$106,800
6005 WAGES-OVERTIME	$552,681	$526,339	$480,804	$525,000	$598,400
6009 WAGES-OTHER	$177,722	$180,650	$210,577	$151,000	$0
6011 VACATION PAY	$189,401	$204,133	$251,347	$226,000	$0
6012 SICK PAY	$119,871	$122,133	$175,481	$140,000	$0
6013 EMERGENCY PAY	$2,506	$6,596	$0	$2,500	$0
6015 SICK TIME BUYBACK	$16,553	$11,992	$30,209	$19,000	$39,500
6019 LONGEVITY	$26,315	$25,845	$29,379	$28,500	$31,660
6021 FICA-MED/SS	$321,888	$333,501	$398,790	$384,500	$463,000
6022 TMRS-EMPLOYER	$595,830	$615,972	$682,677	$674,000	$783,250
6025 WORKER COMPENSATION INS.	$56,277	$50,659	$64,535	$71,500	$78,000
6030 TUITION REIMBURSEMENT	$0	$0	$0	$4,000	$4,000
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$3,600
6036 CLOTHING ALLOWANCE	$0	$0	$0	$0	$6,000
PERSONNEL SERVICES	**$5,354,833**	**$5,550,889**	**$6,337,795**	**$6,265,000**	**$7,360,310**
6101 OFFICE AND COMPUTER SUPPLIES	$14,418	$17,006	$12,000	$13,000	$14,000
6102 EDUCATIONAL SUPPLIES	$82	$410	$1,000	$1,000	$1,200
6104 JANITORIAL SUPPLIES	$729	$441	$700	$700	$700
6105 FOOD SUPPLIES	$9,431	$11,521	$10,000	$12,000	$14,000
6106 MATERIALS AND PARTS	$59,605	$62,794	$115,200	$207,000	$178,000
6107 CLOTHING AND UNIFORMS	$65,432	$67,323	$70,000	$70,000	$84,000
6108 FUEL, OIL AND LUBRICANTS	$69,369	$93,143	$90,000	$150,000	$150,000
6109 POSTAGE	$210	$256	$500	$500	$500
6119 OTHER SUPPLIES	$1,001	$2,385	$21,000	$21,000	$0
6130 FURNITURE <$20,000	$69	$7,187	$3,000	$3,000	$0
SUPPLIES	**$220,346**	**$262,466**	**$323,400**	**$478,200**	**$442,400**
6201 OFFICE EQUIPMENT MAINTENANCE	$611	$0	$1,000	$1,000	$1,000
6203 RADIO EQUIPMENT MAINTENANCE	$0	$54,780	$0	$0	$0
6204 OTHER EQUIPMENT MAINTENANCE	$18,963	$13,677	$10,000	$185,000	$12,000
6205 VEHICLE MAINTENANCE	$78,947	$72,089	$75,000	$90,000	$85,000
6206 BUILDING MAINTENANCE	$78	$0	$0	$6,000	$0
REPAIRS AND MAINTENANCE	**$98,599**	**$140,546**	**$86,000**	**$282,000**	**$98,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	POLICE DEPARTMENT	100-121 -POLICE DEPARTMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROFESSIONAL SERVICES,OTHER	$19,983	$6,527	$12,000	$12,000	$12,000
6312 PHONE & INTERNET SERVICES	$82,130	$78,016	$75,000	$83,000	$79,400
6316 PRINTING AND BINDING	$0	$264	$0	$1,500	$1,500
6318 ANIMAL CONTROL-HARRIS COUNTY	$22,000	$24,000	$24,000	$34,000	$36,000
6320 SOFTWARE SERVICE	$27,526	$0	$0	$0	$2,400
6324 JAIL SERVICE EXPENSE	$2,741	$5,705	$5,000	$5,000	$5,000
6325 BUY MONEY	$0	$0	$2,000	$2,000	$2,000
6328 BIKE PATROL	$80	$0	$1,000	$1,000	$1,000
6329 OTHER SERVICES	$5,412	$5,230	$4,500	$5,500	$6,000
6332 TRAVEL AND MEALS	$13,861	$27,296	$45,000	$45,000	$60,000
6333 DUES AND SUBSCRIPTIONS	$6,313	$6,702	$5,000	$6,500	$7,000
6335 ADVERTISING COST	$25	$0	$0	$0	$0
6336 EQUIPMENT RENTALS	$291	$0	$400	$0	$0
6337 TRAINING	$34,973	$32,153	$45,000	$45,000	$70,000
SERVICES AND CHARGES	**$215,336**	**$185,894**	**$218,900**	**$240,500**	**$282,300**
6404 RADIO EQUIPMENT	$24,962	$0	$48,000	$0	$0
6405 VEHICLE EQUIPMENT	$1,279	$0	$0	$0	$65,000
CAPITAL OUTLAY	**$26,240**	**$0**	**$48,000**	**$0**	**$65,000**
6999 TRANSFER TO CAPITAL PROJ FUND	$0	$0	$0	$0	$200,000
TRANSFERS	**$0**	**$0**	**$0**	**$0**	**$200,000**
TOTAL POLICE DEPARTMENT	**$5,915,354**	**$6,139,796**	**$7,014,095**	**$7,265,700**	**$8,448,010**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	MUNICIPAL COURT	100-122 - MUNICIPAL COURT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 ESTIMATED	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$72,510	$73,597	$77,080	$81,500	$91,300
6003 WAGES-FULL TIME	$138,265	$126,881	$157,817	$145,000	$186,300
6004 WAGES-PART TIME	$42,104	$42,727	$45,901	$46,500	$45,900
6005 WAGES-OVERTIME	$1,350	$2,620	$8,240	$2,000	$2,000
6009 WAGES-OTHER	$10,861	$9,890	$12,383	$7,200	$0
6011 VACATION PAY	$12,575	$12,923	$13,784	$11,200	$0
6012 SICK PAY	$3,761	$5,282	$10,319	$7,300	$0
6013 EMERGENCY PAY	$414	$0	$0	$0	$0
6015 SICK TIME BUYBACK	$0	$1,267	$1,386	$1,400	$1,400
6019 LONGEVITY	$840	$995	$1,296	$1,100	$1,400
6021 FICA-MED/SS	$21,227	$20,617	$25,227	$22,900	$25,200
6022 TMRS-EMPLOYER	$33,133	$31,845	$37,704	$34,200	$37,500
6025 WORKER COMPENSATION INS.	$499	$402	$559	$600	$600
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
PERSONNEL SERVICES	**$337,538**	**$329,048**	**$391,696**	**$360,900**	**$392,500**
6101 OFFICE AND COMPUTER SUPPLIES	$1,497	$2,020	$3,500	$3,500	$3,500
6102 EDUCATIONAL SUPPLIES	$411	$366	$400	$400	$400
6104 JANITORIAL SUPPLIES	$8	$0	$0	$0	$0
6105 FOOD SUPPLIES	$0	$170	$350	$350	$350
6107 CLOTHING AND UNIFORMS	$498	$482	$600	$600	$600
6119 OTHER SUPPLIES	$0	$10	$0	$0	$0
SUPPLIES	**$2,415**	**$3,048**	**$4,850**	**$4,850**	**$4,850**
6303 PROFESSIONAL SERVICES,LEGAL	$56,500	$54,000	$60,000	$58,000	$104,500
6304 PROFESSIONAL SERVICES, OTHER	$0	$0	$0	$5,500	$0
6312 PHONE & INTERNET SERVICES	$894	$900	$900	$900	$0
6316 PRINTING AND BINDING	$989	$1,019	$2,000	$2,000	$3,000
6329 OTHER SERVICES	$114	$0	$2,000	$1,000	$2,000
6332 TRAVEL AND MEALS	$938	$96	$4,000	$3,000	$4,000
6333 DUES AND SUBSCRIPTIONS	$675	$600	$1,300	$800	$1,000
6337 TRAINING	$1,075	$2,550	$5,500	$4,000	$5,000
SERVICES AND CHARGES	**$61,185**	**$59,165**	**$75,700**	**$75,200**	**$119,500**
TOTAL MUNICIPAL COURT	**$401,138**	**$391,261**	**$472,246**	**$440,950**	**$516,850**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	COMMUNITY CENTER	100-131 - COMMUNITY CENTER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$50,774	$49,064	$51,745	$55,900	$64,350
6003 WAGES-FULL TIME	$30,699	$30,075	$32,709	$33,200	$36,200
6004 WAGES-PART TIME	$23,484	$25,204	$29,790	$32,500	$29,800
6005 WAGES-OVERTIME	$312	$69	$2,060	$2,000	$2,000
6009 WAGES-OTHER	$3,809	$4,602	$4,506	$2,700	$0
6011 VACATION PAY	$2,659	$2,933	$4,915	$3,400	$0
6012 SICK PAY	$883	$3,113	$3,755	$2,300	$0
6015 SICK TIME BUYBACK	$838	$855	$0	$0	$1,500
6019 LONGEVITY	$435	$605	$726	$750	$850
6021 FICA-MED/SS	$8,495	$8,784	$10,057	$10,200	$10,425
6022 TMRS-EMPLOYER	$12,522	$12,551	$13,505	$13,500	$14,100
6025 WORKER COMPENSATION INS.	$271	$218	$300	$300	$300
PERSONNEL SERVICES	**$135,181**	**$138,072**	**$154,068**	**$156,750**	**$159,525**
6101 OFFICE AND COMPUTER SUPPLIES	$577	$646	$800	$2,000	$1,000
6104 JANITORIAL SUPPLIES	$630	$394	$750	$1,000	$1,000
6105 FOOD SUPPLIES	$4,491	$1,792	$8,000	$11,000	$11,000
6119 OTHER SUPPLIES	$3,020	$1,752	$8,000	$8,000	$9,500
6130 FURNITURE <$20,000	$123	$2,380	$1,000	$1,800	$7,600
SUPPLIES	**$8,841**	**$6,963**	**$18,550**	**$23,800**	**$30,100**
6205 VEHICLE MAINTENANCE	$42	$370	$0	$500	$500
REPAIRS AND MAINTENANCE	**$42**	**$370**	**$0**	**$500**	**$500**
6329 OTHER SERVICES	$136	$40	$1,000	$1,000	$1,000
6332 TRAVEL AND MEALS	$450	$450	$2,000	$1,000	$1,000
6335 ADVERTISING COST	$2,624	$1,412	$3,500	$3,500	$4,000
6362 PERMITS AND LICENSES	$0	$0	$200	$700	$700
SERVICES AND CHARGES	**$3,210**	**$1,902**	**$6,700**	**$6,200**	**$6,700**
TOTAL COMMUNITY CENTER	**$147,274**	**$147,307**	**$179,318**	**$187,250**	**$196,825**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	FIRE DEPARTMENT	100-142 - FIRE DEPARTMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$254,858	$214,783	$182,063	$169,600	$200,300
6003 WAGES - FULL TIME	$1,019,319	$1,079,585	$1,324,215	$1,322,500	$1,591,500
6004 WAGES - PART TIME	$166,355	$167,721	$206,184	$136,200	$200,000
6005 WAGES - OVERTIME	$162,001	$203,214	$222,046	$335,000	$350,000
6009 WAGES - OTHER	$66,946	$67,543	$81,125	$81,100	$0
6010 FIRE RUN PAYMENTS	$31,480	$17,343	$29,200	$6,000	$6,000
6011 VACATION PAY	$67,979	$80,142	$83,759	$83,000	$0
6012 SICK PAY	$44,612	$60,537	$70,747	$50,900	$0
6013 EMERGENCY PAY	$5,374	$1,669	$0	$800	$0
6015 SICK TIME BUYBACK	$12,068	$9,902	$8,984	$9,300	$11,500
6019 LONGEVITY	$7,240	$9,730	$6,994	$5,800	$6,750
6020 VOLUNTEERS' STATE RETIREMENT	$0	$0	$5,000	$1,000	$1,000
6021 SOCIAL SECURITY AND MEDICARE TAX	$135,482	$141,301	$169,893	$165,400	$183,200
6022 TMRS-RETIREMENT-EMPLOYER	$224,551	$234,420	$262,602	$272,600	$285,300
6025 WORKER COMPENSATION INS.	$36,926	$34,361	$28,500	$34,850	$33,100
6030 EMPLOYEE TUITION REIMBURSEMENT	$2,326	$2,213	$0	$0	$0
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$2,700
PERSONNEL SERVICES	**$2,237,518**	**$2,324,464**	**$2,681,312**	**$2,674,050**	**$2,871,350**
6101 OFFICE AND COMPUTER SUPPLIES	$4,159	$2,449	$5,500	$3,500	$3,900
6102 EDUCATIONAL SUPPLIES	$6,153	$10,889	$9,200	$8,050	$8,650
6104 JANITORIAL SUPPLIES	$9,841	$6,343	$6,900	$6,900	$6,900
6105 FOOD SUPPLIES	$5,252	$6,137	$9,940	$6,750	$7,900
6106 MATERIALS AND PARTS	$2,504	$2,671	$4,700	$3,500	$4,700
6107 CLOTHING AND UNIFORMS	$53,451	$74,258	$78,500	$78,500	$83,800
6108 FUEL, OIL AND LUBRICANTS	$27,634	$33,308	$39,000	$60,000	$44,000
6109 POSTAGE	$45	$109	$135	$135	$150
6110 CHEMICAL SUPPLIES	$8,065	$1,832	$8,500	$4,700	$2,700
6119 OTHER SUPPLIES	$4,605	$5,471	$6,700	$11,000	$7,000
6130 FURNITURE <$20,000	$5,516	$4,864	$23,800	$23,800	$5,000
6141 SCBA PARTS AND SUPPLIES	$6,300	$12,995	$55,000	$14,500	$17,000
6142 COMMUNICATION PARTS AND SUPPLIES	$24,793	$26,649	$6,600	$6,000	$6,000
6143 FF TOOL PARTS AND SUPPLIES	$18,694	$24,975	$22,500	$18,500	$11,500
SUPPLIES	**$177,011**	**$212,951**	**$276,975**	**$245,835**	**$209,200**
6201 OFFICE EQUIPMENT MAINTENANCE	$0	$10	$1,400	$700	$1,000
6204 OTHER EQUIPMENT MAINTENANCE	$1,134	$576	$5,000	$1,800	$2,400
6205 VEHICLE MAINTENANCE	$140,504	$115,973	$130,750	$142,750	$85,750
6206 BUILDING MAINTENANCE	$55,516	$4,361	$0	$0	$0
6219 OTHER MAINTENANCE	$11,277	$9,455	$12,000	$22,000	$12,000
6241 SCBA MAINTENANCE AND TESTING	$8,714	$12,352	$12,500	$15,000	$10,000
6242 COMMUNICATION MAINTENANCE	$5,653	$4,040	$8,950	$8,950	$7,250
6243 FIREFIGHTING TOOL MAINTENANCE	$10,519	$7,656	$14,000	$7,500	$10,000
REPAIRS AND MAINTENANCE	**$233,316**	**$154,422**	**$184,600**	**$198,700**	**$128,400**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	FIRE DEPARTMENT	100-142 - FIRE DEPARTMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROFESSIONAL SERVICES-OTHER	$15,217	$30,421	$37,000	$40,600	$43,800
6312 PHONE & INTERNET SERVICES	$32,226	$28,490	$29,804	$30,800	$23,050
6316 PRINTING AND BINDING	$0	$53	$1,900	$2,300	$2,300
6320 COMPUTER SOFTWARE SERVICES	$992	$0	$0	$0	$0
6329 OTHER SERVICES	$5,367	$5,716	$6,250	$6,250	$6,250
6332 TRAVEL AND MEALS	$4,655	$5,906	$19,200	$19,200	$19,200
6333 DUES AND SUBSCRIPTIONS	$14,019	$9,305	$8,700	$10,000	$10,000
6335 ADVERTISING COST	$1,175	$609	$2,000	$2,000	$1,750
6336 EQUIPMENT RENTALS	$428	$0	$500	$0	$0
6337 TRAINING	$24,321	$15,468	$29,250	$34,500	$34,500
6350 CHILD SAFETY EDUCATION	$1,576	$3,851	$4,300	$4,300	$3,500
6362 PERMITS & LICENSES	$34	$0	$0	$0	$0
6398 BANQUETS, DEDICATIONS AND RECEPT	$89	$2,228	$15,000	$11,000	$6,000
SERVICES AND CHARGES	**$100,099**	**$102,045**	**$153,904**	**$160,950**	**$150,350**
6403 MACHINERY & EQUIPMENT	$0	$0	$0	$47,250	$0
6405 VEHICLE EQUIPMENT	$0	$47	$0	$325,000	$0
CAPITAL OUTLAY	**$0**	**$47**	**$0**	**$372,250**	**$0**
TOTAL FIRE DEPARTMENT	**$2,747,943**	**$2,793,929**	**$3,296,791**	**$3,651,785**	**$3,359,300**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	EMERGENCY MANAGEMENT	100-143 EMERGENCY MANAGEMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6101 OFFICE AND COMPUTER SUPPLIES	$0	$63	$200	$0	$0
6102 EDUCATIONAL SUPPLIES	$0	$0	$750	$0	$0
6103 COMPUTER EQUIPMENT <$20,000	$0	$0	$0	$500	$0
6105 FOOD SUPPLIES	$79	$227	$300	$300	$300
6107 CLOTHING AND UNIFORMS	$0	$0	$500	$500	$500
6119 OTHER SUPPLIES	$0	$54	$0	$0	$0
6144 EMERGENCY SUPPLIES	$0	$0	$2,000	$2,000	$2,000
SUPPLIES	**$79**	**$344**	**$3,750**	**$3,300**	**$2,800**
6203 RADIO EQUIPMENT MAINTENANCE	$0	$0	$3,000	$3,000	$500
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$3,000**	**$3,000**	**$500**
6312 PHONE & INTERNET SERVICES	$5,220	$5,302	$6,350	$6,350	$6,500
6332 TRAVEL AND MEALS	$0	$0	$750	$750	$750
6333 DUES AND SUBSCRIPTIONS	$792	$0	$700	$700	$700
6337 TRAINING	$0	$0	$750	$750	$750
6345 KTTF EXPENSES	$13,535	$9,537	$6,500	$12,000	$12,500
SERVICES AND CHARGES	**$19,547**	**$14,838**	**$15,050**	**$20,550**	**$21,200**
TOTAL EMERGENCY MANAGEMENT	**$19,626**	**$15,183**	**$21,800**	**$26,850**	**$24,500**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	ESD #15	100-145 - ESD #15

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$460,669	$391,136	$515,386	$477,200	$1,193,900
6004 WAGES-PART TIME	$20,730	$30,101	$88,423	$57,500	$83,200
6005 WAGES-OVERTIME	$77,540	$75,006	$99,992	$140,000	$196,000
6009 WAGES-OTHER	$22,476	$22,073	$27,842	$13,200	$0
6010 FIRE RUN PAYMENTS	$20,531	$12,497	$14,600	$2,000	$2,000
6011 VACATION PAY	$15,839	$21,214	$30,273	$27,400	$0
6012 SICK PAY	$13,219	$13,199	$24,567	$17,500	$0
6013 EMERGENCY PAY	$490	$1,262	$0	$0	$0
6015 SICK TIME BUYBACK	$0	$0	$3,791	$1,600	$3,100
6019 LONGEVITY	$0	$0	$2,436	$3,000	$3,300
6021 FICA-S.S. AND MEDICARE TAXES	$46,146	$41,663	$54,875	$55,000	$113,200
6022 TMRS-EMPLOYER	$80,626	$70,102	$81,528	$87,800	$183,100
6025 WORKER COMPENSATION INS.	$0	$0	$12,150	$13,700	$27,650
PERSONNEL SERVICES	**$758,266**	**$678,252**	**$955,863**	**$895,900**	**$1,805,450**
6101 OFFICE AND COMPUTER SUPPLIES	$1,064	$878	$960	$1,500	$3,000
6102 EDUCATIONAL SUPPLIES	$65	$4,497	$3,250	$3,250	$7,600
6104 JANITORIAL AND CLEANING SUPPLY	$5,089	$2,836	$5,000	$3,250	$6,900
6105 FOOD SUPPLIES	$1,587	$1,767	$1,500	$3,000	$6,000
6106 MATERIALS AND PARTS	$164	$52	$1,500	$1,000	$4,000
6107 CLOTHING AND UNIFORMS	$22,699	$28,060	$26,500	$26,500	$72,000
6108 FUEL, OIL AND LUBRICANTS	$602	$0	$0	$200	$30,000
6110 CHEMICAL SUPPLIES	$3,765	$0	$0	$0	$2,500
6119 OTHER SUPPLIES	$600	$1,690	$1,500	$3,000	$5,000
6130 FURNITURE<$20,000	$590	$1,313	$1,000	$1,000	$5,000
6141 SCBA PARTS & SUPPLIES	$0	$0	$0	$0	$7,000
6142 COMMUNICATION PARTS & SUPPLIES	$0	$0	$0	$0	$4,000
6143 FF TOOL PARTS & SUPPLIES	$4	$447	$250	$250	$12,000
SUPPLIES	**$36,228**	**$41,540**	**$41,460**	**$42,950**	**$165,000**
6201 OFFICE EQUIPMENT MAINTENANCE	$0	$0	$0	$0	$1,000
6204 OTHER EQUIPMENT MAINT.	$316	$431	$750	$300	$2,700
6205 VEHICLE MAINTENANCE	$167	$0	$0	$0	$35,000
6206 BUILDING MAINTENANCE	$17,578	$15,378	$11,535	$15,000	$23,200
6219 OTHER MAINTENANCE	$0	$0	$0	$6,000	$4,000
6241 SCBA MAINTENANCE	$0	$0	$0	$0	$8,400
6242 COMMUNICATION MAINTENANCE	$717	$0	$1,000	$1,000	$6,000
6243 FIREFIGHTING TOOL MAINTENANCE	$53	$0	$0	$0	$5,000
REPAIRS AND MAINTENANCE	**$18,831**	**$15,809**	**$13,285**	**$22,300**	**$85,300**
6304 PROF.SERV.-OTHER	$0	$2,786	$5,000	$5,000	$25,000
6312 PHONE & INTERNET SERVICES	$1,121	$1,648	$2,860	$3,200	$18,000
6313 UTILITIES	$17,446	$21,885	$26,500	$26,500	$53,000
6316 PRINTING AND BINDING	$0	$0	$0	$0	$1,000

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	ESD #15	100-145 - ESD #15

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6329 OTHER SERVICES	$1,563	$1,354	$0	$0	$4,000
6332 TRAVEL AND MEALS	$389	$1,196	$3,750	$3,750	$10,000
6333 DUES AND SUBSCRIPTIONS	$914	$1,453	$2,200	$5,000	$4,400
6337 TRAINING	$2,868	$4,877	$7,000	$12,000	$18,000
6398 BANQUETS, DEDICATIONS AND RECEPTIONS	$0	$0	$0	$0	$6,000
SERVICES AND CHARGES	**$24,300**	**$35,200**	**$47,310**	**$55,450**	**$139,400**
6403 MACHINERY & EQUIPMENT	$0	$0	$0	$47,300	$0
6405 VEHICLE EQUIPMENT	$0	$0	$0	$0	$900,000
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$47,300**	**$900,000**
TOTAL ESD #15	**$837,626**	**$770,801**	**$1,057,918**	**$1,063,900**	**$3,095,150**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	PUBLIC WORKS ADMIN.	100-151-PUBLIC WORKS ADMINISTRATION

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$31,512	$36,303	$37,430	$38,500	$161,900
6005 WAGES-OVERTIME	$447	$325	$1,030	$1,000	$3,000
6009 WAGES-OTHER	$1,809	$1,854	$2,014	$1,000	$0
6011 VACATION PAY	$2,201	$998	$2,518	$1,900	$0
6012 SICK PAY	$3,259	$1,275	$1,678	$1,400	$0
6015 SICK TIME BUYBACK	$0	$0	$0	$0	$700
6019 LONGEVITY	$195	$255	$315	$300	$350
6021 FICA-MED/SS	$3,004	$3,072	$6,681	$3,300	$12,900
6022 TMRS-EMPLOYER	$5,398	$5,565	$11,600	$5,900	$22,200
6025 WORKER COMPENSATION INS.	$90	$73	$200	$100	$1,200
6030 EMPLOYEE TUITION REIMBURSEMENT	$2,459	$617	$4,000	$0	$4,000
PERSONNEL SERVICES	**$50,374**	**$50,337**	**$67,466**	**$53,400**	**$206,250**
6101 OFFICE AND COMPUTER SUPPLIES	$1,443	$1,819	$1,000	$2,000	$4,900
6102 EDUCATIONAL SUPPLIES	$225	$0	$200	$200	$500
6105 FOOD SUPPLIES	$3,156	$5,033	$4,000	$7,500	$5,000
6107 CLOTHING AND UNIFORMS	$182	$30	$300	$300	$600
6108 FUEL, OIL AND LUBRICANTS	$2,582	$428	$5,000	$10,000	$10,000
6109 POSTAGE	$22	$0	$50	$50	$50
6119 OTHER SUPPLIES	$867	$780	$400	$1,000	$500
6130 FURNITURE<$20,000	$0	$0	$0	$800	$0
SUPPLIES	**$8,477**	**$8,091**	**$10,950**	**$21,850**	**$21,550**
6205 VEHICLE MAINTENANCE	$2,742	$856	$2,000	$2,000	$2,000
REPAIRS AND MAINTENANCE	**$2,742**	**$856**	**$2,000**	**$2,000**	**$2,000**
6312 PHONE & INTERNET SERVICES	$910	$707	$750	$750	$2,250
6329 OTHER SERVICES	$0	$135	$0	$0	$0
6332 TRAVEL AND MEALS	$879	$20	$2,000	$2,000	$3,000
6337 TRAINING	$3,396	$145	$7,500	$7,500	$13,000
6362 PERMITS & LICENSES	$71	$0	$0	$150	$500
SERVICES AND CHARGES	**$5,256**	**$1,007**	**$10,250**	**$10,400**	**$18,750**
6405 VEHICLE EQUIPMENT	$0	$0	$0	$0	$36,000
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$36,000**
TOTAL PUBLIC WORKS ADMINISTRATION	**$66,849**	**$60,290**	**$90,666**	**$87,650**	**$284,550**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	GARAGE	100-152 - GARAGE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$88,139	$86,722	$87,605	$89,000	$107,200
6005 WAGES-OVERTIME	$10,130	$7,286	$10,300	$10,000	$10,000
6009 WAGES-OTHER	$4,544	$4,848	$4,723	$3,000	$0
6011 VACATION PAY	$4,446	$5,961	$6,985	$8,500	$0
6012 SICK PAY	$493	$2,264	$3,935	$9,000	$0
6015 SICK TIME BUYBACK	$0	$0	$866	$0	$900
6019 LONGEVITY	$1,000	$1,120	$1,241	$1,250	$800
6021 FICA-MED/SS	$8,017	$8,018	$8,996	$9,100	$9,300
6022 TMRS-EMPLOYER	$15,103	$14,934	$15,619	$16,300	$16,000
6025 WORKER COMPENSATION INS.	$1,765	$1,560	$1,800	$2,200	$2,200
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$1,800
PERSONNEL SERVICES	**$133,638**	**$132,713**	**$142,070**	**$148,350**	**$148,200**
6106 MATERIALS AND PARTS	$2,501	$2,896	$32,000	$34,400	$14,000
6107 CLOTHING AND UNIFORMS	$1,501	$1,348	$1,550	$1,550	$1,700
6108 FUEL, OIL AND LUBRICANTS	$1,506	$1,070	$1,500	$2,500	$2,500
6119 OTHER SUPPLIES	$1,245	$2,384	$4,000	$4,000	$4,000
SUPPLIES	**$6,753**	**$7,698**	**$39,050**	**$42,450**	**$22,200**
6204 OTHER EQUIPMENT MAINTENANCE	$518	$270	$300	$300	$300
6205 VEHICLE MAINTENANCE	$1,056	$2,103	$1,000	$1,300	$1,800
6206 BUILDING MAINTENANCE	$5,514	$0	$2,750	$2,750	$0
6207 SYSTEM MAINTENANCE	$3,903	$23,157	$4,000	$3,000	$3,000
REPAIRS AND MAINTENANCE	**$10,991**	**$25,530**	**$8,050**	**$7,350**	**$5,100**
6312 PHONE & INTERNET SERVICES	$1,996	$2,296	$2,150	$2,150	$350
6332 TRAVEL AND MEALS	$148	$0	$0	$0	$0
6333 DUES AND SUBSCRIPTIONS	$1,728	$1,728	$1,800	$1,800	$1,800
6336 EQUIPMENT RENTALS	$542	$450	$450	$450	$450
6337 TRAINING	$540	$81	$500	$0	$0
6362 PERMITS AND LICENSES	$0	$0	$150	$0	$0
SERVICES AND CHARGES	**$4,953**	**$4,555**	**$5,050**	**$4,400**	**$2,600**
TOTAL GARAGE	**$156,336**	**$170,497**	**$194,220**	**$202,550**	**$178,100**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	PARKS	100-153 - PARKS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$201,426	$208,234	$224,949	$235,700	$284,900
6004 WAGES-PART TIME	$57,366	$53,191	$52,405	$52,400	$51,500
6005 WAGES-OVERTIME	$16,286	$8,939	$12,360	$12,500	$15,000
6009 WAGES-OTHER	$11,990	$12,133	$13,249	$9,300	$0
6011 VACATION PAY	$13,100	$16,453	$13,637	$15,900	$0
6012 SICK PAY	$9,155	$7,117	$9,999	$21,900	$0
6013 EMERGENCY PAY	$1,221	$465	$0	$0	$0
6015 SICK TIME BUYBACK	$0	$2,167	$1,637	$0	$0
6019 LONGEVITY	$1,225	$2,230	$2,631	$2,600	$3,000
6021 FICA-MED/SS	$23,359	$22,736	$25,417	$26,000	$27,300
6022 TMRS-EMPLOYER	$34,871	$34,851	$37,170	$39,700	$40,100
6025 WORKER COMPENSATION INS.	$3,237	$2,575	$3,350	$3,600	$3,700
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$420
PERSONNEL SERVICES	**$373,236**	**$371,093**	**$396,804**	**$419,600**	**$425,920**
6106 MATERIALS AND PARTS	$37,169	$27,829	$30,000	$30,000	$35,000
6107 CLOTHING AND UNIFORMS	$4,520	$3,163	$4,200	$3,750	$4,800
6108 FUEL, OIL AND LUBRICANTS	$8,259	$8,890	$10,000	$14,000	$14,000
6110 CHEMICAL SUPPLIES	$3,186	$6,699	$3,500	$7,500	$6,000
6119 OTHER SUPPLIES	$17,258	$31,919	$16,500	$16,500	$48,500
SUPPLIES	**$70,392**	**$78,500**	**$64,200**	**$71,750**	**$108,300**
6204 OTHER EQUIPMENT MAINTENANCE	$8,154	$7,372	$8,000	$8,000	$8,000
6205 VEHICLE MAINTENANCE	$3,366	$3,244	$3,000	$4,000	$5,000
6207 SYSTEM MAINTENANCE	$229,851	$189,831	$124,860	$153,100	$148,500
6219 OTHER MAINTENANCE	$20,930	$4	$10,000	$11,500	$8,500
REPAIRS AND MAINTENANCE	**$262,301**	**$200,451**	**$145,860**	**$176,600**	**$170,000**
6304 PROFESSIONAL SERVICES,OTHER	$506	$17,469	$7,500	$7,500	$157,500
6312 PHONE & INTERNET SERVICES	$3,204	$2,915	$3,500	$4,500	$4,080
6321 SYSTEM CONTRACT SERVICES	$2,524	$3,448	$10,000	$10,000	$10,000
6329 OTHER SERVICES	$380	$28,419	$28,000	$28,000	$33,000
6335 ADVERTISING COST	$275	$0	$0	$0	$0
6336 EQUIPMENT RENTALS	$1,050	$1,240	$5,000	$3,500	$3,500
SERVICES AND CHARGES	**$7,938**	**$53,490**	**$54,000**	**$53,500**	**$208,080**
6409 SYSTEM EXPANSION	$28,700	$0	$0	$0	$0
6411 LITTLE LEAGUE EXPENSE	$0	$0	$0	$0	$40,000
CAPITAL OUTLAY	**$28,700**	**$0**	**$0**	**$0**	**$40,000**
6999 TRANSFER TO CAPITAL PROJ. FUND	$350,000	$285,000	$100,000	$100,000	$450,000
TRANSFERS	**$350,000**	**$285,000**	**$100,000**	**$100,000**	**$450,000**
TOTAL PARKS	**$1,092,566**	**$988,534**	**$760,864**	**$821,450**	**$1,402,300**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	STREETS	100-154 - STREETS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$65,334	$67,020	$65,537	$67,400	$78,600
6003 WAGES-FULL TIME	$258,007	$268,598	$300,107	$299,100	$488,900
6004 WAGES-PART TIME	$8,283	$8,720	$5,150	$15,000	$5,000
6005 WAGES-OVERTIME	$9,619	$19,946	$26,265	$20,000	$22,100
6009 WAGES-OTHER	$15,405	$18,683	$21,100	$11,900	$0
6011 VACATION PAY	$17,046	$17,411	$21,795	$17,200	$0
6012 SICK PAY	$4,436	$11,160	$16,206	$18,700	$0
6013 EMERGENCY PAY	$0	$106	$0	$500	$0
6015 SICK TIME BUYBACK	$1,123	$2,663	$3,457	$700	$2,800
6019 LONGEVITY	$3,125	$2,775	$3,307	$3,200	$2,750
6021 FICA-MED/SS	$27,615	$30,196	$35,688	$33,900	$46,200
6022 TMRS-EMPLOYER	$51,430	$55,570	$61,281	$58,600	$79,200
6025 WORKER COMPENSATION INS.	$14,689	$12,941	$14,850	$17,900	$26,200
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
PERSONNEL SERVICES	**$476,113**	**$515,789**	**$574,743**	**$564,100**	**$752,650**
6106 MATERIALS AND PARTS	$38,789	$52,694	$55,500	$55,500	$65,500
6107 CLOTHING AND UNIFORMS	$6,224	$5,417	$6,785	$6,125	$11,500
6108 FUEL, OIL AND LUBRICANTS	$19,106	$26,268	$20,000	$35,000	$35,000
6119 OTHER SUPPLIES	$16,525	$18,076	$16,000	$55,000	$31,000
SUPPLIES	**$80,645**	**$102,455**	**$98,285**	**$151,625**	**$143,000**
6204 OTHER EQUIPMENT MAINTENANCE	$39,997	$32,194	$30,000	$35,000	$35,000
6205 VEHICLE MAINTENANCE	$11,278	$11,153	$7,200	$9,000	$10,700
6206 BUILDING MAINTENANCE	$0	$59	$0	$0	$0
6207 SYSTEM MAINTENANCE	$80,567	$298,874	$320,000	$320,000	$370,000
REPAIRS AND MAINTENANCE	**$131,842**	**$342,280**	**$357,200**	**$364,000**	**$415,700**
6302 PROFESSIONAL SERVICES,ENGINEER	$0	$4,800	$0	$0	$0
6304 PROFESSIONAL SERVICES,OTHER	$12,129	$10,726	$15,000	$15,000	$865,000
6312 PHONE & INTERNET SERVICES	$3,262	$4,023	$4,100	$4,100	$4,700
6313 UTILITIES-ELECTRIC	($3,018)	$0	$0	$0	$0
6319 MOSQUITO CONTROL	$15,681	$31,275	$16,000	$20,000	$20,000
6329 OTHER SERVICES	$3,940	$0	$44,000	$44,000	$50,000
6332 TRAVEL AND MEALS	$9	$0	$0	$0	$0
6336 EQUIPMENT RENTALS	$0	$1,050	$1,500	$1,500	$1,500
6337 TRAINING	$535	$0	$0	$0	$0
6338 STREET LIGHTS - ELECTRIC	$105,728	$135,591	$85,000	$115,000	$115,000
6362 PERMITS AND LICENSES	$200	$200	$500	$200	$500
SERVICES AND CHARGES	**$138,465**	**$187,664**	**$166,100**	**$199,800**	**$1,056,700**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	STREETS	100-154 - STREETS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6403 MACHINERY AND EQUIPMENT	$0	$0	$45,000	$21,100	$55,000
6405 VEHICLE EQUIPMENT	$0	$0	$0	$0	$56,000
6409 SYSTEM EXPANSION	$32,855	$0	$0	$0	$0
CAPITAL OUTLAY	**$32,855**	**$0**	**$45,000**	**$21,100**	**$55,000**
6999 TRANSFER TO CAPITAL PROJ. FUND	$250,000	$261,012	$330,000	$330,000	$400,000
TRANSFERS	**$250,000**	**$261,012**	**$330,000**	**$330,000**	**$400,000**
TOTAL STREETS	**$1,109,920**	**$1,409,200**	**$1,571,328**	**$1,630,625**	**$2,823,050**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	SANITATION	100-155 SANITATION

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6119 OTHER SUPPLIES	$68	$40,400	$45,000	$42,000	$45,000
SUPPLIES	**$68**	**$40,400**	**$45,000**	**$42,000**	**$45,000**
6304 PROFESSIONAL SERVICES-OTHER	$57,674	$72,619	$65,000	$75,000	$75,000
6327 GARBAGE SERVICES	$1,700,091	$1,617,015	$1,700,000	$1,775,000	$1,850,000
6329 OTHER SERVICES	$0	$4,014	$5,000	$10,000	$10,000
6362 PERMITS AND LICENSES	$200	$200	$200	$200	$200
SERVICES AND CHARGES	**$1,757,964**	**$1,693,849**	**$1,770,200**	**$1,860,200**	**$1,935,200**
TOTAL SANITATION	**$1,758,032**	**$1,734,249**	**$1,815,200**	**$1,902,200**	**$1,980,200**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	ENGINEERING AND PLANNING	100-156 ENGINEERING & PLANNING

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$177,864	$146,498	$250,265	$169,800	$380,000
6003 WAGES-FULL TIME	$160,573	$166,654	$89,828	$120,100	$103,500
6005 WAGES-OVERTIME	$133	$665	$3,348	$3,300	$3,250
6009 WAGES-OTHER	$16,993	$16,918	$18,146	$8,000	$0
6011 VACATION PAY	$11,842	$29,260	$19,812	$21,800	$0
6012 SICK PAY	$3,118	$33,049	$15,122	$10,000	$0
6015 SICK TIME BUYBACK	$2,976	$4,323	$3,059	$800	$1,600
6019 LONGEVITY	$1,235	$1,535	$1,301	$900	$860
6021 FICA-S.S. AND MEDICARE TAXES	$28,488	$30,270	$31,391	$25,700	$38,100
6022 TMRS-EMPLOYER	$52,598	$55,210	$54,503	$45,500	$65,800
6025 WORKER COMPENSATION INS.	$864	$749	$1,300	$1,000	$1,550
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$3,600
6035 AUTO ALLOWANCE	$0	$0	$0	$0	$4,800
PERSONNEL SERVICES	**$456,683**	**$485,131**	**$488,075**	**$406,900**	**$603,060**
6101 OFFICE AND COMPUTER SUPPLIES	$1,832	$1,019	$4,000	$2,500	$5,000
6105 FOOD SUPPLIES	$296	$405	$1,000	$300	$1,000
6107 CLOTHING AND UNIFORMS	$507	$383	$750	$750	$1,250
6108 FUEL, OIL AND LUBRICANTS	$963	$1,182	$1,500	$1,500	$1,500
6109 POSTAGE	$4,430	$1,116	$4,000	$2,000	$2,500
6119 OTHER SUPPLIES	$0	$0	$0	$1,500	$0
6130 FURNITURE<$20,000	$0	$0	$0	$375	$0
SUPPLIES	**$8,028**	**$4,105**	**$11,250**	**$8,925**	**$11,250**
6205 VEHICLE MAINTENANCE	$310	$96	$1,000	$500	$1,000
REPAIRS AND MAINTENANCE	**$310**	**$96**	**$1,000**	**$500**	**$1,000**
6302 PROF.SERV.-ENGINEERING	$11,750	$61,913	$50,000	$61,250	$519,400
6304 PROF.SERV.-OTHER	$4,296	$20	$0	$100,000	$25,000
6312 PHONE & INTERNET SERVICES	$3,794	$3,568	$3,600	$3,000	$0
6332 TRAVEL AND MEALS	$1,139	$0	$7,500	$3,000	$7,500
6333 DUES AND SUBSCRIPTIONS	$358	$423	$1,500	$1,000	$1,500
6334 AUTOMOBILE ALLOWANCES	$4,768	$3,867	$4,800	$4,800	$0
6335 ADVERTISING COST	$2,676	$3,943	$5,000	$4,000	$4,000
6337 TRAINING	$1,965	$75	$5,500	$2,500	$8,500
6362 PERMITS AND LICENSES	$237	$200	$750	$300	$1,750
SERVICES AND CHARGES	**$30,982**	**$74,008**	**$78,650**	**$179,850**	**$567,650**
TOTAL ENGINEERING AND PLANNING	**$496,003**	**$563,340**	**$578,975**	**$596,175**	**$1,182,960**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	FACILITIES MAINTENANCE	100-157 FACILITIES MAINTENANCE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$82,283	$72,102	$80,989	$83,100	$100,800
6005 WAGES-OVERTIME	$1,138	$3,613	$5,150	$5,300	$5,000
6009 WAGES-OTHER	$5,034	$4,308	$4,914	$3,300	$0
6011 VACATION PAY	$9,640	$6,816	$6,817	$5,900	$0
6012 SICK PAY	$799	$8,321	$3,709	$3,600	$0
6013 EMERGENCY PAY	$0	$1,026	$0	$200	$0
6015 SICK TIME BUYBACK	$1,529	$629	$829	$800	$700
6019 LONGEVITY	$2,530	$1,790	$1,911	$2,000	$2,000
6021 FICA-S.S. AND MEDICARE TAXES	$7,858	$7,154	$8,091	$7,800	$8,400
6022 TMRS-EMPLOYER	$14,310	$13,563	$14,048	$14,000	$14,500
6025 WORKER COMPENSATION INS.	$1,945	$1,719	$2,000	$2,400	$2,400
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
PERSONNEL SERVICES	**$127,066**	**$121,042**	**$128,458**	**$128,400**	**$134,700**
6101 OFFICE AND COMPUTER SUPPLIES	$166	$0	$0	$0	$0
6104 JANITORIAL AND CLEANING SUPPLY	$9,861	$8,710	$10,500	$10,000	$11,000
6105 FOOD SUPPLIES	$4,069	$3,366	$3,000	$4,500	$3,500
6106 MATERIALS AND PARTS	$3,718	$4,151	$3,000	$5,500	$5,500
6107 CLOTHING AND UNIFORMS	$1,440	$1,299	$1,450	$1,300	$1,600
6108 FUEL, OIL AND LUBRICANTS	$1,799	$8,633	$2,000	$5,000	$5,000
6119 OTHER SUPPLIES	$2,221	$9,396	$4,250	$15,000	$4,350
6130 FURNITURE<$20,000	$0	$1,848	$0	$0	$0
SUPPLIES	**$23,274**	**$37,404**	**$24,200**	**$41,300**	**$30,950**
6204 EQUIPMENT MAINT.	$314	$0	$0	$0	$0
6205 VEHICLE MAINTENANCE	$683	$841	$1,000	$1,500	$1,000
6206 BUILDING MAINTENANCE	$175,170	$457,379	$430,000	$435,500	$315,200
6219 OTHER MAINTENANCE	$1,263	$2,485	$0	$0	$0
REPAIRS AND MAINTENANCE	**$177,429**	**$460,705**	**$431,000**	**$437,000**	**$316,200**
6304 PROF.SERV.-OTHER	$7,060	$6,164	$0	$3,500	$28,000
6311 JANITORIAL SERVICES	$92,829	$86,645	$87,000	$87,000	$95,000
6312 PHONE & INTERNET SERVICES	$36,634	$37,759	$40,000	$40,000	$39,100
6313 UTILITIES	$139,166	$196,909	$140,000	$150,000	$150,000
6336 EQUIPMENT RENTALS	$2,534	$9,822	$2,200	$2,200	$2,200
6362 PERMITS AND LICENSES	$0	$0	$100	$100	$0
SERVICES AND CHARGES	**$278,224**	**$337,299**	**$269,300**	**$282,800**	**$314,300**
6403 MACHINERY & EQUIPMENT	$0	$0	$0	$20,700	$75,250
6406 LAND AND BUILDINGS	$0	$75,126	$0	$74,100	$42,000
CAPITAL OUTLAY	**$0**	**$75,126**	**$0**	**$94,800**	**$117,250**
TOTAL FACILITIES MAINTENANCE	**$605,992**	**$1,031,576**	**$852,958**	**$984,300**	**$913,400**

200 - General Special Revenue Fund Seizure

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Seized Funds	$ 6,574	$ -	$ -	$ 2,100	$ -
Interest	1,032	105	150	500	1,000
Total	**$ 7,605**	**$ 105**	**$ 150**	**$ 2,600**	**$ 1,000**
Expenditures:					
Transfers	$ -	$ -	$ -	$ -	$ 100,000
Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,000**
Revenues Over (Under) Expenditures	**$ 7,605**	**$ 105**	**$ 150**	**$ 2,600**	**$ (99,000)**
Beginning Fund Balance	**$ 107,180**	**$ 114,785**	**$ 114,890**	**$ 114,890**	**$ 117,490**
Ending Fund Balance	**$ 114,785**	**$ 114,890**	**$ 115,040**	**$ 117,490**	**$ 18,490**

Fund Description:

The General Special Revenue fund accounts for Police forfeiture funds. 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."

CITY OF TOMBALL
GENERAL SPECIAL FUND - 200

GENERAL SPECIAL FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5785 POLICE SEIZED FUNDS	$ 6,574	$ -	$ -	$ 2,100	$ -
5800 INTEREST	1,032	105	150	500	1,000
TOTAL GENERAL SPECIAL FUND	**$ 7,605**	**$ 105**	**$ 150**	**$ 2,600**	**$ 1,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL SPECIAL FUND	POLICE SEIZURE FUNDS	200-221 POLICE SEIZURE FUNDS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6691 TRANSFERS OUT	$0	$0	$0	$0	$100,000
TRANSFERS	**$0**	**$0**	**$0**	**$0**	**$100,000**
TOTAL POLICE SEIZURE FUNDS	**$0**	**$0**	**$0**	**$0**	**$100,000**

201 - POLICE GRANT FUND (LEOSE)

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
LEOSE Funds	$ -	$ -	$ -	$ 3,000	$ 3,000
Total	**$ -**	**$ -**	**$ -**	**$ 3,000**	**$ 3,000**
Expenditures:					
Services and Charges	$ -	$ -	$ -	$ -	$ -
Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ -**	**$ 3,000**	**$ 3,000**
Beginning Fund Balance	**$ -**	**$ -**	**$ -**	**$ 28,350**	**$ 31,350**
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ 31,350**	**$ 34,350**

Fund Description:

The Police Grant Fund (LEOSE) fund was created to properly account for Police LEOSE funds received by the City of Tomball. The law enforcement officer standards and education (LEOSE) funds are intended to be used to provide continuing education for law enforcement officers.

CITY OF TOMBALL
POLICE GRANT FUND (LEOSE) - 201

POLICE GRANT FUND (LEOSE)	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5740 OTHER GRANTS	$ -	$ -	$ -	$ 3,000	$ 3,000
TOTAL POLICE GRANT FUND (LEOSE)	**$ -**	**$ -**	**$ -**	**$ 3,000**	**$ 3,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
POLICE GRANT FUND (LEOSE)	POLICE GRANT FUND (LEOSE)	201-121 POLICE GRANT FUND (LEOSE)

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6337 TRAINING	$0	$0	$0	$0	$0
SERVICES AND CHARGES	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL POLICE SEIZURE FUNDS	**$0**	**$0**	**$0**	**$0**	**$0**

205 - State & Federal Grants

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
State Grants	$ 57,074	$ 1,523,566	$ -	$ -	$ -
Interest	-	808	50	-	-
Other	-	-	-	14,800	-
Total	**$ 57,074**	**$ 1,524,374**	**$ 50**	**$ 14,800**	**$ -**
Expenditures:					
Capital Outlay	$ 57,074	$ 1,523,566	$ -	$ -	$ -
Transfers	-	808	-	-	-
Total	**$ 57,074**	**$ 1,524,374**	**$ -**	**$ -**	**$ -**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ 50**	**$ 14,800**	**$ -**
Beginning Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**	**$ 14,800**
Ending Fund Balance	**$ -**	**$ -**	**$ 50**	**$ 14,800**	**$ 14,800**

CITY OF TOMBALL
STATE & FEDERAL GRANTS FUND - 205

STATE & FEDERAL GRANTS FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5711 STATE GRANT	$ 57,074	$ 1,523,566	$ -	$ -	$ -
5740 OTHER GRANTS	-	-	-	14,800	-
5800 INTEREST	-	808	50	-	-
TOTAL STATE & FEDERAL GRANTS FUND	**$ 57,074**	**$ 1,524,374**	**$ 50**	**$ 14,800**	**$ -**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
STATE & FEDERAL GRANTS	STATE & FEDERAL GRANTS	205-154 STATE & FED GRANTS FUND

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$57,074	$1,523,566	$0	$0	$0
CAPITAL OUTLAY	**$57,074**	**$1,523,566**	**$0**	**$0**	**$0**
6691 TRANSFERS OUT	$0	$808	$0	$0	$0
TRANSFERS	**$0**	**$808**	**$0**	**$0**	**$0**
TOTAL STATE & FEDERAL GRANTS FUNDS	**$57,074**	**$1,524,374**	**$0**	**$0**	**$0**

215 - American Rescue Plan Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
American Rescue Plan Funds	$ -	$ -	$ -	$ 70,000	$ 2,848,422
Total	**$ -**	**$ -**	**$ -**	**$ 70,000**	**$ 2,848,422**
Expenditures:					
Supplies	$ -	$ -	$ -	$ 70,000	$ 2,848,422
Total	**$ -**	**$ -**	**$ -**	**$ 70,000**	**$ 2,848,422**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Beginning Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Fund Description:

As a result of the American Rescue Plan Act of 2021, the City received an allocation State and Local Fiscal Recovery Funds (SLFRF). This fund is used to track the allocated funds and the associated expenditures.

CITY OF TOMBALL
AMERICAN RESCUE PLAN FUND - 215

AMERICAN RESCUE PLAN FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5712 AMERICAN RESCUE PLAN ACT FUND	$ -	$ -	$ -	$ 70,000	$ 2,848,422
TOTAL AMERICAN RESCUE PLAN FUND	**$ -**	**$ -**	**$ -**	**$ 70,000**	**$ 2,848,422**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
AMERICAN RESCUE PLAN FUND	AMERICAN RESCUE PLAN FUND	215-215 AMERICAN RESCUE PLAN FUND

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6106 MATERIALS AND SUPPLIES	$0	$0	$0	$70,000	$2,848,422
SUPPLIES	**$0**	**$0**	**$0**	**$70,000**	**$2,848,422**
TOTAL AMERICAN RESCUE PLAN FUND	**$0**	**$0**	**$0**	**$70,000**	**$2,848,422**

220 - Municipal Court Building Security Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Fines and Warrants	$ 8,480	$ 11,284	$ 11,000	$ 9,000	$ 9,000
Interest	2,074	224	150	800	1,500
Total	**$ 10,553**	**$ 11,508**	**$ 11,149**	**$ 9,800**	**$ 10,500**
Expenditures:					
Supplies	$ -	$ 11,606	$ 10,000	$ 10,000	$ -
Maintenance	-	-	150,000	100,000	-
Total	**$ -**	**$ 11,606**	**$ 160,000**	**$ 110,000**	**$ -**
Revenues Over (Under) Expenditures	**$ 10,553**	**$ (98)**	**$ (148,851)**	**$ (100,200)**	**$ 10,500**
Beginning Fund Balance	**$ 243,799**	**$ 254,352**	**$ 254,254**	**$ 254,254**	**$ 154,054**
Ending Fund Balance	$ 254,352	$ 254,254	$ 105,403	$ 154,054	$ 164,554

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
MUNICIPAL COURT BUILDING SECURITY - 220

MUNICIPAL COURT- BUILDING SECURITY	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5311 MUNICIPAL COURT BLDG-SECURITY	$ 8,480	$ 11,284	$ 11,000	$ 9,000	$ 9,000
5800 INTEREST INCOME	2,074	224	150	800	1,500
TOTAL MUNICIPAL COURT- BUILDING SECURITY	**$ 10,553**	**$ 11,508**	**$ 11,150**	**$ 9,800**	**$ 10,500**

CITY OF TOMBALL		
FUND	**DEPARTMENT**	**DIVISION**
MUNICIPAL COURT- BUILDINGG SECURITY	MUNICIPAL COURT	220-122 - MUNICIPAL COURT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6119 OTHER SUPPLIES	$0	$11,606	$10,000	$10,000	$0
SUPPLIES	**$0**	**$11,606**	**$10,000**	**$10,000**	**$0**
6206 BUILDING MAINTENANCE	$0	$0	$150,000	$100,000	$0
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$150,000**	**$100,000**	**$0**
6304 PROFESSIONAL SERVICES, OTHER	$2,623	$2,326	$0	$1,050	$0
SERVICES AND CHARGES	**$2,623**	**$2,326**	**$0**	**$1,050**	**$0**
TOTAL MUNICIPAL COURT - BUILDING SECURITY	**$2,623**	**$13,932**	**$160,000**	**$111,050**	**$0**

230 - Municipal Court Technology Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2023 Projection	FY 2023 Budget
Revenues:					
Fines and Warrants	$ 9,372	$ 10,058	$ 12,000	$ 8,000	$ 8,000
Interest	1,846	141	150	800	1,500
Total	**$ 11,218**	**$ 10,199**	**$ 12,149**	**$ 8,800**	**$ 9,500**
Expenditures:					
Supplies	$ -	$ 41,542	$ 28,000	$ 26,875	$ 15,800
Services and Charges	8,292	-	-	-	-
Total	**$ 8,292**	**$ 41,542**	**$ 28,000**	**$ 26,875**	**$ 15,800**
Revenues Over (Under) Expenditures	**$ 2,927**	**$ (31,343)**	**$ (15,851)**	**$ (18,075)**	**$ (6,300)**
Beginning Fund Balance	**$ 181,091**	**$ 184,018**	**$ 152,675**	**$ 152,675**	**$ 134,600**
Ending Fund Balance	**$ 184,018**	**$ 152,675**	**$ 136,824**	**$ 134,600**	**$ 128,300**

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
Municipal Court Technology Fund Detail - 230

MUNICIPAL COURT TECHNOLOGY FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5312 COURT TECHNOLOGY FEE	$ 9,372	$ 10,058	$ 12,000	$ 8,000	$ 8,000
5800 INTEREST INCOME	1,846	141	150	800	1,500
TOTAL MUNICIPAL COURT TECHNOLOGY FUND	**$ 11,218**	**$ 10,199**	**$ 12,150**	**$ 8,800**	**$ 9,500**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
MUNICIPAL COURT TECHNOLOGY FUND	MUNICIPAL COURT	230-122 - MUNICIPAL COURT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6101 OFFICE AND COMPUTER SUPPLIES	$0	$41,542	$28,000	$26,875	$15,800
SUPPLIES	**$0**	**$41,542**	**$28,000**	**$26,875**	**$15,800**
6320 COMPUTER SOFTWARE	$8,292	$0	$0	$0	$0
SERVICES AND CHARGES	**$8,292**	**$0**	**$0**	**$0**	**$0**
TOTAL MUNICIPAL COURT TECHNOLOGY	**$8,292**	**$41,542**	**$28,000**	**$26,875**	**$15,800**

240 - Hotel Occupancy Tax Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Occupancy Tax	$ 480,982	$ 486,519	$ 450,000	$ 550,000	$ 600,000
Miscellaneous Income	-	-	1,000	-	-
Event Revenue	3,050	-	3,000	-	-
Interest	4,592	342	500	2,500	5,000
Transfers In	126,000	126,000	126,000	126,000	126,000
Total	**$ 614,624**	**$ 612,861**	**$ 580,500**	**$ 678,500**	**$ 731,000**
Expenditures:					
Grants	$ 208,403	$ 179,370	$ 256,000	$ 258,500	$ 266,000
Second Saturday Events	22,511	5,031	38,100	38,300	38,300
Tourism	353,536	346,793	469,971	461,300	377,200
Transfer to Employee Benefits Trust Fund	20,128	20,128	32,969	32,969	20,600
Total	**$ 604,579**	**$ 551,322**	**$ 797,040**	**$ 791,069**	**$ 702,100**
Revenues Over (Under) Expenditures	**$ 10,075**	**$ 61,569**	**$ (216,510)**	**$ (112,539)**	**$ 28,930**
Beginning Fund Balance	**$ 612,397**	**$ 622,472**	**$ 684,041**	**$ 684,041**	**$ 571,502**
Ending Fund Balance	**$ 622,472**	**$ 684,041**	**$ 467,531**	**$ 571,502**	**$ 600,432**

Fund Description:

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%**	**124%**	**59%**	**72%**	**86%**

CITY OF TOMBALL
HOTEL OCCUPANCY TAX FUND - 240

HOTEL OCCUPANCY FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5180 HOTEL OCCUPANCY TAX	$ 480,982	$ 486,519	$ 450,000	$ 550,000	$ 600,000
5550 MISCELLANEOUS INCOME	-	-	1,000	-	-
5555 EVENT SPONSORSHIP REVENUE	3,050	-	3,000	-	-
5800 INTEREST INCOME	4,592	342	500	2,500	5,000
5910 TRANSFER FROM GENERAL FUND	126,000	126,000	126,000	126,000	126,000
TOTAL HOTEL OCCUPANCY TAX FUND	**$ 614,624**	**$ 612,861**	**$ 580,500**	**$ 678,500**	**$ 731,000**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6301 PROF.SERV.-AUDIT AND ACCTNG.	$4,193	$1,100	$3,000	$3,000	$3,000
6342 DEPOT MUSEUM	$710	$1,542	$5,000	$5,000	$5,000
6351 TOMBALL CHAMBER OF COMMERCE	$35,000	$35,000	$35,000	$35,000	$35,000
6356 TOMBALL SISTER CITY ORG.	$122,000	$106,000	$160,000	$160,000	$160,000
6359 GRANTS	$46,500	$35,729	$53,000	$55,500	$63,000
SERVICES AND CHARGES	**$208,403**	**$179,370**	**$256,000**	**$258,500**	**$266,000**
TOTAL HOTEL OCCUPANCY TAX	**$208,403**	**$179,370**	**$256,000**	**$258,500**	**$266,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
HOTEL OCCUPANCY TAX	2ND SATURDAY EVENTS	240-241 2ND SATURDAY EVENTS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES- ADMINISTRATIVE	($164)	$0	$0	$0	$0
6021 FICA-S.S. AND MEDICARE TAXES	($12)	$0	$0	$0	$0
6022 TMRS RETIREMENT-EMPLOYER	($22)	$0	$0	$0	$0
PERSONNEL SERVICES	**($198)**	**$0**	**$0**	**$0**	**$0**
6105 FOOD SUPPLIES	$817	$155	$1,500	$1,500	$1,500
6119 OTHER SUPPLIES	$1,947	$27	$8,500	$8,500	$8,500
SUPPLIES	**$2,763**	**$182**	**$10,000**	**$10,000**	**$10,000**
6304 PROFESSIONAL SERVICES, OTHER	$4,060	$0	$6,500	$6,500	$6,500
6312 COMMUNICATION SERVICES	($6)	$0	$0	$0	$0
6327 GARBAGE SERVICES	$570	$0	$600	$800	$800
6329 OTHER SERVICES	$7,765	$3,384	$8,500	$8,500	$8,500
6334 AUTOMOBILE ALLOWANCE	($291)	$0	$0	$0	$0
6335 ADVERTISING COST	$1,176	$145	$3,500	$3,500	$3,500
6336 EQUIPMENT RENTALS	$1,448	$0	$5,000	$5,000	$5,000
6337 TRAINING	$275	$0	$0	$0	$0
6358 OTHER TOURISM EXPENDITURE	$4,951	$1,320	$4,000	$4,000	$4,000
SERVICES AND CHARGES	**$19,946**	**$4,849**	**$28,100**	**$28,300**	**$28,300**
TOTAL 2ND SATURDAY EVENTS	**$22,511**	**$5,031**	**$38,100**	**$38,300**	**$38,300**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
HOTEL OCCUPANCY TAX	MARKETING/INFORMATION CENTER	240-243 MARKETING

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES- ADMINISTRATIVE	$137,630	$125,381	$129,913	$96,900	$71,100
6003 WAGES- FULL TIME	$34,484	$36,096	$36,359	$37,900	$40,500
6005 WAGES-OVERTIME	$1,466	$1,342	$1,545	$6,000	$6,000
6009 WAGES-OTHER	$9,858	$7,252	$8,915	$5,000	$0
6011 VACATION PAY	$6,503	$10,779	$10,342	$13,200	$0
6012 SICK PAY	$1,549	$2,675	$7,429	$29,100	$0
6013 EMERGENCY PAY	$0	$0	$0	$1,000	$0
6015 SICK TIME BUYBACK	$2,329	$1,561	$1,689	$1,700	$0
6019 LONGEVITY	$835	$1,030	$776	$700	$100
6021 FICA-S.S. AND MEDICARE TAXES	$15,272	$14,660	$16,498	$15,000	$9,300
6022 TMRS-EMPLOYER	$28,212	$27,041	$27,905	$26,200	$16,000
6024 HEALTH INSURANCE	$0	$161	$0	$0	$0
6025 WORKER COMPENSATION INS.	$271	$218	$300	$300	$200
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
6035 AUTO ALLOWANCE	$0	$0	$0	$0	$2,400
PERSONNEL SERVICES	**$238,410**	**$228,196**	**$241,671**	**$233,000**	**$146,500**
6101 OFFICE AND COMPUTER SUPPLIES	$1,441	$1,125	$4,700	$4,200	$4,700
6105 FOOD SUPPLIES	$840	$589	$1,200	$1,200	$1,200
6107 CLOTHING AND UNIFORMS	$537	$127	$1,700	$1,700	$1,700
6109 POSTAGE	$105	$173	$1,500	$500	$500
6119 OTHER SUPPLIES	$2,580	$4,749	$6,000	$6,000	$6,000
6130 FURNITURE <$20,000	$0	$290	$500	$500	$500
SUPPLIES	**$5,502**	**$7,053**	**$15,600**	**$14,100**	**$14,600**
6204 OTHER EQUIPMENT MAINTENANCE	$0	$0	$0	$1,500	$0
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$0**	**$1,500**	**$0**
6304 PROFESSIONAL SERVICES, OTHER	$22,936	$28,217	$50,000	$50,000	$50,000
6312 PHONE & INTERNET SERVICES	$1,922	$900	$2,000	$2,000	$1,100
6327 GARBAGE SERVICES	$855	$5,036	$3,500	$5,000	$5,000
6329 OTHER SERVICES	$4,388	$2,435	$6,000	$6,000	$6,000
6332 TRAVEL AND MEALS	$2,058	$1,564	$7,000	$7,000	$7,000
6333 DUES AND SUBSCRIPTIONS	$5,013	$4,032	$10,000	$10,000	$10,000
6334 AUTOMOBILE ALLOWANCE	$7,169	$6,400	$7,200	$7,200	$0
6335 ADVERTISING COST	$46,660	$27,486	$60,000	$60,000	$70,000
6336 EQUIPMENT RENTALS	$15,306	$32,888	$55,000	$55,000	$55,000
6337 TRAINING	$984	$806	$5,000	$5,000	$5,000
6358 OTHER TOURISM EXPENDITURES	$2,335	$1,780	$7,000	$7,000	$7,000
SERVICES AND CHARGES	**$109,624**	**$111,544**	**$212,700**	**$214,200**	**$216,100**
6692 TRANSFER TO EMP. BEN. TRUST	$20,128	$20,128	$32,969	$32,969	$20,600
TRANSFERS	**$20,128**	**$20,128**	**$32,969**	**$32,969**	**$20,600**
TOTAL MARKETING/INFORMATION CENTER	**$373,664**	**$366,921**	**$502,940**	**$495,769**	**$397,800**

260 - Child Safety Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Child Safety	$ 12,194	$ 13,384	$ 15,000	$ 12,000	$ 12,000
Interest	-	123	100	-	-
Total	**$ 12,194**	**$ 13,507**	**$ 15,100**	**$ 12,000**	**$ 12,000**
Expenditures:					
Services and Charges	$ 1,265	$ 10,051	$ 10,000	$ 10,000	$ 10,000
Total	**$ 1,265**	**$ 10,051**	**$ 10,000**	**$ 10,000**	**$ 10,000**
Revenues Over (Under) Expenditures	**$ 10,929**	**$ 3,456**	**$ 5,100**	**$ 2,000**	**$ 2,000**
Beginning Fund Balance	**$ 67,066**	**$ 77,995**	**$ 81,451**	**$ 81,451**	**$ 83,451**
Ending Fund Balance	**$ 77,995**	**$ 81,451**	**$ 86,551**	**$ 83,451**	**$ 85,451**

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
CHILD SAFETY FUND - 260

CHILD SAFETY FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5790 CHILD SAFETY FUND	$ 12,194	$ 13,384	$ 15,000	$ 12,000	$ 12,000
5800 INTEREST	-	123	100	-	-
TOTAL CHILD SAFETY FUND	**$ 12,194**	**$ 13,507**	**$ 15,100**	**$ 12,000**	**$ 12,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL SPECIAL FUND	CHILD SAFETY FUND	260-222 CHILD SAFETY FUND

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6350 CHILD SAFETY EDUCATION	$1,265	$10,051	$10,000	$10,000	$10,000
SERVICES AND CHARGES	**$1,265**	**$10,051**	**$10,000**	**$10,000**	**$10,000**
TRANSFERS	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL CHILD SAFETY FUND	**$1,265**	**$10,051**	**$10,000**	**$10,000**	**$10,000**

295 - PUBLIC IMPROVEMENT DISTRICTS

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Contributions Revenue	$ -	$ 769,412	$ -	$ 1,027,564	$ 1,774,500
Total	**$ -**	**$ 769,412**	**$ -**	**$ 1,027,564**	**$ 1,774,500**
Expenditures:					
PID Payments	$ -	$ 837,057	$ -	$ 1,027,564	$ 1,774,500
Total	**$ -**	**$ 837,057**	**$ -**	**$ 1,027,564**	**$ 1,774,500**
Revenues Over (Under) Expenditures	**$ -**	**$ (67,645)**	**$ -**	**$ -**	**$ -**
Beginning Fund Balance	**$ -**	**$ 67,645**	**$ -**	**$ -**	**$ -**
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

CITY OF TOMBALL
PUBLIC IMPROVEMENT DISTRICTS - 295

PUBLIC IMPROVEMENT DISTRICTS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5001 PID #01 PINE COUNTRY	$ -	$ 85,638	$ -	$ 82,634	$ 82,700
5002 PID #02 RALEIGH CREEK	-	485,167	-	598,771	855,000
5003 PID #03 RESERVE AT SPRING LAKE	-	95,424	-	159,721	170,500
5004 PID #04 ALEXANDER ESTATES	-	-	-	-	265,000
5005 PID #05 YAUPON TRAILS	-	83,583	-	83,561	83,600
5006 PID #06 COPPER COVE	-	19,600	-	68,738	101,900
5007 PID #07 GRAND JUNCTION	-	-	-	34,139	77,400
5008 PID #08 TIMBER TRAILS	-	-	-	-	138,400
TOTAL PUBLIC IMPROVEMENT DISTRICTS	**$ -**	**$ 769,412**	**$ -**	**$ 1,027,564**	**$ 1,774,500**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
PUBLIC IMPROVEMENT DISTRICTS	PUBLIC IMPROVEMENT DISTRICTS	295-295 PUBLIC IMPROVEMENT DISTRICTS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6701 PID #01 PINE COUNTRY PAYMENTS	$0	$87,073	$0	$82,634	$82,700
6702 PID #02 RALEIGH CREEK PAYMENTS	$0	$549,865	$0	$598,771	$855,000
6703 PID #03 RESERVE AT SPRING LAKE PAYMENTS	$0	$96,881	$0	$159,721	$170,500
6704 PID #04 ALEXANDER ESTATES PAYMENTS	$0	$0	$0	$0	$265,000
6705 PID #05 YAUPON TRAILS PAYMENTS	$0	$83,638	$0	$83,561	$83,600
6706 PID #06 COPPER COVE PAYMENTS	$0	$19,600	$0	$68,738	$101,900
6707 PID #07 GRAND JUNCTION PAYMENTS	$0	$0	$0	$34,139	$77,400
6708 PID #08 TIMBER TRAILS PAYMENTS	$0	$0	$0	$0	$138,400
PID PAYMENTS	**$0**	**$837,057**	**$0**	**$1,027,564**	**$1,774,500**
TOTAL PUBLIC IMPROVEMENTS DISTRICTS	**$0**	**$837,057**	**$0**	**$1,027,564**	**$1,774,500**

296 - PID #10 RABURN RESERVE

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Contributions Revenue	$ -	$ 784,999	$ -	$ 374,606	$ -
Miscellaneous Revenue	-	16,397	-	-	-
Interest	-	81	-	-	-
Total	**$ -**	**$ 801,476**	**$ -**	**$ 374,606**	**$ -**
Expenditures:					
Services and Charges	$ -	$ 39,050	$ -	$ 15,000	$ -
PID Payments	-	428,889	-	350,000	-
Interest	-	87,237	-	-	-
Total	**$ -**	**$ 467,939**	**$ -**	**$ 365,000**	**$ -**
Revenues Over (Under) Expenditures	**$ -**	**$ 333,537**	**$ -**	**$ 9,606**	**$ -**
Beginning Fund Balance	**$ -**	**$ (26,606)**	**$ 306,931**	**$ 306,931**	**$ 316,537**
Ending Fund Balance	**$ -**	**$ 306,931**	**$ 306,931**	**$ 316,537**	**$ 316,537**

CITY OF TOMBALL
PID #10 RABURN RESERVE - 296

PID #10 RABURN RESERVE	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5001 PID #10 RABURN RESERVE-CONTRIBUTIONS	$ -	$ -	$ -	$ 331,606	$ -
5550 MISCELLANEOUS INCOME	-	16,397	-	-	-
5772 DEVELOPER CONTRIBUTIONS	-	469,312	-	43,000	-
5800 INTEREST INCOME	-	81	-	-	-
5905 CONTRIBUTION FROM PROPERTY OWNER	-	315,687	-	-	-
TOTAL PID #10 RABURN RESERVE	**$ -**	**$ 801,476**	**$ -**	**$ 374,606**	**$ -**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
PID #10 RABURN RESERVE	PID #10 RABURN RESERVE	296-296 PID #10 RABURN RESERVE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROFESSIONAL SERVICES,OTHER	$0	$39,050	$0	$15,000	$0
SERVICES AND CHARGES	**$0**	**$39,050**	**$0**	**$15,000**	**$0**
6750 DEBT PID PAYMENTS	$0	$0	$0	$350,000	$0
6755 CONTRIBUTIONS TO CITY	$0	$428,889	$0	$0	$0
PID PAYMENTS	**$0**	**$428,889**	**$0**	**$350,000**	**$0**
6901 INTEREST-BONDS	$0	$87,237	$0	$0	$0
INTEREST	**$0**	**$87,237**	**$0**	**$0**	**$0**
TOTAL PID #10 RABURN RESERVE	**$0**	**$555,176**	**$0**	**$365,000**	**$0**

297 - PID #11 WOOD LEAF

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Contributions Revenue	$ -	$ 50,000	$ -	$ 50,000	$ -
Total	**$ -**	**$ 50,000**	**$ -**	**$ 50,000**	**$ -**
Expenditures:					
Services and Charges	$ -	$ 30,576	$ -	$ 60,000	$ -
Total	**$ -**	**$ 30,576**	**$ -**	**$ 60,000**	**$ -**
Revenues Over (Under) Expenditures	**$ -**	**$ 19,424**	**$ -**	**$ (10,000)**	**$ -**
Beginning Fund Balance	**$ -**	**$ -**	**$ 19,424**	**$ 19,424**	**$ 9,424**
Ending Fund Balance	**$ -**	**$ 19,424**	**$ 19,424**	**$ 9,424**	**$ 9,424**

CITY OF TOMBALL
PID #11 WOOD LEAF

PID #11 WOOD LEAF	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5772 DEVELOPER CONTRIBUTIONS	$ -	$ 50,000	$ -	$ 50,000	$ -
TOTAL PID #11 WOOD LEAF	**$ -**	**$ 50,000**	**$ -**	**$ 50,000**	**$ -**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
PID #11 WOOD LEAF	PID #11 WOOD LEAF	297-297 PID #11 WOOD LEAF

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROFESSIONAL SERVICES,OTHER	$0	$30,576	$0	$60,000	$0
SERVICES AND CHARGES	**$0**	**$30,576**	**$0**	**$60,000**	**$0**
TOTAL PID #11 WOOD LEAF	**$0**	**$30,576**	**$0**	**$60,000**	**$0**

298 - PID #12 WINFREY ESTATES

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Contributions Revenue	$ -	$ -	$ -	$ 43,000	$ -
Total	**$ -**	**$ -**	**$ -**	**$ 43,000**	**$ -**
Expenditures:					
Services and Charges	$ -	$ -	$ -	$ 30,000	$ -
Total	**$ -**	**$ -**	**$ -**	**$ 30,000**	**$ -**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ -**	**$ 13,000**	**$ -**
Beginning Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,000**
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ 13,000**	**$ 13,000**

CITY OF TOMBALL
PID #12 WINFREY ESTATES

PID #12 WINFREY ESTATES	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5772 DEVELOPER CONTRIBUTIONS	$ -	$ -	$ -	$ 43,000	$ -
TOTAL PID #12 WINFREY ESTATES	**$ -**	**$ -**	**$ -**	**$ 43,000**	**$ -**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
PID #12 WINFREY ESTATES	PID #12 WINFREY ESTATES	298-298 PID #12 WINFREY ESTATES

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROFESSIONAL SERVICES,OTHER	$0	$0	$0	$30,000	$0
SERVICES AND CHARGES	**$0**	**$0**	**$0**	**$30,000**	**$0**
TOTAL PID #12 WINFREY ESTATES	**$0**	**$0**	**$0**	**$30,000**	**$0**

300 Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Current taxes	$ 4,610,839	$ 3,571,710	$ 3,700,000	$ 3,400,000	$ 2,750,000
Delinquent taxes	21,997	83,679	50,000	-	25,000
Penalty and interest	21,415	46,381	35,000	25,000	25,000
Interest	34,174	1,647	2,000	25,000	10,000
Bond Proceeds	9,833,352	5,790,384	-	-	-
Other	816	4,143	-	-	-
TEDC Contributions	755,684	757,885	1,129,885	759,885	761,685
Total	**$ 15,278,278**	**$ 10,255,828**	**$ 4,916,885**	**$ 4,209,885**	**$ 3,571,685**
Expenditures:					
Principal	$ 3,923,000	$ 2,540,000	$ 2,535,000	$ 2,535,000	$ 5,410,000
Interest	1,038,981	1,028,508	988,998	989,000	1,650,323
Refunded Bond Escrow Payment	9,663,255	5,652,859	-	-	-
Fees	271,581	186,874	14,000	14,000	14,000
Total	**$ 14,896,817**	**$ 9,408,241**	**$ 3,537,998**	**$ 3,538,000**	**$ 7,074,323**
Revenues Over/(Under) Expenditures	**$ 381,461**	**$ 847,587**	**$ 1,378,887**	**$ 671,885**	**$ (3,502,638)**
Beginning Fund Balance	**$ 4,638,315**	**$ 5,019,776**	**$ 5,867,363**	**$ 5,867,363**	**$ 6,539,248**
Ending Fund Balance	**$ 5,019,776**	**$ 5,867,363**	**$ 7,246,250**	**$ 6,539,248**	**$ 3,036,611**

CITY OF TOMBALL
DEBT SERVICE FUND - 300

DEBT SERVICE FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5110 CURRENT TAXES	$ 4,610,839	$ 3,571,710	$ 3,700,000	$ 3,400,000	$ 2,750,000
5120 DELINQUENT TAXES	21,997	83,679	50,000	-	25,000
5130 PENALTY,INTEREST, ATTY FEES	21,415	46,381	35,000	25,000	25,000
5550 MISCELLANEOUS INCOME	816	4,143	-	-	-
5800 INTEREST INCOME	34,174	1,647	2,000	25,000	10,000
5770 TEDC CONTRIBUTIONS	755,684	757,885	1,129,885	759,885	761,685
5900 BOND PROCEEDS	9,100,000	5,255,000	-	-	-
5901 PREMIUM ON BONDS	733,352	535,384	-	-	-
TOTAL DEBT SERVICE FUND	**$ 15,278,278**	**$ 10,255,828**	**$ 4,916,885**	**$ 4,209,885**	**$ 3,571,685**

CITY OF TOMBALL

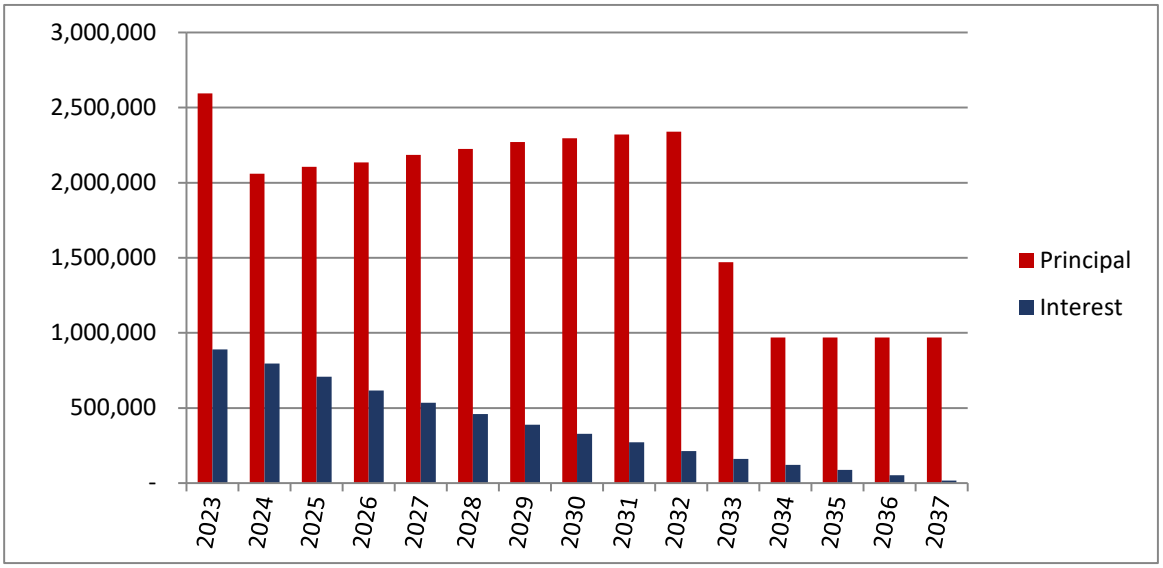
FUND	DEPARTMENT	DIVISION
DEBT SERVICE FUND	DEBT SERVICE	300-300 DEBT SERVICE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6901 INTEREST-BONDS	$1,038,981	$1,028,508	$988,998	$989,000	$1,650,323
6906 BOND FEES AND COST	$271,581	$146,757	$14,000	$14,000	$14,000
6907 MISCELLANEOUS BOND FEES	$0	$40,117	$0	$0	$0
6911 PRINCIPAL-BONDS	$3,923,000	$2,540,000	$2,535,000	$2,535,000	5,410,000
6955 REFUNDED BOND ESCROW AGENT	$9,663,255	$5,652,859	$0	$0	$0
DEBT	**$14,896,817**	**$9,408,241**	**$3,537,998**	**$3,538,000**	**$7,074,323**
TOTAL DEBT SERVICE	**$14,896,817**	**$9,408,241**	**$3,537,998**	**$3,538,000**	**$7,074,323**

City of Tomball
Debt Service Fund
Consolidated Debt Payment Schedule
2022-2023 Proposed Budget

Fiscal Year	Principal	Interest	Total
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	**$ 27,880,000**	**$ 5,644,654**	**$ 33,524,654**



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
2023	2/15/2023	580,000	1.650%	4,785	584,785	584,785
Total		**$ 580,000**		**$ 4,785**	**$ 584,785**	**$ 584,785**

*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: 12/20/2016
Projects: Medical Complex Drive Segment 4B; Persimmon Street

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2023	2/15/2023	975,000	5.000%	272,581	1,247,581	
	8/15/2023			248,206	248,206	1,495,788
2024	2/15/2024	975,000	5.000%	248,206	1,223,206	
	8/15/2024			223,831	223,831	1,447,038
2025	2/15/2025	975,000	5.000%	223,831	1,198,831	
	8/15/2025			199,456	199,456	1,398,288
2026	2/15/2026	970,000	5.000%	199,456	1,169,456	
	8/15/2026			175,206	175,206	1,344,663
2027	2/15/2027	970,000	3.000%	175,206	1,145,206	
	8/15/2027			160,656	160,656	1,305,863
2028	2/15/2028	970,000	3.000%	160,656	1,130,656	
	8/15/2028			146,106	146,106	1,276,763
2029	2/15/2029	970,000	3.000%	146,106	1,116,106	
	8/15/2029			131,556	131,556	1,247,663
2030	2/15/2030	970,000	3.000%	131,556	1,101,556	
	8/15/2030			117,006	117,006	1,218,563
2031	2/15/2031	970,000	3.125%	117,006	1,087,006	
	8/15/2031			101,850	101,850	1,188,856
2032	2/15/2032	970,000	3.250%	101,850	1,071,850	
	8/15/2032			86,088	86,088	1,157,938
2033	2/15/2033	970,000	3.500%	86,088	1,056,088	
	8/15/2033			69,113	69,113	1,125,200
2034	2/15/2034	970,000	3.500%	69,113	1,039,113	
	8/15/2034			52,138	52,138	1,091,250
2035	2/15/2035	970,000	3.500%	52,138	1,022,138	
	8/15/2035			35,163	35,163	1,057,300
2036	2/15/2036	970,000	3.625%	35,163	1,005,163	
	8/15/2036			17,581	17,581	1,022,744
2037	2/15/2037	970,000	3.625%	17,581	987,581	987,581
Total		**$ 14,565,000**		**$ 3,800,494**	**$ 18,365,494**	**$ 18,365,494**

City of Tomball
Combination Tax & Revenue Certificates of Obligation, Series 2019
$9,100,000 - Tax Supported 100%
Issue Date: 12/20/2019
Sale Date: 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
2023	2/15/2023	665,000	4.000%	127,225	792,225	
	8/15/2023			113,925	113,925	906,150
2024	2/15/2024	690,000	4.000%	113,925	803,925	
	8/15/2024			100,125	100,125	904,050
2025	2/15/2025	720,000	4.000%	100,125	820,125	
	8/15/2025			85,725	85,725	905,850
2026	2/15/2026	745,000	4.000%	85,725	830,725	
	8/15/2026			70,825	70,825	901,550
2027	2/15/2027	780,000	4.000%	70,825	850,825	
	8/15/2027			55,225	55,225	906,050
2028	2/15/2028	810,000	4.000%	55,225	865,225	
	8/15/2028			39,025	39,025	904,250
2029	2/15/2029	835,000	3.000%	39,025	874,025	
	8/15/2029			26,500	26,500	900,525
2030	2/15/2030	850,000	2.000%	26,500	876,500	
	8/15/2030			18,000	18,000	894,500
2031	2/15/2031	865,000	2.000%	18,000	883,000	
	8/15/2031			9,350	9,350	892,350
2032	2/15/2032	880,000	2.125%	9,350	889,350	
	8/15/2032				-	889,350
Total		**$ 7,840,000**		**$ 1,164,625**	**$ 9,004,625**	**$ 9,004,625**

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
2023	2/15/2023	375,000	4.000%	65,550	440,550	
	8/15/2023			58,050	58,050	498,600
2024	2/15/2024	395,000	3.000%	58,050	453,050	
	8/15/2024			52,125	52,125	505,175
2025	2/15/2025	410,000	3.000%	52,125	462,125	
	8/15/2025			45,975	45,975	508,100
2026	2/15/2026	420,000	3.000%	45,975	465,975	
	8/15/2026			39,675	39,675	505,650
2027	2/15/2027	435,000	3.000%	39,675	474,675	
	8/15/2027			33,150	33,150	507,825
2028	2/15/2028	445,000	3.000%	33,150	478,150	
	8/15/2028			26,475	26,475	504,625
2029	2/15/2029	465,000	3.000%	26,475	491,475	
	8/15/2029			19,500	19,500	510,975
2030	2/15/2030	475,000	2.000%	19,500	494,500	
	8/15/2030			14,750	14,750	509,250
2031	2/15/2031	485,000	2.000%	14,750	499,750	
	8/15/2031			9,900	9,900	509,650
2032	2/15/2032	490,000	2.000%	9,900	499,900	
	8/15/2032			5,000	5,000	504,900
2033	2/15/2033	500,000	2.000%	5,000	505,000	
	8/15/2033				-	505,000
Total		**$ 4,895,000**		**$ 674,750**	**$ 5,569,750**	**$ 5,569,750**

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
2023	3/15/2023			47,556	47,556	
	9/15/2023	45,000	3.375%	47,556	92,556	140,113
2024	3/15/2024			46,797	46,797	
	9/15/2024	50,000	3.375%	46,797	96,797	143,594
2025	3/15/2025			45,953	45,953	
	9/15/2025	50,000	3.375%	45,953	95,953	141,906
2026	3/15/2026			45,109	45,109	
	9/15/2026	55,000	3.375%	45,109	100,109	145,219
2027	3/15/2027			44,181	44,181	
	9/15/2027	55,000	3.375%	44,181	99,181	143,363
2028	3/15/2028			43,253	43,253	
	9/15/2028	55,000	3.375%	43,253	98,253	141,506
2029	3/15/2029			42,325	42,325	
	9/15/2029	60,000	3.375%	42,325	102,325	144,650
2030	3/15/2030			41,313	41,313	
	9/15/2030	60,000	3.375%	41,313	101,313	142,625
2031	3/15/2031			40,300	40,300	
	9/15/2031	65,000	4.000%	40,300	105,300	145,600
2032	3/15/2032			39,000	39,000	
	9/15/2032	65,000	4.000%	39,000	104,000	143,000
2033	3/15/2033			37,700	37,700	
	9/15/2033	70,000	4.000%	37,700	107,700	145,400
2034	3/15/2034			36,300	36,300	
	9/15/2034	75,000	4.000%	36,000	111,000	147,300
2035	3/15/2035			34,800	34,800	
	9/15/2035	75,000	4.000%	34,800	109,800	144,600
2036	3/15/2036			33,300	33,300	
	9/15/2036	80,000	4.000%	33,300	113,300	146,600
2037	3/15/2037			31,700	31,700	
	9/15/2037	85,000	4.000%	31,700	116,700	148,400
2038	3/15/2038			30,000	30,000	
	9/15/2038	85,000	4.000%	30,000	115,000	145,000
2039	3/15/2039			28,300	28,300	
	9/15/2039	90,000	4.000%	28,300	118,300	146,600
2040	3/15/2040			26,500	26,500	
	9/15/2040	95,000	4.000%	26,500	121,500	148,000
2041	3/15/2041			24,600	24,600	
	9/15/2041	100,000	4.000%	24,600	124,600	149,200
2042	3/15/2042			22,600	22,600	
	9/15/2042	105,000	4.000%	22,600	127,600	150,200
2043	3/15/2043			20,500	20,500	
	9/15/2043	110,000	4.000%	20,500	130,500	151,000
2044	3/15/2044			18,300	18,300	
	9/15/2044	115,000	4.000%	18,300	133,300	151,600
2045	3/15/2045			16,000	16,000	
	9/15/2045	120,000	4.000%	16,000	136,000	152,000
2046	3/15/2046			13,600	13,600	
	9/15/2046	125,000	4.000%	13,600	138,600	152,200
2047	3/15/2047			11,100	11,100	
	9/15/2047	130,000	4.000%	11,100	141,100	152,200
2048	3/15/2048			8,500	8,500	
	9/15/2048	135,000	4.000%	8,500	143,500	152,000
2049	3/15/2049			5,800	5,800	
	9/15/2049	140,000	4.000%	5,800	145,800	151,600
2050	3/15/2050			3,000	3,000	
	9/15/2050	150,000	4.000%	3,000	153,000	156,000
Total		**$ 2,445,000**		**$ 1,676,475**	**$ 4,121,475**	**$ 4,121,475**

City of Tomball
400 Capital Projects Fund
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Debt Proceeds	$ -	$ -	$ -	$ -	$ 20,000,000
TEDC Contributions	-	-	300,000	-	1,415,000
Other Revenue Sources	357,688	394,200	1,240,000	549,500	5,240,000
Interest	532,835	38,807	-	250,000	500,000
Transfers from General Fund	600,000	546,012	430,000	430,000	1,050,000
Transfers from Enterprise Fund	164,000	220,000	595,000	595,000	200,000
Transfers from Other Sources	1,261,050	61,620	-	1,192,406	5,325,000
Total	**$ 2,915,573**	**$ 1,260,640**	**$ 2,565,000**	**$ 3,016,906**	**$ 33,730,000**
Expenditures:					
Capital Outlay - General Fund	$ 13,206,911	$ 10,703,154	$ 4,073,556	$ 2,489,350	$ 4,050,000
Capital Outlay - Enterprise Fund	1,148,293	1,038,422	605,917	375,750	17,865,000
Capital Outlay - Sewer/Water Recovery	10,519	21,517	-	499,000	8,875,000
Transfers Out	-	600,000	-	-	-
Total	**$ 14,365,723**	**$ 12,363,094**	**$ 4,679,473**	**$ 3,364,100**	**$ 30,790,000**
Revenues Over (Under) Expenditures	**$ (11,450,150)**	**$ (11,102,454)**	**$ (2,114,473)**	**$ (347,194)**	**$ 2,940,000**
Beginning Fund Balance	**$ 27,250,849**	**$ 15,800,699**	**$ 11,875,126**	**$ 4,698,245**	**$ 4,351,051**
Ending Fund Balance	**$ 15,800,699**	**$ 4,698,245**	**$ 9,760,653**	**$ 4,351,051**	**$ 7,291,051**

CITY OF TOMBALL
CAPITAL PROJECTS FUND - 400

CAPITAL PROJECTS FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5550 MISCELLANEOUS INCOME	$ -	$ 7,068	$ -	$ -	$ -
5740 GRANTS	-	-	1,240,000	-	1,240,000
5770 TEDC CONTRIBUTIONS	-	-	300,000	-	1,415,000
5772 COST SHARE CONTRIBUTIONS	-	-	-	249,500	3,750,000
5800 INTEREST INCOME	532,835	38,807	-	250,000	500,000
5820 DRAINAGE CAPITAL RECOVERY FEES	357,688	387,132	-	300,000	250,000
5900 DEBT PROCEEDS	-	-	-	-	20,000,000
5910 TRANSFER FROM GENERAL FUND	600,000	546,012	430,000	430,000	1,050,000
5911 TRANSFER FROM UTILITY FUND	164,000	220,000	595,000	595,000	200,000
5961 TRANSFERS IN	1,261,050	61,620	-	1,192,406	5,325,000
TOTAL CAPITAL PROJECTS FUND	**$ 2,915,573**	**$ 1,260,640**	**$ 2,565,000**	**$ 3,016,906**	**$ 33,730,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	POLICE	400-121 - POLICE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$0	($88,496)	$0	$0	$300,000
CAPITAL OUTLAY	**$0**	**($88,496)**	**$0**	**$0**	**$300,000**
TOTAL CAPITAL PROJECTS-POLICE	**$0**	**($88,496)**	**$0**	**$0**	**$300,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	PARKS	400-153 - PARKS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$571,135	$11,692	$2,110,000	$183,000	$2,700,000
CAPITAL OUTLAY	**$571,135**	**$11,692**	**$2,110,000**	**$183,000**	**$2,700,000**
TOTAL CAPITAL PROJECTS-PARKS	**$571,135**	**$11,692**	**$2,110,000**	**$183,000**	**$2,700,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	STREETS	400-154 - STREETS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$12,635,776	$10,779,958	$1,963,556	$2,306,350	$1,050,000
CAPITAL OUTLAY	**$12,635,776**	**$10,779,958**	**$1,963,556**	**$2,306,350**	**$1,050,000**
TOTAL CAPITAL PROJECTS-STREETS	**$12,635,776**	**$10,779,958**	**$1,963,556**	**$2,306,350**	**$1,050,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	WATER	400-613 WATER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$492,779	$88,496	$275,000	$123,800	$6,600,000
CAPITAL OUTLAY	**$492,779**	**$88,496**	**$275,000**	**$123,800**	**$6,600,000**
6991 TRANSFER TO UTILITY OPERATIONS	$0	$600,000	$0	$0	$0
TRANSFERS	**$0**	**$600,000**	**$0**	**$0**	**$0**
TOTAL CAPITAL PROJECTS-WATER	**$492,779**	**$688,496**	**$275,000**	**$123,800**	**$6,600,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	SEWER	400-614 SEWER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$617,546	$899,465	$63,241	$183,175	$11,215,000
CAPITAL OUTLAY	**$617,546**	**$899,465**	**$63,241**	**$183,175**	**$11,215,000**
TOTAL CAPITAL PROJECTS-SEWER	**$617,546**	**$899,465**	**$63,241**	**$183,175**	**$11,215,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	GAS	400-615 GAS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$37,968	$50,461	$267,676	$68,775	$50,000
CAPITAL OUTLAY	**$37,968**	**$50,461**	**$267,676**	**$68,775**	**$50,000**
TOTAL CAPITAL PROJECTS-GAS	**$37,968**	**$50,461**	**$267,676**	**$68,775**	**$50,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	WATER CAPITAL RECOVERY	400-731 WATER RECOVERY

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROF.SERV.-OTHER	$4,913	$9,302	$0	$0	$0
SERVICES AND CHARGES	**$4,913**	**$9,302**	**$0**	**$0**	**$0**
6409 SYSTEM EXPANSION	$346	$1,456	$0	$499,000	$8,800,000
CAPITAL OUTLAY	**$346**	**$1,456**	**$0**	**$499,000**	**$8,800,000**
TOTAL WATER CAPITAL RECOVERY	**$5,259**	**$10,759**	**$0**	**$499,000**	**$8,800,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	SEWER CAPITAL RECOVERY	400-741 SEWER RECOVERY

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 ESTIMATED	2023 BUDGET
6304 PROF.SERV.-OTHER	$4,913	$9,302	$0	$0	$0
SERVICES AND CHARGES	**$4,913**	**$9,302**	**$0**	**$0**	**$0**
6409 SYSTEM EXPANSION	$346	$1,456	$0	$0	$75,000
CAPITAL OUTLAY	**$346**	**$1,456**	**$0**	**$0**	**$75,000**
TOTAL SEWER CAPITAL RECOVERY	**$5,259**	**$10,759**	**$0**	**$0**	**$75,000**

City of Tomball
460-Capital Projects Fund - Business Park
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Interest	$ 10,856	$ 10,645	$ 15,000	$ 2,000	$ -
Total	**$ 10,856**	**$ 10,645**	**$ 15,000**	**$ 2,000**	**$ -**
Expenditures:					
Transfers Out	$ -	$ -	$ -	$ 942,906	
Total	**$ -**	**$ -**	**$ -**	**$ 942,906**	**$ -**
Revenues Over (Under) Expenditures	**$ 10,856**	**$ 10,645**	**$ 15,000**	**$ (940,906)**	**$ -**
Beginning Fund Balance	**$ 919,405**	**$ 930,261**	**$ 940,906**	**$ 940,906**	**$ -**
Ending Fund Balance	**$ 930,261**	**$ 940,906**	**$ 955,906**	**-**	**$ -**

CITY OF TOMBALL
BUSINESS PARK PROJECTS FUND - 460

BUSINESS PARK PROJECTS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5800 INTEREST INCOME	$ 10,856	$ 10,645	$ 15,000	$ 5,000	$ -
TOTAL BUSINESS PARK PROJECTS	**$ 10,856**	**$ 10,645**	**$ 15,000**	**$ 5,000**	**$ -**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
BUSINESS PARK	TEDC BUSINESS PARK	460-460 TEDC BUSINESS PARK

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$0	($721)	$0	$0	$0
CAPITAL OUTLAY	**$0**	**($721)**	**$0**	**$0**	**$0**
6999 TRANSFERS OUT	$0	$0	$0	$942,906	$0
TRANSFERS	**$0**	**$0**	**$0**	**$942,906**	**$0**
TOTAL TEDC BUSINESS PARK	**$0**	**($721)**	**$0**	**$942,906**	**$0**

Enterprise Fund - 600
Statement of Revenues, Expenditures, and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Operating Revenues:					
Water sales	$ 6,120,916	$ 6,321,715	$ 6,000,000	$ 7,500,000	$ 7,208,000
Sewer sales	2,199,912	2,499,469	2,500,000	2,500,000	2,650,000
Gas sales	3,235,047	3,436,802	3,000,000	3,200,000	3,200,000
Tap fees	558,161	1,072,460	1,125,000	1,220,000	820,000
Reconnect fees	4,000	20	10,000	5,000	5,000
Interest	57,406	3,825	5,000	15,000	30,000
Contributions	370,000	370,000	370,000	370,000	-
Other	145,137	856,998	162,100	357,600	280,300
Transfers In	-	600,000	-	-	-
Total	**$ 12,690,578**	**$ 15,161,290**	**$ 13,172,100**	**$ 15,167,600**	**$ 14,193,300**
Expenses:					
Enterprise Administration	$ 3,658,073	$ 3,938,254	$ 4,066,223	$ 3,415,306	$ 3,496,798
Utility Billing	389,626	563,337	626,900	618,550	784,875
Water	4,219,355	4,450,560	4,783,228	5,970,550	5,869,000
Wastewater	1,450,404	1,487,015	1,899,966	1,957,200	2,716,100
Gas	1,521,395	4,457,588	2,256,659	3,120,300	2,973,600
Total	**$ 11,238,853**	**$ 14,896,754**	**$ 13,632,976**	**$ 15,081,906**	**$ 15,840,373**
Net Revenue Available for Debt	$ 1,451,725	$ 264,536	$ (460,876)	$ 85,694	$ (1,647,073)
Debt Service	$ 80,143	$ 468	$ -	$ -	$ -
Total	**$ 80,143**	**$ 468**	**$ -**	**$ -**	**$ -**
Net Income (Excluding Depr.)	**$ 1,371,582**	**$ 264,069**	**$ (460,876)**	**$ 85,694**	**$ (1,647,073)**
Beginning Fund Balance	**$ 8,713,635**	**$ 10,085,218**	**$ 10,349,286**	**$ 10,349,286**	**$ 10,434,981**
Ending Fund Balance	**$ 10,085,218**	**$ 10,349,286**	**$ 9,888,411**	**$ 10,434,981**	**$ 8,787,909**
Operating Costs per Day					
Fund Balance as % of Operating Costs	90%	69%	73%	69%	55%

CITY OF TOMBALL
ENTERPRISE FUND - 600

ENTERPRISE FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5500 SALE OF CITY PROPERTY	$ 2,500	$ 120,148	$ 5,000	$ 32,000	$ -
5550 MISCELLANEOUS INCOME	221	501	750	60,000	10,000
5551 INSURANCE RECOVERIES	-	75,445	-	-	-
5560 RETURNED CHECK FINES	180	60	350	600	300
5561 CREDIT CARD FEES	-	-	-	105,000	120,000
5600 WATER SALES	6,120,916	6,541,384	6,000,000	7,500,000	7,208,000
5610 WATER TAPS	264,946	497,665	350,000	700,000	500,000
5620 WATER RECONNECT FEES	4,000	20	10,000	5,000	5,000
5630 AMP PLAN BALANCE	34	734	1,000	-	-
5640 SEWER SALES	2,199,912	2,601,275	2,500,000	2,500,000	2,650,000
5650 SEWER TAPS	14,380	22,675	25,000	20,000	20,000
5670 GAS SALES	3,235,047	3,436,802	3,000,000	3,200,000	3,200,000
5680 GAS TAPS	278,835	552,120	750,000	500,000	300,000
5690 PENALTIES	91,011	98,447	100,000	110,000	100,000
5695 ADMINISTRATIVE CHARGES	51,191	56,773	55,000	50,000	50,000
5730 MISCELLANEOUS	-	(1)	-	-	-
5770 TEDC CONTRIBUTIONS	370,000	370,000	370,000	370,000	-
5780 OTHER REIMBURSEMENTS	-	504,892	-	-	-
5792 WATER SALES ADJUSTMENT	-	(219,670)	-	-	-
5793 SEWER SALES ADJUSTMENT	-	(101,806)	-	-	-
5800 INTEREST INCOME	57,406	3,825	5,000	15,000	30,000
5912 TRANSFER FROM CAPITAL PROJECTS	-	600,000	-	-	-
TOTAL ENTERPRISE FUND	**$ 12,690,578**	**$ 15,161,290**	**$ 13,172,100**	**$ 15,167,600**	**$ 14,193,300**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	ADMINISTRATION	600-611 - ADMINISTRATION

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$172,128	$167,310	$169,476	$209,100	$371,800
6003 WAGES-FULL TIME	$90,072	$96,351	$104,037	$80,900	$69,000
6005 WAGES-OVERTIME	$1,849	$5,785	$4,120	$10,000	$5,000
6009 WAGES-OTHER	$14,261	$13,083	$14,728	$8,000	$0
6011 VACATION PAY	$11,289	$19,720	$18,596	$20,700	$0
6012 SICK PAY	$9,618	$18,206	$12,273	$8,700	$0
6013 EMERGENCY PAY	$1,248	$0	$0	$0	$0
6015 SICK TIME BUYBACK	$3,035	$2,841	$4,108	$4,100	$1,200
6019 LONGEVITY	$2,260	$1,725	$1,966	$2,000	$1,860
6021 FICA-MED/SS	$22,995	$23,934	$25,979	$25,700	$34,750
6022 TMRS-EMPLOYER	$44,031	$46,479	$45,106	$46,500	$60,000
6025 WORKER COMPENSATION INS.	$2,789	$2,291	$2,500	$3,100	$3,000
6030 EMPLOYEE TUITION REIMBURSEMENT	$3,429	$0	$4,000	$2,000	$4,000
6031 TMRS - PENSION	$12,134	($6,482)	$0	$0	$0
6032 - TMRS DEATH BENEFIT	($2,185)	$2,182	$0	$0	$0
6033 - OPEB - RETIREMENT HEALTH	$3,919	$742	$0	$0	$0
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$1,800
6035 AUTO ALLOWANCE	$0	$0	$0	$0	$7,200
PERSONNEL SERVICES	**$392,873**	**$394,166**	**$406,889**	**$420,800**	**$559,610**
6101 OFFICE AND COMPUTER SUPPLIES	$2,322	$2,852	$2,000	$3,000	$23,700
6102 EDUCATIONAL SUPPLIES	$314	$30	$200	$200	$500
6103 COMPUTER SUPPLIES	$16,441	$0	$0	$0	$0
6105 FOOD SUPPLIES	$1,592	$4,066	$3,000	$4,500	$4,000
6106 MATERIALS AND PARTS	$0	$96,481	$0	$0	$0
6107 CLOTHING AND UNIFORMS	$1,261	$890	$1,150	$1,075	$2,200
6108 FUEL, OIL AND LUBRICANTS	$2,136	$4,251	$2,500	$6,000	$6,000
6109 POSTAGE	$13	$0	$50	$50	$50
6119 OTHER SUPPLIES	$1,035	$430	$350	$500	$500
6130 FURNITURE <$20,000	$0	$0	$0	$625	$0
SUPPLIES	**$25,115**	**$108,999**	**$9,250**	**$15,950**	**$36,950**
6205 VEHICLE EQUIPMENT MAINTENANCE	$434	$867	$1,000	$2,000	$2,000
6206 BUILDING MAINTENANCE	$0	$22,700	$30,000	$0	$0
REPAIRS AND MAINTENANCE	**$434**	**$23,567**	**$31,000**	**$2,000**	**$2,000**
6304 PROFESSIONAL SERVICES,OTHER	$6,177	$3,140	$0	$10,000	$25,000
6312 PHONE & INTERNET SERVICES	$53,871	$63,595	$40,000	$20,000	$8,200
6332 TRAVEL AND MEALS	$62	$80	$3,000	$4,000	$5,000
6333 DUES AND SUBSCRIPTIONS	$394	$280	$300	$100	$300
6334 AUTOMOBILE ALLOWANCES	$7,149	$7,200	$7,200	$6,800	$0
6337 TRAINING	$75	$15,705	$42,500	$45,000	$52,000

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	ADMINISTRATION	600-611 - ADMINISTRATION

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6361 STUDIES AND ANALYSIS	$0	$0	$0	$0	$60,000
6362 PERMITS AND LICENSES	$0	$0	$125	$0	$500
SERVICES AND CHARGES	**$67,728**	**$90,000**	**$93,125**	**$85,900**	**$151,000**
6406 LAND AND BUILDINGS	$0	$0	$0	$31,800	$0
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$31,800**	**$0**
6691 TRANSFERS OUT	$2,603,335	$2,668,418	$2,668,417	$2,001,314	$2,000,000
6692 TRANSFER TO EMP. BEN. TRUST	$542,349	$542,349	$746,788	$746,788	$671,200
6998 TRANSFER TO FLEET REPLACEMENT	$26,240	$110,754	$110,754	$110,754	$76,038
TRANSFERS	**$3,171,924**	**$3,321,521**	**$3,525,959**	**$2,858,856**	**$2,747,238**
TOTAL ADMINISTRATION	**$3,658,073**	**$3,938,254**	**$4,066,223**	**$3,415,306**	**$3,496,798**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY BILLING	600-612 UTILITY BILLING

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$42,925	$44,184	$49,613	$51,900	$58,500
6003 WAGES-FULL TIME	$179,988	$164,803	$213,350	$221,000	$303,900
6004 WAGES-PART TIME	$0	$5,693	$0	$250	$0
6005 WAGES-OVERTIME	$2,240	$4,919	$5,150	$5,000	$7,000
6009 WAGES-OTHER	$11,235	$12,739	$14,556	$10,000	$0
6011 VACATION PAY	($1,008)	($6,963)	$17,019	$15,000	$0
6012 SICK PAY	$2,977	$24,689	$11,872	$13,000	$0
6013 EMERGENCY PAY	$599	$444	$0	$0	$0
6015 SICK TIME BUYBACK	$1,425	$1,347	$1,251	$1,300	$1,300
6019 LONGEVITY	$2,100	$2,460	$1,956	$2,000	$2,050
6021 FICA-S.S. AND MEDICARE TAXES	$18,859	$20,776	$24,224	$24,000	$28,575
6022 TMRS-EMPLOYER	$34,744	$37,435	$42,059	$42,600	$49,300
6025 WORKER COMPENSATION INS.	$2,175	$1,806	$2,500	$2,500	$2,650
6031 TMRS - PENSION	$9,950	($5,220)	$0	$0	$0
6032 TMRS - DEATH BENEFIT	($1,796)	$1,750	$0	$0	$0
6033 OPEB - RETIREMENT HEALTH	$3,223	$596	$0	$0	$0
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$1,400
PERSONNEL SERVICES	**$309,637**	**$311,458**	**$383,550**	**$388,550**	**$454,675**
6101 OFFICE AND COMPUTER SUPPLIES	$1,846	$4,713	$2,500	$2,500	$5,500
6105 FOOD SUPPLIES	$32	$33	$100	$100	$100
6106 MATERIALS AND PARTS	$8,411	$1,409	$800	$800	$5,000
6107 CLOTHING AND UNIFORMS	$2,447	$2,083	$2,000	$2,200	$2,500
6108 FUEL, OIL AND LUBRICANTS	$1,311	$2,428	$1,500	$5,000	$5,000
6109 POSTAGE	$22,159	$20,730	$24,000	$24,000	$24,000
6119 OTHER SUPPLIES	$4	$196	$250	$500	$500
SUPPLIES	**$36,210**	**$31,591**	**$31,150**	**$35,100**	**$42,600**
6203 RADIO EQUIPMENT MAINTENANCE	$0	$0	$1,000	$0	$0
6205 VEHICLE MAINTENANCE	$57	$161	$1,000	$500	$1,000
REPAIRS AND MAINTENANCE	**$57**	**$161**	**$2,000**	**$500**	**$1,000**
6304 PROFESSIONAL SERVICES,OTHER	$21,263	$18,756	$20,000	$20,000	$90,000
6312 PHONE & INTERNET SERVICES	$2,778	$2,923	$3,200	$2,600	$1,400
6329 OTHER SERVICES	$18,255	$23,724	$20,000	$26,000	$28,000
6332 TRAVEL AND MEALS	$997	$0	$2,000	$2,100	$2,000
6333 DUES AND SUBSCRIPTIONS	$20	$90	$500	$200	$200
6337 TRAINING	$319	$0	$3,500	$3,500	$5,000
6362 PERMITS AND LICENSES	$90	$222	$1,000	$0	$0
6397 CREDIT CARD PROCESSING FEES	$0	$174,413	$160,000	$140,000	$160,000
SERVICES AND CHARGES	**$43,721**	**$220,127**	**$210,200**	**$194,400**	**$286,600**
TOTAL UTILITY BILLING	**$389,626**	**$563,337**	**$626,900**	**$618,550**	**$784,875**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-WATER	600-613 - WATER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$278,511	$231,586	$311,666	$322,700	$546,400
6004 WAGES-PART TIME	$10,680	$4,035	$5,150	$10,000	$5,000
6005 WAGES-OVERTIME	$14,595	$11,299	$13,648	$12,000	$14,400
6006 WAGES-ON CALL	$10,509	$14,180	$20,600	$13,000	$45,000
6009 WAGES-OTHER	$16,382	$13,567	$18,442	$11,500	$0
6011 VACATION PAY	$12,284	$20,755	$18,465	$16,800	$0
6012 SICK PAY	$5,140	$5,957	$13,918	$11,000	$0
6015 SICK TIME BUYBACK	$563	$2,205	$699	$1,500	$1,300
6019 LONGEVITY	$1,630	$2,345	$2,276	$2,700	$3,400
6021 FICA-MED/SS	$25,160	$21,416	$31,173	$27,200	$47,500
6022 TMRS-EMPLOYER	$47,114	$40,496	$53,441	$47,600	$80,800
6025 WORKER COMPENSATION INS.	$7,808	$6,214	$8,200	$8,500	$12,600
6030 EMPLOYEE TUITION REIMBURSEMENT	$454	$0	$0	$1,000	$0
6031 TMRS - PENSION	$13,540	($5,647)	$0	$0	$0
6032 TMRS - DEATH BENEFIT	($2,440)	$1,905	$0	$0	$0
6033 OPEB - RETIREMENT HEALTH	$4,377	$648	$0	$0	$0
PERSONNEL SERVICES	**$446,307**	**$370,961**	**$497,678**	**$485,500**	**$756,400**
6106 MATERIALS AND PARTS	$116,050	$179,986	$221,200	$646,200	$373,000
6107 CLOTHING AND UNIFORMS	$5,325	$6,426	$7,450	$7,250	$12,500
6108 FUEL, OIL AND LUBRICANTS	$9,985	$15,250	$10,000	$20,000	$20,000
6110 CHEMICAL SUPPLIES	$64,224	$69,225	$60,000	$100,000	$75,000
6119 OTHER SUPPLIES	$13,659	$11,696	$7,000	$13,400	$10,000
SUPPLIES	**$209,243**	**$282,583**	**$305,650**	**$786,850**	**$490,500**
6204 OTHER EQUIPMENT MAINTENANCE	$7,632	$7,530	$8,000	$8,000	$8,000
6205 VEHICLE MAINTENANCE	$3,170	$1,267	$3,000	$5,000	$5,000
6207 SYSTEM MAINTENANCE	$205,668	$84,246	$85,000	$85,000	$210,000
REPAIRS AND MAINTENANCE	**$216,471**	**$93,042**	**$96,000**	**$98,000**	**$223,000**
6302 PROFESSIONAL SERVICES, ENGINEERING	$0	$199	$5,000	$7,500	$175,000
6304 PROFESSIONAL SERVICES,OTHER	$21,741	$8,033	$10,000	$15,000	$15,000
6305 N.HARRIS CTY.REG.WATER AUTH.	$3,098,278	$3,386,142	$3,300,000	$4,000,000	$3,800,000
6312 PHONE & INTERNET SERVICES	$3,977	$2,947	$3,000	$3,000	$6,000
6313 UTILITIES-ELECTRIC	$158,286	$214,376	$175,000	$175,000	$175,000
6329 OTHER SERVICES	$0	$7,805	$10,000	$12,500	$12,500
6332 TRAVEL AND MEALS	$0	($77)	$0	$0	$0
6333 DUES AND SUBSCRIPTIONS	$498	$0	$1,000	$500	$500
6335 ADVERTISING COST	$500	$1,853	$400	$700	$700
6336 EQUIPMENT RENTALS	$0	$2,057	$1,000	$1,000	$1,000
6337 TRAINING	$4,083	$0	$0	$0	$0

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-WATER	600-613 - WATER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6361 STUDIES AND ANALYSIS	$16,159	$50,717	$35,000	$45,000	$25,000
6362 PERMITS AND LICENSES	$10,333	$13,782	$15,000	$15,000	$17,000
SERVICES AND CHARGES	**$3,313,855**	**$3,687,833**	**$3,555,400**	**$4,275,200**	**$4,227,700**
6403 MACHINERY AND EQUIPMENT	$8,480	$4,813	$3,500	$0	$0
6405 VEHICLE EQUIPMENT	$0	$0	$0	$0	$121,400
6409 SYSTEM EXPANSION	$0	$11,329	$50,000	$50,000	$50,000
CAPITAL OUTLAY	**$8,480**	**$16,141**	**$53,500**	**$50,000**	**$171,400**
6999 TRANSFER TO CAPITAL PROJ. FUND	$25,000	$0	$275,000	$275,000	$0
TRANSFERS	**$25,000**	**$0**	**$275,000**	**$275,000**	**$0**
TOTAL WATER	**$4,219,355**	**$4,450,560**	**$4,783,228**	**$5,970,550**	**$5,869,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-SEWER	600-614 - SEWER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$391,525	$373,057	$434,267	$433,500	$518,700
6004 WAGES-PART TIME	$10,854	$10,597	$5,150	$20,000	$5,000
6005 WAGES-OVERTIME	$6,425	$14,916	$15,862	$10,000	$12,000
6006 WAGES-ON CALL	$33,142	$37,757	$25,750	$30,750	$25,000
6009 WAGES-OTHER	$23,143	$21,887	$23,985	$14,500	$0
6011 VACATION PAY	$21,933	$12,742	$28,721	$21,000	$0
6012 SICK PAY	$5,808	$16,146	$18,102	$18,800	$0
6013 EMERGENCY PAY	$1,364	$1,642	$0	$700	$0
6015 SICK TIME BUYBACK	$3,267	$3,043	$2,387	$700	$3,500
6019 LONGEVITY	$4,740	$4,125	$4,237	$3,800	$4,200
6021 FICA-MED/SS	$36,600	$37,523	$52,846	$41,300	$43,500
6022 TMRS-EMPLOYER	$68,877	$68,584	$73,709	$73,700	$74,500
6025 WORKER COMPENSATION INS.	$6,878	$6,694	$7,150	$10,600	$10,600
6031 TMRS - PENSION	$19,849	($9,564)	$0	$0	$0
6032 TMRS - DEATH BENEFIT	($3,568)	$3,213	$0	$0	$0
6033 OPEB - RETIREMENT HEALTH	$6,402	$1,092	$0	$0	$0
PERSONNEL SERVICES	**$637,240**	**$603,454**	**$692,166**	**$679,350**	**$697,000**
6106 MATERIALS AND PARTS	$12,053	$14,840	$30,000	$30,000	$30,000
6107 CLOTHING AND UNIFORMS	$5,498	$5,293	$8,600	$8,550	$10,000
6108 FUEL, OIL AND LUBRICANTS	$11,578	$13,847	$15,000	$28,000	$28,000
6109 POSTAGE	$0	$0	$100	$100	$100
6110 CHEMICAL SUPPLIES	$91,184	$100,504	$90,000	$115,000	$125,000
6119 OTHER SUPPLIES	$13,315	$10,007	$25,000	$28,400	$15,000
SUPPLIES	**$133,629**	**$144,491**	**$168,700**	**$210,050**	**$208,100**
6204 OTHER EQUIPMENT MAINTENANCE	$9,399	$7,695	$15,000	$15,000	$15,000
6205 VEHICLE MAINTENANCE	$10,575	$18,512	$5,000	$10,000	$10,000
6206 BUILDING MAINTENANCE	$4,103	$3,734	$0	$2,000	$2,000
6207 SYSTEM MAINTENANCE	$164,412	$195,784	$284,100	$301,800	$285,000
REPAIRS AND MAINTENANCE	**$188,489**	**$225,725**	**$304,100**	**$328,800**	**$312,000**
6302 PROFESSIONAL SERVICES,ENGINEER	$0	$0	$7,500	$10,000	$190,000
6304 PROFESSIONAL SERVICES,OTHER	$15,065	$22,155	$20,000	$25,000	$25,000
6312 PHONE & INTERNET SERVICES	$4,314	$4,041	$4,400	$4,400	$4,400
6313 UTILITIES-ELECTRIC	$146,321	$221,335	$165,000	$165,000	$165,000
6329 OTHER SERVICES	$132,907	$78,004	$125,000	$125,000	$140,000
6333 DUES AND SUBSCRIPTIONS	$90	$90	$100	$100	$100
6336 EQUIPMENT RENTALS	$0	$3,888	$4,500	$4,500	$4,500

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-SEWER	600-614 - SEWER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6337 TRAINING	$6,963	$0	$0	$0	$0
6361 STUDIES AND ANALYSIS	$58,830	$50,957	$60,000	$60,000	$70,000
6362 PERMITS AND LICENSES	$30,510	$28,062	$45,000	$45,000	$155,000
SERVICES AND CHARGES	**$395,000**	**$408,531**	**$431,500**	**$439,000**	**$754,000**
6403 MACHINERY AND EQUIPMENT	$46,045	$4,814	$3,500	$0	$625,000
6406 LAND AND BUILDINGS	$0	$0	$0	$0	$20,000
6409 SYSTEM EXPANSION	$0	$0	$50,000	$50,000	$50,000
CAPITAL OUTLAY	**$46,045**	**$4,814**	**$53,500**	**$50,000**	**$695,000**
6999 TRANSFER TO CAPITAL PROJ. FUND	$50,000	$100,000	$250,000	$250,000	$50,000
TRANSFERS	**$50,000**	**$100,000**	**$250,000**	**$250,000**	**$50,000**
TOTAL SEWER	**$1,450,404**	**$1,487,015**	**$1,899,966**	**$1,957,200**	**$2,716,100**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-GAS	600-615 - GAS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 BUDGET	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$229,101	$244,897	$260,034	$278,200	$356,200
6004 WAGES-PART TIME	$6,568	$5,824	$5,150	$5,200	$5,000
6005 WAGES-OVERTIME	$8,161	$10,215	$12,360	$12,400	$14,000
6006 WAGES-ON CALL	$26,669	$20,417	$15,450	$20,000	$15,000
6009 WAGES-OTHER	$11,934	$13,561	$15,464	$9,600	$0
6011 VACATION PAY	$10,596	$11,471	$18,444	$16,800	$0
6012 SICK PAY	$2,992	$5,819	$11,671	$7,800	$0
6013 EMERGENCY PAY	$583	$0	$0	$500	$0
6015 SICK TIME BUYBACK	$3,320	$2,574	$2,551	$2,000	$2,700
6019 LONGEVITY	$2,975	$3,085	$3,472	$3,200	$3,500
6021 FICA-MED/SS	$22,350	$23,559	$26,491	$29,000	$30,400
6022 TMRS-EMPLOYER	$41,534	$43,315	$45,312	$51,200	$51,800
6025 WORKER COMPENSATION INS.	$3,166	$2,799	$3,410	$3,900	$4,000
6031 TMRS - PENSION	$11,935	($6,041)	$0	$0	$0
6032 TMRS - DEATH BENEFIT	($2,149)	$2,027	$0	$0	$0
6033 OPEB - RETIREMENT HEALTH	$3,855	$689	$0	$0	$0
PERSONNEL SERVICES	**$383,589**	**$384,211**	**$419,809**	**$439,800**	**$482,600**
6101 OFFICE SUPPLIES	$10	$0	$0	$0	$0
6106 MATERIALS AND PARTS	$118,738	$269,848	$250,000	$700,000	$715,000
6107 CLOTHING AND UNIFORMS	$4,631	$4,193	$6,350	$6,100	$7,000
6108 FUEL, OIL AND LUBRICANTS	$11,918	$12,106	$12,000	$20,000	$20,000
6109 POSTAGE	$400	$176	$500	$500	$500
6110 CHEMICAL SUPPLIES	$0	$0	$5,000	$7,500	$7,500
6119 OTHER SUPPLIES	$13,046	$10,117	$17,500	$23,400	$38,000
6129 GAS PURCHASES	$785,534	$3,546,073	$1,100,000	$1,575,000	$1,100,000
SUPPLIES	**$934,277**	**$3,842,514**	**$1,391,350**	**$2,332,500**	**$1,888,000**
6203 RADIO EQUIPMENT MAINTENANCE	$170	$0	$0	$0	$0
6204 OTHER EQUIPMENT MAINTENANCE	$3,850	$5,855	$5,000	$5,000	$5,000
6205 VEHICLE MAINTENANCE	$2,911	$7,032	$3,000	$10,000	$5,000
6207 SYSTEM MAINTENANCE	$17,218	$19,104	$150,000	$150,000	$125,000
6219 OTHER MAINTENANCE	$0	$0	$6,500	$0	$0
REPAIRS AND MAINTENANCE	**$24,148**	**$31,992**	**$164,500**	**$165,000**	**$135,000**
6302 PROFESSIONAL SERVICES, ENGINEERING	$0	$15,800	$5,000	$5,000	$15,000
6304 PROFESSIONAL SERVICES,OTHER	$41,554	$8,714	$125,000	$25,000	$135,000
6312 PHONE & INTERNET SERVICES	$4,953	$4,306	$4,500	$4,500	$4,500
6313 UTILITIES-ELECTRIC	$1,179	$3,571	$1,500	$1,500	$1,500
6322 INSPECTION SERVICES	$402	$0	$0	$0	$0
6329 OTHER SERVICES	$4,300	$6,204	$5,000	$5,000	$5,000
6333 DUES AND SUBSCRIPTIONS	$5,328	$5,958	$1,500	$6,500	$6,500

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-GAS	600-615 - GAS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 BUDGET	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6335 ADVERTISING COST	$6,310	$10,205	$7,000	$7,000	$7,000
6336 EQUIPMENT RENTALS	$0	$1,122	$1,500	$1,500	$1,500
6337 TRAINING	$10,835	$1,000	$0	$0	$0
6361 STUDIES AND ANALYSIS	$92	$50	$3,000	$3,000	$3,000
6362 PERMITS AND LICENSES	$2,966	$3,161	$3,500	$4,000	$4,000
SERVICES AND CHARGES	**$77,919**	**$60,090**	**$157,500**	**$63,000**	**$183,000**
6403 MACHINERY AND EQUIPMENT	$12,461	$4,813	$3,500	$0	$85,000
6409 SYSTEM EXPANSION	$0	$13,970	$50,000	$50,000	$50,000
CAPITAL OUTLAY	**$12,461**	**$18,782**	**$53,500**	**$50,000**	**$135,000**
6999 TRANSFER TO CAPITAL PROJ. FUND	$89,000	$120,000	$70,000	$70,000	$150,000
TRANSFERS	**$89,000**	**$120,000**	**$70,000**	**$70,000**	**$150,000**
TOTAL GAS	**$1,521,395**	**$4,457,588**	**$2,256,659**	**$3,120,300**	**$2,973,600**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	DEBT	600-616 DEBT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6906 BOND FEES AND COST	$80,143	$467	$0	$0	$0
DEBT	**$80,143**	**$468**	**$0**	**$0**	**$0**
TOTAL DEBT	**$80,143**	**$468**	**$0**	**$0**	**$0**

Fleet Replacement Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Transfers - General Fund	$ 115,505	$ 415,549	$ 434,538	$ 435,126	$ 503,031
Transfers - Enterprise Fund	26,240	110,754	110,754	110,754	76,038
Other	-	113,017	-	84,750	-
Interest	8,911	766	1,100	3,000	6,000
Total	**$ 150,656**	**$ 640,086**	**$ 546,392**	**$ 633,630**	**$ 585,069**
Expenditures:					
Capital Outlay - General Fund	$ 458,217	$ 849,255	$ 457,360	$ 679,715	$ 1,179,470
Capital Outlay - Enterprise Fund	238,433	190,745	209,000	186,175	156,000
Total	**$ 696,650**	**$ 1,040,000**	**$ 666,360**	**$ 865,890**	**$ 1,335,470**
Revenues Over (Under) Expenditures	**$ (545,994)**	**$ (399,914)**	**$ (119,968)**	**$ (232,260)**	**$ (750,401)**
Beginning Fund Balance	**$ 2,942,845**	**$ 2,396,850**	**$ 1,996,936**	**$ 1,996,936**	**$ 1,764,676**
Ending Fund Balance	**$ 2,396,850**	**$ 1,996,936**	**$ 1,876,968**	**$ 1,764,676**	**$ 1,014,275**

CITY OF TOMBALL
FLEET REPLACEMENT FUND

FLEET REPLACEMENT FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5500 SALE OF CITY PROPERTY	$ -	$ 40,733		$ 84,750	$ -
5551 INSURANCE RECOVERIES	-	-	-	27,650	-
5740 OTHER GRANTS	-	72,284	-	-	-
5800 INTEREST INCOME	8,911	766	1,100	3,000	6,000
5910 TRANSFER FROM GENERAL FUND	115,505	415,549	434,538	435,126	503,031
5911 TRANSFER FROM UTILITY FUND	26,240	110,754	110,754	110,754	76,038
TOTAL FLEET REPLACEMENT FUND	**$ 150,656**	**$ 640,086**	**$ 546,392**	**$ 661,280**	**$ 585,069**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
FLEET REPLACEMENT	GENERAL FUND FLEET REPLACEMENT	650-651 GENERAL FUND FLEET REPLACEMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6405 VEHICLE EQUIPMENT	$416,277	$809,983	$419,400	$646,500	$1,151,000
6901 INTEREST-NOTES	$41,940	$39,272	$37,960	$33,215	$28,470
CAPITAL OUTLAY	**$458,217**	**$849,255**	**$457,360**	**$679,715**	**$1,179,470**
TOTAL GENERAL FUND FLEET REPLACEMENT	**$458,217**	**$849,255**	**$457,360**	**$679,715**	**$1,179,470**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
FLEET REPLACEMENT	UTILITY FUND FLEET REPLACEMENT	650-652 UTILITY FUND FLEET REPLACEMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6403 MACHINERY AND EQUIPMENT	$71,976	$149,950	$0	$60,100	$0
6405 VEHICLE EQUIPMENT	$166,457	$40,795	$209,000	$126,075	$156,000
CAPITAL OUTLAY	**$238,433**	**$190,745**	**$209,000**	**$186,175**	**$156,000**
TOTAL UTILITY FUND FLEET REPLACEMENT	**$238,433**	**$190,745**	**$209,000**	**$186,175**	**$156,000**

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
2023	11/1/2022	130,000	3.650%	33,215	163,215
2024	11/1/2023	130,000	3.650%	28,470	158,470
2025	11/1/2024	130,000	3.650%	23,725	153,725
2026	11/1/2025	130,000	3.650%	18,980	148,980
2027	11/1/2026	130,000	3.650%	14,235	144,235
2028	11/1/2027	130,000	3.650%	9,490	139,490
2029	11/1/2028	130,000	3.650%	4,745	134,745
Total		**$ 910,000**		**$ 132,860**	**$ 1,042,860**

ACTIVE - FLEET REPLACEMENT

Department	Fleet ID	Fleet Type	Make	Model	Year	Mileage/Hrs	Requested Make	Requested Model	Price Estimate
Permits & Inspections	AD10	Truck	Chevy	Silverado 1500	2006	74,765	Chevy	Silverado 1500	$ 40,000
Permits & Inspections	AD15	Truck	Chevy	Silverado 1500	2013	67,418	Chevy	Silverado 1500	$ 40,000
								Permits & Inspections Total	**$ 80,000**
Police Dept	Shop 20	Truck	Chevy	Silverado 1500	2010	87,600	Chevy	Colorado	$ 37,000
Police Dept	Shops 57 & 58	Motorcycles	Victory	Comm 1 ABS	2013	37,500	Ford	Interceptor	$ 75,000
								Police Department Total	**$ 112,000**
Fire Dept	Engine 3	Fire Truck	Freightliner	FL-80	1995			Engine	$ 800,000
								Fire Department Total	**$ 800,000**
PW - Streets	G-37	Truck	Chevy	Silverado 3500 HD	2013	50,000	Chevy	Silverado 3500HD 4x2 crew cab with utility bed	$ 56,000
PW - Streets	GE-21	Tractor	John Deere	5520	1997		John Deere	6105E CAB TRACTOR	$ 75,000
PW - Streets	SE12-4A	Bat Wing		SE15-4A			John Deere	FC15R Flex Wing	$ 28,000
								Streets Department Total	**$ 159,000**
								TOTAL GENERAL FUND	**$ 1,151,000**
PW - Sewer	U-37	Truck	Chevy	3500 HD	2014	63,000	Chevy	Silverado 3500HD crew cab w/ utility bed	$ 56,000
								Sewer Department Total	**$ 56,000**
PW - Gas	07-002	Truck	Chevy	Silverado 1500	2007	113,000	Chevy	Silverado 4x2 Crew Cab	$ 46,000
PW - Gas	U-39	Truck	Chevy	Silverado 2500	2015	127,000	Chevy	Silverado 4x2 Crew Cab w/ utility bed	$ 54,000
								Gas Department Total	**$ 100,000**
								TOTAL ENTERPRISE FUND	**$ 156,000**
								TOTAL FLEET REPLACEMENT	**$ 1,307,000**

730 - Water Capital Recovery Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Water Capital Recovery Fee	$ 726,471	$ 1,571,435	$ 2,000,000	$ 1,500,000	$ 1,000,000
Interest	20,500	1,214	5,000	15,000	50,000
Total	**$ 746,971**	**$ 1,572,649**	**$ 2,005,000**	**$ 1,515,000**	**$ 1,050,000**
Expenditures:					
Services and Charges	$ -	$ 18,365	$ 233,000	$ 119,200	$ -
Transfers Out	455,000	-	-	249,500	4,650,000
Total	**$ 455,000**	**$ 18,365**	**$ 233,000**	**$ 368,700**	**$ 4,650,000**
Revenues Over (Under) Expenditures	**$ 291,972**	**$ 1,554,284**	**$ 1,772,000**	**$ 1,146,300**	**$ (3,600,000)**
Beginning Fund Balance	**$ 1,961,883**	**$ 2,253,855**	**$ 3,808,139**	**$ 3,808,139**	**$ 4,954,439**
Ending Fund Balance	**$ 2,253,855**	**$ 3,808,139**	**$ 5,580,139**	**$ 4,954,439**	**$ 1,354,439**

CITY OF TOMBALL
WATER CAPITAL RECOVERY FUND - 730

WATER CAPITAL RECOVERY FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5800 INTEREST INCOME	$ 20,500	$ 1,214	$ 5,000	$ 15,000	$ 50,000
5810 WATER CAPITAL RECOVERY FEE	726,471	1,571,435	2,000,000	1,500,000	1,000,000
TOTAL WATER CAPITAL RECOVERY FUND	**$ 746,971**	**$ 1,572,649**	**$ 2,005,000**	**$ 1,515,000**	**$ 1,050,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
WATER CAPITAL RECOVERY	WATER CAPITAL RECOVERY	730-731 WATER CAPITAL RECOVERY

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROF.SERV.-OTHER	$0	$18,365	$233,000	$119,200	$0
SERVICES AND CHARGES	**$0**	**$18,365**	**$233,000**	**$119,200**	**$0**
6691 TRANSFERS OUT	$455,000	$0	$0	$249,500	$4,650,000
TRANSFERS	**$455,000**	**$0**	**$0**	**$249,500**	**$4,650,000**
TOTAL WATER CAPITAL RECOVERY	**$455,000**	**$18,365**	**$233,000**	**$368,700**	**$4,650,000**

740 - Sewer Capital Recovery Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Sewer Capital Recovery Fee	$ 658,214	$ 1,306,859	$ 1,750,000	$ 1,200,000	$ 800,000
Interest	16,930	1,000	2,500	12,000	20,000
Total	**$ 675,144**	**$ 1,307,860**	**$ 1,752,500**	**$ 1,212,000**	**$ 820,000**
Expenditures:					
Transfers	$ 479,000	$ -	$ -	$ -	$ 75,000
Total	**$ 479,000**	**$ -**	**$ -**	**$ -**	**$ 75,000**
Revenues Over (Under) Expenditures	**$ 196,145**	**$ 1,307,861**	**$ 1,752,500**	**$ 1,212,000**	**$ 745,000**
Beginning Fund Balance	**$ 1,839,232**	**$ 2,035,377**	**$ 3,343,238**	**$ 3,343,238**	**$ 4,555,238**
Ending Fund Balance	**$ 2,035,377**	**$ 3,343,238**	**$ 5,095,738**	**$ 4,555,238**	**$ 5,300,238**

CITY OF TOMBALL
SEWER CAPITAL RECOVERY FUND - 740

SEWER CAPITAL RECOVERY FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5800 INTEREST	$ 16,930	$ 1,000	$ 2,500	$ 12,000	$ 20,000
5840 SEWER CAPITAL RECOVERY FEE	658,214	1,306,859	1,750,000	1,200,000	800,000
TOTAL SEWER CAPITAL RECOVERY FUND	**$ 675,144**	**$ 1,307,860**	**$ 1,752,500**	**$ 1,212,000**	**$ 820,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
SEWER CAPITAL RECOVERY	SEWER CAPITAL RECOVERY	740-741 SEWER CAPITAL RECOVERY

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2022 BUDGET
6691 TRANSFERS OUT	$479,000	$0	$0	$0	$75,000
TRANSFERS	**$479,000**	**$0**	**$0**	**$0**	**$75,000**
TOTAL SEWER CAPITAL RECOVERY	**$479,000**	**$0**	**$0**	**$0**	**$75,000**

City of Tomball
910 Employee Benefits Trust Fund
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Transfers	$ 2,862,477	$ 2,889,477	$ 3,380,338	$ 3,240,838	$ 3,411,800
ESD#15 Reimbursement	173,573	123,415	-	139,500	312,750
Interest	19,531	1,783	2,500	7,500	15,000
Total	**$ 3,055,581**	**$ 3,014,675**	**$ 3,382,838**	**$ 3,387,838**	**$ 3,739,550**
Expenditures:					
Health Insurance Costs	$ 2,548,243	$ 2,560,404	$ 3,198,540	$ 3,348,040	$ 3,900,400
Services and Charges	43,470	54,505	58,788	55,610	60,000
Total	**$ 2,591,712**	**$ 2,614,909**	**$ 3,257,328**	**$ 3,403,650**	**$ 3,960,400**
Revenues Over (Under) Expenditures	**$ 463,869**	**$ 399,766**	**$ 125,510**	**$ (15,812)**	**$ (220,850)**
Beginning Fund Balance	**$ 1,773,190**	**$ 2,237,059**	**$ 2,636,825**	**$ 2,636,825**	**$ 2,621,013**
Ending Fund Balance	**$ 2,237,059**	**$ 2,636,825**	**$ 2,762,335**	**$ 2,621,013**	**$ 2,400,163**

CITY OF TOMBALL
EMPLOYEE BENEFITS TRUST FUND - 910

EMPLOYEE BENEFITS TRUST FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5474 ESD#15 STATION 5 PAYROLL REIMBURSEMENT	$ 173,573	$ 123,415	$ -	$ 139,500	$ 312,750
5800 INTEREST	19,531	1,783	2,500	7,500	15,000
5961 TRANSFER IN	2,862,477	2,889,477	3,380,338	3,240,838	3,411,800
TOTAL EMPLOYEE BENEFITS TRUST FUND	**$ 3,055,581**	**$ 3,014,675**	**$ 3,382,838**	**$ 3,387,838**	**$ 3,739,550**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
EMPLOYEE BENEFITS TRUST	HEALTH INSURANCE	910-920 HEALTH INSURANCE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6024 HEALTH INSURANCE	$2,548,243	$2,560,404	$3,198,540	$3,348,040	$3,900,400
PERSONNEL SERVICES	**$2,548,243**	**$2,560,404**	**$3,198,540**	**$3,348,040**	**$3,900,400**
6304 PROF. SERVICES- OTHER	$42,397	$53,812	$58,788	$55,400	$60,000
6329 OTHER SERVICES	$1,072	$693	$0	$210	$0
SERVICES AND CHARGES	**$43,470**	**$54,505**	**$58,788**	**$55,610**	**$60,000**
TOTAL HEALTH INSURANCE	**$2,591,712**	**$2,614,909**	**$3,257,328**	**$3,403,650**	**$3,960,400**

ACTIVE SUPPLEMENTALS

GENERAL FUND

FUND-DEPT-ACCT	TITLE	TYPE	AMOUNT
100-112-6101	(5) Toughbooks for Inspectors	Office/Computer Equipment	18,000
Permits & Inspections Total			**$ 18,000**
100-114-6304	Conversion of Archived Records	Professional Services	22,800
100-114-6371	Election Equipment	Equipment	64,000
City Secretary's Office Total			**$ 86,800**
100-117-6101	Click Share Devices	Office/Computer Equipment	5,000
100-117-6320	Content Manager Database	Software	10,000
100-117-6402	Replace Network Switches	Office/Computer Equipment	58,000
100-117-6320	Budget Software	Software	77,725
100-117-6320	Public Works/Permitting Software	Software	140,000
100-117-6320	License Plate Reader Software	Software	9,500
Information Systems Total			**$ 300,225**
100-121-6106	(10) Body Worn Cameras	Materials and Parts	60,000
100-121-6999	Upgrades to Malone Lot (GF/Seizure Fund)	Building Maintenance	200,000
100-121-6003	(1) Day Shift Sergeant	Personnel	141,875
100-121-6003	(1) School Resource Officer (ISD Funded)	Personnel	133,250
100-121-6003	(2) Jailers	Personnel	169,213
100-121-6003	(2) Police Officers	Personnel	246,600
100-121-6004	Part-time Bailiff	Personnel	46,375
100-121-6405	New Vehicle for Police Officers	Vehicle	65,000
Police Department Total			**$ 1,062,313**
100-142-6141	Air Compressor - Station 1	Equipment	10,000
100-145-6003	(3) Lieutenants	Personnel	356,100
100-145-6003	(3) Driver/Operators	Personnel	333,650
100-145-6003	(3) Firefighters	Personnel	313,275
100-145-6405	Engine 4	Vehicle	900,000
Fire Department Total			**$ 1,913,025**
100-151-6003	Construction Inspector	Personnel	115,775
100-151-6405	Construction Inspector Truck	Vehicle	36,000
Public Works Admin Total			**$ 151,775**
100-152-6106	Turf Tray	Materials & Parts	4,000
Garage Department Total			**$ 4,000**
100-153-6119	Replace GE-60 (Zero turn mower)	Equipment	13,000
100-153-6119	Replace GE-43 (utility ATV)	Equipment	18,000
100-153-6999	Renovation to the Depot Museum	Capital Projects	150,000
100-153-6999	Matheson Park Improvements	Capital Projects	200,000
100-153-6304	Parks Master Plan	Professional Services	150,000
100-153-6207	Theis Attaway Nature Center	System Maintenance	25,000
100-153-6999	Juergen's Park Inclusive Playground	Capital Projects	100,000
100-153-6409	Wayne Stovall Light Replacement	System Maintenance	40,000
Parks Total			**$ 696,000**

ACTIVE SUPPLEMENTALS

100-154-6119	Replace GE-59 (zero turn mower)	Equipment	13,000
100-154-6403	Brush Chipper	Equipment	55,000
100-154-6106	8x11' Rock Screen	Materials & Parts	5,500
100-154-6999	Alley Improvement Project	Capital Projects	200,000
100-154-6304	Drainage Master Plan	Professional Services	850,000
100-154-6003	Streets & Drainage Crew Chief	Personnel	84,625
100-154-6003	(3) Streets Service People	Personnel	220,875
100-154-6405	New Streets Crew Truck	Vehicle	55,825
100-154-6409	Sidewalks	Capital Projects	200,000
Streets Total			**$ 1,684,825**
100-156-6302	Comp Plan/Major Thoroughfare Plan Update	Professional Services	300,000
100-156-6001	Assistant City Engineer	Personnel	133,350
100-156-6302	Zoning Ordinance Update	Professional Services	150,000
Engineering & Planning Total			**$ 583,350**
100-157-6403	Replace City Hall HVAC Units	Capital Improvement	29,250
100-157-6206	Fire Station 1 Warehouse Heaters	Facilities Maintenance	8,200
100-157-6206	Community Center Window Retrofit	Facilities Maintenance	7,500
100-157-6304	Facility Needs Assessment (split GF/EF)	Professional Services	25,000
100-157-6406	Public Works Admin Customer Service Remodel	Capital Improvement	20,000
100-157-6403	Police Department A/C	Capital Improvement	13,500
100-157-6403	Community Center A/C (2 4-ton, 2 5-ton)	Capital Improvement	46,000
100-157-6406	Upgrade Court's Offices	Capital Improvement	22,000
100-157-6206	Conference Room (Shack) Upgrade	Facilities Maintenance	11,000
100-157-6206	Cubicle Buildout	Facilities Maintenance	50,000
Facilities Maintenance Total			**$ 232,450**
GENERAL FUND TOTAL			**$ 6,732,763**

SEIZURE FUND

FUND-DEPT-ACCT	TITLE	TYPE	AMOUNT
200-122-6991	Upgrades to Malone Lot	Capital Improvement	100,000
Seizure Fund Total			**$ 100,000**
SEIZURE FUND TOTAL			**$ 100,000**

CAPITAL PROJECTS FUND

FUND-DEPT-ACCT	TITLE	TYPE	AMOUNT
400-153-6409	Juergen's Park Inclusive Playground	Capital Projects	800,000
Parks Capital Projects Total			**$ 800,000**
400-613-6409	Pine Street EST Rehabilitation	Capital Projects	850,000
400-613-6409	East Water Plant - Phase I	Capital Projects	5,000,000
400-613-6409	Telge Easement Acquisition	Capital Projects	750,000
Water Capital Projects Total			**$ 6,600,000**
400-614-6409	2920 Lift Station	Capital Projects	10,000,000
400-614-6409	Telge Easement Acquisition	Capital Projects	750,000
400-614-6409	WWTP Design	Capital Projects	415,000
Sewer Capital Projects Total			**$ 11,165,000**
CAPITAL PROJECTS FUND TOTAL			**$ 17,765,000**

ENTERPRISE FUND

FUND-DEPT-ACCT	TITLE	TYPE	AMOUNT
600-611-6304	Facility Needs Assessment (split GF/EF)	Professional Services	25,000
600-611-6001	Environmental Coordinator	Personnel	133,350
600-611-6361	Utility Rate Study	Professional Services	60,000
Utilities Admin Total			**$ 218,350**

ACTIVE SUPPLEMENTALS

600-612-6304	Contract Meter Reading	Professional Services		70,000
600-612-6003	Customer Service Coordinator	Personnel		86,975
Utility Billing Total			**$**	**156,975**
600-613-6106	Storz Connections	Materials & Parts		65,000
600-613-6302	Water Master Plan	Professional Services		165,000
600-613-6207	Well 6 Maintenance	System Maintenance		100,000
600-613-6003	Crew Chief	Personnel		97,325
600-613-6003	(2) Utilities Servicepeople	Personnel		148,525
600-613-6003	Utilities Technician	Personnel		90,175
600-613-6405	Utilities Crew Truck	Vehicle		55,900
600-613-6405	Utilities Mini Dump	Vehicle		65,500
Water Department Total			**$**	**787,425**
600-614-6406	Roof Replacement NWWTP	Capital Improvement		20,000
600-614-6999	SCADA Implementation	Capital Projects		50,000
600-614-6302	Wastewater Master Plan	Professional Services		180,000
600-614-6362	WWTP Permit Renewals	Professional Services		110,000
600-614-6207	Repairs to Electrical Boxes at Lift Stations	System Maintenance		10,000
600-614-6403	Generator Replacement - SWWTP	Equipment		625,000
Sewer Total			**$**	**995,000**
600-615-6999	SCADA Implementation	Capital Projects		50,000
600-615-6999	Gas Meter Conversion to Sensus	Capital Projects		100,000
600-615-6119	Gas Leak Detection Laser	Materials & Parts		18,000
600-615-6207	Gas Regulator Fencing	System Maintenance		25,000
600-615-6403	Mini Excavator with Tilt Trailer	Equipment		85,000
Gas Total			**$**	**278,000**
ENTERPRISE FUND TOTAL			**$**	**2,435,750**

WATER CAPITAL RECOVERY

FUND-DEPT-ACCT	TITLE	TYPE		AMOUNT
730-731-6991	S. Persimmon Water Line Construction	Capital Projects		600,000
730-731-6999	Rudolph Road Water Line Exension	Capital Projects		300,000
730-731-6999	Grand Parkway EST	Capital Projects		3,750,000
Water Capital Recovery Total			**$**	**4,650,000**
WATER CAPITAL RECOVERY TOTAL			**$**	**4,650,000**

SEWER CAPITAL RECOVERY

FUND-DEPT-ACCT	TITLE	TYPE		AMOUNT
740-741-6999	Rudolph Road Sanitary Sewer	Capital Projects		75,000
Sewer Capital Recovery Total			**$**	**75,000**
SEWER CAPITAL RECOVERY TOTAL			**$**	**75,000**
SUPPLEMENTAL TOTAL			**$**	**31,823,513**

CUT SUPPLEMENTALS

GENERAL FUND

FUND-DEPT-ACCT	TITLE	TYPE	AMOUNT
100-114-6003	Administrative Assistant	Personnel	77,175
100-114-6206	Paint City Hall - Entire	Facilities Maintenance	35,000
City Secretary's Office Total			**$ 112,175**
100-115-6003	HR Generalist	Personnel	95,700
Human Resources Total			**$ 95,700**
100-117-6101	Plotter/Scanner	Office/Computer Equipment	9,000
100-117-6320	Upgrade Laserfiche	Software	50,000
IT Department Total			**$ 59,000**
100-121-6003	Task Force Investigator	Personnel	125,750
100-121-6405	New Vehicle for Task Force Investigator	Vehicle	32,000
Police Department Total			**$ 157,750**
100-156-6001	Plans Examiner	Personnel	108,000
Engineering & Planning Total			**$ 108,000**
GENERAL FUND TOTAL			**$ 532,625**

ENTERPRISE FUND

ORGUNIT	TITLE	TYPE	AMOUNT
600-613-6304	Lead & Copper Rule Update- Phase I of III	Professional Services	1,000,000
Water Total			**$ 1,000,000**

ENTERPRISE FUND TOTAL	**$**	**1,000,000**
CUT SUPPLEMENTAL TOTAL	**$**	**1,532,625**

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:
Adopt, on First Reading, Ordinance No. 2022-29, an Ordinance of the City Council of the City of Tomball, Texas, Adopting the Budget for the City of Tomball, Texas, for Fiscal Year 2022-2023; and Authorizing the City Manager to Approve Intra-Departmental (Within the Same Department Only) Transfers of Budgeted Funds; and Amending the Budget for the 2021-2022 Fiscal Year in Accordance with Actual Expenditures; and Providing Other Details Relating to the Passage of This Ordinance

Background:

This will be the first reading of Ordinance No. 2022-29, adopting the Budget for Fiscal Year 2022-2023.

Origination: Finance Director

Recommendation:

Adopt Ordinance No. 2022-29 on First Reading

Party(ies) responsible for placing this item on agenda: Katherine Tapscott, 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 Katherine Tapscott 8/25/2022 Approved by _____
Staff Member Date City Manager Date

ORDINANCE NO. 2022-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, ADOPTING THE BUDGET FOR THE CITY OF TOMBALL, TEXAS, FOR FISCAL YEAR 2022-2023; AND AUTHORIZING THE CITY MANAGER TO APPROVE INTRA-DEPARTMENTAL (WITHIN THE SAME DEPARTMENT ONLY) TRANSFERS OF BUDGETED FUNDS; AND AMENDING THE BUDGET FOR THE 2021-2022 FISCAL YEAR IN ACCORDANCE WITH ACTUAL EXPENDITURES; AND PROVIDING OTHER DETAILS RELATING TO THE PASSAGE OF THIS ORDINANCE

* * * * * * * * *

WHEREAS, the Budget of the City of Tomball for the Fiscal Year 2022-2023 was presented to the City Council of the City of Tomball during the Budget Workshops on the 18th day of July 2022 and the 1st day of August 2022 and was filed with the City Secretary's Office on August 15, 2022 for the purpose of Public Display; and the City Council has reviewed and amended the proposed budget and changes as approved by the City Council have been identified and their effect included in the budget; and

WHEREAS, NOTICE OF PUBLIC HEARING for the Budget of the City of Tomball, Texas, for Fiscal Year 2022-2023 was published in the City's official newspaper advising citizens of the Public Hearings to be conducted on September 6, 2022, and also advising that said Budget was available for their inspection prior to the Public Hearings; and

WHEREAS, at said Public Hearing all citizens of the City had the right to be present and to be heard, and those who requested to be heard were heard, and it being the opinion of the Mayor and City Council that said Budget should be adopted; and

WHEREAS, said Budget shall be in effect for the ensuing Fiscal Year, October 1, 2022, through September 30, 2023;

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

Section 1.0 Adoption of Budget. That from October 1, 2022, through September 30, 2023, the appropriations, as stated in the Budget as proposed expenditures, shall be and are hereby appropriated to the several objects and purposes named and designated in the Budget.

Section 2.0 Public Record. The City Secretary is hereby directed to place in the Budget an endorsement which shall read as follows: **"The Original Budget of the City of Tomball, Texas for the Fiscal Year 2022-2023."** Such Budget as endorsed shall be kept on file in the office of the City Secretary as a Public Record and a copy of said Budget is attached to this ordinance and made a part of this ordinance for all purposes.

Section 3.0 Intra-Departmental Transfers. In accordance with the responsibility of the City Manager established by Section 7.01 C. (2) of the City Charter to administer the annual budget, the City Manager is authorized, as circumstances reasonably require, to approve intra-departmental (within the same department only) transfers of budgeted funds. Further, the documentation for such transfers shall be maintained as a part of the City's financial records.

Section 4.0 Beginning Fund Balances. That the Beginning Fund Balance reflected in the budget for each operating and capital project fund for which a Budget is adopted hereby automatically shall be adjusted to be the amount of the Ending Fund Balance for Fiscal Year 2022 as fully adjusted to reflect the final Annual Comprehensive Financial Report for Fiscal Year 2022 when released, for each respective fund. The revised Beginning Fund Balance shall thereafter be used to calculate the Fiscal Year 2022 Ending Fund Balance.

Section 5.0 2021-2022 Budget Amended. That the City Council has reviewed the actual expenditures for the 2021-2022 Fiscal Year and compared them to the projections contained in the 2022-2023 Fiscal Year budget. The 2021-2022 Fiscal Year budget is hereby amended in accordance with the actual expenditures for the 2021-2022 Fiscal Year.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 6TH DAY OF SEPTEMBER 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

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 19TH DAY OF SEPTEMBER 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

_____
LORI KLEIN QUINN
Mayor

ATTEST:

_____
DORIS SPEER
City Secretary

City of Tomball

FY 2022-2023
Proposed Budget

Fund Summaries

Consolidated Statement of Anticipated Receipts and Revenues and Expenditures and Changes in Fund Balance- All Funds
2022-2023 Proposed Budget

	Governmental					Proprietary	Internal Service					
	General Fund	Special Revenue Funds	State & Federal Grants Fund	Public Improvement District Funds	Debt Service	Enterprise Fund	Fleet Replacement Fund	Health Insurance Trust Fund	Water Captial Recovery	Sewer Capital Recovery	Capital Projects Fund	All Funds
	100	200-260/990	205	295-298	300	600	650	910	730	740	400/460	
Revenues:												
Property taxes	$ 4,750,000	$ -	$ -	$ -	$ 2,800,000	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,550,000
Hotel Occupancy	-	600,000	-	-	-	-	-	-	-	-	-	600,000
Sales taxes	15,390,000	-	-	-	-	-	-	-	-	-	-	15,390,000
Franchise taxes	930,000	-	-	-	-	-	-	-	-	-	-	930,000
Permits and licenses	1,402,500	-	-	-	-	-	-	-	-	-	-	1,402,500
Fines and warrants	310,250	17,000	-	-	-	-	-	-	-	-	-	327,250
Service fees	5,742,490	-	-	-	-	13,883,000	-	-	-	-	-	19,625,490
Transfers In	2,000,000	126,000	-	-	-	-	579,069	3,411,800	-	-	6,575,000	12,691,869
Contributions/Grants	930,000	3,000	-	1,774,500	761,685	-	-	312,750	-	-	1,415,000	5,196,935
Interest	300,000	9,000	-	-	10,000	30,000	6,000	15,000	50,000	20,000	500,000	940,000
Other	220,050	2,860,422	-	-	-	280,300	-	-	1,000,000	800,000	25,240,000	30,400,772
Total Revenues	**$ 31,975,290**	**$ 3,615,422**	**$ -**	**$ 1,774,500**	**$ 3,571,685**	**$ 14,193,300**	**$ 585,069**	**$ 3,739,550**	**$ 1,050,000**	**$ 820,000**	**$ 33,730,000**	**$ 95,054,816**
Expenditures:												
General Government	$ 5,206,380	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,960,400	$ -	$ -	$ 4,050,000	$ 13,216,780
Transfers Out	3,349,031	-	-	-	-	-	-	-	-	-	-	3,349,031
Public Safety	15,443,810	125,800	-	-	-	-	-	-	-	-	-	15,569,610
Public Works	6,179,300	-	-	-	-	-	-	-	-	-	-	6,179,300
Engineering and Planning	1,182,960	-	-	-	-	-	-	-	-	-	-	1,182,960
Parks and Recreation	1,599,125	-	-	-	-	-	-	-	-	-	-	1,599,125
Tourism & Arts	-	702,100	-	-	-	-	-	-	-	-	-	702,100
Utilities	-	-	-	-	-	15,840,373	-	-	4,650,000	75,000	26,740,000	47,305,373
Capital Projects/Outlay	-	-	-	-	-	-	1,335,470	-	-	-	-	1,335,470
Debt Service	-	-	-	-	7,074,323	-	-	-	-	-	-	7,074,323
Public Improvement Districts	-	-	-	1,774,500	-	-	-	-	-	-	-	1,774,500
Total Expenditures	**$ 33,826,506**	**$ 827,900**	**$ -**	**$ 1,774,500**	**$ 7,074,323**	**$ 15,840,373**	**$ 1,335,470**	**$ 3,960,400**	**$ 4,650,000**	**$ 75,000**	**$ 30,790,000**	**$ 99,288,572**
Revenues Over (Under) Expenditures	**$ (1,851,216)**	**$ 2,787,522**	**$ -**	**$ -**	**$ (3,502,638)**	**$ (1,647,073)**	**$ (750,401)**	**$ (220,850)**	**$ (3,600,000)**	**$ 745,000**	**$ 2,940,000**	**$ (4,233,756)**
Beginning Fund Balance	$ 23,579,218	$ 1,099,096	$ 14,800	$ 338,961	$ 6,539,248	$ 10,434,981	$ 1,764,676	$ 2,621,013	$ 4,954,439	$ 4,555,238	$ 4,351,051	$ 60,252,721
Ending Fund Balance	**$ 21,728,002**	**$ 3,886,618**	**$ 14,800**	**$ 338,961**	**$ 3,036,611**	**$ 8,787,908**	**$ 1,014,275**	**$ 2,400,163**	**$ 1,354,439**	**$ 5,300,238**	**$ 7,291,051**	**$ 56,018,966**

General Fund - 100
Statement of Revenues, Expenditures, and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actuals	FY 2021 Actuals	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Contributions	$ 441,777	$ 1,383,419	$ 748,000	$ 821,000	$ 930,000
Fines & Warrants	349,302	307,568	350,000	297,250	310,250
Franchise Taxes	1,084,860	973,053	1,050,000	937,000	930,000
Interest	167,887	(15,621)	7,500	150,000	300,000
Other Revenue	226,535	291,446	102,650	275,550	220,050
Permits & Licenses	1,113,989	1,633,906	1,542,500	1,892,500	1,402,500
Property Taxes	2,265,470	3,511,281	3,545,000	3,940,000	4,750,000
Sales Taxes	12,291,928	13,361,050	12,590,000	14,805,000	15,390,000
Services	2,942,033	2,988,861	3,294,867	3,332,425	5,742,490
Enterprise Transfers In	2,603,335	2,671,317	2,668,418	2,001,314	2,000,000
Total Revenues	**$ 23,487,115**	**$ 27,106,280**	**$ 25,898,935**	**$ 28,452,039**	**$ 31,975,290**
Expenditures:					
Administrative	$ 383,298	$ 348,812	$ 412,818	$ 388,375	$ 519,200
Building Permits and Inspections	400,824	382,202	428,631	408,750	475,400
Mayor and Council	58,628	48,948	85,660	78,430	93,230
City Secretary	327,110	334,455	465,409	455,575	572,800
Human Resources	434,353	408,710	478,812	532,500	589,100
Finance	871,849	927,873	858,441	844,775	830,300
Information Systems	829,172	705,256	875,120	906,425	1,216,400
Legal	144,705	108,315	140,000	145,000	145,000
Non-Departmental*	757,835	1,204,414	1,182,838	1,233,601	1,267,981
Police	5,915,354	6,139,796	7,014,095	7,265,700	8,448,010
Municipal Court	401,138	391,261	472,246	440,950	516,850
Community Center	147,274	147,307	179,318	187,250	196,825
Fire	2,747,943	2,793,929	3,296,791	3,651,785	3,359,300
Emergency Management	19,626	15,183	21,800	26,850	24,500
ESD#15	837,626	770,801	1,057,918	1,063,900	3,095,150
Public Works Administration	66,849	60,290	90,666	87,650	284,550
Garage	156,336	170,497	194,220	202,550	178,100
Parks	1,092,566	988,534	760,864	821,450	1,402,300
Streets	1,109,920	1,409,200	1,571,328	1,630,625	2,823,050
Sanitation	1,758,032	1,734,249	1,815,200	1,902,200	1,980,200
Engineering and Planning	496,003	563,340	578,975	596,175	1,182,960
Facilities Maintenance	605,992	1,031,576	852,958	984,300	913,400
Transfer Out to Hotel Occupancy	126,000	126,000	126,000	126,000	126,000
Transfer Out to Health Insurance	2,300,000	2,327,000	2,600,581	2,461,081	2,720,000
Total Expenditures	**$ 21,988,433**	**$ 23,137,947**	**$ 25,560,690**	**$ 26,441,897**	**$ 32,960,606**
Revenues Over/(Under) Expenditures	**$ 1,498,681**	**$ 3,968,333**	**$ 338,245**	**$ 2,010,141**	**$ (985,316)**
Beginning Fund Balance	**$ 16,102,062**	**$ 17,600,743**	**$ 21,569,077**	**$ 21,569,077**	**$ 23,579,218**
Ending Fund Balance	**$ 17,600,743**	**$ 21,569,077**	**$ 21,907,321**	**$ 23,579,218**	**$ 22,593,902**
25% of Operating Expenses - Target	80%	93%	86%	89%	69%

CITY OF TOMBALL
GENERAL FUND REVENUES - 100

GENERAL FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5110 CURRENT TAXES	2,243,764	3,440,397	3,500,000	3,900,000	4,700,000
5120 DELINQUENT TAXES	11,048	41,901	30,000	-	25,000
5130 PENALTY,INTEREST,ATTY FEES	10,658	28,982	15,000	40,000	25,000
5140 SALES TAX	12,214,957	13,260,643	12,500,000	14,700,000	15,300,000
5141 ALCOHOLIC BEVERAGE TAX	65,646	86,392	75,000	90,000	75,000
5150 ELECTRICAL FRANCHISE TAX	728,145	723,183	730,000	700,000	700,000
5160 T.V. CABLE FRANCHISE TAX	75,381	127,943	65,000	135,000	135,000
5161 1% IN KIND/ PEG FEES	2,550	27,882	30,000	34,000	30,000
5170 COMMUNICATIONS ROW LINE FEE	249,841	94,045	225,000	68,000	65,000
5175 SANITATION FRANCHISE TAX	28,924	-	-	-	-
5190 BINGO TAX	19	-	-	-	-
5200 BUILDING PERMITS	551,773	889,622	925,000	1,000,000	800,000
5210 CONSTRUCTION PERMITS	278,919	273,193	200,000	400,000	200,000
5215 PLUMBING PERMIT	45,935	103,404	75,000	75,000	75,000
5220 MECHANICAL PERMITS	33,010	56,882	50,000	60,000	50,000
5230 ELECTRICAL PERMITS	69,858	157,064	150,000	150,000	150,000
5235 FIRE PERMIT FEES	73,406	71,661	70,000	80,000	60,000
5240 OTHER PERMITS	7,064	10,983	5,000	60,000	10,000
5245 MISCELLANEOUS PERMIT FEES	5,116	1,810	500	500	500
5250 MIXED BEVERAGE FEES	11,325	14,015	15,000	15,000	15,000
5255 LICENSE FEES	510	2,790	3,000	3,000	3,000
5260 AMBULANCE PERMITS	4,000	5,100	6,000	6,000	6,000
5300 MUNICIPAL COURT FINES	180,306	176,346	170,000	160,000	170,000
5310 COURT COSTS/ADMIN FEES	121,458	88,494	145,000	80,000	90,000
5320 COURT WARRANT FEES	36,914	34,147	30,000	30,000	30,000
5340 TIME PYMT.FEE-10% CITY JUDICL.	665	334	500	250	250
5341 TIME PAYMENT FEE-40% FOR CITY	3,084	2,497	2,500	2,000	2,000
5430 SANITATION FEES	1,777,220	1,868,750	1,750,000	1,900,000	2,000,000
5440 PLAT FEES	9,118	8,215	10,000	15,000	10,000
5441 REZONING APPLICATION FEE	2,992	9,872	8,000	4,000	2,000
5442 CONDITIONAL USE PERMIT	1,800	440	4,000	1,000	1,000
5443 PLANNED DEVELOPMENT	3,700	2,000	1,000	3,000	1,000
5444 SITE PLAN REVIEW	22,000	36,550	30,000	30,000	30,000
5445 PLAN REVIEW FEES- OTHER	1,538	644	1,000	3,000	1,000
5446 ZONING FEES- OTHER	3,250	3,678	4,000	2,000	3,000
5450 BIRTH AND DEATH CERTIFICATE FEES	45,461	62,461	50,000	50,000	50,000
5451 NOTARY FEES	85	48	50	50	50
5460 ALARM SYSTEM REGISTRATION FEES	16,885	13,625	10,000	27,000	20,000
5461 FALSE ALARM SERVICE FEE	6,875	5,750	2,000	25,000	18,000
5470 EMERGENCY SERVICE DISTRCT FEES	215,000	229,250	229,000	255,000	508,840
5472 ESD#15 S5 OPERATING COST REIMBURSEMENT	25,756	25,301	27,053	79,775	1,289,700
5474 ESD#15 STATION 5 PAYROLL REIMBURSEMENT	809,054	725,131	1,167,564	943,150	1,805,450
5480 LIFE SAFETY PLAN REVIEW	10,284	3,608	3,000	7,000	5,000
5481 STATE LICENSED FACILITIES	1,685	1,965	2,500	1,500	1,500
5482 ANNUAL FIRE INSPECTIONS	-	-	750	-	-
5500 SALE OF CITY PROPERTY	166,059	27,469	40,000	24,000	40,000
5510 COMMUNITY CENTER FEES	20,343	24,885	25,000	30,000	30,000

CITY OF TOMBALL
GENERAL FUND REVENUES - 100

GENERAL FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5515 CONGREGATE MEAL SERV. REVENUE	5,318	995	2,500	10,000	10,000
5520 PARK RENTAL FEE	4,375	14,145	10,000	14,000	12,000
5550 MISCELLANEOUS INCOME	55,073	43,292	60,000	81,500	50,000
5551 INSURANCE RECOVERIES	-	219,612	-	40,000	-
5560 RETURNED CHECK FINES	-	30	100	-	-
5561 CREDIT CARD FEES	-	-	-	120,000	120,000
5690 SANITATION PENALTY	15,971	19,741	20,000	25,000	20,000
5730 SCHOOL RESOURCE OFFICERS (SRO)	404,847	709,851	713,000	729,000	895,000
5740 OTHER GRANTS	11,930	648,568	10,000	67,000	10,000
5770 TEDC CONTRIBUTIONS	25,000	25,000	25,000	25,000	25,000
5800 INTEREST INCOME	167,887	(15,621)	7,500	150,000	300,000
5961 ENTERPRISE TRANSFERS IN	2,603,335	2,671,317	2,668,418	2,001,314	2,000,000
TOTAL GENERAL FUND REVENUES	**$ 23,487,114**	**$ 27,106,280**	**$ 25,898,935**	**$ 28,452,039**	**$ 31,975,290**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	ADMINISTRATIVE	100-111 ADMINISTRATIVE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$263,494	$190,566	$266,115	$265,000	$397,300
6009 WAGES-OTHER	$12,258	$9,668	$14,150	$7,200	$0
6011 VACATION PAY	$11,932	$27,260	$14,957	$11,500	$0
6012 SICK PAY	$0	$36,461	$11,791	$5,700	$0
6013 EMERGENCY PAY	$507	$0	$0	$0	$0
6015 SICK TIME BUYBACK	$4,411	$4,499	$2,533	$2,350	$2,300
6019 LONGEVITY	$995	$1,115	$420	$425	$600
6021 FICA-MED/SS	$21,341	$19,650	$25,199	$22,750	$32,100
6022 TMRS-EMPLOYER	$42,874	$38,482	$43,753	$41,200	$55,400
6025 WORKER COMPENSATION INS.	$180	$145	$200	$200	$300
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$2,700
6035 AUTO ALLOWANCE	$0	$0	$0	$0	$16,800
PERSONNEL SERVICES	**$357,991**	**$327,846**	**$379,118**	**$356,325**	**$507,500**
6101 OFFICE AND COMPUTER SUPPLIES	$284	$219	$1,000	$300	$300
6102 EDUCATIONAL SUPPLIES	$488	$155	$500	$250	$250
6105 FOOD SUPPLIES	$269	$954	$1,000	$1,000	$1,000
6107 CLOTHING AND UNIFORMS	$366	$46	$400	$400	$400
6109 POSTAGE	($5)	$0	$0	$0	$0
6119 OTHER SUPPLIES	$134	$1,755	$1,000	$500	$500
6130 FURNITURE >$20,000	$0	$0	$0	$250	$0
SUPPLIES	**$1,534**	**$3,129**	**$3,900**	**$2,700**	**$2,450**
6312 PHONE & INTERNET SERVICES	$2,199	$1,704	$2,500	$1,300	$0
6329 OTHER SERVICES	$227	$41	$500	$250	$250
6332 TRAVEL AND MEALS	$431	($120)	$4,000	$4,000	$4,000
6333 DUES AND SUBSCRIPTIONS	$3,635	$4,265	$4,000	$4,000	$4,000
6334 AUTOMOBILE ALLOWANCES	$16,688	$11,947	$16,800	$16,800	$0
6337 TRAINING	$593	$0	$2,000	$3,000	$1,000
SERVICES AND CHARGES	**$23,772**	**$17,837**	**$29,800**	**$29,350**	**$9,250**
TOTAL GENERAL-ADMINISTRATIVE	**$383,298**	**$348,812**	**$412,818**	**$388,375**	**$519,200**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	PERMITS/INSPECTIONS	100-112 PERMITS/INSPECTIONS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$127,336	$86,878	$124,020	$127,000	$142,100
6003 WAGES-FULL TIME	$130,702	$165,743	$137,183	$139,000	$171,800
6005 WAGES-OVERTIME	$1,077	$1,517	$2,833	$1,500	$1,500
6009 WAGES-OTHER	$12,595	$11,650	$13,765	$9,500	$0
6011 VACATION PAY	$15,114	$12,027	$14,895	$15,000	$0
6012 SICK PAY	$11,021	$8,497	$11,471	$9,000	$0
6013 EMERGENCY PAY	$399	$717	$0	$0	$0
6015 SICK TIME BUYBACK	$2,153	$0	$1,561	$800	$2,000
6019 LONGEVITY	$2,030	$1,825	$1,090	$1,100	$1,400
6021 FICA-MED/SS	$21,479	$20,499	$23,577	$22,600	$24,500
6022 TMRS-EMPLOYER	$42,008	$39,066	$40,936	$40,400	$42,300
6025 WORKER COMPENSATION INS.	$1,048	$722	$1,000	$1,000	$1,000
PERSONNEL SERVICES	**$366,962**	**$349,142**	**$372,331**	**$366,900**	**$386,600**
6101 OFFICE AND COMPUTER SUPPLIES	$3,333	$8,328	$3,000	$1,000	$20,500
6102 EDUCATIONAL SUPPLIES	$651	$150	$1,000	$300	$1,000
6105 FOOD SUPPLIES	$40	$215	$0	$300	$300
6107 CLOTHING AND UNIFORMS	$1,368	$2,624	$3,000	$1,800	$3,000
6108 FUEL, OIL AND LUBRICANTS	$7,018	$8,117	$7,500	$11,000	$11,000
6119 OTHER SUPPLIES	$0	$42	$0	$50	$0
SUPPLIES	**$12,411**	**$19,476**	**$14,500**	**$14,450**	**$35,800**
6205 VEHICLE MAINTENANCE	$1,791	$1,946	$3,000	$7,000	$2,500
REPAIRS AND MAINTENANCE	**$1,791**	**$1,946**	**$3,000**	**$7,000**	**$2,500**
6304 PROFESSIONAL SERVICES, OTHER	$4,594	$1,450	$10,000	$4,000	$10,000
6312 PHONE & INTERNET SERVICES	$5,577	$3,886	$4,500	$4,500	$9,000
6332 TRAVEL AND MEALS	$3,882	$1,765	$12,000	$5,000	$12,000
6333 DUES AND SUBSCRIPTIONS	$485	$342	$1,500	$1,500	$1,500
6337 TRAINING	$4,766	$4,035	$10,000	$5,000	$10,000
6362 PERMITS AND LICENSES	$357	$160	$800	$400	$8,000
SERVICES AND CHARGES	**$19,661**	**$11,638**	**$38,800**	**$20,400**	**$50,500**
TOTAL GENERAL-PERMITS/INSPECTIONS	**$400,824**	**$382,202**	**$428,631**	**$408,750**	**$475,400**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	MAYOR AND COUNCIL	100-113 MAYOR AND COUNCIL

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6004 WAGES- PART TIME	$24,896	$24,086	$30,600	$27,700	$30,600
6021 FICA- MED/ SS	$1,905	$1,843	$2,341	$2,200	$2,400
6025 WORKER COMPENSATION INS.	$36	$32	$39	$50	$50
PERSONNEL SERVICES	**$26,837**	**$25,960**	**$32,980**	**$29,950**	**$33,050**
6101 OFFICE AND COMPUTER SUPPLIES	$162	$0	$80	$80	$80
6105 FOOD SUPPLIES	$2,628	$3,036	$2,500	$4,500	$5,000
6107 CLOTHING AND UNIFORMS	$134	$0	$0	$0	$0
6119 OTHER SUPPLIES	$5,747	$15,592	$12,000	$15,000	$16,000
SUPPLIES	**$8,671**	**$18,628**	**$14,580**	**$19,580**	**$21,080**
6304 PROFESSIONAL SERVICES- OTHER	$7,507	$0	$10,000	$5,000	$10,000
6329 OTHER SERVICES	$0	$0	$100	$100	$100
6332 TRAVEL AND MEALS	$0	$40	$5,000	$4,000	$5,000
6333 DUES AND SUBSCRIPTIONS	$3,960	$4,105	$5,000	$4,800	$5,000
6337 TRAINING	$220	$215	$3,000	$3,000	$3,000
6398 BANQUETS, DEDICATION, RECEP	$11,433	$0	$15,000	$12,000	$16,000
SERVICES AND CHARGES	**$23,120**	**$4,360**	**$38,100**	**$28,900**	**$39,100**
TOTAL MAYOR AND COUNCIL	**$58,628**	**$48,948**	**$85,660**	**$78,430**	**$93,230**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	CITY SECRETARY	100-114 CITY SECRETARY

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$146,856	$136,432	$151,857	$164,000	$194,600
6003 WAGES-FULL TIME	$52,270	$63,850	$75,111	$79,000	$87,800
6005 WAGES-OVERTIME	$2,234	$2,730	$4,120	$4,100	$4,000
6009 WAGES-OTHER	$11,093	$11,436	$12,241	$9,200	$0
6011 VACATION PAY	$16,594	$18,252	$17,981	$12,000	$0
6012 SICK PAY	$4,100	$12,271	$10,201	$6,000	$0
6013 EMERGENCY PAY	$466	$0	$0	$0	$0
6015 SICK TIME BUYBACK	$2,231	$934	$4,080	$3,400	$4,100
6019 LONGEVITY	$2,695	$2,460	$2,702	$2,700	$3,000
6021 FICA-S.S. AND MEDICARE TAXES	$17,624	$18,414	$21,577	$21,500	$22,800
6022 TMRS-EMPLOYER	$33,176	$34,176	$37,464	$37,700	$39,200
6025 WORKER COMPENSATION INS.	$361	$291	$400	$400	$400
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
PERSONNEL SERVICES	**$289,700**	**$301,245**	**$337,734**	**$340,000**	**$356,800**
6101 OFFICE AND COMPUTER SUPPLIES	$7,406	$7,518	$12,000	$11,150	$12,000
6102 EDUCATIONAL SUPPLIES	$361	$606	$1,000	$800	$1,000
6104 JANITORIAL AND CLEANING SUPPLY	$1,062	$707	$1,000	$700	$1,000
6105 FOOD SUPPLIES	$1,503	$1,881	$1,300	$2,500	$2,500
6107 CLOTHING AND UNIFORMS	$0	$0	$0	$600	$1,000
6109 POSTAGE	$467	$510	$1,000	$1,000	$800
6119 OTHER SUPPLIES	$410	$653	$600	$1,000	$600
6130 FURNITURE >$20,000	$0	$0	$0	$850	$0
SUPPLIES	**$11,211**	**$11,876**	**$16,900**	**$18,600**	**$18,900**
6201 OFFICE EQUIPMENT MAINT.	$0	$0	$200	$0	$200
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$200**	**$0**	**$200**
6304 PROF.SERV.-OTHER	$4,460	$3,883	$15,000	$12,500	$37,800
6312 PHONE & INTERNET SERVICES	$895	$900	$900	$900	$0
6316 PRINTING AND BINDING	$0	$0	$75	$75	$100
6329 OTHER SERVICES	$0	$156	$600	$500	$500
6332 TRAVEL AND MEALS	$5,735	$1,015	$5,500	$6,000	$6,000
6333 DUES AND SUBSCRIPTIONS	$2,245	$2,048	$3,500	$3,000	$3,500
6335 ADVERTISING COST	$9,102	$10,251	$20,000	$15,000	$20,000
6337 TRAINING	$1,920	$1,815	$5,000	$4,000	$5,000
6371 ELECTION SERVICES	$1,217	$1,266	$60,000	$55,000	$124,000
6398 BANQUETS, DEDICATION, RECEPTIONS	$625	$0	$0	$0	$0
SERVICES AND CHARGES	**$26,200**	**$21,334**	**$110,575**	**$96,975**	**$196,900**
TOTAL CITY SECRETARY	**$327,110**	**$334,455**	**$465,409**	**$455,575**	**$572,800**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	HUMAN RESOURCES	100-115 HUMAN RESOURCES

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$110,737	$109,396	$114,929	$123,000	$149,300
6003 WAGES-FULL TIME	$106,177	$103,530	$107,398	$105,900	$121,200
6004 WAGES-PART TIME	$16,029	$28,761	$32,960	$39,000	$32,000
6005 WAGES-OVERTIME	$2,555	$1,053	$6,180	$6,200	$6,000
6009 WAGES-OTHER	$11,478	$9,642	$12,012	$8,500	$0
6011 VACATION PAY	$17,745	$17,763	$16,529	$13,800	$0
6012 SICK PAY	$1,184	$2,824	$10,010	$6,500	$0
6013 EMERGENCY PAY	$0	$2,996	$0	$650	$0
6014 RETIREMENT PAYOUTS	$0	$0	$0	$0	$50,000
6015 SICK TIME BUYBACK	$3,729	$2,956	$3,106	$3,100	$3,100
6019 LONGEVITY	$1,760	$1,705	$1,886	$1,900	$2,100
6021 FICA-S.S. AND MEDICARE TAXES	$19,087	$19,923	$23,505	$23,000	$24,100
6022 TMRS-EMPLOYER	$35,246	$34,457	$36,297	$36,700	$37,400
6025 WORKER COMPENSATION INS.	$271	$218	$300	$300	$300
6026 STATE UNEMPLOYMENT TAXES	$2,156	$1,009	$10,000	$10,000	$10,000
6030 TUITION REIMBURSEMENT	$0	$0	$4,000	$1,000	$4,000
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
PERSONNEL SERVICES	**$328,154**	**$336,235**	**$379,112**	**$379,550**	**$440,400**
6101 OFFICE AND COMPUTER SUPPLIES	$5,400	$4,016	$7,200	$9,000	$7,200
6102 EDUCATIONAL SUPPLIES	$0	$0	$750	$500	$500
6105 FOOD SUPPLIES	$5,524	$2,340	$5,000	$5,000	$5,000
6107 CLOTHING AND UNIFORMS	$276	$0	$300	$300	$300
6109 POSTAGE	$114	$344	$150	$350	$300
6119 OTHER SUPPLIES	$10,701	$3,821	$6,000	$7,000	$6,000
SUPPLIES	**$22,016**	**$10,521**	**$19,400**	**$22,150**	**$19,300**
6304 PROF.SERV.-OTHER	$500	$5,960	$6,000	$51,000	$50,000
6312 PHONE & INTERNET SERVICES	$894	$900	$900	$900	$0
6329 OTHER SERVICES	$45,368	$30,356	$35,000	$35,000	$35,000
6332 TRAVEL AND MEALS	$2,337	$683	$2,900	$2,900	$2,900
6333 DUES AND SUBSCRIPTIONS	$348	$165	$1,500	$2,000	$1,500
6335 ADVERTISING COST	$2,428	$0	$2,000	$2,000	$2,000
6337 TRAINING	$22,713	$11,547	$20,000	$20,000	$20,000
6398 BANQUETS, DEDICATION, RECEP	$9,594	$12,343	$12,000	$17,000	$18,000
SERVICES AND CHARGES	**$84,182**	**$61,954**	**$80,300**	**$130,800**	**$129,400**
TOTAL HUMAN RESOURCES	**$434,353**	**$408,710**	**$478,812**	**$532,500**	**$589,100**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	FINANCE	100-116 FINANCE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$270,969	$260,583	$301,216	$166,500	$199,800
6003 WAGES-FULL TIME	$68,879	$75,571	$37,596	$123,000	$151,700
6005 WAGES-OVERTIME	$1,272	$1,621	$773	$3,000	$4,000
6009 WAGES-OTHER	$17,435	$17,059	$18,114	$6,500	$0
6011 VACATION PAY	$16,074	$25,279	$21,373	$25,000	$0
6012 SICK PAY	$3,838	$12,240	$15,095	$42,600	$0
6013 EMERGENCY PAY	$0	$491	$0	$0	$0
6015 SICK TIME BUYBACK	$3,564	$4,651	$3,125	$0	$0
6019 LONGEVITY	$1,745	$2,105	$1,751	$825	$1,400
6021 FICA-S.S. AND MEDICARE TAXES	$28,936	$29,870	$31,027	$27,000	$27,500
6022 TMRS-EMPLOYER	$53,146	$54,881	$53,871	$49,000	$47,300
6025 WORKER COMPENSATION INS.	$541	$436	$500	$600	$500
6030 TUITION REIMBURSEMENT	$0	$0	$0	$4,000	$8,000
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
PERSONNEL SERVICES	**$466,399**	**$484,788**	**$484,441**	**$448,025**	**$441,100**
6101 OFFICE AND COMPUTER SUPPLIES	$4,692	$3,925	$4,000	$3,000	$4,000
6102 EDUCATIONAL SUPPLIES	$228	$0	$500	$0	$0
6105 FOOD SUPPLIES	$315	$186	$350	$350	$350
6107 CLOTHING AND UNIFORMS	$704	$493	$750	$500	$500
6108 FUEL, OIL AND LUBRICANTS	$108	$0	$0	$0	$0
6109 POSTAGE	$35	$35	$150	$50	$50
6119 OTHER SUPPLIES	$94	$0	$200	$200	$200
SUPPLIES	**$6,176**	**$4,639**	**$5,950**	**$4,100**	**$5,100**
6204 OTHER EQUIPMENT MAINTENANCE	$370	$0	$0	$0	$0
REPAIRS AND MAINTENANCE	**$370**	**$0**	**$0**	**$0**	**$0**
6301 PROF.SERV.-AUDIT AND ACCTNG.	$89,750	$114,084	$80,000	$91,500	$91,500
6304 PROF.SERV.-OTHER	$12,580	$61,130	$25,000	$29,700	$16,000
6312 PHONE & INTERNET SERVICES	$1,712	$1,931	$3,000	$1,500	$600
6316 PRINTING AND BINDING	$0	$142	$350	$250	$300
6317 APPRAISAL SERVICES	$50,510	$52,164	$52,000	$55,000	$56,000
6329 OTHER SERVICES	$1	$0	$0	$0	$0
6332 TRAVEL AND MEALS	$1,475	$40	$3,500	$3,500	$5,000
6333 DUES AND SUBSCRIPTIONS	$2,705	$2,350	$2,700	$3,200	$3,200
6335 ADVERTISING COST	$6,496	$3,978	$3,000	$4,000	$8,000
6337 TRAINING	$1,174	$1,771	$3,500	$9,000	$8,500
6397 CREDIT CARD PROCESSING FEE	$212,027	$179,912	$175,000	$175,000	$175,000
6399 SERVICE CHARGES	$20,474	$20,945	$20,000	$20,000	$20,000
SERVICES AND CHARGES	**$398,904**	**$438,447**	**$368,050**	**$392,650**	**$384,100**
TOTAL FINANCE	**$871,849**	**$927,873**	**$858,441**	**$844,775**	**$830,300**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	INFORMATION SYSTEMS	100-117 INFORMATION SYSTEMS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES- ADMINISTRATIVE	$155,365	$153,076	$155,199	$168,000	$193,700
6003 WAGES- FULL TIME	$55,902	$56,445	$54,339	$54,500	$48,900
6005 WAGES-OVERTIME	$1,164	$1,024	$2,575	$5,000	$5,000
6009 WAGES- OTHER	$10,491	$10,566	$11,349	$7,000	$0
6011 VACATION PAY	$12,089	$16,803	$16,796	$15,150	$0
6012 SICK PAY	$0	$255	$9,458	$19,400	$0
6015 SICK TIME BUYBACK	$3,557	$3,609	$3,783	$3,800	$2,800
6019 LONGEVITY	$1,975	$2,155	$2,336	$2,350	$1,700
6021 FICA-S.S. AND MEDICARE TAXES	$19,126	$19,324	$20,689	$21,800	$20,300
6022 TMRS-EMPLOYER	$34,896	$34,939	$35,922	$38,300	$35,000
6025 WORKER COMPENSATION INS.	$965	$853	$990	$1,200	$1,200
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$2,700
6035 AUTO ALLOWANCE	$0	$0	$0	$0	$9,600
PERSONNEL SERVICES	**$295,532**	**$299,050**	**$313,436**	**$336,500**	**$320,900**
6101 OFFICE AND COMPUTER SUPPLIES	$38,435	$35,753	$40,000	$49,200	$80,000
6103 COMPUTER EQUIPMENT <$20,000	$65,480	$0	$0	$0	$0
6105 FOOD SUPPLIES	$0	$0	$0	$100	$0
6107 CLOTHING AND UNIFORMS	$0	$0	$500	$500	$500
6109 POSTAGE	$0	$88	$100	$100	$0
6119 OTHER SUPPLIES	$0	$181	$200	$200	$0
6130 FURNITURE <$20,000	$0	$1,489	$0	$0	$2,200
SUPPLIES	**$103,916**	**$37,511**	**$40,800**	**$50,100**	**$82,700**
6201 OFFICE EQUIPMENT MAINTENANCE	$968	$3,754	$7,500	$7,500	$12,000
6202 COMPUTER EQUIPMENT MAINT	$690	$0	$1,000	$1,500	$0
REPAIRS AND MAINTENANCE	**$1,658**	**$3,754**	**$8,500**	**$9,000**	**$12,000**
6304 PROF.SERV.-OTHER	$29,580	$11,409	$60,000	$50,000	$60,000
6312 PHONE & INTERNET SERVICES	$80,249	$42,246	$70,000	$70,000	$57,300
6320 COMPUTER SOFTWARE SERV.	$307,576	$298,017	$368,034	$375,250	$619,500
6332 TRAVEL AND MEALS	$0	$976	$1,500	$1,500	$1,500
6333 DUES AND SUBSCRIPTIONS	$1,120	$2,119	$1,000	$2,000	$2,000
6334 AUTOMOBILE ALLOWANCES	$9,541	$9,600	$9,600	$9,825	$0
6337 TRAINING	$0	$575	$2,250	$2,250	$2,500
SERVICES AND CHARGES	**$428,067**	**$364,941**	**$512,384**	**$510,825**	**$742,800**
6402 COMPUTER & OFFICE EQUIP >$20K	$0	$0	$0	$0	$58,000
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$58,000**
TOTAL INFORMATION SYSTEMS	**$829,172**	**$705,256**	**$875,120**	**$906,425**	**$1,216,400**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	LEGAL	100-118 LEGAL

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6102 EDUCATIONAL SUPPLIES	$221	$0	$0	$0	$0
SUPPLIES	**$221**	**$0**	**$0**	**$0**	**$0**
6303 PROF.SERV.-LEGAL	$144,484	$108,315	$140,000	$145,000	$145,000
SERVICES AND CHARGES	**$144,484**	**$108,315**	**$140,000**	**$145,000**	**$145,000**
TOTAL LEGAL	**$144,705**	**$108,315**	**$140,000**	**$145,000**	**$145,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	NON-DEPARTMENTAL	100-119 NON-DEPARTMENTAL

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6101 OFFICE AND COMPUTER SUPPLIES	$9,369	$7,548	$6,000	$6,000	$6,000
6104 JANITORIAL SUPPLIES	$1,840	$0	$0	$0	$0
6105 FOOD SUPPLIES	$283	$0	$0	$0	$0
6109 POSTAGE	$6,939	$8,884	$6,000	$7,000	$7,500
6119 OTHER SUPPLIES	$3,158	$2,515	$0	$75	$0
SUPPLIES	**$21,590**	**$18,947**	**$12,000**	**$13,075**	**$13,500**
6304 PROF. SERVICES - OTHER	$0	$33,000	$30,000	$28,500	$50,000
6329 OTHER SERVICES	$42,214	$46,413	$55,300	$50,000	$23,950
6330 INSURANCE	$365,450	$391,711	$400,000	$425,000	$400,000
6332 TRAVEL AND MEALS	$69	$0	$0	$0	$0
6333 DUES AND SUBSCRIPTIONS	$99	$0	$0	$0	$0
6336 EQUIPMENT RENTALS	$23,776	$28,932	$31,200	$29,500	$29,500
6340 SPECIAL EVENTS	$38,714	$54,259	$47,300	$47,300	$48,000
6346 ECONOMIC DEVELOPMENT AGREEMENT	$150,418	$150,418	$172,500	$200,000	$200,000
6399 SERVICE CHARGES	$0	$20,626	$0	$5,100	$0
SERVICES AND CHARGES	**$620,740**	**$725,358**	**$736,300**	**$785,400**	**$751,450**
6501 BAD DEBT EXPENSE	$0	$44,560	$0	$0	$0
BAD DEBT	**$0**	**$44,560**	**$0**	**$0**	**$0**
6691 TRANSFER OUT	$126,000	$126,000	$126,000	$126,000	$126,000
6692 TRANSFER TO EMP. BEN. TRUST	$2,300,000	$2,327,000	$2,600,581	$2,461,081	$2,720,000
6998 TRANSFER TO FLEET REPLACEMENT	$115,505	$415,549	$434,538	$435,126	$503,031
TRANSFERS	**$2,541,505**	**$2,868,549**	**$3,161,119**	**$3,022,207**	**$3,349,031**
TOTAL NON-DEPARTMENTAL	**$3,183,835**	**$3,657,414**	**$3,909,419**	**$3,820,682**	**$4,113,981**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	POLICE DEPARTMENT	100-121 -POLICE DEPARTMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$251,165	$247,502	$208,764	$311,500	$350,100
6003 WAGES-FULL TIME	$2,999,822	$3,196,299	$3,731,973	$3,649,500	$4,896,000
6004 WAGES-PART TIME	$44,800	$29,270	$73,259	$78,000	$106,800
6005 WAGES-OVERTIME	$552,681	$526,339	$480,804	$525,000	$598,400
6009 WAGES-OTHER	$177,722	$180,650	$210,577	$151,000	$0
6011 VACATION PAY	$189,401	$204,133	$251,347	$226,000	$0
6012 SICK PAY	$119,871	$122,133	$175,481	$140,000	$0
6013 EMERGENCY PAY	$2,506	$6,596	$0	$2,500	$0
6015 SICK TIME BUYBACK	$16,553	$11,992	$30,209	$19,000	$39,500
6019 LONGEVITY	$26,315	$25,845	$29,379	$28,500	$31,660
6021 FICA-MED/SS	$321,888	$333,501	$398,790	$384,500	$463,000
6022 TMRS-EMPLOYER	$595,830	$615,972	$682,677	$674,000	$783,250
6025 WORKER COMPENSATION INS.	$56,277	$50,659	$64,535	$71,500	$78,000
6030 TUITION REIMBURSEMENT	$0	$0	$0	$4,000	$4,000
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$3,600
6036 CLOTHING ALLOWANCE	$0	$0	$0	$0	$6,000
PERSONNEL SERVICES	**$5,354,833**	**$5,550,889**	**$6,337,795**	**$6,265,000**	**$7,360,310**
6101 OFFICE AND COMPUTER SUPPLIES	$14,418	$17,006	$12,000	$13,000	$14,000
6102 EDUCATIONAL SUPPLIES	$82	$410	$1,000	$1,000	$1,200
6104 JANITORIAL SUPPLIES	$729	$441	$700	$700	$700
6105 FOOD SUPPLIES	$9,431	$11,521	$10,000	$12,000	$14,000
6106 MATERIALS AND PARTS	$59,605	$62,794	$115,200	$207,000	$178,000
6107 CLOTHING AND UNIFORMS	$65,432	$67,323	$70,000	$70,000	$84,000
6108 FUEL, OIL AND LUBRICANTS	$69,369	$93,143	$90,000	$150,000	$150,000
6109 POSTAGE	$210	$256	$500	$500	$500
6119 OTHER SUPPLIES	$1,001	$2,385	$21,000	$21,000	$0
6130 FURNITURE <$20,000	$69	$7,187	$3,000	$3,000	$0
SUPPLIES	**$220,346**	**$262,466**	**$323,400**	**$478,200**	**$442,400**
6201 OFFICE EQUIPMENT MAINTENANCE	$611	$0	$1,000	$1,000	$1,000
6203 RADIO EQUIPMENT MAINTENANCE	$0	$54,780	$0	$0	$0
6204 OTHER EQUIPMENT MAINTENANCE	$18,963	$13,677	$10,000	$185,000	$12,000
6205 VEHICLE MAINTENANCE	$78,947	$72,089	$75,000	$90,000	$85,000
6206 BUILDING MAINTENANCE	$78	$0	$0	$6,000	$0
REPAIRS AND MAINTENANCE	**$98,599**	**$140,546**	**$86,000**	**$282,000**	**$98,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	POLICE DEPARTMENT	100-121 -POLICE DEPARTMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROFESSIONAL SERVICES,OTHER	$19,983	$6,527	$12,000	$12,000	$12,000
6312 PHONE & INTERNET SERVICES	$82,130	$78,016	$75,000	$83,000	$79,400
6316 PRINTING AND BINDING	$0	$264	$0	$1,500	$1,500
6318 ANIMAL CONTROL-HARRIS COUNTY	$22,000	$24,000	$24,000	$34,000	$36,000
6320 SOFTWARE SERVICE	$27,526	$0	$0	$0	$2,400
6324 JAIL SERVICE EXPENSE	$2,741	$5,705	$5,000	$5,000	$5,000
6325 BUY MONEY	$0	$0	$2,000	$2,000	$2,000
6328 BIKE PATROL	$80	$0	$1,000	$1,000	$1,000
6329 OTHER SERVICES	$5,412	$5,230	$4,500	$5,500	$6,000
6332 TRAVEL AND MEALS	$13,861	$27,296	$45,000	$45,000	$60,000
6333 DUES AND SUBSCRIPTIONS	$6,313	$6,702	$5,000	$6,500	$7,000
6335 ADVERTISING COST	$25	$0	$0	$0	$0
6336 EQUIPMENT RENTALS	$291	$0	$400	$0	$0
6337 TRAINING	$34,973	$32,153	$45,000	$45,000	$70,000
SERVICES AND CHARGES	**$215,336**	**$185,894**	**$218,900**	**$240,500**	**$282,300**
6404 RADIO EQUIPMENT	$24,962	$0	$48,000	$0	$0
6405 VEHICLE EQUIPMENT	$1,279	$0	$0	$0	$65,000
CAPITAL OUTLAY	**$26,240**	**$0**	**$48,000**	**$0**	**$65,000**
6999 TRANSFER TO CAPITAL PROJ FUND	$0	$0	$0	$0	$200,000
TRANSFERS	**$0**	**$0**	**$0**	**$0**	**$200,000**
TOTAL POLICE DEPARTMENT	**$5,915,354**	**$6,139,796**	**$7,014,095**	**$7,265,700**	**$8,448,010**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	MUNICIPAL COURT	100-122 - MUNICIPAL COURT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 ESTIMATED	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$72,510	$73,597	$77,080	$81,500	$91,300
6003 WAGES-FULL TIME	$138,265	$126,881	$157,817	$145,000	$186,300
6004 WAGES-PART TIME	$42,104	$42,727	$45,901	$46,500	$45,900
6005 WAGES-OVERTIME	$1,350	$2,620	$8,240	$2,000	$2,000
6009 WAGES-OTHER	$10,861	$9,890	$12,383	$7,200	$0
6011 VACATION PAY	$12,575	$12,923	$13,784	$11,200	$0
6012 SICK PAY	$3,761	$5,282	$10,319	$7,300	$0
6013 EMERGENCY PAY	$414	$0	$0	$0	$0
6015 SICK TIME BUYBACK	$0	$1,267	$1,386	$1,400	$1,400
6019 LONGEVITY	$840	$995	$1,296	$1,100	$1,400
6021 FICA-MED/SS	$21,227	$20,617	$25,227	$22,900	$25,200
6022 TMRS-EMPLOYER	$33,133	$31,845	$37,704	$34,200	$37,500
6025 WORKER COMPENSATION INS.	$499	$402	$559	$600	$600
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
PERSONNEL SERVICES	**$337,538**	**$329,048**	**$391,696**	**$360,900**	**$392,500**
6101 OFFICE AND COMPUTER SUPPLIES	$1,497	$2,020	$3,500	$3,500	$3,500
6102 EDUCATIONAL SUPPLIES	$411	$366	$400	$400	$400
6104 JANITORIAL SUPPLIES	$8	$0	$0	$0	$0
6105 FOOD SUPPLIES	$0	$170	$350	$350	$350
6107 CLOTHING AND UNIFORMS	$498	$482	$600	$600	$600
6119 OTHER SUPPLIES	$0	$10	$0	$0	$0
SUPPLIES	**$2,415**	**$3,048**	**$4,850**	**$4,850**	**$4,850**
6303 PROFESSIONAL SERVICES,LEGAL	$56,500	$54,000	$60,000	$58,000	$104,500
6304 PROFESSIONAL SERVICES, OTHER	$0	$0	$0	$5,500	$0
6312 PHONE & INTERNET SERVICES	$894	$900	$900	$900	$0
6316 PRINTING AND BINDING	$989	$1,019	$2,000	$2,000	$3,000
6329 OTHER SERVICES	$114	$0	$2,000	$1,000	$2,000
6332 TRAVEL AND MEALS	$938	$96	$4,000	$3,000	$4,000
6333 DUES AND SUBSCRIPTIONS	$675	$600	$1,300	$800	$1,000
6337 TRAINING	$1,075	$2,550	$5,500	$4,000	$5,000
SERVICES AND CHARGES	**$61,185**	**$59,165**	**$75,700**	**$75,200**	**$119,500**
TOTAL MUNICIPAL COURT	**$401,138**	**$391,261**	**$472,246**	**$440,950**	**$516,850**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	COMMUNITY CENTER	100-131 - COMMUNITY CENTER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$50,774	$49,064	$51,745	$55,900	$64,350
6003 WAGES-FULL TIME	$30,699	$30,075	$32,709	$33,200	$36,200
6004 WAGES-PART TIME	$23,484	$25,204	$29,790	$32,500	$29,800
6005 WAGES-OVERTIME	$312	$69	$2,060	$2,000	$2,000
6009 WAGES-OTHER	$3,809	$4,602	$4,506	$2,700	$0
6011 VACATION PAY	$2,659	$2,933	$4,915	$3,400	$0
6012 SICK PAY	$883	$3,113	$3,755	$2,300	$0
6015 SICK TIME BUYBACK	$838	$855	$0	$0	$1,500
6019 LONGEVITY	$435	$605	$726	$750	$850
6021 FICA-MED/SS	$8,495	$8,784	$10,057	$10,200	$10,425
6022 TMRS-EMPLOYER	$12,522	$12,551	$13,505	$13,500	$14,100
6025 WORKER COMPENSATION INS.	$271	$218	$300	$300	$300
PERSONNEL SERVICES	**$135,181**	**$138,072**	**$154,068**	**$156,750**	**$159,525**
6101 OFFICE AND COMPUTER SUPPLIES	$577	$646	$800	$2,000	$1,000
6104 JANITORIAL SUPPLIES	$630	$394	$750	$1,000	$1,000
6105 FOOD SUPPLIES	$4,491	$1,792	$8,000	$11,000	$11,000
6119 OTHER SUPPLIES	$3,020	$1,752	$8,000	$8,000	$9,500
6130 FURNITURE <$20,000	$123	$2,380	$1,000	$1,800	$7,600
SUPPLIES	**$8,841**	**$6,963**	**$18,550**	**$23,800**	**$30,100**
6205 VEHICLE MAINTENANCE	$42	$370	$0	$500	$500
REPAIRS AND MAINTENANCE	**$42**	**$370**	**$0**	**$500**	**$500**
6329 OTHER SERVICES	$136	$40	$1,000	$1,000	$1,000
6332 TRAVEL AND MEALS	$450	$450	$2,000	$1,000	$1,000
6335 ADVERTISING COST	$2,624	$1,412	$3,500	$3,500	$4,000
6362 PERMITS AND LICENSES	$0	$0	$200	$700	$700
SERVICES AND CHARGES	**$3,210**	**$1,902**	**$6,700**	**$6,200**	**$6,700**
TOTAL COMMUNITY CENTER	**$147,274**	**$147,307**	**$179,318**	**$187,250**	**$196,825**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	FIRE DEPARTMENT	100-142 - FIRE DEPARTMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$254,858	$214,783	$182,063	$169,600	$200,300
6003 WAGES - FULL TIME	$1,019,319	$1,079,585	$1,324,215	$1,322,500	$1,591,500
6004 WAGES - PART TIME	$166,355	$167,721	$206,184	$136,200	$200,000
6005 WAGES - OVERTIME	$162,001	$203,214	$222,046	$335,000	$350,000
6009 WAGES - OTHER	$66,946	$67,543	$81,125	$81,100	$0
6010 FIRE RUN PAYMENTS	$31,480	$17,343	$29,200	$6,000	$6,000
6011 VACATION PAY	$67,979	$80,142	$83,759	$83,000	$0
6012 SICK PAY	$44,612	$60,537	$70,747	$50,900	$0
6013 EMERGENCY PAY	$5,374	$1,669	$0	$800	$0
6015 SICK TIME BUYBACK	$12,068	$9,902	$8,984	$9,300	$11,500
6019 LONGEVITY	$7,240	$9,730	$6,994	$5,800	$6,750
6020 VOLUNTEERS' STATE RETIREMENT	$0	$0	$5,000	$1,000	$1,000
6021 SOCIAL SECURITY AND MEDICARE TAX	$135,482	$141,301	$169,893	$165,400	$183,200
6022 TMRS-RETIREMENT-EMPLOYER	$224,551	$234,420	$262,602	$272,600	$285,300
6025 WORKER COMPENSATION INS.	$36,926	$34,361	$28,500	$34,850	$33,100
6030 EMPLOYEE TUITION REIMBURSEMENT	$2,326	$2,213	$0	$0	$0
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$2,700
PERSONNEL SERVICES	**$2,237,518**	**$2,324,464**	**$2,681,312**	**$2,674,050**	**$2,871,350**
6101 OFFICE AND COMPUTER SUPPLIES	$4,159	$2,449	$5,500	$3,500	$3,900
6102 EDUCATIONAL SUPPLIES	$6,153	$10,889	$9,200	$8,050	$8,650
6104 JANITORIAL SUPPLIES	$9,841	$6,343	$6,900	$6,900	$6,900
6105 FOOD SUPPLIES	$5,252	$6,137	$9,940	$6,750	$7,900
6106 MATERIALS AND PARTS	$2,504	$2,671	$4,700	$3,500	$4,700
6107 CLOTHING AND UNIFORMS	$53,451	$74,258	$78,500	$78,500	$83,800
6108 FUEL, OIL AND LUBRICANTS	$27,634	$33,308	$39,000	$60,000	$44,000
6109 POSTAGE	$45	$109	$135	$135	$150
6110 CHEMICAL SUPPLIES	$8,065	$1,832	$8,500	$4,700	$2,700
6119 OTHER SUPPLIES	$4,605	$5,471	$6,700	$11,000	$7,000
6130 FURNITURE <$20,000	$5,516	$4,864	$23,800	$23,800	$5,000
6141 SCBA PARTS AND SUPPLIES	$6,300	$12,995	$55,000	$14,500	$17,000
6142 COMMUNICATION PARTS AND SUPPLIES	$24,793	$26,649	$6,600	$6,000	$6,000
6143 FF TOOL PARTS AND SUPPLIES	$18,694	$24,975	$22,500	$18,500	$11,500
SUPPLIES	**$177,011**	**$212,951**	**$276,975**	**$245,835**	**$209,200**
6201 OFFICE EQUIPMENT MAINTENANCE	$0	$10	$1,400	$700	$1,000
6204 OTHER EQUIPMENT MAINTENANCE	$1,134	$576	$5,000	$1,800	$2,400
6205 VEHICLE MAINTENANCE	$140,504	$115,973	$130,750	$142,750	$85,750
6206 BUILDING MAINTENANCE	$55,516	$4,361	$0	$0	$0
6219 OTHER MAINTENANCE	$11,277	$9,455	$12,000	$22,000	$12,000
6241 SCBA MAINTENANCE AND TESTING	$8,714	$12,352	$12,500	$15,000	$10,000
6242 COMMUNICATION MAINTENANCE	$5,653	$4,040	$8,950	$8,950	$7,250
6243 FIREFIGHTING TOOL MAINTENANCE	$10,519	$7,656	$14,000	$7,500	$10,000
REPAIRS AND MAINTENANCE	**$233,316**	**$154,422**	**$184,600**	**$198,700**	**$128,400**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	FIRE DEPARTMENT	100-142 - FIRE DEPARTMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROFESSIONAL SERVICES-OTHER	$15,217	$30,421	$37,000	$40,600	$43,800
6312 PHONE & INTERNET SERVICES	$32,226	$28,490	$29,804	$30,800	$23,050
6316 PRINTING AND BINDING	$0	$53	$1,900	$2,300	$2,300
6320 COMPUTER SOFTWARE SERVICES	$992	$0	$0	$0	$0
6329 OTHER SERVICES	$5,367	$5,716	$6,250	$6,250	$6,250
6332 TRAVEL AND MEALS	$4,655	$5,906	$19,200	$19,200	$19,200
6333 DUES AND SUBSCRIPTIONS	$14,019	$9,305	$8,700	$10,000	$10,000
6335 ADVERTISING COST	$1,175	$609	$2,000	$2,000	$1,750
6336 EQUIPMENT RENTALS	$428	$0	$500	$0	$0
6337 TRAINING	$24,321	$15,468	$29,250	$34,500	$34,500
6350 CHILD SAFETY EDUCATION	$1,576	$3,851	$4,300	$4,300	$3,500
6362 PERMITS & LICENSES	$34	$0	$0	$0	$0
6398 BANQUETS, DEDICATIONS AND RECEPT	$89	$2,228	$15,000	$11,000	$6,000
SERVICES AND CHARGES	**$100,099**	**$102,045**	**$153,904**	**$160,950**	**$150,350**
6403 MACHINERY & EQUIPMENT	$0	$0	$0	$47,250	$0
6405 VEHICLE EQUIPMENT	$0	$47	$0	$325,000	$0
CAPITAL OUTLAY	**$0**	**$47**	**$0**	**$372,250**	**$0**
TOTAL FIRE DEPARTMENT	**$2,747,943**	**$2,793,929**	**$3,296,791**	**$3,651,785**	**$3,359,300**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	EMERGENCY MANAGEMENT	100-143 EMERGENCY MANAGEMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6101 OFFICE AND COMPUTER SUPPLIES	$0	$63	$200	$0	$0
6102 EDUCATIONAL SUPPLIES	$0	$0	$750	$0	$0
6103 COMPUTER EQUIPMENT <$20,000	$0	$0	$0	$500	$0
6105 FOOD SUPPLIES	$79	$227	$300	$300	$300
6107 CLOTHING AND UNIFORMS	$0	$0	$500	$500	$500
6119 OTHER SUPPLIES	$0	$54	$0	$0	$0
6144 EMERGENCY SUPPLIES	$0	$0	$2,000	$2,000	$2,000
SUPPLIES	**$79**	**$344**	**$3,750**	**$3,300**	**$2,800**
6203 RADIO EQUIPMENT MAINTENANCE	$0	$0	$3,000	$3,000	$500
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$3,000**	**$3,000**	**$500**
6312 PHONE & INTERNET SERVICES	$5,220	$5,302	$6,350	$6,350	$6,500
6332 TRAVEL AND MEALS	$0	$0	$750	$750	$750
6333 DUES AND SUBSCRIPTIONS	$792	$0	$700	$700	$700
6337 TRAINING	$0	$0	$750	$750	$750
6345 KTTF EXPENSES	$13,535	$9,537	$6,500	$12,000	$12,500
SERVICES AND CHARGES	**$19,547**	**$14,838**	**$15,050**	**$20,550**	**$21,200**
TOTAL EMERGENCY MANAGEMENT	**$19,626**	**$15,183**	**$21,800**	**$26,850**	**$24,500**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	ESD #15	100-145 - ESD #15

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$460,669	$391,136	$515,386	$477,200	$1,193,900
6004 WAGES-PART TIME	$20,730	$30,101	$88,423	$57,500	$83,200
6005 WAGES-OVERTIME	$77,540	$75,006	$99,992	$140,000	$196,000
6009 WAGES-OTHER	$22,476	$22,073	$27,842	$13,200	$0
6010 FIRE RUN PAYMENTS	$20,531	$12,497	$14,600	$2,000	$2,000
6011 VACATION PAY	$15,839	$21,214	$30,273	$27,400	$0
6012 SICK PAY	$13,219	$13,199	$24,567	$17,500	$0
6013 EMERGENCY PAY	$490	$1,262	$0	$0	$0
6015 SICK TIME BUYBACK	$0	$0	$3,791	$1,600	$3,100
6019 LONGEVITY	$0	$0	$2,436	$3,000	$3,300
6021 FICA-S.S. AND MEDICARE TAXES	$46,146	$41,663	$54,875	$55,000	$113,200
6022 TMRS-EMPLOYER	$80,626	$70,102	$81,528	$87,800	$183,100
6025 WORKER COMPENSATION INS.	$0	$0	$12,150	$13,700	$27,650
PERSONNEL SERVICES	**$758,266**	**$678,252**	**$955,863**	**$895,900**	**$1,805,450**
6101 OFFICE AND COMPUTER SUPPLIES	$1,064	$878	$960	$1,500	$3,000
6102 EDUCATIONAL SUPPLIES	$65	$4,497	$3,250	$3,250	$7,600
6104 JANITORIAL AND CLEANING SUPPLY	$5,089	$2,836	$5,000	$3,250	$6,900
6105 FOOD SUPPLIES	$1,587	$1,767	$1,500	$3,000	$6,000
6106 MATERIALS AND PARTS	$164	$52	$1,500	$1,000	$4,000
6107 CLOTHING AND UNIFORMS	$22,699	$28,060	$26,500	$26,500	$72,000
6108 FUEL, OIL AND LUBRICANTS	$602	$0	$0	$200	$30,000
6110 CHEMICAL SUPPLIES	$3,765	$0	$0	$0	$2,500
6119 OTHER SUPPLIES	$600	$1,690	$1,500	$3,000	$5,000
6130 FURNITURE<$20,000	$590	$1,313	$1,000	$1,000	$5,000
6141 SCBA PARTS & SUPPLIES	$0	$0	$0	$0	$7,000
6142 COMMUNICATION PARTS & SUPPLIES	$0	$0	$0	$0	$4,000
6143 FF TOOL PARTS & SUPPLIES	$4	$447	$250	$250	$12,000
SUPPLIES	**$36,228**	**$41,540**	**$41,460**	**$42,950**	**$165,000**
6201 OFFICE EQUIPMENT MAINTENANCE	$0	$0	$0	$0	$1,000
6204 OTHER EQUIPMENT MAINT.	$316	$431	$750	$300	$2,700
6205 VEHICLE MAINTENANCE	$167	$0	$0	$0	$35,000
6206 BUILDING MAINTENANCE	$17,578	$15,378	$11,535	$15,000	$23,200
6219 OTHER MAINTENANCE	$0	$0	$0	$6,000	$4,000
6241 SCBA MAINTENANCE	$0	$0	$0	$0	$8,400
6242 COMMUNICATION MAINTENANCE	$717	$0	$1,000	$1,000	$6,000
6243 FIREFIGHTING TOOL MAINTENANCE	$53	$0	$0	$0	$5,000
REPAIRS AND MAINTENANCE	**$18,831**	**$15,809**	**$13,285**	**$22,300**	**$85,300**
6304 PROF.SERV.-OTHER	$0	$2,786	$5,000	$5,000	$25,000
6312 PHONE & INTERNET SERVICES	$1,121	$1,648	$2,860	$3,200	$18,000
6313 UTILITIES	$17,446	$21,885	$26,500	$26,500	$53,000
6316 PRINTING AND BINDING	$0	$0	$0	$0	$1,000

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	ESD #15	100-145 - ESD #15

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6329 OTHER SERVICES	$1,563	$1,354	$0	$0	$4,000
6332 TRAVEL AND MEALS	$389	$1,196	$3,750	$3,750	$10,000
6333 DUES AND SUBSCRIPTIONS	$914	$1,453	$2,200	$5,000	$4,400
6337 TRAINING	$2,868	$4,877	$7,000	$12,000	$18,000
6398 BANQUETS, DEDICATIONS AND RECEPTIONS	$0	$0	$0	$0	$6,000
SERVICES AND CHARGES	**$24,300**	**$35,200**	**$47,310**	**$55,450**	**$139,400**
6403 MACHINERY & EQUIPMENT	$0	$0	$0	$47,300	$0
6405 VEHICLE EQUIPMENT	$0	$0	$0	$0	$900,000
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$47,300**	**$900,000**
TOTAL ESD #15	**$837,626**	**$770,801**	**$1,057,918**	**$1,063,900**	**$3,095,150**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	PUBLIC WORKS ADMIN.	100-151-PUBLIC WORKS ADMINISTRATION

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$31,512	$36,303	$37,430	$38,500	$161,900
6005 WAGES-OVERTIME	$447	$325	$1,030	$1,000	$3,000
6009 WAGES-OTHER	$1,809	$1,854	$2,014	$1,000	$0
6011 VACATION PAY	$2,201	$998	$2,518	$1,900	$0
6012 SICK PAY	$3,259	$1,275	$1,678	$1,400	$0
6015 SICK TIME BUYBACK	$0	$0	$0	$0	$700
6019 LONGEVITY	$195	$255	$315	$300	$350
6021 FICA-MED/SS	$3,004	$3,072	$6,681	$3,300	$12,900
6022 TMRS-EMPLOYER	$5,398	$5,565	$11,600	$5,900	$22,200
6025 WORKER COMPENSATION INS.	$90	$73	$200	$100	$1,200
6030 EMPLOYEE TUITION REIMBURSEMENT	$2,459	$617	$4,000	$0	$4,000
PERSONNEL SERVICES	**$50,374**	**$50,337**	**$67,466**	**$53,400**	**$206,250**
6101 OFFICE AND COMPUTER SUPPLIES	$1,443	$1,819	$1,000	$2,000	$4,900
6102 EDUCATIONAL SUPPLIES	$225	$0	$200	$200	$500
6105 FOOD SUPPLIES	$3,156	$5,033	$4,000	$7,500	$5,000
6107 CLOTHING AND UNIFORMS	$182	$30	$300	$300	$600
6108 FUEL, OIL AND LUBRICANTS	$2,582	$428	$5,000	$10,000	$10,000
6109 POSTAGE	$22	$0	$50	$50	$50
6119 OTHER SUPPLIES	$867	$780	$400	$1,000	$500
6130 FURNITURE<$20,000	$0	$0	$0	$800	$0
SUPPLIES	**$8,477**	**$8,091**	**$10,950**	**$21,850**	**$21,550**
6205 VEHICLE MAINTENANCE	$2,742	$856	$2,000	$2,000	$2,000
REPAIRS AND MAINTENANCE	**$2,742**	**$856**	**$2,000**	**$2,000**	**$2,000**
6312 PHONE & INTERNET SERVICES	$910	$707	$750	$750	$2,250
6329 OTHER SERVICES	$0	$135	$0	$0	$0
6332 TRAVEL AND MEALS	$879	$20	$2,000	$2,000	$3,000
6337 TRAINING	$3,396	$145	$7,500	$7,500	$13,000
6362 PERMITS & LICENSES	$71	$0	$0	$150	$500
SERVICES AND CHARGES	**$5,256**	**$1,007**	**$10,250**	**$10,400**	**$18,750**
6405 VEHICLE EQUIPMENT	$0	$0	$0	$0	$36,000
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**	**$36,000**
TOTAL PUBLIC WORKS ADMINISTRATION	**$66,849**	**$60,290**	**$90,666**	**$87,650**	**$284,550**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	GARAGE	100-152 - GARAGE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$88,139	$86,722	$87,605	$89,000	$107,200
6005 WAGES-OVERTIME	$10,130	$7,286	$10,300	$10,000	$10,000
6009 WAGES-OTHER	$4,544	$4,848	$4,723	$3,000	$0
6011 VACATION PAY	$4,446	$5,961	$6,985	$8,500	$0
6012 SICK PAY	$493	$2,264	$3,935	$9,000	$0
6015 SICK TIME BUYBACK	$0	$0	$866	$0	$900
6019 LONGEVITY	$1,000	$1,120	$1,241	$1,250	$800
6021 FICA-MED/SS	$8,017	$8,018	$8,996	$9,100	$9,300
6022 TMRS-EMPLOYER	$15,103	$14,934	$15,619	$16,300	$16,000
6025 WORKER COMPENSATION INS.	$1,765	$1,560	$1,800	$2,200	$2,200
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$1,800
PERSONNEL SERVICES	**$133,638**	**$132,713**	**$142,070**	**$148,350**	**$148,200**
6106 MATERIALS AND PARTS	$2,501	$2,896	$32,000	$34,400	$14,000
6107 CLOTHING AND UNIFORMS	$1,501	$1,348	$1,550	$1,550	$1,700
6108 FUEL, OIL AND LUBRICANTS	$1,506	$1,070	$1,500	$2,500	$2,500
6119 OTHER SUPPLIES	$1,245	$2,384	$4,000	$4,000	$4,000
SUPPLIES	**$6,753**	**$7,698**	**$39,050**	**$42,450**	**$22,200**
6204 OTHER EQUIPMENT MAINTENANCE	$518	$270	$300	$300	$300
6205 VEHICLE MAINTENANCE	$1,056	$2,103	$1,000	$1,300	$1,800
6206 BUILDING MAINTENANCE	$5,514	$0	$2,750	$2,750	$0
6207 SYSTEM MAINTENANCE	$3,903	$23,157	$4,000	$3,000	$3,000
REPAIRS AND MAINTENANCE	**$10,991**	**$25,530**	**$8,050**	**$7,350**	**$5,100**
6312 PHONE & INTERNET SERVICES	$1,996	$2,296	$2,150	$2,150	$350
6332 TRAVEL AND MEALS	$148	$0	$0	$0	$0
6333 DUES AND SUBSCRIPTIONS	$1,728	$1,728	$1,800	$1,800	$1,800
6336 EQUIPMENT RENTALS	$542	$450	$450	$450	$450
6337 TRAINING	$540	$81	$500	$0	$0
6362 PERMITS AND LICENSES	$0	$0	$150	$0	$0
SERVICES AND CHARGES	**$4,953**	**$4,555**	**$5,050**	**$4,400**	**$2,600**
TOTAL GARAGE	**$156,336**	**$170,497**	**$194,220**	**$202,550**	**$178,100**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	PARKS	100-153 - PARKS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$201,426	$208,234	$224,949	$235,700	$284,900
6004 WAGES-PART TIME	$57,366	$53,191	$52,405	$52,400	$51,500
6005 WAGES-OVERTIME	$16,286	$8,939	$12,360	$12,500	$15,000
6009 WAGES-OTHER	$11,990	$12,133	$13,249	$9,300	$0
6011 VACATION PAY	$13,100	$16,453	$13,637	$15,900	$0
6012 SICK PAY	$9,155	$7,117	$9,999	$21,900	$0
6013 EMERGENCY PAY	$1,221	$465	$0	$0	$0
6015 SICK TIME BUYBACK	$0	$2,167	$1,637	$0	$0
6019 LONGEVITY	$1,225	$2,230	$2,631	$2,600	$3,000
6021 FICA-MED/SS	$23,359	$22,736	$25,417	$26,000	$27,300
6022 TMRS-EMPLOYER	$34,871	$34,851	$37,170	$39,700	$40,100
6025 WORKER COMPENSATION INS.	$3,237	$2,575	$3,350	$3,600	$3,700
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$420
PERSONNEL SERVICES	**$373,236**	**$371,093**	**$396,804**	**$419,600**	**$425,920**
6106 MATERIALS AND PARTS	$37,169	$27,829	$30,000	$30,000	$35,000
6107 CLOTHING AND UNIFORMS	$4,520	$3,163	$4,200	$3,750	$4,800
6108 FUEL, OIL AND LUBRICANTS	$8,259	$8,890	$10,000	$14,000	$14,000
6110 CHEMICAL SUPPLIES	$3,186	$6,699	$3,500	$7,500	$6,000
6119 OTHER SUPPLIES	$17,258	$31,919	$16,500	$16,500	$48,500
SUPPLIES	**$70,392**	**$78,500**	**$64,200**	**$71,750**	**$108,300**
6204 OTHER EQUIPMENT MAINTENANCE	$8,154	$7,372	$8,000	$8,000	$8,000
6205 VEHICLE MAINTENANCE	$3,366	$3,244	$3,000	$4,000	$5,000
6207 SYSTEM MAINTENANCE	$229,851	$189,831	$124,860	$153,100	$148,500
6219 OTHER MAINTENANCE	$20,930	$4	$10,000	$11,500	$8,500
REPAIRS AND MAINTENANCE	**$262,301**	**$200,451**	**$145,860**	**$176,600**	**$170,000**
6304 PROFESSIONAL SERVICES,OTHER	$506	$17,469	$7,500	$7,500	$157,500
6312 PHONE & INTERNET SERVICES	$3,204	$2,915	$3,500	$4,500	$4,080
6321 SYSTEM CONTRACT SERVICES	$2,524	$3,448	$10,000	$10,000	$10,000
6329 OTHER SERVICES	$380	$28,419	$28,000	$28,000	$33,000
6335 ADVERTISING COST	$275	$0	$0	$0	$0
6336 EQUIPMENT RENTALS	$1,050	$1,240	$5,000	$3,500	$3,500
SERVICES AND CHARGES	**$7,938**	**$53,490**	**$54,000**	**$53,500**	**$208,080**
6409 SYSTEM EXPANSION	$28,700	$0	$0	$0	$0
6411 LITTLE LEAGUE EXPENSE	$0	$0	$0	$0	$40,000
CAPITAL OUTLAY	**$28,700**	**$0**	**$0**	**$0**	**$40,000**
6999 TRANSFER TO CAPITAL PROJ. FUND	$350,000	$285,000	$100,000	$100,000	$450,000
TRANSFERS	**$350,000**	**$285,000**	**$100,000**	**$100,000**	**$450,000**
TOTAL PARKS	**$1,092,566**	**$988,534**	**$760,864**	**$821,450**	**$1,402,300**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	STREETS	100-154 - STREETS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$65,334	$67,020	$65,537	$67,400	$78,600
6003 WAGES-FULL TIME	$258,007	$268,598	$300,107	$299,100	$488,900
6004 WAGES-PART TIME	$8,283	$8,720	$5,150	$15,000	$5,000
6005 WAGES-OVERTIME	$9,619	$19,946	$26,265	$20,000	$22,100
6009 WAGES-OTHER	$15,405	$18,683	$21,100	$11,900	$0
6011 VACATION PAY	$17,046	$17,411	$21,795	$17,200	$0
6012 SICK PAY	$4,436	$11,160	$16,206	$18,700	$0
6013 EMERGENCY PAY	$0	$106	$0	$500	$0
6015 SICK TIME BUYBACK	$1,123	$2,663	$3,457	$700	$2,800
6019 LONGEVITY	$3,125	$2,775	$3,307	$3,200	$2,750
6021 FICA-MED/SS	$27,615	$30,196	$35,688	$33,900	$46,200
6022 TMRS-EMPLOYER	$51,430	$55,570	$61,281	$58,600	$79,200
6025 WORKER COMPENSATION INS.	$14,689	$12,941	$14,850	$17,900	$26,200
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
PERSONNEL SERVICES	**$476,113**	**$515,789**	**$574,743**	**$564,100**	**$752,650**
6106 MATERIALS AND PARTS	$38,789	$52,694	$55,500	$55,500	$65,500
6107 CLOTHING AND UNIFORMS	$6,224	$5,417	$6,785	$6,125	$11,500
6108 FUEL, OIL AND LUBRICANTS	$19,106	$26,268	$20,000	$35,000	$35,000
6119 OTHER SUPPLIES	$16,525	$18,076	$16,000	$55,000	$31,000
SUPPLIES	**$80,645**	**$102,455**	**$98,285**	**$151,625**	**$143,000**
6204 OTHER EQUIPMENT MAINTENANCE	$39,997	$32,194	$30,000	$35,000	$35,000
6205 VEHICLE MAINTENANCE	$11,278	$11,153	$7,200	$9,000	$10,700
6206 BUILDING MAINTENANCE	$0	$59	$0	$0	$0
6207 SYSTEM MAINTENANCE	$80,567	$298,874	$320,000	$320,000	$370,000
REPAIRS AND MAINTENANCE	**$131,842**	**$342,280**	**$357,200**	**$364,000**	**$415,700**
6302 PROFESSIONAL SERVICES,ENGINEER	$0	$4,800	$0	$0	$0
6304 PROFESSIONAL SERVICES,OTHER	$12,129	$10,726	$15,000	$15,000	$865,000
6312 PHONE & INTERNET SERVICES	$3,262	$4,023	$4,100	$4,100	$4,700
6313 UTILITIES-ELECTRIC	($3,018)	$0	$0	$0	$0
6319 MOSQUITO CONTROL	$15,681	$31,275	$16,000	$20,000	$20,000
6329 OTHER SERVICES	$3,940	$0	$44,000	$44,000	$50,000
6332 TRAVEL AND MEALS	$9	$0	$0	$0	$0
6336 EQUIPMENT RENTALS	$0	$1,050	$1,500	$1,500	$1,500
6337 TRAINING	$535	$0	$0	$0	$0
6338 STREET LIGHTS - ELECTRIC	$105,728	$135,591	$85,000	$115,000	$115,000
6362 PERMITS AND LICENSES	$200	$200	$500	$200	$500
SERVICES AND CHARGES	**$138,465**	**$187,664**	**$166,100**	**$199,800**	**$1,056,700**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	STREETS	100-154 - STREETS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6403 MACHINERY AND EQUIPMENT	$0	$0	$45,000	$21,100	$55,000
6405 VEHICLE EQUIPMENT	$0	$0	$0	$0	$56,000
6409 SYSTEM EXPANSION	$32,855	$0	$0	$0	$0
CAPITAL OUTLAY	**$32,855**	**$0**	**$45,000**	**$21,100**	**$55,000**
6999 TRANSFER TO CAPITAL PROJ. FUND	$250,000	$261,012	$330,000	$330,000	$400,000
TRANSFERS	**$250,000**	**$261,012**	**$330,000**	**$330,000**	**$400,000**
TOTAL STREETS	**$1,109,920**	**$1,409,200**	**$1,571,328**	**$1,630,625**	**$2,823,050**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	SANITATION	100-155 SANITATION

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6119 OTHER SUPPLIES	$68	$40,400	$45,000	$42,000	$45,000
SUPPLIES	**$68**	**$40,400**	**$45,000**	**$42,000**	**$45,000**
6304 PROFESSIONAL SERVICES-OTHER	$57,674	$72,619	$65,000	$75,000	$75,000
6327 GARBAGE SERVICES	$1,700,091	$1,617,015	$1,700,000	$1,775,000	$1,850,000
6329 OTHER SERVICES	$0	$4,014	$5,000	$10,000	$10,000
6362 PERMITS AND LICENSES	$200	$200	$200	$200	$200
SERVICES AND CHARGES	**$1,757,964**	**$1,693,849**	**$1,770,200**	**$1,860,200**	**$1,935,200**
TOTAL SANITATION	**$1,758,032**	**$1,734,249**	**$1,815,200**	**$1,902,200**	**$1,980,200**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	ENGINEERING AND PLANNING	100-156 ENGINEERING & PLANNING

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$177,864	$146,498	$250,265	$169,800	$380,000
6003 WAGES-FULL TIME	$160,573	$166,654	$89,828	$120,100	$103,500
6005 WAGES-OVERTIME	$133	$665	$3,348	$3,300	$3,250
6009 WAGES-OTHER	$16,993	$16,918	$18,146	$8,000	$0
6011 VACATION PAY	$11,842	$29,260	$19,812	$21,800	$0
6012 SICK PAY	$3,118	$33,049	$15,122	$10,000	$0
6015 SICK TIME BUYBACK	$2,976	$4,323	$3,059	$800	$1,600
6019 LONGEVITY	$1,235	$1,535	$1,301	$900	$860
6021 FICA-S.S. AND MEDICARE TAXES	$28,488	$30,270	$31,391	$25,700	$38,100
6022 TMRS-EMPLOYER	$52,598	$55,210	$54,503	$45,500	$65,800
6025 WORKER COMPENSATION INS.	$864	$749	$1,300	$1,000	$1,550
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$3,600
6035 AUTO ALLOWANCE	$0	$0	$0	$0	$4,800
PERSONNEL SERVICES	**$456,683**	**$485,131**	**$488,075**	**$406,900**	**$603,060**
6101 OFFICE AND COMPUTER SUPPLIES	$1,832	$1,019	$4,000	$2,500	$5,000
6105 FOOD SUPPLIES	$296	$405	$1,000	$300	$1,000
6107 CLOTHING AND UNIFORMS	$507	$383	$750	$750	$1,250
6108 FUEL, OIL AND LUBRICANTS	$963	$1,182	$1,500	$1,500	$1,500
6109 POSTAGE	$4,430	$1,116	$4,000	$2,000	$2,500
6119 OTHER SUPPLIES	$0	$0	$0	$1,500	$0
6130 FURNITURE<$20,000	$0	$0	$0	$375	$0
SUPPLIES	**$8,028**	**$4,105**	**$11,250**	**$8,925**	**$11,250**
6205 VEHICLE MAINTENANCE	$310	$96	$1,000	$500	$1,000
REPAIRS AND MAINTENANCE	**$310**	**$96**	**$1,000**	**$500**	**$1,000**
6302 PROF.SERV.-ENGINEERING	$11,750	$61,913	$50,000	$61,250	$519,400
6304 PROF.SERV.-OTHER	$4,296	$20	$0	$100,000	$25,000
6312 PHONE & INTERNET SERVICES	$3,794	$3,568	$3,600	$3,000	$0
6332 TRAVEL AND MEALS	$1,139	$0	$7,500	$3,000	$7,500
6333 DUES AND SUBSCRIPTIONS	$358	$423	$1,500	$1,000	$1,500
6334 AUTOMOBILE ALLOWANCES	$4,768	$3,867	$4,800	$4,800	$0
6335 ADVERTISING COST	$2,676	$3,943	$5,000	$4,000	$4,000
6337 TRAINING	$1,965	$75	$5,500	$2,500	$8,500
6362 PERMITS AND LICENSES	$237	$200	$750	$300	$1,750
SERVICES AND CHARGES	**$30,982**	**$74,008**	**$78,650**	**$179,850**	**$567,650**
TOTAL ENGINEERING AND PLANNING	**$496,003**	**$563,340**	**$578,975**	**$596,175**	**$1,182,960**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	FACILITIES MAINTENANCE	100-157 FACILITIES MAINTENANCE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$82,283	$72,102	$80,989	$83,100	$100,800
6005 WAGES-OVERTIME	$1,138	$3,613	$5,150	$5,300	$5,000
6009 WAGES-OTHER	$5,034	$4,308	$4,914	$3,300	$0
6011 VACATION PAY	$9,640	$6,816	$6,817	$5,900	$0
6012 SICK PAY	$799	$8,321	$3,709	$3,600	$0
6013 EMERGENCY PAY	$0	$1,026	$0	$200	$0
6015 SICK TIME BUYBACK	$1,529	$629	$829	$800	$700
6019 LONGEVITY	$2,530	$1,790	$1,911	$2,000	$2,000
6021 FICA-S.S. AND MEDICARE TAXES	$7,858	$7,154	$8,091	$7,800	$8,400
6022 TMRS-EMPLOYER	$14,310	$13,563	$14,048	$14,000	$14,500
6025 WORKER COMPENSATION INS.	$1,945	$1,719	$2,000	$2,400	$2,400
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
PERSONNEL SERVICES	**$127,066**	**$121,042**	**$128,458**	**$128,400**	**$134,700**
6101 OFFICE AND COMPUTER SUPPLIES	$166	$0	$0	$0	$0
6104 JANITORIAL AND CLEANING SUPPLY	$9,861	$8,710	$10,500	$10,000	$11,000
6105 FOOD SUPPLIES	$4,069	$3,366	$3,000	$4,500	$3,500
6106 MATERIALS AND PARTS	$3,718	$4,151	$3,000	$5,500	$5,500
6107 CLOTHING AND UNIFORMS	$1,440	$1,299	$1,450	$1,300	$1,600
6108 FUEL, OIL AND LUBRICANTS	$1,799	$8,633	$2,000	$5,000	$5,000
6119 OTHER SUPPLIES	$2,221	$9,396	$4,250	$15,000	$4,350
6130 FURNITURE<$20,000	$0	$1,848	$0	$0	$0
SUPPLIES	**$23,274**	**$37,404**	**$24,200**	**$41,300**	**$30,950**
6204 EQUIPMENT MAINT.	$314	$0	$0	$0	$0
6205 VEHICLE MAINTENANCE	$683	$841	$1,000	$1,500	$1,000
6206 BUILDING MAINTENANCE	$175,170	$457,379	$430,000	$435,500	$315,200
6219 OTHER MAINTENANCE	$1,263	$2,485	$0	$0	$0
REPAIRS AND MAINTENANCE	**$177,429**	**$460,705**	**$431,000**	**$437,000**	**$316,200**
6304 PROF.SERV.-OTHER	$7,060	$6,164	$0	$3,500	$28,000
6311 JANITORIAL SERVICES	$92,829	$86,645	$87,000	$87,000	$95,000
6312 PHONE & INTERNET SERVICES	$36,634	$37,759	$40,000	$40,000	$39,100
6313 UTILITIES	$139,166	$196,909	$140,000	$150,000	$150,000
6336 EQUIPMENT RENTALS	$2,534	$9,822	$2,200	$2,200	$2,200
6362 PERMITS AND LICENSES	$0	$0	$100	$100	$0
SERVICES AND CHARGES	**$278,224**	**$337,299**	**$269,300**	**$282,800**	**$314,300**
6403 MACHINERY & EQUIPMENT	$0	$0	$0	$20,700	$75,250
6406 LAND AND BUILDINGS	$0	$75,126	$0	$74,100	$42,000
CAPITAL OUTLAY	**$0**	**$75,126**	**$0**	**$94,800**	**$117,250**
TOTAL FACILITIES MAINTENANCE	**$605,992**	**$1,031,576**	**$852,958**	**$984,300**	**$913,400**

200 - General Special Revenue Fund Seizure

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Seized Funds	$ 6,574	$ -	$ -	$ 2,100	$ -
Interest	1,032	105	150	500	1,000
Total	**$ 7,605**	**$ 105**	**$ 150**	**$ 2,600**	**$ 1,000**
Expenditures:					
Transfers	$ -	$ -	$ -	$ -	$ 100,000
Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ 100,000**
Revenues Over (Under) Expenditures	**$ 7,605**	**$ 105**	**$ 150**	**$ 2,600**	**$ (99,000)**
Beginning Fund Balance	**$ 107,180**	**$ 114,785**	**$ 114,890**	**$ 114,890**	**$ 117,490**
Ending Fund Balance	**$ 114,785**	**$ 114,890**	**$ 115,040**	**$ 117,490**	**$ 18,490**

Fund Description:

The General Special Revenue fund accounts for Police forfeiture funds. 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."

CITY OF TOMBALL
GENERAL SPECIAL FUND - 200

GENERAL SPECIAL FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5785 POLICE SEIZED FUNDS	$ 6,574	$ -	$ -	$ 2,100	$ -
5800 INTEREST	1,032	105	150	500	1,000
TOTAL GENERAL SPECIAL FUND	**$ 7,605**	**$ 105**	**$ 150**	**$ 2,600**	**$ 1,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL SPECIAL FUND	POLICE SEIZURE FUNDS	200-221 POLICE SEIZURE FUNDS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6691 TRANSFERS OUT	$0	$0	$0	$0	$100,000
TRANSFERS	**$0**	**$0**	**$0**	**$0**	**$100,000**
TOTAL POLICE SEIZURE FUNDS	**$0**	**$0**	**$0**	**$0**	**$100,000**

201 - POLICE GRANT FUND (LEOSE)

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
LEOSE Funds	$ -	$ -	$ -	$ 3,000	$ 3,000
Total	**$ -**	**$ -**	**$ -**	**$ 3,000**	**$ 3,000**
Expenditures:					
Services and Charges	$ -	$ -	$ -	$ -	$ -
Total	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ -**	**$ 3,000**	**$ 3,000**
Beginning Fund Balance	**$ -**	**$ -**	**$ -**	**$ 28,350**	**$ 31,350**
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ 31,350**	**$ 34,350**

Fund Description:

The Police Grant Fund (LEOSE) fund was created to properly account for Police LEOSE funds received by the City of Tomball. The law enforcement officer standards and education (LEOSE) funds are intended to be used to provide continuing education for law enforcement officers.

CITY OF TOMBALL
POLICE GRANT FUND (LEOSE) - 201

POLICE GRANT FUND (LEOSE)	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5740 OTHER GRANTS	$ -	$ -	$ -	$ 3,000	$ 3,000
TOTAL POLICE GRANT FUND (LEOSE)	**$ -**	**$ -**	**$ -**	**$ 3,000**	**$ 3,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
POLICE GRANT FUND (LEOSE)	POLICE GRANT FUND (LEOSE)	201-121 POLICE GRANT FUND (LEOSE)

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6337 TRAINING	$0	$0	$0	$0	$0
SERVICES AND CHARGES	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL POLICE SEIZURE FUNDS	**$0**	**$0**	**$0**	**$0**	**$0**

205 - State & Federal Grants

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
State Grants	$ 57,074	$ 1,523,566	$ -	$ -	$ -
Interest	-	808	50	-	-
Other	-	-	-	14,800	-
Total	**$ 57,074**	**$ 1,524,374**	**$ 50**	**$ 14,800**	**$ -**
Expenditures:					
Capital Outlay	$ 57,074	$ 1,523,566	$ -	$ -	$ -
Transfers	-	808	-	-	-
Total	**$ 57,074**	**$ 1,524,374**	**$ -**	**$ -**	**$ -**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ 50**	**$ 14,800**	**$ -**
Beginning Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**	**$ 14,800**
Ending Fund Balance	**$ -**	**$ -**	**$ 50**	**$ 14,800**	**$ 14,800**

CITY OF TOMBALL
STATE & FEDERAL GRANTS FUND - 205

STATE & FEDERAL GRANTS FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5711 STATE GRANT	$ 57,074	$ 1,523,566	$ -	$ -	$ -
5740 OTHER GRANTS	-	-	-	14,800	-
5800 INTEREST	-	808	50	-	-
TOTAL STATE & FEDERAL GRANTS FUND	**$ 57,074**	**$ 1,524,374**	**$ 50**	**$ 14,800**	**$ -**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
STATE & FEDERAL GRANTS	STATE & FEDERAL GRANTS	205-154 STATE & FED GRANTS FUND

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$57,074	$1,523,566	$0	$0	$0
CAPITAL OUTLAY	**$57,074**	**$1,523,566**	**$0**	**$0**	**$0**
6691 TRANSFERS OUT	$0	$808	$0	$0	$0
TRANSFERS	**$0**	**$808**	**$0**	**$0**	**$0**
TOTAL STATE & FEDERAL GRANTS FUNDS	**$57,074**	**$1,524,374**	**$0**	**$0**	**$0**

215 - American Rescue Plan Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
American Rescue Plan Funds	$ -	$ -	$ -	$ 70,000	$ 2,848,422
Total	**$ -**	**$ -**	**$ -**	**$ 70,000**	**$ 2,848,422**
Expenditures:					
Supplies	$ -	$ -	$ -	$ 70,000	$ 2,848,422
Total	**$ -**	**$ -**	**$ -**	**$ 70,000**	**$ 2,848,422**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Beginning Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

Fund Description:

As a result of the American Rescue Plan Act of 2021, the City received an allocation State and Local Fiscal Recovery Funds (SLFRF). This fund is used to track the allocated funds and the associated expenditures.

CITY OF TOMBALL
AMERICAN RESCUE PLAN FUND - 215

AMERICAN RESCUE PLAN FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5712 AMERICAN RESCUE PLAN ACT FUND	$ -	$ -	$ -	$ 70,000	$ 2,848,422
TOTAL AMERICAN RESCUE PLAN FUND	**$ -**	**$ -**	**$ -**	**$ 70,000**	**$ 2,848,422**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
AMERICAN RESCUE PLAN FUND	AMERICAN RESCUE PLAN FUND	215-215 AMERICAN RESCUE PLAN FUND

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6106 MATERIALS AND SUPPLIES	$0	$0	$0	$70,000	$2,848,422
SUPPLIES	**$0**	**$0**	**$0**	**$70,000**	**$2,848,422**
TOTAL AMERICAN RESCUE PLAN FUND	**$0**	**$0**	**$0**	**$70,000**	**$2,848,422**

220 - Municipal Court Building Security Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Fines and Warrants	$ 8,480	$ 11,284	$ 11,000	$ 9,000	$ 9,000
Interest	2,074	224	150	800	1,500
Total	**$ 10,553**	**$ 11,508**	**$ 11,149**	**$ 9,800**	**$ 10,500**
Expenditures:					
Supplies	$ -	$ 11,606	$ 10,000	$ 10,000	$ -
Maintenance	-	-	150,000	100,000	-
Total	**$ -**	**$ 11,606**	**$ 160,000**	**$ 110,000**	**$ -**
Revenues Over (Under) Expenditures	**$ 10,553**	**$ (98)**	**$ (148,851)**	**$ (100,200)**	**$ 10,500**
Beginning Fund Balance	**$ 243,799**	**$ 254,352**	**$ 254,254**	**$ 254,254**	**$ 154,054**
Ending Fund Balance	$ 254,352	$ 254,254	$ 105,403	$ 154,054	$ 164,554

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
MUNICIPAL COURT BUILDING SECURITY - 220

MUNICIPAL COURT- BUILDING SECURITY	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5311 MUNICIPAL COURT BLDG-SECURITY	$ 8,480	$ 11,284	$ 11,000	$ 9,000	$ 9,000
5800 INTEREST INCOME	2,074	224	150	800	1,500
TOTAL MUNICIPAL COURT- BUILDING SECURITY	**$ 10,553**	**$ 11,508**	**$ 11,150**	**$ 9,800**	**$ 10,500**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
MUNICIPAL COURT- BUILDINGG SECURITY	MUNICIPAL COURT	220-122 - MUNICIPAL COURT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6119 OTHER SUPPLIES	$0	$11,606	$10,000	$10,000	$0
SUPPLIES	**$0**	**$11,606**	**$10,000**	**$10,000**	**$0**
6206 BUILDING MAINTENANCE	$0	$0	$150,000	$100,000	$0
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$150,000**	**$100,000**	**$0**
6304 PROFESSIONAL SERVICES, OTHER	$2,623	$2,326	$0	$1,050	$0
SERVICES AND CHARGES	**$2,623**	**$2,326**	**$0**	**$1,050**	**$0**
TOTAL MUNICIPAL COURT - BUILDING SECURITY	**$2,623**	**$13,932**	**$160,000**	**$111,050**	**$0**

230 - Municipal Court Technology Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2023 Projection	FY 2023 Budget
Revenues:					
Fines and Warrants	$ 9,372	$ 10,058	$ 12,000	$ 8,000	$ 8,000
Interest	1,846	141	150	800	1,500
Total	**$ 11,218**	**$ 10,199**	**$ 12,149**	**$ 8,800**	**$ 9,500**
Expenditures:					
Supplies	$ -	$ 41,542	$ 28,000	$ 26,875	$ 15,800
Services and Charges	8,292	-	-	-	-
Total	**$ 8,292**	**$ 41,542**	**$ 28,000**	**$ 26,875**	**$ 15,800**
Revenues Over (Under) Expenditures	**$ 2,927**	**$ (31,343)**	**$ (15,851)**	**$ (18,075)**	**$ (6,300)**
Beginning Fund Balance	**$ 181,091**	**$ 184,018**	**$ 152,675**	**$ 152,675**	**$ 134,600**
Ending Fund Balance	**$ 184,018**	**$ 152,675**	**$ 136,824**	**$ 134,600**	**$ 128,300**

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
Municipal Court Technology Fund Detail - 230

MUNICIPAL COURT TECHNOLOGY FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5312 COURT TECHNOLOGY FEE	$ 9,372	$ 10,058	$ 12,000	$ 8,000	$ 8,000
5800 INTEREST INCOME	1,846	141	150	800	1,500
TOTAL MUNICIPAL COURT TECHNOLOGY FUND	**$ 11,218**	**$ 10,199**	**$ 12,150**	**$ 8,800**	**$ 9,500**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
MUNICIPAL COURT TECHNOLOGY FUND	MUNICIPAL COURT	230-122 - MUNICIPAL COURT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6101 OFFICE AND COMPUTER SUPPLIES	$0	$41,542	$28,000	$26,875	$15,800
SUPPLIES	**$0**	**$41,542**	**$28,000**	**$26,875**	**$15,800**
6320 COMPUTER SOFTWARE	$8,292	$0	$0	$0	$0
SERVICES AND CHARGES	**$8,292**	**$0**	**$0**	**$0**	**$0**
TOTAL MUNICIPAL COURT TECHNOLOGY	**$8,292**	**$41,542**	**$28,000**	**$26,875**	**$15,800**

240 - Hotel Occupancy Tax Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Occupancy Tax	$ 480,982	$ 486,519	$ 450,000	$ 550,000	$ 600,000
Miscellaneous Income	-	-	1,000	-	-
Event Revenue	3,050	-	3,000	-	-
Interest	4,592	342	500	2,500	5,000
Transfers In	126,000	126,000	126,000	126,000	126,000
Total	**$ 614,624**	**$ 612,861**	**$ 580,500**	**$ 678,500**	**$ 731,000**
Expenditures:					
Grants	$ 208,403	$ 179,370	$ 256,000	$ 258,500	$ 266,000
Second Saturday Events	22,511	5,031	38,100	38,300	38,300
Tourism	353,536	346,793	469,971	461,300	377,200
Transfer to Employee Benefits Trust Fund	20,128	20,128	32,969	32,969	20,600
Total	**$ 604,579**	**$ 551,322**	**$ 797,040**	**$ 791,069**	**$ 702,100**
Revenues Over (Under) Expenditures	**$ 10,075**	**$ 61,569**	**$ (216,510)**	**$ (112,539)**	**$ 28,930**
Beginning Fund Balance	**$ 612,397**	**$ 622,472**	**$ 684,041**	**$ 684,041**	**$ 571,502**
Ending Fund Balance	**$ 622,472**	**$ 684,041**	**$ 467,531**	**$ 571,502**	**$ 600,432**

Fund Description:

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%**	**124%**	**59%**	**72%**	**86%**

CITY OF TOMBALL
HOTEL OCCUPANCY TAX FUND - 240

HOTEL OCCUPANCY FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5180 HOTEL OCCUPANCY TAX	$ 480,982	$ 486,519	$ 450,000	$ 550,000	$ 600,000
5550 MISCELLANEOUS INCOME	-	-	1,000	-	-
5555 EVENT SPONSORSHIP REVENUE	3,050	-	3,000	-	-
5800 INTEREST INCOME	4,592	342	500	2,500	5,000
5910 TRANSFER FROM GENERAL FUND	126,000	126,000	126,000	126,000	126,000
TOTAL HOTEL OCCUPANCY TAX FUND	**$ 614,624**	**$ 612,861**	**$ 580,500**	**$ 678,500**	**$ 731,000**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6301 PROF.SERV.-AUDIT AND ACCTNG.	$4,193	$1,100	$3,000	$3,000	$3,000
6342 DEPOT MUSEUM	$710	$1,542	$5,000	$5,000	$5,000
6351 TOMBALL CHAMBER OF COMMERCE	$35,000	$35,000	$35,000	$35,000	$35,000
6356 TOMBALL SISTER CITY ORG.	$122,000	$106,000	$160,000	$160,000	$160,000
6359 GRANTS	$46,500	$35,729	$53,000	$55,500	$63,000
SERVICES AND CHARGES	**$208,403**	**$179,370**	**$256,000**	**$258,500**	**$266,000**
TOTAL HOTEL OCCUPANCY TAX	**$208,403**	**$179,370**	**$256,000**	**$258,500**	**$266,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
HOTEL OCCUPANCY TAX	2ND SATURDAY EVENTS	240-241 2ND SATURDAY EVENTS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES- ADMINISTRATIVE	($164)	$0	$0	$0	$0
6021 FICA-S.S. AND MEDICARE TAXES	($12)	$0	$0	$0	$0
6022 TMRS RETIREMENT-EMPLOYER	($22)	$0	$0	$0	$0
PERSONNEL SERVICES	**($198)**	**$0**	**$0**	**$0**	**$0**
6105 FOOD SUPPLIES	$817	$155	$1,500	$1,500	$1,500
6119 OTHER SUPPLIES	$1,947	$27	$8,500	$8,500	$8,500
SUPPLIES	**$2,763**	**$182**	**$10,000**	**$10,000**	**$10,000**
6304 PROFESSIONAL SERVICES, OTHER	$4,060	$0	$6,500	$6,500	$6,500
6312 COMMUNICATION SERVICES	($6)	$0	$0	$0	$0
6327 GARBAGE SERVICES	$570	$0	$600	$800	$800
6329 OTHER SERVICES	$7,765	$3,384	$8,500	$8,500	$8,500
6334 AUTOMOBILE ALLOWANCE	($291)	$0	$0	$0	$0
6335 ADVERTISING COST	$1,176	$145	$3,500	$3,500	$3,500
6336 EQUIPMENT RENTALS	$1,448	$0	$5,000	$5,000	$5,000
6337 TRAINING	$275	$0	$0	$0	$0
6358 OTHER TOURISM EXPENDITURE	$4,951	$1,320	$4,000	$4,000	$4,000
SERVICES AND CHARGES	**$19,946**	**$4,849**	**$28,100**	**$28,300**	**$28,300**
TOTAL 2ND SATURDAY EVENTS	**$22,511**	**$5,031**	**$38,100**	**$38,300**	**$38,300**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
HOTEL OCCUPANCY TAX	MARKETING/INFORMATION CENTER	240-243 MARKETING

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES- ADMINISTRATIVE	$137,630	$125,381	$129,913	$96,900	$71,100
6003 WAGES- FULL TIME	$34,484	$36,096	$36,359	$37,900	$40,500
6005 WAGES-OVERTIME	$1,466	$1,342	$1,545	$6,000	$6,000
6009 WAGES-OTHER	$9,858	$7,252	$8,915	$5,000	$0
6011 VACATION PAY	$6,503	$10,779	$10,342	$13,200	$0
6012 SICK PAY	$1,549	$2,675	$7,429	$29,100	$0
6013 EMERGENCY PAY	$0	$0	$0	$1,000	$0
6015 SICK TIME BUYBACK	$2,329	$1,561	$1,689	$1,700	$0
6019 LONGEVITY	$835	$1,030	$776	$700	$100
6021 FICA-S.S. AND MEDICARE TAXES	$15,272	$14,660	$16,498	$15,000	$9,300
6022 TMRS-EMPLOYER	$28,212	$27,041	$27,905	$26,200	$16,000
6024 HEALTH INSURANCE	$0	$161	$0	$0	$0
6025 WORKER COMPENSATION INS.	$271	$218	$300	$300	$200
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$900
6035 AUTO ALLOWANCE	$0	$0	$0	$0	$2,400
PERSONNEL SERVICES	**$238,410**	**$228,196**	**$241,671**	**$233,000**	**$146,500**
6101 OFFICE AND COMPUTER SUPPLIES	$1,441	$1,125	$4,700	$4,200	$4,700
6105 FOOD SUPPLIES	$840	$589	$1,200	$1,200	$1,200
6107 CLOTHING AND UNIFORMS	$537	$127	$1,700	$1,700	$1,700
6109 POSTAGE	$105	$173	$1,500	$500	$500
6119 OTHER SUPPLIES	$2,580	$4,749	$6,000	$6,000	$6,000
6130 FURNITURE <$20,000	$0	$290	$500	$500	$500
SUPPLIES	**$5,502**	**$7,053**	**$15,600**	**$14,100**	**$14,600**
6204 OTHER EQUIPMENT MAINTENANCE	$0	$0	$0	$1,500	$0
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$0**	**$1,500**	**$0**
6304 PROFESSIONAL SERVICES, OTHER	$22,936	$28,217	$50,000	$50,000	$50,000
6312 PHONE & INTERNET SERVICES	$1,922	$900	$2,000	$2,000	$1,100
6327 GARBAGE SERVICES	$855	$5,036	$3,500	$5,000	$5,000
6329 OTHER SERVICES	$4,388	$2,435	$6,000	$6,000	$6,000
6332 TRAVEL AND MEALS	$2,058	$1,564	$7,000	$7,000	$7,000
6333 DUES AND SUBSCRIPTIONS	$5,013	$4,032	$10,000	$10,000	$10,000
6334 AUTOMOBILE ALLOWANCE	$7,169	$6,400	$7,200	$7,200	$0
6335 ADVERTISING COST	$46,660	$27,486	$60,000	$60,000	$70,000
6336 EQUIPMENT RENTALS	$15,306	$32,888	$55,000	$55,000	$55,000
6337 TRAINING	$984	$806	$5,000	$5,000	$5,000
6358 OTHER TOURISM EXPENDITURES	$2,335	$1,780	$7,000	$7,000	$7,000
SERVICES AND CHARGES	**$109,624**	**$111,544**	**$212,700**	**$214,200**	**$216,100**
6692 TRANSFER TO EMP. BEN. TRUST	$20,128	$20,128	$32,969	$32,969	$20,600
TRANSFERS	**$20,128**	**$20,128**	**$32,969**	**$32,969**	**$20,600**
TOTAL MARKETING/INFORMATION CENTER	**$373,664**	**$366,921**	**$502,940**	**$495,769**	**$397,800**

260 - Child Safety Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Child Safety	$ 12,194	$ 13,384	$ 15,000	$ 12,000	$ 12,000
Interest	-	123	100	-	-
Total	**$ 12,194**	**$ 13,507**	**$ 15,100**	**$ 12,000**	**$ 12,000**
Expenditures:					
Services and Charges	$ 1,265	$ 10,051	$ 10,000	$ 10,000	$ 10,000
Total	**$ 1,265**	**$ 10,051**	**$ 10,000**	**$ 10,000**	**$ 10,000**
Revenues Over (Under) Expenditures	**$ 10,929**	**$ 3,456**	**$ 5,100**	**$ 2,000**	**$ 2,000**
Beginning Fund Balance	**$ 67,066**	**$ 77,995**	**$ 81,451**	**$ 81,451**	**$ 83,451**
Ending Fund Balance	**$ 77,995**	**$ 81,451**	**$ 86,551**	**$ 83,451**	**$ 85,451**

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
CHILD SAFETY FUND - 260

CHILD SAFETY FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5790 CHILD SAFETY FUND	$ 12,194	$ 13,384	$ 15,000	$ 12,000	$ 12,000
5800 INTEREST	-	123	100	-	-
TOTAL CHILD SAFETY FUND	**$ 12,194**	**$ 13,507**	**$ 15,100**	**$ 12,000**	**$ 12,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL SPECIAL FUND	CHILD SAFETY FUND	260-222 CHILD SAFETY FUND

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6350 CHILD SAFETY EDUCATION	$1,265	$10,051	$10,000	$10,000	$10,000
SERVICES AND CHARGES	**$1,265**	**$10,051**	**$10,000**	**$10,000**	**$10,000**
TRANSFERS	**$0**	**$0**	**$0**	**$0**	**$0**
TOTAL CHILD SAFETY FUND	**$1,265**	**$10,051**	**$10,000**	**$10,000**	**$10,000**

295 - PUBLIC IMPROVEMENT DISTRICTS

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Contributions Revenue	$ -	$ 769,412	$ -	$ 1,027,564	$ 1,774,500
Total	**$ -**	**$ 769,412**	**$ -**	**$ 1,027,564**	**$ 1,774,500**
Expenditures:					
PID Payments	$ -	$ 837,057	$ -	$ 1,027,564	$ 1,774,500
Total	**$ -**	**$ 837,057**	**$ -**	**$ 1,027,564**	**$ 1,774,500**
Revenues Over (Under) Expenditures	**$ -**	**$ (67,645)**	**$ -**	**$ -**	**$ -**
Beginning Fund Balance	**$ -**	**$ 67,645**	**$ -**	**$ -**	**$ -**
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**

CITY OF TOMBALL
PUBLIC IMPROVEMENT DISTRICTS - 295

PUBLIC IMPROVEMENT DISTRICTS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5001 PID #01 PINE COUNTRY	$ -	$ 85,638	$ -	$ 82,634	$ 82,700
5002 PID #02 RALEIGH CREEK	-	485,167	-	598,771	855,000
5003 PID #03 RESERVE AT SPRING LAKE	-	95,424	-	159,721	170,500
5004 PID #04 ALEXANDER ESTATES	-	-	-	-	265,000
5005 PID #05 YAUPON TRAILS	-	83,583	-	83,561	83,600
5006 PID #06 COPPER COVE	-	19,600	-	68,738	101,900
5007 PID #07 GRAND JUNCTION	-	-	-	34,139	77,400
5008 PID #08 TIMBER TRAILS	-	-	-	-	138,400
TOTAL PUBLIC IMPROVEMENT DISTRICTS	**$ -**	**$ 769,412**	**$ -**	**$ 1,027,564**	**$ 1,774,500**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
PUBLIC IMPROVEMENT DISTRICTS	PUBLIC IMPROVEMENT DISTRICTS	295-295 PUBLIC IMPROVEMENT DISTRICTS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6701 PID #01 PINE COUNTRY PAYMENTS	$0	$87,073	$0	$82,634	$82,700
6702 PID #02 RALEIGH CREEK PAYMENTS	$0	$549,865	$0	$598,771	$855,000
6703 PID #03 RESERVE AT SPRING LAKE PAYMENTS	$0	$96,881	$0	$159,721	$170,500
6704 PID #04 ALEXANDER ESTATES PAYMENTS	$0	$0	$0	$0	$265,000
6705 PID #05 YAUPON TRAILS PAYMENTS	$0	$83,638	$0	$83,561	$83,600
6706 PID #06 COPPER COVE PAYMENTS	$0	$19,600	$0	$68,738	$101,900
6707 PID #07 GRAND JUNCTION PAYMENTS	$0	$0	$0	$34,139	$77,400
6708 PID #08 TIMBER TRAILS PAYMENTS	$0	$0	$0	$0	$138,400
PID PAYMENTS	**$0**	**$837,057**	**$0**	**$1,027,564**	**$1,774,500**
TOTAL PUBLIC IMPROVEMENTS DISTRICTS	**$0**	**$837,057**	**$0**	**$1,027,564**	**$1,774,500**

296 - PID #10 RABURN RESERVE

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Contributions Revenue	$ -	$ 784,999	$ -	$ 374,606	$ -
Miscellaneous Revenue	-	16,397	-	-	-
Interest	-	81	-	-	-
Total	**$ -**	**$ 801,476**	**$ -**	**$ 374,606**	**$ -**
Expenditures:					
Services and Charges	$ -	$ 39,050	$ -	$ 15,000	$ -
PID Payments	-	428,889	-	350,000	-
Interest	-	87,237	-	-	-
Total	**$ -**	**$ 467,939**	**$ -**	**$ 365,000**	**$ -**
Revenues Over (Under) Expenditures	**$ -**	**$ 333,537**	**$ -**	**$ 9,606**	**$ -**
Beginning Fund Balance	**$ -**	**$ (26,606)**	**$ 306,931**	**$ 306,931**	**$ 316,537**
Ending Fund Balance	**$ -**	**$ 306,931**	**$ 306,931**	**$ 316,537**	**$ 316,537**

CITY OF TOMBALL
PID #10 RABURN RESERVE - 296

PID #10 RABURN RESERVE	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5001 PID #10 RABURN RESERVE-CONTRIBUTIONS	$ -	$ -	$ -	$ 331,606	$ -
5550 MISCELLANEOUS INCOME	-	16,397	-	-	-
5772 DEVELOPER CONTRIBUTIONS	-	469,312	-	43,000	-
5800 INTEREST INCOME	-	81	-	-	-
5905 CONTRIBUTION FROM PROPERTY OWNER	-	315,687	-	-	-
TOTAL PID #10 RABURN RESERVE	**$ -**	**$ 801,476**	**$ -**	**$ 374,606**	**$ -**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
PID #10 RABURN RESERVE	PID #10 RABURN RESERVE	296-296 PID #10 RABURN RESERVE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROFESSIONAL SERVICES,OTHER	$0	$39,050	$0	$15,000	$0
SERVICES AND CHARGES	**$0**	**$39,050**	**$0**	**$15,000**	**$0**
6750 DEBT PID PAYMENTS	$0	$0	$0	$350,000	$0
6755 CONTRIBUTIONS TO CITY	$0	$428,889	$0	$0	$0
PID PAYMENTS	**$0**	**$428,889**	**$0**	**$350,000**	**$0**
6901 INTEREST-BONDS	$0	$87,237	$0	$0	$0
INTEREST	**$0**	**$87,237**	**$0**	**$0**	**$0**
TOTAL PID #10 RABURN RESERVE	**$0**	**$555,176**	**$0**	**$365,000**	**$0**

297 - PID #11 WOOD LEAF

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Contributions Revenue	$ -	$ 50,000	$ -	$ 50,000	$ -
Total	**$ -**	**$ 50,000**	**$ -**	**$ 50,000**	**$ -**
Expenditures:					
Services and Charges	$ -	$ 30,576	$ -	$ 60,000	$ -
Total	**$ -**	**$ 30,576**	**$ -**	**$ 60,000**	**$ -**
Revenues Over (Under) Expenditures	**$ -**	**$ 19,424**	**$ -**	**$ (10,000)**	**$ -**
Beginning Fund Balance	**$ -**	**$ -**	**$ 19,424**	**$ 19,424**	**$ 9,424**
Ending Fund Balance	**$ -**	**$ 19,424**	**$ 19,424**	**$ 9,424**	**$ 9,424**

CITY OF TOMBALL
PID #11 WOOD LEAF

PID #11 WOOD LEAF	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5772 DEVELOPER CONTRIBUTIONS	$ -	$ 50,000	$ -	$ 50,000	$ -
TOTAL PID #11 WOOD LEAF	**$ -**	**$ 50,000**	**$ -**	**$ 50,000**	**$ -**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
PID #11 WOOD LEAF	PID #11 WOOD LEAF	297-297 PID #11 WOOD LEAF

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROFESSIONAL SERVICES,OTHER	$0	$30,576	$0	$60,000	$0
SERVICES AND CHARGES	**$0**	**$30,576**	**$0**	**$60,000**	**$0**
TOTAL PID #11 WOOD LEAF	**$0**	**$30,576**	**$0**	**$60,000**	**$0**

298 - PID #12 WINFREY ESTATES

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Contributions Revenue	$ -	$ -	$ -	$ 43,000	$ -
Total	**$ -**	**$ -**	**$ -**	**$ 43,000**	**$ -**
Expenditures:					
Services and Charges	$ -	$ -	$ -	$ 30,000	$ -
Total	**$ -**	**$ -**	**$ -**	**$ 30,000**	**$ -**
Revenues Over (Under) Expenditures	**$ -**	**$ -**	**$ -**	**$ 13,000**	**$ -**
Beginning Fund Balance	**$ -**	**$ -**	**$ -**	**$ -**	**$ 13,000**
Ending Fund Balance	**$ -**	**$ -**	**$ -**	**$ 13,000**	**$ 13,000**

CITY OF TOMBALL
PID #12 WINFREY ESTATES

PID #12 WINFREY ESTATES	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5772 DEVELOPER CONTRIBUTIONS	$ -	$ -	$ -	$ 43,000	$ -
TOTAL PID #12 WINFREY ESTATES	**$ -**	**$ -**	**$ -**	**$ 43,000**	**$ -**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
PID #12 WINFREY ESTATES	PID #12 WINFREY ESTATES	298-298 PID #12 WINFREY ESTATES

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROFESSIONAL SERVICES,OTHER	$0	$0	$0	$30,000	$0
SERVICES AND CHARGES	**$0**	**$0**	**$0**	**$30,000**	**$0**
TOTAL PID #12 WINFREY ESTATES	**$0**	**$0**	**$0**	**$30,000**	**$0**

300 Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Current taxes	$ 4,610,839	$ 3,571,710	$ 3,700,000	$ 3,400,000	$ 2,750,000
Delinquent taxes	21,997	83,679	50,000	-	25,000
Penalty and interest	21,415	46,381	35,000	25,000	25,000
Interest	34,174	1,647	2,000	25,000	10,000
Bond Proceeds	9,833,352	5,790,384	-	-	-
Other	816	4,143	-	-	-
TEDC Contributions	755,684	757,885	1,129,885	759,885	761,685
Total	**$ 15,278,278**	**$ 10,255,828**	**$ 4,916,885**	**$ 4,209,885**	**$ 3,571,685**
Expenditures:					
Principal	$ 3,923,000	$ 2,540,000	$ 2,535,000	$ 2,535,000	$ 5,410,000
Interest	1,038,981	1,028,508	988,998	989,000	1,650,323
Refunded Bond Escrow Payment	9,663,255	5,652,859	-	-	-
Fees	271,581	186,874	14,000	14,000	14,000
Total	**$ 14,896,817**	**$ 9,408,241**	**$ 3,537,998**	**$ 3,538,000**	**$ 7,074,323**
Revenues Over/(Under) Expenditures	**$ 381,461**	**$ 847,587**	**$ 1,378,887**	**$ 671,885**	**$ (3,502,638)**
Beginning Fund Balance	**$ 4,638,315**	**$ 5,019,776**	**$ 5,867,363**	**$ 5,867,363**	**$ 6,539,248**
Ending Fund Balance	**$ 5,019,776**	**$ 5,867,363**	**$ 7,246,250**	**$ 6,539,248**	**$ 3,036,611**

CITY OF TOMBALL
DEBT SERVICE FUND - 300

DEBT SERVICE FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5110 CURRENT TAXES	$ 4,610,839	$ 3,571,710	$ 3,700,000	$ 3,400,000	$ 2,750,000
5120 DELINQUENT TAXES	21,997	83,679	50,000	-	25,000
5130 PENALTY,INTEREST, ATTY FEES	21,415	46,381	35,000	25,000	25,000
5550 MISCELLANEOUS INCOME	816	4,143	-	-	-
5800 INTEREST INCOME	34,174	1,647	2,000	25,000	10,000
5770 TEDC CONTRIBUTIONS	755,684	757,885	1,129,885	759,885	761,685
5900 BOND PROCEEDS	9,100,000	5,255,000	-	-	-
5901 PREMIUM ON BONDS	733,352	535,384	-	-	-
TOTAL DEBT SERVICE FUND	**$ 15,278,278**	**$ 10,255,828**	**$ 4,916,885**	**$ 4,209,885**	**$ 3,571,685**

CITY OF TOMBALL

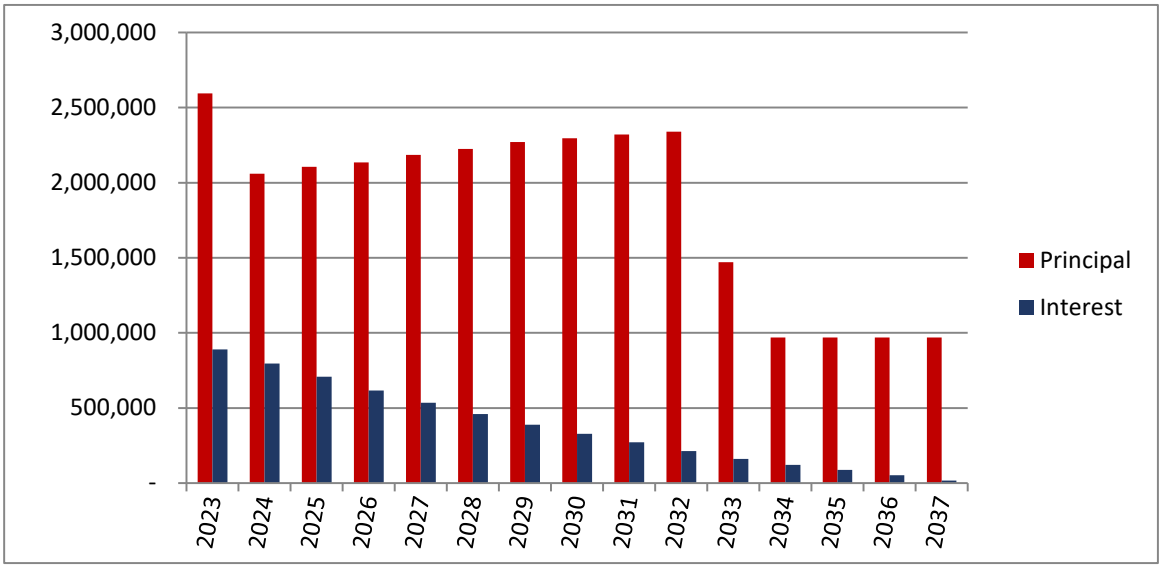
FUND	DEPARTMENT	DIVISION
DEBT SERVICE FUND	DEBT SERVICE	300-300 DEBT SERVICE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6901 INTEREST-BONDS	$1,038,981	$1,028,508	$988,998	$989,000	$1,650,323
6906 BOND FEES AND COST	$271,581	$146,757	$14,000	$14,000	$14,000
6907 MISCELLANEOUS BOND FEES	$0	$40,117	$0	$0	$0
6911 PRINCIPAL-BONDS	$3,923,000	$2,540,000	$2,535,000	$2,535,000	5,410,000
6955 REFUNDED BOND ESCROW AGENT	$9,663,255	$5,652,859	$0	$0	$0
DEBT	**$14,896,817**	**$9,408,241**	**$3,537,998**	**$3,538,000**	**$7,074,323**
TOTAL DEBT SERVICE	**$14,896,817**	**$9,408,241**	**$3,537,998**	**$3,538,000**	**$7,074,323**

City of Tomball
Debt Service Fund
Consolidated Debt Payment Schedule
2022-2023 Proposed Budget

Fiscal Year	Principal	Interest	Total
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	**$ 27,880,000**	**$ 5,644,654**	**$ 33,524,654**



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
2023	2/15/2023	580,000	1.650%	4,785	584,785	584,785
Total		**$ 580,000**		**$ 4,785**	**$ 584,785**	**$ 584,785**

*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: 12/20/2016
Projects: Medical Complex Drive Segment 4B; Persimmon Street

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2023	2/15/2023	975,000	5.000%	272,581	1,247,581	
	8/15/2023			248,206	248,206	1,495,788
2024	2/15/2024	975,000	5.000%	248,206	1,223,206	
	8/15/2024			223,831	223,831	1,447,038
2025	2/15/2025	975,000	5.000%	223,831	1,198,831	
	8/15/2025			199,456	199,456	1,398,288
2026	2/15/2026	970,000	5.000%	199,456	1,169,456	
	8/15/2026			175,206	175,206	1,344,663
2027	2/15/2027	970,000	3.000%	175,206	1,145,206	
	8/15/2027			160,656	160,656	1,305,863
2028	2/15/2028	970,000	3.000%	160,656	1,130,656	
	8/15/2028			146,106	146,106	1,276,763
2029	2/15/2029	970,000	3.000%	146,106	1,116,106	
	8/15/2029			131,556	131,556	1,247,663
2030	2/15/2030	970,000	3.000%	131,556	1,101,556	
	8/15/2030			117,006	117,006	1,218,563
2031	2/15/2031	970,000	3.125%	117,006	1,087,006	
	8/15/2031			101,850	101,850	1,188,856
2032	2/15/2032	970,000	3.250%	101,850	1,071,850	
	8/15/2032			86,088	86,088	1,157,938
2033	2/15/2033	970,000	3.500%	86,088	1,056,088	
	8/15/2033			69,113	69,113	1,125,200
2034	2/15/2034	970,000	3.500%	69,113	1,039,113	
	8/15/2034			52,138	52,138	1,091,250
2035	2/15/2035	970,000	3.500%	52,138	1,022,138	
	8/15/2035			35,163	35,163	1,057,300
2036	2/15/2036	970,000	3.625%	35,163	1,005,163	
	8/15/2036			17,581	17,581	1,022,744
2037	2/15/2037	970,000	3.625%	17,581	987,581	987,581
Total		**$ 14,565,000**		**$ 3,800,494**	**$ 18,365,494**	**$ 18,365,494**

City of Tomball
Combination Tax & Revenue Certificates of Obligation, Series 2019
$9,100,000 - Tax Supported 100%
Issue Date: 12/20/2019
Sale Date: 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
2023	2/15/2023	665,000	4.000%	127,225	792,225	
	8/15/2023			113,925	113,925	906,150
2024	2/15/2024	690,000	4.000%	113,925	803,925	
	8/15/2024			100,125	100,125	904,050
2025	2/15/2025	720,000	4.000%	100,125	820,125	
	8/15/2025			85,725	85,725	905,850
2026	2/15/2026	745,000	4.000%	85,725	830,725	
	8/15/2026			70,825	70,825	901,550
2027	2/15/2027	780,000	4.000%	70,825	850,825	
	8/15/2027			55,225	55,225	906,050
2028	2/15/2028	810,000	4.000%	55,225	865,225	
	8/15/2028			39,025	39,025	904,250
2029	2/15/2029	835,000	3.000%	39,025	874,025	
	8/15/2029			26,500	26,500	900,525
2030	2/15/2030	850,000	2.000%	26,500	876,500	
	8/15/2030			18,000	18,000	894,500
2031	2/15/2031	865,000	2.000%	18,000	883,000	
	8/15/2031			9,350	9,350	892,350
2032	2/15/2032	880,000	2.125%	9,350	889,350	
	8/15/2032				-	889,350
Total		**$ 7,840,000**		**$ 1,164,625**	**$ 9,004,625**	**$ 9,004,625**

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
2023	2/15/2023	375,000	4.000%	65,550	440,550	
	8/15/2023			58,050	58,050	498,600
2024	2/15/2024	395,000	3.000%	58,050	453,050	
	8/15/2024			52,125	52,125	505,175
2025	2/15/2025	410,000	3.000%	52,125	462,125	
	8/15/2025			45,975	45,975	508,100
2026	2/15/2026	420,000	3.000%	45,975	465,975	
	8/15/2026			39,675	39,675	505,650
2027	2/15/2027	435,000	3.000%	39,675	474,675	
	8/15/2027			33,150	33,150	507,825
2028	2/15/2028	445,000	3.000%	33,150	478,150	
	8/15/2028			26,475	26,475	504,625
2029	2/15/2029	465,000	3.000%	26,475	491,475	
	8/15/2029			19,500	19,500	510,975
2030	2/15/2030	475,000	2.000%	19,500	494,500	
	8/15/2030			14,750	14,750	509,250
2031	2/15/2031	485,000	2.000%	14,750	499,750	
	8/15/2031			9,900	9,900	509,650
2032	2/15/2032	490,000	2.000%	9,900	499,900	
	8/15/2032			5,000	5,000	504,900
2033	2/15/2033	500,000	2.000%	5,000	505,000	
	8/15/2033				-	505,000
Total		**$ 4,895,000**		**$ 674,750**	**$ 5,569,750**	**$ 5,569,750**

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
2023	3/15/2023			47,556	47,556	
	9/15/2023	45,000	3.375%	47,556	92,556	140,113
2024	3/15/2024			46,797	46,797	
	9/15/2024	50,000	3.375%	46,797	96,797	143,594
2025	3/15/2025			45,953	45,953	
	9/15/2025	50,000	3.375%	45,953	95,953	141,906
2026	3/15/2026			45,109	45,109	
	9/15/2026	55,000	3.375%	45,109	100,109	145,219
2027	3/15/2027			44,181	44,181	
	9/15/2027	55,000	3.375%	44,181	99,181	143,363
2028	3/15/2028			43,253	43,253	
	9/15/2028	55,000	3.375%	43,253	98,253	141,506
2029	3/15/2029			42,325	42,325	
	9/15/2029	60,000	3.375%	42,325	102,325	144,650
2030	3/15/2030			41,313	41,313	
	9/15/2030	60,000	3.375%	41,313	101,313	142,625
2031	3/15/2031			40,300	40,300	
	9/15/2031	65,000	4.000%	40,300	105,300	145,600
2032	3/15/2032			39,000	39,000	
	9/15/2032	65,000	4.000%	39,000	104,000	143,000
2033	3/15/2033			37,700	37,700	
	9/15/2033	70,000	4.000%	37,700	107,700	145,400
2034	3/15/2034			36,300	36,300	
	9/15/2034	75,000	4.000%	36,000	111,000	147,300
2035	3/15/2035			34,800	34,800	
	9/15/2035	75,000	4.000%	34,800	109,800	144,600
2036	3/15/2036			33,300	33,300	
	9/15/2036	80,000	4.000%	33,300	113,300	146,600
2037	3/15/2037			31,700	31,700	
	9/15/2037	85,000	4.000%	31,700	116,700	148,400
2038	3/15/2038			30,000	30,000	
	9/15/2038	85,000	4.000%	30,000	115,000	145,000
2039	3/15/2039			28,300	28,300	
	9/15/2039	90,000	4.000%	28,300	118,300	146,600
2040	3/15/2040			26,500	26,500	
	9/15/2040	95,000	4.000%	26,500	121,500	148,000
2041	3/15/2041			24,600	24,600	
	9/15/2041	100,000	4.000%	24,600	124,600	149,200
2042	3/15/2042			22,600	22,600	
	9/15/2042	105,000	4.000%	22,600	127,600	150,200
2043	3/15/2043			20,500	20,500	
	9/15/2043	110,000	4.000%	20,500	130,500	151,000
2044	3/15/2044			18,300	18,300	
	9/15/2044	115,000	4.000%	18,300	133,300	151,600
2045	3/15/2045			16,000	16,000	
	9/15/2045	120,000	4.000%	16,000	136,000	152,000
2046	3/15/2046			13,600	13,600	
	9/15/2046	125,000	4.000%	13,600	138,600	152,200
2047	3/15/2047			11,100	11,100	
	9/15/2047	130,000	4.000%	11,100	141,100	152,200
2048	3/15/2048			8,500	8,500	
	9/15/2048	135,000	4.000%	8,500	143,500	152,000
2049	3/15/2049			5,800	5,800	
	9/15/2049	140,000	4.000%	5,800	145,800	151,600
2050	3/15/2050			3,000	3,000	
	9/15/2050	150,000	4.000%	3,000	153,000	156,000
Total		**$ 2,445,000**		**$ 1,676,475**	**$ 4,121,475**	**$ 4,121,475**

City of Tomball
400 Capital Projects Fund
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Debt Proceeds	$ -	$ -	$ -	$ -	$ 20,000,000
TEDC Contributions	-	-	300,000	-	1,415,000
Other Revenue Sources	357,688	394,200	1,240,000	549,500	5,240,000
Interest	532,835	38,807	-	250,000	500,000
Transfers from General Fund	600,000	546,012	430,000	430,000	1,050,000
Transfers from Enterprise Fund	164,000	220,000	595,000	595,000	200,000
Transfers from Other Sources	1,261,050	61,620	-	1,192,406	5,325,000
Total	**$ 2,915,573**	**$ 1,260,640**	**$ 2,565,000**	**$ 3,016,906**	**$ 33,730,000**
Expenditures:					
Capital Outlay - General Fund	$ 13,206,911	$ 10,703,154	$ 4,073,556	$ 2,489,350	$ 4,050,000
Capital Outlay - Enterprise Fund	1,148,293	1,038,422	605,917	375,750	17,865,000
Capital Outlay - Sewer/Water Recovery	10,519	21,517	-	499,000	8,875,000
Transfers Out	-	600,000	-	-	-
Total	**$ 14,365,723**	**$ 12,363,094**	**$ 4,679,473**	**$ 3,364,100**	**$ 30,790,000**
Revenues Over (Under) Expenditures	**$ (11,450,150)**	**$ (11,102,454)**	**$ (2,114,473)**	**$ (347,194)**	**$ 2,940,000**
Beginning Fund Balance	**$ 27,250,849**	**$ 15,800,699**	**$ 11,875,126**	**$ 4,698,245**	**$ 4,351,051**
Ending Fund Balance	**$ 15,800,699**	**$ 4,698,245**	**$ 9,760,653**	**$ 4,351,051**	**$ 7,291,051**

CITY OF TOMBALL
CAPITAL PROJECTS FUND - 400

CAPITAL PROJECTS FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5550 MISCELLANEOUS INCOME	$ -	$ 7,068	$ -	$ -	$ -
5740 GRANTS	-	-	1,240,000	-	1,240,000
5770 TEDC CONTRIBUTIONS	-	-	300,000	-	1,415,000
5772 COST SHARE CONTRIBUTIONS	-	-	-	249,500	3,750,000
5800 INTEREST INCOME	532,835	38,807	-	250,000	500,000
5820 DRAINAGE CAPITAL RECOVERY FEES	357,688	387,132	-	300,000	250,000
5900 DEBT PROCEEDS	-	-	-	-	20,000,000
5910 TRANSFER FROM GENERAL FUND	600,000	546,012	430,000	430,000	1,050,000
5911 TRANSFER FROM UTILITY FUND	164,000	220,000	595,000	595,000	200,000
5961 TRANSFERS IN	1,261,050	61,620	-	1,192,406	5,325,000
TOTAL CAPITAL PROJECTS FUND	**$ 2,915,573**	**$ 1,260,640**	**$ 2,565,000**	**$ 3,016,906**	**$ 33,730,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	POLICE	400-121 - POLICE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$0	($88,496)	$0	$0	$300,000
CAPITAL OUTLAY	**$0**	**($88,496)**	**$0**	**$0**	**$300,000**
TOTAL CAPITAL PROJECTS-POLICE	**$0**	**($88,496)**	**$0**	**$0**	**$300,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	PARKS	400-153 - PARKS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$571,135	$11,692	$2,110,000	$183,000	$2,700,000
CAPITAL OUTLAY	**$571,135**	**$11,692**	**$2,110,000**	**$183,000**	**$2,700,000**
TOTAL CAPITAL PROJECTS-PARKS	**$571,135**	**$11,692**	**$2,110,000**	**$183,000**	**$2,700,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	STREETS	400-154 - STREETS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$12,635,776	$10,779,958	$1,963,556	$2,306,350	$1,050,000
CAPITAL OUTLAY	**$12,635,776**	**$10,779,958**	**$1,963,556**	**$2,306,350**	**$1,050,000**
TOTAL CAPITAL PROJECTS-STREETS	**$12,635,776**	**$10,779,958**	**$1,963,556**	**$2,306,350**	**$1,050,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	WATER	400-613 WATER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$492,779	$88,496	$275,000	$123,800	$6,600,000
CAPITAL OUTLAY	**$492,779**	**$88,496**	**$275,000**	**$123,800**	**$6,600,000**
6991 TRANSFER TO UTILITY OPERATIONS	$0	$600,000	$0	$0	$0
TRANSFERS	**$0**	**$600,000**	**$0**	**$0**	**$0**
TOTAL CAPITAL PROJECTS-WATER	**$492,779**	**$688,496**	**$275,000**	**$123,800**	**$6,600,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	SEWER	400-614 SEWER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$617,546	$899,465	$63,241	$183,175	$11,215,000
CAPITAL OUTLAY	**$617,546**	**$899,465**	**$63,241**	**$183,175**	**$11,215,000**
TOTAL CAPITAL PROJECTS-SEWER	**$617,546**	**$899,465**	**$63,241**	**$183,175**	**$11,215,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	GAS	400-615 GAS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$37,968	$50,461	$267,676	$68,775	$50,000
CAPITAL OUTLAY	**$37,968**	**$50,461**	**$267,676**	**$68,775**	**$50,000**
TOTAL CAPITAL PROJECTS-GAS	**$37,968**	**$50,461**	**$267,676**	**$68,775**	**$50,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	WATER CAPITAL RECOVERY	400-731 WATER RECOVERY

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROF.SERV.-OTHER	$4,913	$9,302	$0	$0	$0
SERVICES AND CHARGES	**$4,913**	**$9,302**	**$0**	**$0**	**$0**
6409 SYSTEM EXPANSION	$346	$1,456	$0	$499,000	$8,800,000
CAPITAL OUTLAY	**$346**	**$1,456**	**$0**	**$499,000**	**$8,800,000**
TOTAL WATER CAPITAL RECOVERY	**$5,259**	**$10,759**	**$0**	**$499,000**	**$8,800,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	SEWER CAPITAL RECOVERY	400-741 SEWER RECOVERY

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 ESTIMATED	2023 BUDGET
6304 PROF.SERV.-OTHER	$4,913	$9,302	$0	$0	$0
SERVICES AND CHARGES	**$4,913**	**$9,302**	**$0**	**$0**	**$0**
6409 SYSTEM EXPANSION	$346	$1,456	$0	$0	$75,000
CAPITAL OUTLAY	**$346**	**$1,456**	**$0**	**$0**	**$75,000**
TOTAL SEWER CAPITAL RECOVERY	**$5,259**	**$10,759**	**$0**	**$0**	**$75,000**

City of Tomball
460-Capital Projects Fund - Business Park
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Interest	$ 10,856	$ 10,645	$ 15,000	$ 2,000	$ -
Total	**$ 10,856**	**$ 10,645**	**$ 15,000**	**$ 2,000**	**$ -**
Expenditures:					
Transfers Out	$ -	$ -	$ -	$ 942,906	
Total	**$ -**	**$ -**	**$ -**	**$ 942,906**	**$ -**
Revenues Over (Under) Expenditures	**$ 10,856**	**$ 10,645**	**$ 15,000**	**$ (940,906)**	**$ -**
Beginning Fund Balance	**$ 919,405**	**$ 930,261**	**$ 940,906**	**$ 940,906**	**$ -**
Ending Fund Balance	**$ 930,261**	**$ 940,906**	**$ 955,906**	**-**	**$ -**

CITY OF TOMBALL
BUSINESS PARK PROJECTS FUND - 460

BUSINESS PARK PROJECTS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5800 INTEREST INCOME	$ 10,856	$ 10,645	$ 15,000	$ 5,000	$ -
TOTAL BUSINESS PARK PROJECTS	**$ 10,856**	**$ 10,645**	**$ 15,000**	**$ 5,000**	**$ -**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
BUSINESS PARK	TEDC BUSINESS PARK	460-460 TEDC BUSINESS PARK

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6409 SYSTEM EXPANSION	$0	($721)	$0	$0	$0
CAPITAL OUTLAY	**$0**	**($721)**	**$0**	**$0**	**$0**
6999 TRANSFERS OUT	$0	$0	$0	$942,906	$0
TRANSFERS	**$0**	**$0**	**$0**	**$942,906**	**$0**
TOTAL TEDC BUSINESS PARK	**$0**	**($721)**	**$0**	**$942,906**	**$0**

Enterprise Fund - 600
Statement of Revenues, Expenditures, and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Operating Revenues:					
Water sales	$ 6,120,916	$ 6,321,715	$ 6,000,000	$ 7,500,000	$ 7,208,000
Sewer sales	2,199,912	2,499,469	2,500,000	2,500,000	2,650,000
Gas sales	3,235,047	3,436,802	3,000,000	3,200,000	3,200,000
Tap fees	558,161	1,072,460	1,125,000	1,220,000	820,000
Reconnect fees	4,000	20	10,000	5,000	5,000
Interest	57,406	3,825	5,000	15,000	30,000
Contributions	370,000	370,000	370,000	370,000	-
Other	145,137	856,998	162,100	357,600	280,300
Transfers In	-	600,000	-	-	-
Total	**$ 12,690,578**	**$ 15,161,290**	**$ 13,172,100**	**$ 15,167,600**	**$ 14,193,300**
Expenses:					
Enterprise Administration	$ 3,658,073	$ 3,938,254	$ 4,066,223	$ 3,415,306	$ 3,496,798
Utility Billing	389,626	563,337	626,900	618,550	784,875
Water	4,219,355	4,450,560	4,783,228	5,970,550	5,869,000
Wastewater	1,450,404	1,487,015	1,899,966	1,957,200	2,716,100
Gas	1,521,395	4,457,588	2,256,659	3,120,300	2,973,600
Total	**$ 11,238,853**	**$ 14,896,754**	**$ 13,632,976**	**$ 15,081,906**	**$ 15,840,373**
Net Revenue Available for Debt	$ 1,451,725	$ 264,536	$ (460,876)	$ 85,694	$ (1,647,073)
Debt Service	$ 80,143	$ 468	$ -	$ -	$ -
Total	**$ 80,143**	**$ 468**	**$ -**	**$ -**	**$ -**
Net Income (Excluding Depr.)	**$ 1,371,582**	**$ 264,069**	**$ (460,876)**	**$ 85,694**	**$ (1,647,073)**
Beginning Fund Balance	**$ 8,713,635**	**$ 10,085,218**	**$ 10,349,286**	**$ 10,349,286**	**$ 10,434,981**
Ending Fund Balance	**$ 10,085,218**	**$ 10,349,286**	**$ 9,888,411**	**$ 10,434,981**	**$ 8,787,909**
Operating Costs per Day					
Fund Balance as % of Operating Costs	90%	69%	73%	69%	55%

CITY OF TOMBALL
ENTERPRISE FUND - 600

ENTERPRISE FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5500 SALE OF CITY PROPERTY	$ 2,500	$ 120,148	$ 5,000	$ 32,000	$ -
5550 MISCELLANEOUS INCOME	221	501	750	60,000	10,000
5551 INSURANCE RECOVERIES	-	75,445	-	-	-
5560 RETURNED CHECK FINES	180	60	350	600	300
5561 CREDIT CARD FEES	-	-	-	105,000	120,000
5600 WATER SALES	6,120,916	6,541,384	6,000,000	7,500,000	7,208,000
5610 WATER TAPS	264,946	497,665	350,000	700,000	500,000
5620 WATER RECONNECT FEES	4,000	20	10,000	5,000	5,000
5630 AMP PLAN BALANCE	34	734	1,000	-	-
5640 SEWER SALES	2,199,912	2,601,275	2,500,000	2,500,000	2,650,000
5650 SEWER TAPS	14,380	22,675	25,000	20,000	20,000
5670 GAS SALES	3,235,047	3,436,802	3,000,000	3,200,000	3,200,000
5680 GAS TAPS	278,835	552,120	750,000	500,000	300,000
5690 PENALTIES	91,011	98,447	100,000	110,000	100,000
5695 ADMINISTRATIVE CHARGES	51,191	56,773	55,000	50,000	50,000
5730 MISCELLANEOUS	-	(1)	-	-	-
5770 TEDC CONTRIBUTIONS	370,000	370,000	370,000	370,000	-
5780 OTHER REIMBURSEMENTS	-	504,892	-	-	-
5792 WATER SALES ADJUSTMENT	-	(219,670)	-	-	-
5793 SEWER SALES ADJUSTMENT	-	(101,806)	-	-	-
5800 INTEREST INCOME	57,406	3,825	5,000	15,000	30,000
5912 TRANSFER FROM CAPITAL PROJECTS	-	600,000	-	-	-
TOTAL ENTERPRISE FUND	**$ 12,690,578**	**$ 15,161,290**	**$ 13,172,100**	**$ 15,167,600**	**$ 14,193,300**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	ADMINISTRATION	600-611 - ADMINISTRATION

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$172,128	$167,310	$169,476	$209,100	$371,800
6003 WAGES-FULL TIME	$90,072	$96,351	$104,037	$80,900	$69,000
6005 WAGES-OVERTIME	$1,849	$5,785	$4,120	$10,000	$5,000
6009 WAGES-OTHER	$14,261	$13,083	$14,728	$8,000	$0
6011 VACATION PAY	$11,289	$19,720	$18,596	$20,700	$0
6012 SICK PAY	$9,618	$18,206	$12,273	$8,700	$0
6013 EMERGENCY PAY	$1,248	$0	$0	$0	$0
6015 SICK TIME BUYBACK	$3,035	$2,841	$4,108	$4,100	$1,200
6019 LONGEVITY	$2,260	$1,725	$1,966	$2,000	$1,860
6021 FICA-MED/SS	$22,995	$23,934	$25,979	$25,700	$34,750
6022 TMRS-EMPLOYER	$44,031	$46,479	$45,106	$46,500	$60,000
6025 WORKER COMPENSATION INS.	$2,789	$2,291	$2,500	$3,100	$3,000
6030 EMPLOYEE TUITION REIMBURSEMENT	$3,429	$0	$4,000	$2,000	$4,000
6031 TMRS - PENSION	$12,134	($6,482)	$0	$0	$0
6032 - TMRS DEATH BENEFIT	($2,185)	$2,182	$0	$0	$0
6033 - OPEB - RETIREMENT HEALTH	$3,919	$742	$0	$0	$0
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$1,800
6035 AUTO ALLOWANCE	$0	$0	$0	$0	$7,200
PERSONNEL SERVICES	**$392,873**	**$394,166**	**$406,889**	**$420,800**	**$559,610**
6101 OFFICE AND COMPUTER SUPPLIES	$2,322	$2,852	$2,000	$3,000	$23,700
6102 EDUCATIONAL SUPPLIES	$314	$30	$200	$200	$500
6103 COMPUTER SUPPLIES	$16,441	$0	$0	$0	$0
6105 FOOD SUPPLIES	$1,592	$4,066	$3,000	$4,500	$4,000
6106 MATERIALS AND PARTS	$0	$96,481	$0	$0	$0
6107 CLOTHING AND UNIFORMS	$1,261	$890	$1,150	$1,075	$2,200
6108 FUEL, OIL AND LUBRICANTS	$2,136	$4,251	$2,500	$6,000	$6,000
6109 POSTAGE	$13	$0	$50	$50	$50
6119 OTHER SUPPLIES	$1,035	$430	$350	$500	$500
6130 FURNITURE <$20,000	$0	$0	$0	$625	$0
SUPPLIES	**$25,115**	**$108,999**	**$9,250**	**$15,950**	**$36,950**
6205 VEHICLE EQUIPMENT MAINTENANCE	$434	$867	$1,000	$2,000	$2,000
6206 BUILDING MAINTENANCE	$0	$22,700	$30,000	$0	$0
REPAIRS AND MAINTENANCE	**$434**	**$23,567**	**$31,000**	**$2,000**	**$2,000**
6304 PROFESSIONAL SERVICES,OTHER	$6,177	$3,140	$0	$10,000	$25,000
6312 PHONE & INTERNET SERVICES	$53,871	$63,595	$40,000	$20,000	$8,200
6332 TRAVEL AND MEALS	$62	$80	$3,000	$4,000	$5,000
6333 DUES AND SUBSCRIPTIONS	$394	$280	$300	$100	$300
6334 AUTOMOBILE ALLOWANCES	$7,149	$7,200	$7,200	$6,800	$0
6337 TRAINING	$75	$15,705	$42,500	$45,000	$52,000

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	ADMINISTRATION	600-611 - ADMINISTRATION

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6361 STUDIES AND ANALYSIS	$0	$0	$0	$0	$60,000
6362 PERMITS AND LICENSES	$0	$0	$125	$0	$500
SERVICES AND CHARGES	**$67,728**	**$90,000**	**$93,125**	**$85,900**	**$151,000**
6406 LAND AND BUILDINGS	$0	$0	$0	$31,800	$0
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$31,800**	**$0**
6691 TRANSFERS OUT	$2,603,335	$2,668,418	$2,668,417	$2,001,314	$2,000,000
6692 TRANSFER TO EMP. BEN. TRUST	$542,349	$542,349	$746,788	$746,788	$671,200
6998 TRANSFER TO FLEET REPLACEMENT	$26,240	$110,754	$110,754	$110,754	$76,038
TRANSFERS	**$3,171,924**	**$3,321,521**	**$3,525,959**	**$2,858,856**	**$2,747,238**
TOTAL ADMINISTRATION	**$3,658,073**	**$3,938,254**	**$4,066,223**	**$3,415,306**	**$3,496,798**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY BILLING	600-612 UTILITY BILLING

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6001 SALARIES-ADMINISTRATIVE	$42,925	$44,184	$49,613	$51,900	$58,500
6003 WAGES-FULL TIME	$179,988	$164,803	$213,350	$221,000	$303,900
6004 WAGES-PART TIME	$0	$5,693	$0	$250	$0
6005 WAGES-OVERTIME	$2,240	$4,919	$5,150	$5,000	$7,000
6009 WAGES-OTHER	$11,235	$12,739	$14,556	$10,000	$0
6011 VACATION PAY	($1,008)	($6,963)	$17,019	$15,000	$0
6012 SICK PAY	$2,977	$24,689	$11,872	$13,000	$0
6013 EMERGENCY PAY	$599	$444	$0	$0	$0
6015 SICK TIME BUYBACK	$1,425	$1,347	$1,251	$1,300	$1,300
6019 LONGEVITY	$2,100	$2,460	$1,956	$2,000	$2,050
6021 FICA-S.S. AND MEDICARE TAXES	$18,859	$20,776	$24,224	$24,000	$28,575
6022 TMRS-EMPLOYER	$34,744	$37,435	$42,059	$42,600	$49,300
6025 WORKER COMPENSATION INS.	$2,175	$1,806	$2,500	$2,500	$2,650
6031 TMRS - PENSION	$9,950	($5,220)	$0	$0	$0
6032 TMRS - DEATH BENEFIT	($1,796)	$1,750	$0	$0	$0
6033 OPEB - RETIREMENT HEALTH	$3,223	$596	$0	$0	$0
6034 PHONE ALLOWANCE	$0	$0	$0	$0	$1,400
PERSONNEL SERVICES	**$309,637**	**$311,458**	**$383,550**	**$388,550**	**$454,675**
6101 OFFICE AND COMPUTER SUPPLIES	$1,846	$4,713	$2,500	$2,500	$5,500
6105 FOOD SUPPLIES	$32	$33	$100	$100	$100
6106 MATERIALS AND PARTS	$8,411	$1,409	$800	$800	$5,000
6107 CLOTHING AND UNIFORMS	$2,447	$2,083	$2,000	$2,200	$2,500
6108 FUEL, OIL AND LUBRICANTS	$1,311	$2,428	$1,500	$5,000	$5,000
6109 POSTAGE	$22,159	$20,730	$24,000	$24,000	$24,000
6119 OTHER SUPPLIES	$4	$196	$250	$500	$500
SUPPLIES	**$36,210**	**$31,591**	**$31,150**	**$35,100**	**$42,600**
6203 RADIO EQUIPMENT MAINTENANCE	$0	$0	$1,000	$0	$0
6205 VEHICLE MAINTENANCE	$57	$161	$1,000	$500	$1,000
REPAIRS AND MAINTENANCE	**$57**	**$161**	**$2,000**	**$500**	**$1,000**
6304 PROFESSIONAL SERVICES,OTHER	$21,263	$18,756	$20,000	$20,000	$90,000
6312 PHONE & INTERNET SERVICES	$2,778	$2,923	$3,200	$2,600	$1,400
6329 OTHER SERVICES	$18,255	$23,724	$20,000	$26,000	$28,000
6332 TRAVEL AND MEALS	$997	$0	$2,000	$2,100	$2,000
6333 DUES AND SUBSCRIPTIONS	$20	$90	$500	$200	$200
6337 TRAINING	$319	$0	$3,500	$3,500	$5,000
6362 PERMITS AND LICENSES	$90	$222	$1,000	$0	$0
6397 CREDIT CARD PROCESSING FEES	$0	$174,413	$160,000	$140,000	$160,000
SERVICES AND CHARGES	**$43,721**	**$220,127**	**$210,200**	**$194,400**	**$286,600**
TOTAL UTILITY BILLING	**$389,626**	**$563,337**	**$626,900**	**$618,550**	**$784,875**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-WATER	600-613 - WATER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$278,511	$231,586	$311,666	$322,700	$546,400
6004 WAGES-PART TIME	$10,680	$4,035	$5,150	$10,000	$5,000
6005 WAGES-OVERTIME	$14,595	$11,299	$13,648	$12,000	$14,400
6006 WAGES-ON CALL	$10,509	$14,180	$20,600	$13,000	$45,000
6009 WAGES-OTHER	$16,382	$13,567	$18,442	$11,500	$0
6011 VACATION PAY	$12,284	$20,755	$18,465	$16,800	$0
6012 SICK PAY	$5,140	$5,957	$13,918	$11,000	$0
6015 SICK TIME BUYBACK	$563	$2,205	$699	$1,500	$1,300
6019 LONGEVITY	$1,630	$2,345	$2,276	$2,700	$3,400
6021 FICA-MED/SS	$25,160	$21,416	$31,173	$27,200	$47,500
6022 TMRS-EMPLOYER	$47,114	$40,496	$53,441	$47,600	$80,800
6025 WORKER COMPENSATION INS.	$7,808	$6,214	$8,200	$8,500	$12,600
6030 EMPLOYEE TUITION REIMBURSEMENT	$454	$0	$0	$1,000	$0
6031 TMRS - PENSION	$13,540	($5,647)	$0	$0	$0
6032 TMRS - DEATH BENEFIT	($2,440)	$1,905	$0	$0	$0
6033 OPEB - RETIREMENT HEALTH	$4,377	$648	$0	$0	$0
PERSONNEL SERVICES	**$446,307**	**$370,961**	**$497,678**	**$485,500**	**$756,400**
6106 MATERIALS AND PARTS	$116,050	$179,986	$221,200	$646,200	$373,000
6107 CLOTHING AND UNIFORMS	$5,325	$6,426	$7,450	$7,250	$12,500
6108 FUEL, OIL AND LUBRICANTS	$9,985	$15,250	$10,000	$20,000	$20,000
6110 CHEMICAL SUPPLIES	$64,224	$69,225	$60,000	$100,000	$75,000
6119 OTHER SUPPLIES	$13,659	$11,696	$7,000	$13,400	$10,000
SUPPLIES	**$209,243**	**$282,583**	**$305,650**	**$786,850**	**$490,500**
6204 OTHER EQUIPMENT MAINTENANCE	$7,632	$7,530	$8,000	$8,000	$8,000
6205 VEHICLE MAINTENANCE	$3,170	$1,267	$3,000	$5,000	$5,000
6207 SYSTEM MAINTENANCE	$205,668	$84,246	$85,000	$85,000	$210,000
REPAIRS AND MAINTENANCE	**$216,471**	**$93,042**	**$96,000**	**$98,000**	**$223,000**
6302 PROFESSIONAL SERVICES, ENGINEERING	$0	$199	$5,000	$7,500	$175,000
6304 PROFESSIONAL SERVICES,OTHER	$21,741	$8,033	$10,000	$15,000	$15,000
6305 N.HARRIS CTY.REG.WATER AUTH.	$3,098,278	$3,386,142	$3,300,000	$4,000,000	$3,800,000
6312 PHONE & INTERNET SERVICES	$3,977	$2,947	$3,000	$3,000	$6,000
6313 UTILITIES-ELECTRIC	$158,286	$214,376	$175,000	$175,000	$175,000
6329 OTHER SERVICES	$0	$7,805	$10,000	$12,500	$12,500
6332 TRAVEL AND MEALS	$0	($77)	$0	$0	$0
6333 DUES AND SUBSCRIPTIONS	$498	$0	$1,000	$500	$500
6335 ADVERTISING COST	$500	$1,853	$400	$700	$700
6336 EQUIPMENT RENTALS	$0	$2,057	$1,000	$1,000	$1,000
6337 TRAINING	$4,083	$0	$0	$0	$0

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-WATER	600-613 - WATER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6361 STUDIES AND ANALYSIS	$16,159	$50,717	$35,000	$45,000	$25,000
6362 PERMITS AND LICENSES	$10,333	$13,782	$15,000	$15,000	$17,000
SERVICES AND CHARGES	**$3,313,855**	**$3,687,833**	**$3,555,400**	**$4,275,200**	**$4,227,700**
6403 MACHINERY AND EQUIPMENT	$8,480	$4,813	$3,500	$0	$0
6405 VEHICLE EQUIPMENT	$0	$0	$0	$0	$121,400
6409 SYSTEM EXPANSION	$0	$11,329	$50,000	$50,000	$50,000
CAPITAL OUTLAY	**$8,480**	**$16,141**	**$53,500**	**$50,000**	**$171,400**
6999 TRANSFER TO CAPITAL PROJ. FUND	$25,000	$0	$275,000	$275,000	$0
TRANSFERS	**$25,000**	**$0**	**$275,000**	**$275,000**	**$0**
TOTAL WATER	**$4,219,355**	**$4,450,560**	**$4,783,228**	**$5,970,550**	**$5,869,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-SEWER	600-614 - SEWER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$391,525	$373,057	$434,267	$433,500	$518,700
6004 WAGES-PART TIME	$10,854	$10,597	$5,150	$20,000	$5,000
6005 WAGES-OVERTIME	$6,425	$14,916	$15,862	$10,000	$12,000
6006 WAGES-ON CALL	$33,142	$37,757	$25,750	$30,750	$25,000
6009 WAGES-OTHER	$23,143	$21,887	$23,985	$14,500	$0
6011 VACATION PAY	$21,933	$12,742	$28,721	$21,000	$0
6012 SICK PAY	$5,808	$16,146	$18,102	$18,800	$0
6013 EMERGENCY PAY	$1,364	$1,642	$0	$700	$0
6015 SICK TIME BUYBACK	$3,267	$3,043	$2,387	$700	$3,500
6019 LONGEVITY	$4,740	$4,125	$4,237	$3,800	$4,200
6021 FICA-MED/SS	$36,600	$37,523	$52,846	$41,300	$43,500
6022 TMRS-EMPLOYER	$68,877	$68,584	$73,709	$73,700	$74,500
6025 WORKER COMPENSATION INS.	$6,878	$6,694	$7,150	$10,600	$10,600
6031 TMRS - PENSION	$19,849	($9,564)	$0	$0	$0
6032 TMRS - DEATH BENEFIT	($3,568)	$3,213	$0	$0	$0
6033 OPEB - RETIREMENT HEALTH	$6,402	$1,092	$0	$0	$0
PERSONNEL SERVICES	**$637,240**	**$603,454**	**$692,166**	**$679,350**	**$697,000**
6106 MATERIALS AND PARTS	$12,053	$14,840	$30,000	$30,000	$30,000
6107 CLOTHING AND UNIFORMS	$5,498	$5,293	$8,600	$8,550	$10,000
6108 FUEL, OIL AND LUBRICANTS	$11,578	$13,847	$15,000	$28,000	$28,000
6109 POSTAGE	$0	$0	$100	$100	$100
6110 CHEMICAL SUPPLIES	$91,184	$100,504	$90,000	$115,000	$125,000
6119 OTHER SUPPLIES	$13,315	$10,007	$25,000	$28,400	$15,000
SUPPLIES	**$133,629**	**$144,491**	**$168,700**	**$210,050**	**$208,100**
6204 OTHER EQUIPMENT MAINTENANCE	$9,399	$7,695	$15,000	$15,000	$15,000
6205 VEHICLE MAINTENANCE	$10,575	$18,512	$5,000	$10,000	$10,000
6206 BUILDING MAINTENANCE	$4,103	$3,734	$0	$2,000	$2,000
6207 SYSTEM MAINTENANCE	$164,412	$195,784	$284,100	$301,800	$285,000
REPAIRS AND MAINTENANCE	**$188,489**	**$225,725**	**$304,100**	**$328,800**	**$312,000**
6302 PROFESSIONAL SERVICES,ENGINEER	$0	$0	$7,500	$10,000	$190,000
6304 PROFESSIONAL SERVICES,OTHER	$15,065	$22,155	$20,000	$25,000	$25,000
6312 PHONE & INTERNET SERVICES	$4,314	$4,041	$4,400	$4,400	$4,400
6313 UTILITIES-ELECTRIC	$146,321	$221,335	$165,000	$165,000	$165,000
6329 OTHER SERVICES	$132,907	$78,004	$125,000	$125,000	$140,000
6333 DUES AND SUBSCRIPTIONS	$90	$90	$100	$100	$100
6336 EQUIPMENT RENTALS	$0	$3,888	$4,500	$4,500	$4,500

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-SEWER	600-614 - SEWER

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6337 TRAINING	$6,963	$0	$0	$0	$0
6361 STUDIES AND ANALYSIS	$58,830	$50,957	$60,000	$60,000	$70,000
6362 PERMITS AND LICENSES	$30,510	$28,062	$45,000	$45,000	$155,000
SERVICES AND CHARGES	**$395,000**	**$408,531**	**$431,500**	**$439,000**	**$754,000**
6403 MACHINERY AND EQUIPMENT	$46,045	$4,814	$3,500	$0	$625,000
6406 LAND AND BUILDINGS	$0	$0	$0	$0	$20,000
6409 SYSTEM EXPANSION	$0	$0	$50,000	$50,000	$50,000
CAPITAL OUTLAY	**$46,045**	**$4,814**	**$53,500**	**$50,000**	**$695,000**
6999 TRANSFER TO CAPITAL PROJ. FUND	$50,000	$100,000	$250,000	$250,000	$50,000
TRANSFERS	**$50,000**	**$100,000**	**$250,000**	**$250,000**	**$50,000**
TOTAL SEWER	**$1,450,404**	**$1,487,015**	**$1,899,966**	**$1,957,200**	**$2,716,100**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-GAS	600-615 - GAS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 BUDGET	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6003 WAGES-FULL TIME	$229,101	$244,897	$260,034	$278,200	$356,200
6004 WAGES-PART TIME	$6,568	$5,824	$5,150	$5,200	$5,000
6005 WAGES-OVERTIME	$8,161	$10,215	$12,360	$12,400	$14,000
6006 WAGES-ON CALL	$26,669	$20,417	$15,450	$20,000	$15,000
6009 WAGES-OTHER	$11,934	$13,561	$15,464	$9,600	$0
6011 VACATION PAY	$10,596	$11,471	$18,444	$16,800	$0
6012 SICK PAY	$2,992	$5,819	$11,671	$7,800	$0
6013 EMERGENCY PAY	$583	$0	$0	$500	$0
6015 SICK TIME BUYBACK	$3,320	$2,574	$2,551	$2,000	$2,700
6019 LONGEVITY	$2,975	$3,085	$3,472	$3,200	$3,500
6021 FICA-MED/SS	$22,350	$23,559	$26,491	$29,000	$30,400
6022 TMRS-EMPLOYER	$41,534	$43,315	$45,312	$51,200	$51,800
6025 WORKER COMPENSATION INS.	$3,166	$2,799	$3,410	$3,900	$4,000
6031 TMRS - PENSION	$11,935	($6,041)	$0	$0	$0
6032 TMRS - DEATH BENEFIT	($2,149)	$2,027	$0	$0	$0
6033 OPEB - RETIREMENT HEALTH	$3,855	$689	$0	$0	$0
PERSONNEL SERVICES	**$383,589**	**$384,211**	**$419,809**	**$439,800**	**$482,600**
6101 OFFICE SUPPLIES	$10	$0	$0	$0	$0
6106 MATERIALS AND PARTS	$118,738	$269,848	$250,000	$700,000	$715,000
6107 CLOTHING AND UNIFORMS	$4,631	$4,193	$6,350	$6,100	$7,000
6108 FUEL, OIL AND LUBRICANTS	$11,918	$12,106	$12,000	$20,000	$20,000
6109 POSTAGE	$400	$176	$500	$500	$500
6110 CHEMICAL SUPPLIES	$0	$0	$5,000	$7,500	$7,500
6119 OTHER SUPPLIES	$13,046	$10,117	$17,500	$23,400	$38,000
6129 GAS PURCHASES	$785,534	$3,546,073	$1,100,000	$1,575,000	$1,100,000
SUPPLIES	**$934,277**	**$3,842,514**	**$1,391,350**	**$2,332,500**	**$1,888,000**
6203 RADIO EQUIPMENT MAINTENANCE	$170	$0	$0	$0	$0
6204 OTHER EQUIPMENT MAINTENANCE	$3,850	$5,855	$5,000	$5,000	$5,000
6205 VEHICLE MAINTENANCE	$2,911	$7,032	$3,000	$10,000	$5,000
6207 SYSTEM MAINTENANCE	$17,218	$19,104	$150,000	$150,000	$125,000
6219 OTHER MAINTENANCE	$0	$0	$6,500	$0	$0
REPAIRS AND MAINTENANCE	**$24,148**	**$31,992**	**$164,500**	**$165,000**	**$135,000**
6302 PROFESSIONAL SERVICES, ENGINEERING	$0	$15,800	$5,000	$5,000	$15,000
6304 PROFESSIONAL SERVICES,OTHER	$41,554	$8,714	$125,000	$25,000	$135,000
6312 PHONE & INTERNET SERVICES	$4,953	$4,306	$4,500	$4,500	$4,500
6313 UTILITIES-ELECTRIC	$1,179	$3,571	$1,500	$1,500	$1,500
6322 INSPECTION SERVICES	$402	$0	$0	$0	$0
6329 OTHER SERVICES	$4,300	$6,204	$5,000	$5,000	$5,000
6333 DUES AND SUBSCRIPTIONS	$5,328	$5,958	$1,500	$6,500	$6,500

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-GAS	600-615 - GAS

DETAILS

LINE ITEMS	2020 ACTUAL	2021 BUDGET	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6335 ADVERTISING COST	$6,310	$10,205	$7,000	$7,000	$7,000
6336 EQUIPMENT RENTALS	$0	$1,122	$1,500	$1,500	$1,500
6337 TRAINING	$10,835	$1,000	$0	$0	$0
6361 STUDIES AND ANALYSIS	$92	$50	$3,000	$3,000	$3,000
6362 PERMITS AND LICENSES	$2,966	$3,161	$3,500	$4,000	$4,000
SERVICES AND CHARGES	**$77,919**	**$60,090**	**$157,500**	**$63,000**	**$183,000**
6403 MACHINERY AND EQUIPMENT	$12,461	$4,813	$3,500	$0	$85,000
6409 SYSTEM EXPANSION	$0	$13,970	$50,000	$50,000	$50,000
CAPITAL OUTLAY	**$12,461**	**$18,782**	**$53,500**	**$50,000**	**$135,000**
6999 TRANSFER TO CAPITAL PROJ. FUND	$89,000	$120,000	$70,000	$70,000	$150,000
TRANSFERS	**$89,000**	**$120,000**	**$70,000**	**$70,000**	**$150,000**
TOTAL GAS	**$1,521,395**	**$4,457,588**	**$2,256,659**	**$3,120,300**	**$2,973,600**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	DEBT	600-616 DEBT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6906 BOND FEES AND COST	$80,143	$467	$0	$0	$0
DEBT	**$80,143**	**$468**	**$0**	**$0**	**$0**
TOTAL DEBT	**$80,143**	**$468**	**$0**	**$0**	**$0**

Fleet Replacement Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Transfers - General Fund	$ 115,505	$ 415,549	$ 434,538	$ 435,126	$ 503,031
Transfers - Enterprise Fund	26,240	110,754	110,754	110,754	76,038
Other	-	113,017	-	84,750	-
Interest	8,911	766	1,100	3,000	6,000
Total	**$ 150,656**	**$ 640,086**	**$ 546,392**	**$ 633,630**	**$ 585,069**
Expenditures:					
Capital Outlay - General Fund	$ 458,217	$ 849,255	$ 457,360	$ 679,715	$ 1,179,470
Capital Outlay - Enterprise Fund	238,433	190,745	209,000	186,175	156,000
Total	**$ 696,650**	**$ 1,040,000**	**$ 666,360**	**$ 865,890**	**$ 1,335,470**
Revenues Over (Under) Expenditures	**$ (545,994)**	**$ (399,914)**	**$ (119,968)**	**$ (232,260)**	**$ (750,401)**
Beginning Fund Balance	**$ 2,942,845**	**$ 2,396,850**	**$ 1,996,936**	**$ 1,996,936**	**$ 1,764,676**
Ending Fund Balance	**$ 2,396,850**	**$ 1,996,936**	**$ 1,876,968**	**$ 1,764,676**	**$ 1,014,275**

CITY OF TOMBALL
FLEET REPLACEMENT FUND

FLEET REPLACEMENT FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5500 SALE OF CITY PROPERTY	$ -	$ 40,733		$ 84,750	$ -
5551 INSURANCE RECOVERIES	-	-	-	27,650	-
5740 OTHER GRANTS	-	72,284	-	-	-
5800 INTEREST INCOME	8,911	766	1,100	3,000	6,000
5910 TRANSFER FROM GENERAL FUND	115,505	415,549	434,538	435,126	503,031
5911 TRANSFER FROM UTILITY FUND	26,240	110,754	110,754	110,754	76,038
TOTAL FLEET REPLACEMENT FUND	**$ 150,656**	**$ 640,086**	**$ 546,392**	**$ 661,280**	**$ 585,069**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
FLEET REPLACEMENT	GENERAL FUND FLEET REPLACEMENT	650-651 GENERAL FUND FLEET REPLACEMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6405 VEHICLE EQUIPMENT	$416,277	$809,983	$419,400	$646,500	$1,151,000
6901 INTEREST-NOTES	$41,940	$39,272	$37,960	$33,215	$28,470
CAPITAL OUTLAY	**$458,217**	**$849,255**	**$457,360**	**$679,715**	**$1,179,470**
TOTAL GENERAL FUND FLEET REPLACEMENT	**$458,217**	**$849,255**	**$457,360**	**$679,715**	**$1,179,470**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
FLEET REPLACEMENT	UTILITY FUND FLEET REPLACEMENT	650-652 UTILITY FUND FLEET REPLACEMENT

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6403 MACHINERY AND EQUIPMENT	$71,976	$149,950	$0	$60,100	$0
6405 VEHICLE EQUIPMENT	$166,457	$40,795	$209,000	$126,075	$156,000
CAPITAL OUTLAY	**$238,433**	**$190,745**	**$209,000**	**$186,175**	**$156,000**
TOTAL UTILITY FUND FLEET REPLACEMENT	**$238,433**	**$190,745**	**$209,000**	**$186,175**	**$156,000**

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
2023	11/1/2022	130,000	3.650%	33,215	163,215
2024	11/1/2023	130,000	3.650%	28,470	158,470
2025	11/1/2024	130,000	3.650%	23,725	153,725
2026	11/1/2025	130,000	3.650%	18,980	148,980
2027	11/1/2026	130,000	3.650%	14,235	144,235
2028	11/1/2027	130,000	3.650%	9,490	139,490
2029	11/1/2028	130,000	3.650%	4,745	134,745
Total		**$ 910,000**		**$ 132,860**	**$ 1,042,860**

ACTIVE - FLEET REPLACEMENT

Department	Fleet ID	Fleet Type	Make	Model	Year	Mileage/Hrs	Requested Make	Requested Model	Price Estimate
Permits & Inspections	AD10	Truck	Chevy	Silverado 1500	2006	74,765	Chevy	Silverado 1500	$ 40,000
Permits & Inspections	AD15	Truck	Chevy	Silverado 1500	2013	67,418	Chevy	Silverado 1500	$ 40,000
								Permits & Inspections Total	**$ 80,000**
Police Dept	Shop 20	Truck	Chevy	Silverado 1500	2010	87,600	Chevy	Colorado	$ 37,000
Police Dept	Shops 57 & 58	Motorcycles	Victory	Comm 1 ABS	2013	37,500	Ford	Interceptor	$ 75,000
								Police Department Total	**$ 112,000**
Fire Dept	Engine 3	Fire Truck	Freightliner	FL-80	1995			Engine	$ 800,000
								Fire Department Total	**$ 800,000**
PW - Streets	G-37	Truck	Chevy	Silverado 3500 HD	2013	50,000	Chevy	Silverado 3500HD 4x2 crew cab with utility bed	$ 56,000
PW - Streets	GE-21	Tractor	John Deere	5520	1997		John Deere	6105E CAB TRACTOR	$ 75,000
PW - Streets	SE12-4A	Bat Wing		SE15-4A			John Deere	FC15R Flex Wing	$ 28,000
								Streets Department Total	**$ 159,000**
								TOTAL GENERAL FUND	**$ 1,151,000**
PW - Sewer	U-37	Truck	Chevy	3500 HD	2014	63,000	Chevy	Silverado 3500HD crew cab w/ utility bed	$ 56,000
								Sewer Department Total	**$ 56,000**
PW - Gas	07-002	Truck	Chevy	Silverado 1500	2007	113,000	Chevy	Silverado 4x2 Crew Cab	$ 46,000
PW - Gas	U-39	Truck	Chevy	Silverado 2500	2015	127,000	Chevy	Silverado 4x2 Crew Cab w/ utility bed	$ 54,000
								Gas Department Total	**$ 100,000**
								TOTAL ENTERPRISE FUND	**$ 156,000**
								TOTAL FLEET REPLACEMENT	**$ 1,307,000**

730 - Water Capital Recovery Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Water Capital Recovery Fee	$ 726,471	$ 1,571,435	$ 2,000,000	$ 1,500,000	$ 1,000,000
Interest	20,500	1,214	5,000	15,000	50,000
Total	**$ 746,971**	**$ 1,572,649**	**$ 2,005,000**	**$ 1,515,000**	**$ 1,050,000**
Expenditures:					
Services and Charges	$ -	$ 18,365	$ 233,000	$ 119,200	$ -
Transfers Out	455,000	-	-	249,500	4,650,000
Total	**$ 455,000**	**$ 18,365**	**$ 233,000**	**$ 368,700**	**$ 4,650,000**
Revenues Over (Under) Expenditures	**$ 291,972**	**$ 1,554,284**	**$ 1,772,000**	**$ 1,146,300**	**$ (3,600,000)**
Beginning Fund Balance	**$ 1,961,883**	**$ 2,253,855**	**$ 3,808,139**	**$ 3,808,139**	**$ 4,954,439**
Ending Fund Balance	**$ 2,253,855**	**$ 3,808,139**	**$ 5,580,139**	**$ 4,954,439**	**$ 1,354,439**

CITY OF TOMBALL
WATER CAPITAL RECOVERY FUND - 730

WATER CAPITAL RECOVERY FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5800 INTEREST INCOME	$ 20,500	$ 1,214	$ 5,000	$ 15,000	$ 50,000
5810 WATER CAPITAL RECOVERY FEE	726,471	1,571,435	2,000,000	1,500,000	1,000,000
TOTAL WATER CAPITAL RECOVERY FUND	**$ 746,971**	**$ 1,572,649**	**$ 2,005,000**	**$ 1,515,000**	**$ 1,050,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
WATER CAPITAL RECOVERY	WATER CAPITAL RECOVERY	730-731 WATER CAPITAL RECOVERY

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6304 PROF.SERV.-OTHER	$0	$18,365	$233,000	$119,200	$0
SERVICES AND CHARGES	**$0**	**$18,365**	**$233,000**	**$119,200**	**$0**
6691 TRANSFERS OUT	$455,000	$0	$0	$249,500	$4,650,000
TRANSFERS	**$455,000**	**$0**	**$0**	**$249,500**	**$4,650,000**
TOTAL WATER CAPITAL RECOVERY	**$455,000**	**$18,365**	**$233,000**	**$368,700**	**$4,650,000**

740 - Sewer Capital Recovery Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Sewer Capital Recovery Fee	$ 658,214	$ 1,306,859	$ 1,750,000	$ 1,200,000	$ 800,000
Interest	16,930	1,000	2,500	12,000	20,000
Total	**$ 675,144**	**$ 1,307,860**	**$ 1,752,500**	**$ 1,212,000**	**$ 820,000**
Expenditures:					
Transfers	$ 479,000	$ -	$ -	$ -	$ 75,000
Total	**$ 479,000**	**$ -**	**$ -**	**$ -**	**$ 75,000**
Revenues Over (Under) Expenditures	**$ 196,145**	**$ 1,307,861**	**$ 1,752,500**	**$ 1,212,000**	**$ 745,000**
Beginning Fund Balance	**$ 1,839,232**	**$ 2,035,377**	**$ 3,343,238**	**$ 3,343,238**	**$ 4,555,238**
Ending Fund Balance	**$ 2,035,377**	**$ 3,343,238**	**$ 5,095,738**	**$ 4,555,238**	**$ 5,300,238**

CITY OF TOMBALL
SEWER CAPITAL RECOVERY FUND - 740

SEWER CAPITAL RECOVERY FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5800 INTEREST	$ 16,930	$ 1,000	$ 2,500	$ 12,000	$ 20,000
5840 SEWER CAPITAL RECOVERY FEE	658,214	1,306,859	1,750,000	1,200,000	800,000
TOTAL SEWER CAPITAL RECOVERY FUND	**$ 675,144**	**$ 1,307,860**	**$ 1,752,500**	**$ 1,212,000**	**$ 820,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
SEWER CAPITAL RECOVERY	SEWER CAPITAL RECOVERY	740-741 SEWER CAPITAL RECOVERY

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2022 BUDGET
6691 TRANSFERS OUT	$479,000	$0	$0	$0	$75,000
TRANSFERS	**$479,000**	**$0**	**$0**	**$0**	**$75,000**
TOTAL SEWER CAPITAL RECOVERY	**$479,000**	**$0**	**$0**	**$0**	**$75,000**

City of Tomball
910 Employee Benefits Trust Fund
2022-2023 Proposed Budget

	FY 2020 Actual	FY 2021 Actual	FY 2022 Budget	FY 2022 Projection	FY 2023 Budget
Revenues:					
Transfers	$ 2,862,477	$ 2,889,477	$ 3,380,338	$ 3,240,838	$ 3,411,800
ESD#15 Reimbursement	173,573	123,415	-	139,500	312,750
Interest	19,531	1,783	2,500	7,500	15,000
Total	**$ 3,055,581**	**$ 3,014,675**	**$ 3,382,838**	**$ 3,387,838**	**$ 3,739,550**
Expenditures:					
Health Insurance Costs	$ 2,548,243	$ 2,560,404	$ 3,198,540	$ 3,348,040	$ 3,900,400
Services and Charges	43,470	54,505	58,788	55,610	60,000
Total	**$ 2,591,712**	**$ 2,614,909**	**$ 3,257,328**	**$ 3,403,650**	**$ 3,960,400**
Revenues Over (Under) Expenditures	**$ 463,869**	**$ 399,766**	**$ 125,510**	**$ (15,812)**	**$ (220,850)**
Beginning Fund Balance	**$ 1,773,190**	**$ 2,237,059**	**$ 2,636,825**	**$ 2,636,825**	**$ 2,621,013**
Ending Fund Balance	**$ 2,237,059**	**$ 2,636,825**	**$ 2,762,335**	**$ 2,621,013**	**$ 2,400,163**

CITY OF TOMBALL
EMPLOYEE BENEFITS TRUST FUND - 910

EMPLOYEE BENEFITS TRUST FUND	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
5474 ESD#15 STATION 5 PAYROLL REIMBURSEMENT	$ 173,573	$ 123,415	$ -	$ 139,500	$ 312,750
5800 INTEREST	19,531	1,783	2,500	7,500	15,000
5961 TRANSFER IN	2,862,477	2,889,477	3,380,338	3,240,838	3,411,800
TOTAL EMPLOYEE BENEFITS TRUST FUND	**$ 3,055,581**	**$ 3,014,675**	**$ 3,382,838**	**$ 3,387,838**	**$ 3,739,550**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
EMPLOYEE BENEFITS TRUST	HEALTH INSURANCE	910-920 HEALTH INSURANCE

DETAILS

LINE ITEMS	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2022 PROJECTION	2023 BUDGET
6024 HEALTH INSURANCE	$2,548,243	$2,560,404	$3,198,540	$3,348,040	$3,900,400
PERSONNEL SERVICES	**$2,548,243**	**$2,560,404**	**$3,198,540**	**$3,348,040**	**$3,900,400**
6304 PROF. SERVICES- OTHER	$42,397	$53,812	$58,788	$55,400	$60,000
6329 OTHER SERVICES	$1,072	$693	$0	$210	$0
SERVICES AND CHARGES	**$43,470**	**$54,505**	**$58,788**	**$55,610**	**$60,000**
TOTAL HEALTH INSURANCE	**$2,591,712**	**$2,614,909**	**$3,257,328**	**$3,403,650**	**$3,960,400**

ACTIVE SUPPLEMENTALS

GENERAL FUND

FUND-DEPT-ACCT	TITLE	TYPE	AMOUNT
100-112-6101	(5) Toughbooks for Inspectors	Office/Computer Equipment	18,000
Permits & Inspections Total			**$ 18,000**
100-114-6304	Conversion of Archived Records	Professional Services	22,800
100-114-6371	Election Equipment	Equipment	64,000
City Secretary's Office Total			**$ 86,800**
100-117-6101	Click Share Devices	Office/Computer Equipment	5,000
100-117-6320	Content Manager Database	Software	10,000
100-117-6402	Replace Network Switches	Office/Computer Equipment	58,000
100-117-6320	Budget Software	Software	77,725
100-117-6320	Public Works/Permitting Software	Software	140,000
100-117-6320	License Plate Reader Software	Software	9,500
Information Systems Total			**$ 300,225**
100-121-6106	(10) Body Worn Cameras	Materials and Parts	60,000
100-121-6999	Upgrades to Malone Lot (GF/Seizure Fund)	Building Maintenance	200,000
100-121-6003	(1) Day Shift Sergeant	Personnel	141,875
100-121-6003	(1) School Resource Officer (ISD Funded)	Personnel	133,250
100-121-6003	(2) Jailers	Personnel	169,213
100-121-6003	(2) Police Officers	Personnel	246,600
100-121-6004	Part-time Bailiff	Personnel	46,375
100-121-6405	New Vehicle for Police Officers	Vehicle	65,000
Police Department Total			**$ 1,062,313**
100-142-6141	Air Compressor - Station 1	Equipment	10,000
100-145-6003	(3) Lieutenants	Personnel	356,100
100-145-6003	(3) Driver/Operators	Personnel	333,650
100-145-6003	(3) Firefighters	Personnel	313,275
100-145-6405	Engine 4	Vehicle	900,000
Fire Department Total			**$ 1,913,025**
100-151-6003	Construction Inspector	Personnel	115,775
100-151-6405	Construction Inspector Truck	Vehicle	36,000
Public Works Admin Total			**$ 151,775**
100-152-6106	Turf Tray	Materials & Parts	4,000
Garage Department Total			**$ 4,000**
100-153-6119	Replace GE-60 (Zero turn mower)	Equipment	13,000
100-153-6119	Replace GE-43 (utility ATV)	Equipment	18,000
100-153-6999	Renovation to the Depot Museum	Capital Projects	150,000
100-153-6999	Matheson Park Improvements	Capital Projects	200,000
100-153-6304	Parks Master Plan	Professional Services	150,000
100-153-6207	Theis Attaway Nature Center	System Maintenance	25,000
100-153-6999	Juergen's Park Inclusive Playground	Capital Projects	100,000
100-153-6409	Wayne Stovall Light Replacement	System Maintenance	40,000
Parks Total			**$ 696,000**

ACTIVE SUPPLEMENTALS

100-154-6119	Replace GE-59 (zero turn mower)	Equipment	13,000
100-154-6403	Brush Chipper	Equipment	55,000
100-154-6106	8x11' Rock Screen	Materials & Parts	5,500
100-154-6999	Alley Improvement Project	Capital Projects	200,000
100-154-6304	Drainage Master Plan	Professional Services	850,000
100-154-6003	Streets & Drainage Crew Chief	Personnel	84,625
100-154-6003	(3) Streets Service People	Personnel	220,875
100-154-6405	New Streets Crew Truck	Vehicle	55,825
100-154-6409	Sidewalks	Capital Projects	200,000
Streets Total			**$ 1,684,825**
100-156-6302	Comp Plan/Major Thoroughfare Plan Update	Professional Services	300,000
100-156-6001	Assistant City Engineer	Personnel	133,350
100-156-6302	Zoning Ordinance Update	Professional Services	150,000
Engineering & Planning Total			**$ 583,350**
100-157-6403	Replace City Hall HVAC Units	Capital Improvement	29,250
100-157-6206	Fire Station 1 Warehouse Heaters	Facilities Maintenance	8,200
100-157-6206	Community Center Window Retrofit	Facilities Maintenance	7,500
100-157-6304	Facility Needs Assessment (split GF/EF)	Professional Services	25,000
100-157-6406	Public Works Admin Customer Service Remodel	Capital Improvement	20,000
100-157-6403	Police Department A/C	Capital Improvement	13,500
100-157-6403	Community Center A/C (2 4-ton, 2 5-ton)	Capital Improvement	46,000
100-157-6406	Upgrade Court's Offices	Capital Improvement	22,000
100-157-6206	Conference Room (Shack) Upgrade	Facilities Maintenance	11,000
100-157-6206	Cubicle Buildout	Facilities Maintenance	50,000
Facilities Maintenance Total			**$ 232,450**
GENERAL FUND TOTAL			**$ 6,732,763**

SEIZURE FUND

FUND-DEPT-ACCT	TITLE	TYPE	AMOUNT
200-122-6991	Upgrades to Malone Lot	Capital Improvement	100,000
Seizure Fund Total			**$ 100,000**
SEIZURE FUND TOTAL			**$ 100,000**

CAPITAL PROJECTS FUND

FUND-DEPT-ACCT	TITLE	TYPE	AMOUNT
400-153-6409	Juergen's Park Inclusive Playground	Capital Projects	800,000
Parks Capital Projects Total			**$ 800,000**
400-613-6409	Pine Street EST Rehabilitation	Capital Projects	850,000
400-613-6409	East Water Plant - Phase I	Capital Projects	5,000,000
400-613-6409	Telge Easement Acquisition	Capital Projects	750,000
Water Capital Projects Total			**$ 6,600,000**
400-614-6409	2920 Lift Station	Capital Projects	10,000,000
400-614-6409	Telge Easement Acquisition	Capital Projects	750,000
400-614-6409	WWTP Design	Capital Projects	415,000
Sewer Capital Projects Total			**$ 11,165,000**
CAPITAL PROJECTS FUND TOTAL			**$ 17,765,000**

ENTERPRISE FUND

FUND-DEPT-ACCT	TITLE	TYPE	AMOUNT
600-611-6304	Facility Needs Assessment (split GF/EF)	Professional Services	25,000
600-611-6001	Environmental Coordinator	Personnel	133,350
600-611-6361	Utility Rate Study	Professional Services	60,000
Utilities Admin Total			**$ 218,350**

ACTIVE SUPPLEMENTALS

600-612-6304	Contract Meter Reading	Professional Services		70,000
600-612-6003	Customer Service Coordinator	Personnel		86,975
Utility Billing Total			**$**	**156,975**
600-613-6106	Storz Connections	Materials & Parts		65,000
600-613-6302	Water Master Plan	Professional Services		165,000
600-613-6207	Well 6 Maintenance	System Maintenance		100,000
600-613-6003	Crew Chief	Personnel		97,325
600-613-6003	(2) Utilities Servicepeople	Personnel		148,525
600-613-6003	Utilities Technician	Personnel		90,175
600-613-6405	Utilities Crew Truck	Vehicle		55,900
600-613-6405	Utilities Mini Dump	Vehicle		65,500
Water Department Total			**$**	**787,425**
600-614-6406	Roof Replacement NWWTP	Capital Improvement		20,000
600-614-6999	SCADA Implementation	Capital Projects		50,000
600-614-6302	Wastewater Master Plan	Professional Services		180,000
600-614-6362	WWTP Permit Renewals	Professional Services		110,000
600-614-6207	Repairs to Electrical Boxes at Lift Stations	System Maintenance		10,000
600-614-6403	Generator Replacement - SWWTP	Equipment		625,000
Sewer Total			**$**	**995,000**
600-615-6999	SCADA Implementation	Capital Projects		50,000
600-615-6999	Gas Meter Conversion to Sensus	Capital Projects		100,000
600-615-6119	Gas Leak Detection Laser	Materials & Parts		18,000
600-615-6207	Gas Regulator Fencing	System Maintenance		25,000
600-615-6403	Mini Excavator with Tilt Trailer	Equipment		85,000
Gas Total			**$**	**278,000**
ENTERPRISE FUND TOTAL			**$**	**2,435,750**

WATER CAPITAL RECOVERY

FUND-DEPT-ACCT	TITLE	TYPE		AMOUNT
730-731-6991	S. Persimmon Water Line Construction	Capital Projects		600,000
730-731-6999	Rudolph Road Water Line Exension	Capital Projects		300,000
730-731-6999	Grand Parkway EST	Capital Projects		3,750,000
Water Capital Recovery Total			**$**	**4,650,000**
WATER CAPITAL RECOVERY TOTAL			**$**	**4,650,000**

SEWER CAPITAL RECOVERY

FUND-DEPT-ACCT	TITLE	TYPE		AMOUNT
740-741-6999	Rudolph Road Sanitary Sewer	Capital Projects		75,000
Sewer Capital Recovery Total			**$**	**75,000**
SEWER CAPITAL RECOVERY TOTAL			**$**	**75,000**
SUPPLEMENTAL TOTAL			**$**	**31,823,513**

CUT SUPPLEMENTALS

GENERAL FUND

FUND-DEPT-ACCT	TITLE	TYPE	AMOUNT
100-114-6003	Administrative Assistant	Personnel	77,175
100-114-6206	Paint City Hall - Entire	Facilities Maintenance	35,000
City Secretary's Office Total			**$ 112,175**
100-115-6003	HR Generalist	Personnel	95,700
Human Resources Total			**$ 95,700**
100-117-6101	Plotter/Scanner	Office/Computer Equipment	9,000
100-117-6320	Upgrade Laserfiche	Software	50,000
IT Department Total			**$ 59,000**
100-121-6003	Task Force Investigator	Personnel	125,750
100-121-6405	New Vehicle for Task Force Investigator	Vehicle	32,000
Police Department Total			**$ 157,750**
100-156-6001	Plans Examiner	Personnel	108,000
Engineering & Planning Total			**$ 108,000**
GENERAL FUND TOTAL			**$ 532,625**

ENTERPRISE FUND

ORGUNIT	TITLE	TYPE	AMOUNT
600-613-6304	Lead & Copper Rule Update- Phase I of III	Professional Services	1,000,000
Water Total			**$ 1,000,000**

ENTERPRISE FUND TOTAL	**$**	**1,000,000**
CUT SUPPLEMENTAL TOTAL	**$**	**1,532,625**

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Approve Resolution No. 2022-31, a Resolution of the City of Tomball, Texas, Adopting and Ratifying the City of Tomball's Investment Policy, as set forth in the City's Administrative Policy No. 13, entitled "Investment Policy"

Background:

Administrative Policy No. 13 – Investment Policy identifies those types of investments into which the City may place its funds. The City's policy is required by the Texas Public Funds Investment Act (PFIA).

An additional provision of the PFIA requires that the governing body review and adopt the policy by resolution. The changes made to the Investment Policy are minor and do not change the policy as a whole.

Origination:

Finance

Recommendation:

Adoption of Resolution No. 2022-31

Party(ies) responsible for placing this item on agenda: Katherine Tapscott, 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 Katherine Tapscott, CPA 8/29/2022 Approved by _____

Finance Director Date City Manager Date

RESOLUTION NO. 2022-31

A RESOLUTION OF THE CITY OF TOMBALL, TEXAS, ADOPTING THE CITY OF TOMBALL'S INVESTMENT POLICY, AS SET OUT IN CITY OF TOMBALL ADMINISTRATIVE POLICY NO. 13, ENTITLED "INVESTMENT POLICY".

* * * * * * * * * *

WHEREAS, Texas Government Code, Section 2256.005(a), states that "the governing body of an investing entity shall adopt by rule, order, ordinance, or resolution, as appropriate, a written investment policy regarding the investment of its funds and funds under its control"; and

WHEREAS, the governing body of an investing entity shall review its investment policy and investment strategies not less than annually, adopting a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies;

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

Section 1. The City Council has reviewed the investment policy and now desires to reaffirm and re-adopt said investment policy, as set forth in City of Tomball Administrative Policy No. 13, entitled "Investment Policy", a copy of which is attached hereto and made a part hereof as Exhibit "A".

Section 2. All resolutions or parts of resolutions inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 3. In the event any clause phrase, provision, sentence, or part of this Resolution or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect,

impair, or invalidate this Resolution as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

PASSED, APPROVED, AND RESOLVED this the 6th day of September 2022.

LORI KLEIN QUINN, Mayor
City of Tomball

ATTEST:

DORIS SPEER, City Secretary
City of Tomball

SUBJECT	NUMBER:	EFFECTIVE DATE:	
INVESTMENT POLICY	13	July 27, 1992	PAGE 1 OF 8
	REVISED: September 6, 2022	APPROVED BY CITY MANAGER: September 6, 2022	
	SUPERSEDES: September 7, 2021	APPROVED BY CITY COUNCIL: September 6, 2022	

CITY OF TOMBALL
INVESTMENT POLICY

I. SCOPE OF POLICY

PURPOSE:

This policy is developed to be in accordance with the Public Funds Investment Act, Chapter 2256 and with the Public Funds Collateral Act, Chapter 2257 of the Texas Government Code, as amended. This investment policy applies to the investment activities of the City of Tomball (City). ~~This policy~~ and serves to satisfy the statutory requirement to define and adopt a formal investment policy. The investment portfolio shall be designed and managed in a manner to be responsive to public trust and to be in compliance with legal requirements and limitations.

INVESTMENT FUNDS:

All financial assets of all funds of the City ~~of Tomball, Texas,~~ at the present time and any funds to be created in the future shall be administered in accordance with the provisions of this policy. For investment purposes, all funds of the City shall be combined in a common pool, except as provided by applicable federal or state statutes, City ordinance, or other law. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

II. PRIMARY OBJECTIVES

SAFETY OF PRINCIPAL:

The safety of the principal invested always remains the primary and foremost objective. All investments shall be designed and managed in a manner responsive to the public trust and consistent with state and local law. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit risk, the risk of loss due to the failure of the security issuer or backer, and interest rate risk, the risk that the market value of securities in the portfolio will fall due to changes in general interest rates.

LIQUIDITY:

The City's investment portfolio will remain sufficiently liquid to enable the City to meet operating requirements that might be reasonably anticipated. Liquidity shall be achieved by structuring the portfolio so that investments mature concurrent with forecasted cash flow requirements. ~~Because~~ Since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets. A portion of the portfolio will also be placed in interest bearing accounts, which offer same day liquidity for short-term funds.

DIVERSIFICATION:

Invested funds shall be diversified to minimize risk resulting from over-concentration of assets in a specific maturity, specific market sector, or specific instruments.

YIELD:

The City's cash management portfolio shall be designed with the objective of attaining reasonable market rates of return on investments, while remaining within the objective of safety and liquidity, throughout budgetary and economic cycles. The investment program shall seek to augment these returns consistent with risk limitations identified herein and prudent investment principles, also taking into account the risk constraints associated with the protection of capital.

MATURITY:

The investment maturity schedule shall correspond with the City's projected cash flow needs. Market risk shall be minimized by diversification of maturity dates. The City has a "buy and hold" portfolio strategy. Maturity dates are matched with cash flow requirements and investments are purchased with the intent to be held until maturity. However, securities may be sold before they mature should it be in the City's best interest. No City investments shall exceed a maturity of more than four years.

INVESTMENT MANAGEMENT:

All participants in the investment process shall seek to act responsibly as custodians of the public trust. They shall avoid any transactions that might impair public confidence in the City's ability to govern effectively. The system of internal controls will be reviewed annually with the independent auditor of the City. The controls shall be designed to prevent loss of public funds due to fraud, employee error, misrepresentation by third parties, unanticipated market changes, or imprudent actions by employees of the City.

III. AUTHORIZED INVESTMENTS

Assets of funds of the government of the City ~~of Tomball~~ may be invested in:

A. Obligations of the United States or its agencies and instrumentalities;

B. Direct obligations of the State of Texas or its agencies and instrumentalities;

C. Collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States;

D. Other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State of Texas or the United States or their respective agencies and instrumentalities;

E. Obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent;

F. Certificates of Deposit issued by state or national banks with its main office or a branch in the State of Texas, a savings bank with its main office or a branch in the State of Texas, or a state or federal credit union with its main office or a branch in the State of Texas and are guaranteed or insured by the Federal Deposit Insurance Corporation or its successor or the National Credit Union Share Insurance Fund or its successor and are secured by the obligations named within this policy under items A through E above.

G. Repurchase agreements which are fully collateralized, have a defined termination date, are secured by obligations of the United States or its agencies and instrumentalities; are purchased and pledged to the City ~~of Tomball~~; are held in the City ~~of Tomball~~'s name; are deposited with third-party safekeeping of collateral at the time the investment is made; and are purchased through a primary government securities dealer or state or national bank doing business in the State of Texas evidenced by a fully executed Master Repurchase Agreement on file with the City. The repurchase agreement is a simultaneous agreement to buy, hold for a specified time, and sell back at a future date obligations of the United States or its agencies and instrumentalities, at a market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed.

H. Commercial paper is an authorized investment if the commercial paper:

a. Has a stated maturity of 270 days or fewer from the date of its issuance; and
b. Is rated not less than A-1 or P-1 or an equivalent rating by at least:
   i. Two nationally recognized credit rating agencies; or
   ii. One nationally recognized credit rating agency and is fully secured by an irrevocable letter of credit issued by organized and existing under the laws of the United States or any state.

I. An eligible investment pool authorized by the governing body, which must furnish to the City an offering circular or other similar disclosure instrument that contains, at a minimum, the types of investments in which money is allowed to be invested; the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool; the maximum stated maturity date of any investment within the portfolio; the objectives of the pool; the size of the pool; the names of the members of the advisory board of the pool and the dates their terms expire; the custodian bank that will safe-keep the pool's assets; whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation; whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment; the name and address of the independent auditor of the pool; the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the entity to invest funds in and withdraw funds from the pool; and the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios.

To maintain eligibility to receive funds from and invest funds on behalf of the City ~~of Tomball~~, an investment pool must furnish to the City investment transaction confirmations; and a monthly report that contains, at a minimum, the types and percentage breakdown of securities in which the pool is invested, the current average dollar-weighted maturity based on the stated maturity date of the pool, the current percentage of the pool's portfolio in investments that have stated maturities of more than one year, the book value versus the market value of the pool's portfolio, using amortized cost valuation, the size of the pool, the number of participants in the pool, the custodian bank that is safekeeping the assets of the pool, a listing of daily transaction activity of the entity participating in the pool, the yield and expense ratio of the pool, the portfolio managers of the pool and any changes or addenda to the offering circular.

Investment pool yield shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the Federal Securities and Exchange Commission.

To be eligible to receive funds from and invest funds on behalf of the City ~~of Tomball~~, a public funds investment pool created to function as a money market mutual fund must mark its portfolio to market daily, and, to the extent reasonably possible, stabilize at a $1 net asset value.

If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, portfolio holdings shall be sold as necessary to maintain the ration between 0.995 and 1.005.

A public funds investment pool must have an advisory board composed: equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for a public funds investment pool created and managed by a state agency; or of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.

To maintain eligibility to receive funds from and invest funds on behalf of the City ~~of Tomball~~, an investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service or no lower than investment grade by at least one nationally recognized rating service with a weighted average maturity no greater than 90 days.

Although allowed under State Law, Prime Domestic Bankers' Acceptances, and Money-market mutual funds are not considered suitable investments of the City ~~of Tomball~~, and the City ~~of Tomball~~ will refrain from making such investments or allowing such instruments to be pledged to the City's deposits or serve as underlying collateral.

IV. RESPONSIBILITY AND CONTROL

DELEGATION OF AUTHORITY:

Management responsibility for the investment program is hereby delegated to the Finance Director, or in the absence of such, Assistant City Manager, or such other person specifically designated by the City Manager or Assistant City Manager. The Finance Director, or designated person by such, shall be responsible for all transactions, compliance with internal controls, and insuring that all safekeeping, custodial, and collateral duties are in compliance with this investment policy and other applicable laws and regulations.

SUBJECT	NUMBER:	EFFECTIVE DATE:	
INVESTMENT POLICY	13	July 27, 1992	PAGE 6 OF 8
	REVISED: September 6, 2022	APPROVED BY CITY MANAGER: September 6, 2022	
	SUPERSEDES: September 7, 2021	APPROVED BY CITY COUNCIL: September 6, 2022	

TRAINING REQUIREMENT:

The Finance Director, and any person designated by the Finance Director, City Manager, and/or Assistant City Manager to be responsible for the investment of City funds shall attend an independent and approved source of investment training session no less often than once every two fiscal years and shall receive not less than 10 hours of instruction relating to investment responsibilities under the state statutes. Any person newly designated to duties relating to the investment program shall be required to attend an independent and approved source of investment training session within 12 months of such designation. Training must include education in investment controls, security risks, strategy risks, market risks, diversification of the investment portfolio, and compliance with the Public Funds Investment Act under the Texas Government Code Chapter 2256.

QUARTERLY REPORTS:

The Finance Director, and the person or persons designated by such, shall submit quarterly an investment report that summarizes the investment portfolio for all funds to the City Council. The report shall describe in detail the investment position of the City on the date of the report; be prepared and signed by all investment officers of the City; contain a summary statement, prepared in compliance with generally accepted accounting principles; provide the beginning market value for the reporting period, the additions and changes to the market value during the period, the ending market value for the period, and fully accrued interest for the reporting period; state the book value and market value of each separately invested asset at the beginning and end of the reporting period by the type of asset and fund type invested; state the maturity date of each separately invested asset that has a maturity date; state the account, fund or pooled group fund in City for which each individual investment was acquired; and state the compliance of the investment portfolio of the City's policy as it relates to the strategy. The reports shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the governing body by that auditor.

CONFLICTS OF INTEREST:

The Finance Director, or any person designated by such to be responsible for investments, shall not be designated as an investment officer for any investing entity other than the City ~~of Tomball~~. Any person responsible for investments for the City who has a personal business relationship with a business organization offering to engage in an investment transaction with the entity shall file a statement disclosing that personal business interest. Any person responsible for investments for the City who is related within the second degree by affinity or consanguinity to an individual seeking to sell an investment to the City shall file a statement disclosing that relationship. ~~This statement must be filed~~

This statement must be filed with the Texas Ethics Commission and the City ~~of Tomball~~. A personal business relationship is defined as owning 10 percent or more of the voting stock or shares of the business organization or owns $5,000 or more of the fair market value of the business organization; funds received from the business organization exceed 10 percent of the person's gross income for the previous year; or the acquisition of investments from the business organization during the previous year have a book value of $2,500 or more for the person's personal account. Any person involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the City Secretary any material financial interest in financial institutions that conduct business within this jurisdiction, and they shall further disclose any large personal financial and/or investment positions that could be related to the performance of the City's portfolio. Any person responsible for investments shall subordinate their personal investment transactions to those of ~~this jurisdiction~~the City, particularly with regard to the timing of purchases and sales.

V. COLLATERAL AND SAFEKEEPING

COLLATERAL REQUIRED:

Funds of the City of Tomball shall be secured by collateral, whereby the market value of such collateral shall not be less than the total amount of the sum of the City's deposits, investments and accrued interest less the amount of insurance provided by the United States or an instrumentality of the United States, such as Federal Deposit Insurance Corporation (FDIC) ~~and FSLIC~~ insurance. All items held for collateral for the City ~~of Tomball~~ shall be qualified investments as stated in items III.A. through III.E. of the City's investment policy.

SECURITY OF COLLATERAL:

All securities owned by thy City or pledged to the City shall be held in safekeeping by the City; in a City approved account in a third party financial institution with a main office in the State of Texas and capital stock and permanent surplus of $5 million or more; the Texas Treasury Safekeeping Trust Company; a ~~federal~~ Federal ~~home~~ Home ~~loan~~ Loan ~~bank~~Bank; or with a Federal Reserve Bank. A third party custodian shall be required to issue original safekeeping receipts directly to the City and monthly provide a listing of each specific security, rate description, maturity, Committee on Uniform Securities Identification Procedures (CUSIP) number, and other information as may be deemed necessary and appropriate by the City. Each safekeeping receipt will be clearly marked that the security is pledged to the City ~~of Tomball~~. It shall be the sole responsibility of the financial institution to immediately, without notice from the City or cost to the City, replace any nonconforming pledged security.

DELIVERY VS. PAYMENT:

Treasury Bills, Notes and Bonds and Government Agencies' securities shall be purchased using the delivery vs. payment method. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the City ~~of Tomball~~ or its designated Trustee. The security shall be held in the name of the City. The Trustee's records shall reflect that the City owns such securities. In the event that the security is held by Trustee, the original copy of all safekeeping receipts shall be delivered to the ~~City Treasurer~~Finance Director, or person designated by such.

VI. AUTHORIZED BROKERS

The City ~~of Tomball~~ shall annually review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the City. Following are authorized brokers for the City of Tomball:

FHN Financial
Wells Fargo Securities, LLC
Hilltop Securities

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Receive recommendation from City Staff regarding renewal of contracts for Medical/RX Dental, Life AD&D, and Long-Term Disability benefits for City employees and retirees and make recommendation to City Council regarding approval of contracts.

Background:

In May 2022, IPS Advisors, our insurance brokers, solicited and accepted bids for Medical/RX, Dental, Life AD&D, and Long Term Disability benefit coverage.

Several providers responded: 4 medical/RX providers, 11 dental providers, 3 EAP providers along with 5 life AD&D and long term disability providers. IPS Advisors evaluated, scored and ranked each provider using established criteria consisting of cost, financial stability, communication, claims processing, claims management reports, integrated system/technology initiative, and references. We met with IPS Advisors to review their evaluations, scoring, and ranking, and concur with their recommendations which are provided below.

Blue Cross Blue Shield, our current Medical/RX provider proposed a 1.5% increase in premiums while maintaining the current deductibles, co-pays and plan design in both the PPO and HSA plans. BCBS was the lowest provider amongst Cigna, Aetna, and United Healthcare. The cost increase of $48,870 (1.5%) is funded in the Proposed FY 2023 Budget and will be absorbed by the City.

Cigna Health, also our current provider for Dental benefits, proposed a 1% increase in premiums. Their proposal maintains current deductibles, co-pays and plan design. Cigna Health's proposal was evaluated alongside 10 other providers using established criteria. Their overall rating was best based on their rates and dentist in their network. The cost increase of $1,432 (1%) is funded in the Proposed FY 2023 Budget and will be absorbed by the City

Five proposals were received for the City's Life AD&D and Long Term Disability benefits. All five providers were higher than our current provided Cigna, who was recently acquired by New York Life. We are in the last year of our contract with New York Life and can exercise the option to renew the contract for one more year at the current rates.

Origination: Human Resources Department

Recommendation:

Staff recommends approval of Blue Cross Blue Shield as our Medical/RX insurance provider, Cigna as our Dental provider, and New York Life (formerly Cigna) as our Life AD&D and Long Term Disability provider.

Party(ies) responsible for placing this item on agenda: Mary Jo Vargas, Interim HR 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: FY 2022-2023 Budget

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

Signed _____ Approved by _____

Staff Member Date City Manager Date

NOTICE OF SPECIAL MEETING OF THE EMPLOYEE BENEFITS TRUST

Tuesday, September 6, 2022
6:00 PM

Notice is hereby given of a SPECIAL meeting of the City of Tomball Employee Benefits Trust, to be held on Tuesday, September 6, 2022 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 Employee Benefits Trust reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

A. Call to Order

B. New Business

1. Receive recommendation from City Staff regarding renewal of contracts for Medical/RX Dental, Life AD&D, and Long-Term Disability benefits for City employees and retirees and make recommendation to City Council regarding approval of contracts.

C. 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 1st day of September 2022 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Doris Speer, City Secretary, TRMC, MMC

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

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

BlueCross BlueShield of Texas
1001 E. Lookout Drive
Richardson, Texas 75082

BENEFIT PROGRAM APPLICATION ("BPA")

Blue Cross and Blue Shield of Texas, a Division of Health Care Service Corporation, a Mutual Legal Reserve Company (herein called "BCBSTX")

LARGE GROUP PLANS

Account Status: ☐ New ☒ Existing with Changes

Off Cycle Change: ☐ Yes ☒ No ☐ Former BCBSTX ASO converting to fully insured

Account Number (6-digits): 106256 Group Number(s): 106256, 120370

Policy Effective Date (month/day/year): 10/01/2022 Policy Anniversary Date (month/day/year): 10/01/2023

Legal Account Name: City of Tomball
(Specify the Employer or the employee trust applying for coverage. An employee benefit plan may not be named)

☒ NO CHANGES GROUP INFORMATION

Employer Identification Number ("EIN"): _____
Standard Industry Code ("SIC"): _____ Nature of Business: _____

Primary (Mailing) Address: _____
City: _____ State: _____ Zip: _____

Administrative Contact: _____ Title: _____
Phone: _____ Fax: _____ Email: _____

Blue Access for Employers℠ ("BAE℠") Contact:
_____ Title: _____
The BAE Contact is an Employee of the account who is authorized by the Employer to access and maintain the account in BAE.

Phone: _____ Fax: _____ Email: _____

Administrative Contact (if different from Primary):
_____ Title: _____
Phone: _____ Fax: _____ Email: _____

Physical Address (if different from Primary - required): _____
City: _____ State: _____ Zip: _____

Contact: _____

Proprietary and Confidential Information of Blue Cross and Blue Shield of Texas. Not for use or disclosure outside Blue Cross and Blue Shield of Texas, Employer, their respective affiliated companies, and third-party representatives, except with written permission of Blue Cross and Blue Shield of Texas.

Medical and Dental benefits are offered by Blue Cross and Blue Shield of Texas, a Division of Health Care Service Corporation, a Mutual Legal Reserve Company, an Independent Licensee of the Blue Cross and Blue Shield Association.

Life and Disability insurance is underwritten by Dearborn Life Insurance Company, 701 E. 22nd St. Suite 300, Lombard, IL 60148. Dearborn Life Insurance Company is an independent Blue Cross and Blue Shield licensee. BLUE CROSS®, BLUE SHIELD® and the Cross and Shield Symbols are registered service marks of the Blue Cross and Blue Shield Association, an association of independent Blue Cross and Blue Shield Plans.

Blue Cross and Blue Shield of Texas, a Division of Health Care Service Corporation,
a Mutual Legal Reserve Company, an Independent Licensee of the Blue Cross and Blue Shield Association

Billing Address (if different from Primary): _____

City: _____ State: _____ Zip: _____

Billing Contact: _____ Title: _____

Phone: _____ Fax: _____ Email: _____

Do you cover any wholly owned subsidiary or affiliated companies? ☐ Yes ☐ No If yes, please list below:

Subsidiary Companies to be covered (if more than one, list within the Additional Provisions): _____

Subsidiary Address: _____

City: _____ State: _____ Zip: _____

Contact: _____ Title: _____

Phone: _____ Fax: _____ Email: _____

Affiliated Companies to be covered (if more than one, list within the Additional Provisions): _____

Location(s): _____

The **Employee Retirement Income Security Act of 1974 (ERISA)** is a federal law that sets minimum standards for employee benefit plans in the private industry. In general, **all** employer groups, insured or ASO, are subject to ERISA provisions except for governmental entities, such as municipalities and public school districts, and "church plans" as defined by the Internal Revenue Code.

ERISA Regulated Group Health* Plan: ☐ Yes ☐ No

If Yes, is your ERISA Plan Year* a period of 12 months beginning on the Anniversary Date specified above?
☐ Yes ☐ No

If no, please specify your ERISA Plan Year (month/day/year): Beginning Date __/__/____ End Date __/__/____

ERISA Plan Administrator*: _____

Plan Administrator's Address: _____

If you maintain that ERISA is not applicable to your group health plan, please give legal reason for exemption:

☐ Federal Governmental plan (e.g., the government of the United States or agency of the United States)

☐ Non-Federal Governmental plan (e.g., the government of the State, an agency of the state, or the government of a political subdivision, such as a county or agency of the State)

☐ Church plan (complete and attach a Medical Loss Ratio Assurance form)

☐ Other; please specify: _____

Is your Non-ERISA Plan Year a period of 12 months beginning on the Anniversary Date specified above? ☐ Yes ☐ No

If no, please specify your Non-ERISA Plan Year (month/day/year): Beginning Date __/__/____ End Date __/__/____

For more information regarding ERISA, contact your Legal Advisor.
*All as defined by ERISA and/or other applicable law/regulations

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Blue Cross and Blue Shield of Texas, a Division of Health Care Service Corporation,
a Mutual Legal Reserve Company, an Independent Licensee of the Blue Cross and Blue Shield Association

☒ **NO CHANGES** **PRODUCER OF RECORD INFORMATION**

1. *Producer/Agency** name to whom commissions are to be paid: _____

   Producer Number of ☐ Producer or ☐ Agency: _____

   Street Address: _____

   City: _____ Zip: _____

   Phone: _____ Fax: _____

   Email: _____

   Is Producer/Agency appointed with BCBSTX? ☐ Yes ☐ No Affiliated with General Agent? ☐ Yes ☐ No

   Commissions: $_____ PCPM

2. *Producer/Agency** name to whom commissions are to be paid: _____

   Producer Number of ☐ Producer or ☐ Agency: _____

   Street Address: _____

   City: _____ Zip: _____

   Phone: _____ Fax: _____

   Email: _____

   Is Producer/Agency appointed with BCBSTX? ☐Yes ☐ No Affiliated with General Agent? ☐ Yes ☐ No

   Commissions: $_____ PCPM

   If commission split, designate percentage for each producer/agency **Note**: total commissions paid must equal one hundred percent (100%)

   Producer/Agency 1: _____% Producer/Agency 2: _____%

3. Writing Producer's Name (please print): _____

   Producer Number: _____ Phone: _____ Email: _____

   Writing Producer's Signature: _____ Date: _____

* The producer or agency name(s) above to whom commissions are to be paid must exactly match the name(s) on the appointment application(s).

**If commissions are split, please provide the information requested above on both producers/agencies. BOTH must be appointed to do business with BCBSTX.

4. General Agent (GA) Override? ☐ Yes ☐ No General Agent Name: _____

   BCBSTX GA#: _____ Email: _____

   Address: _____

   City: _____ State: _____ Zip Code: _____

   Health Override Amount (if applicable): _____ Dental Override Amount (if applicable): _____

If applicable, effective _____, the named producer(s) or agency(ies) is/are recognized as Employer's Producer of Record (POR), to act as representative in negotiations with and to receive commissions from BCBSTX and/or corporate subsidiaries, as applicable, for procuring fully-insured coverage for Employer's employee benefit program(s). This statement rescinds any and all previous POR appointments for Employer. The POR is authorized to perform membership transactions on behalf of Employer. This appointment will remain in effect until withdrawn or superseded in writing by Employer.

General Agent's Signature: _____ Date: _____

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☒ **NO CHANGES** **SCHEDULE OF ELIGIBILITY**

1. **Standard Eligibility Provisions:** Eligible Employee/Subscriber means an Employee who works on a full-time basis, who usually works at least thirty (30) hours a week, and who otherwise meets the Participation Criteria established by an Employer. The term includes a sole proprietor, a partner, and an independent contractor, if the individual is included as an Employee under a Health Benefit Plan of a large Employer regardless of the number of hours the sole proprietor, partner, or independent contractor works weekly, but only if the plan includes at least two (2) other Eligible Employees who work on a full-time basis and who usually work at least thirty (30) hours a week. Participation Criteria means any criteria or rules established by a large Employer to determine the Employees who are eligible for enrollment or continued enrollment under the terms of a Health Benefit Plan. The Participation Criteria may not be based on Health Status Related Factors.

(HMO only) the Eligible Subscriber must reside, live, or work in the Service Area.

2. **Other Eligibility Provisions (check all that apply):**

☐ Retiree of the Employer.

☐ Part-time Employee of the Employer.

☐ Other: _____

Are any classes of Employees to be excluded from coverage? ☐ Yes ☐ No

If yes, please identify the classes and describe the exclusion: _____

Domestic Partners covered: ☐ Yes ☐ No

A Domestic Partner means a person with whom the Employee has entered into a domestic partnership in accordance with the Employer's plan guidelines. The Employer is responsible for providing notice of possible tax implications to those covered Employees with Domestic Partners.

Continuation coverage for Domestic Partners: If Employer elects coverage for Domestic Partners, Domestic Partners are not eligible for continuation coverage under Consolidated Omnibus Budget Reconciliation Act of 1985 (COBRA) as a spouse but may be eligible for continuation coverage similar to that available to spouses under COBRA continuation. Employer shall determine eligibility for COBRA continuation for Domestic Partners, if any. Please indicate your election below:

☐ Yes, Employer elects to offer continuation coverage to Domestic Partners, as defined in the Certificate Booklet

☐ No, Employer does not elect to offer continuation coverage to Domestic Partners (Domestic Partners are not eligible for continuation coverage)

☐ Other: _____

3. All current and new Employees must satisfy the substantive eligibility criteria and required Waiting Period in order for coverage to become effective. Covered Dependents do not have to satisfy a Waiting Period to become effective, but in no instance shall a Dependent be covered prior to the Employee's effective date**.**

If a person is added to the Policy and it is later determined that the Policyholder reported a coverage date earlier than what would apply to the Employee or Dependent, based on the Waiting Period and eligibility conditions the Policyholder provided to the Plan, the Plan reserves the right to retroactively adjust the coverage date for such person.

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What is the effective date for a newly eligible person who becomes effective after the Employer's initial enrollment? (No effective date may exceed ninety-one (91) calendar days from the date that an individual becomes eligible for coverage, unless permitted by applicable law.)

☐ The date of employment (date of hire).
☐ The _____ day (standard is first (1st) or fifteenth (15th)) of the month following the date of employment.
☐ The _____ day (standard is first (1st) or fifteenth (15th)) of the month following select one days of employment.
☐ The _____ day (standard is first (1st) or fifteenth (15th)) of the month following select one month(s) of employment.

Substantive Eligibility Criteria (Optional): Provide a representation below regarding the terms of any eligibility conditions (other than any applicable Waiting Period already reflected above) imposed before an individual is eligible to become covered under the terms of the plan. If any of these eligibility conditions change, you are required to submit a new BPA to reflect that new information.

Check all that apply:

☐ An Orientation Period that:
  1. Does not exceed one (1) month (calculated by adding one (1) calendar month and subtracting one (1) calendar day from an Employee's start date); and
  2. If used in conjunction with a Waiting Period, the Waiting Period begins on the first (1st) day after the orientation period.

☐ A Cumulative hours of service requirement that does not exceed 1200 hours

☐ An hours-of-service per period (or full-time status) requirement for which a measurement period is used to determine the status of variable-hour Employees, where the measurement period:
  1. Starts between the Employee's date of hire and the first (1st) day of the following month;
  2. Does not exceed twelve (12) months; and
  3. Taken together with other eligibility conditions does not result in coverage becoming effective later than thirteen (13) months from the Employee's start date plus the number of days between a start date and the first (1st) day of the next calendar month (if start day is not the first (1st) day of the month).

☐ Other substantive eligibility criteria not described above; please describe: _____

(HMO only) What is the effective date of coverage for a Newly Eligible Employee who becomes effective after the Employer's initial enrollment date? (No effective date may exceed ninety-one (91) calendar days from the date that an individual becomes eligible for coverage, unless permitted by applicable law.)

☐ The first (1st) day of the month following the date of employment (date of hire).
☐ The first (1st) day of the month following select one days of employment.
☐ The first (1st) day of the month following select one month(s) of employment.

4. Are there multiple new hire Waiting Periods? ☐ Yes ☐ No
If yes, attach eligibility and contribution details for each section.

Is the Waiting Period requirement to be waived on initial group enrollment?
Health ☐ Yes ☐ No ☐ N/A Dental ☐ Yes ☐ No ☐ N/A

5. Annual Open Enrollment: For Health and Dental Plans only, an Eligible Person, who did not enroll under timely enrollment, may apply for individual coverage, family coverage or add Dependents during the Employer's annual Open Enrollment Period. Such person's individual coverage date, family coverage date and/or Dependent's coverage date will be the Policy Anniversary Date following the Open Enrollment Period, provided the application is dated and signed prior to that date.

The Open Enrollment Period will be held during a thirty-one (31) day period prior to the Policy Anniversary Date of the program. Specify start of annual Open Enrollment Period: _____.

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6. **The minimum standard limiting age for covered Dependent children is twenty-six (26) years.** Hereafter, a Dependent Child, Child or Children means a natural child, a stepchild, a medical support order child, an eligible foster child, an adopted child (including a child for whom the Employee or their spouse is a party in a suit in which the adoption of the child is sought) regardless of presence or absence of a child's financial dependency, residency, student status, employment status, marital status, eligibility for other coverage or any combination of those factors. To be eligible for coverage, a child of an Employee's child must also be dependent upon Employee for federal income tax purposes at the time application for coverage is made.

7. **Disabled Dependent**: Disabled Dependent means a child who is medically certified as disabled and dependent upon the Employee or his/her spouse (or Domestic Partner if Domestic Partner coverage is elected). To administer medical certification of disabled Dependents, you may select option (a) standard rules or (b) custom rules. If (b) is selected there are additional selections regarding certification review, forms, and previous medical certification approvals.

a. ☐ Disabled Dependent Administration will follow **standard rules.**

A disabled Dependent is eligible to add or continue coverage beyond the limiting age of twenty-six (26). Certification Review is administered by BCBSTX; a Disabled Dependent Certification Form must be submitted to BCBSTX.

(HMO only) Proof of incapacity and dependency may be required within thirty-one (31) days of the child's attainment of the limiting age. Subsequent recertification may occur annually, as required.

b. ☐ Disabled Dependent Administration will follow **custom rules**. Please make the following selections:

Age: A disabled Dependent is eligible to add or continue coverage beyond the limiting age of twenty-six (26).

Certification Review: Please select one (1) option regarding administration of Certification Review.

☐ Certification Review is administered by BCBSTX; a Disabled Dependent Certification Form must be submitted to BCBSTX.

(HMO only) Proof of incapacity and dependency may be required within thirty-one (31) days of the child's attainment of the limiting age. Subsequent recertification may occur annually, as required.

☐ Certification Review is administered by the Employer; there are no Disabled Dependent Certification Form requirements.

If Certification Review is administered by BCBSTX, please select one (1) option regarding forms:

☐ BCBSTX's Disabled Dependent Certification Form will be utilized.

☐ A custom/other Disabled Dependent Certification Form will be utilized.

If Certification Review is administered by BCBSTX, please select allowed or not allowed below:

An approved disabled Dependent medical certification from a prior carrier is ☐ allowed ☐ not allowed.

An approved disabled Dependent medical certification from a prior BCBS policy is ☐ allowed ☐ not allowed.

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☒ NO CHANGES CURRENT ELIGIBILITY INFORMATION

Total number of Employees/Subscribers:

1. On payroll _____
2. On COBRA continuation coverage _____
3. With retiree coverage (if applicable) _____
4. Who work part-time _____
5. Serving the new hire Waiting Period _____
6. Declining because of other **group** coverage (e.g., other commercial group coverage, Medicare, Medicaid, TRICARE/Champus) _____
7. Declining coverage (not covered elsewhere) _____

☐ NO CHANGES (HMO only) LEGISLATIVE ELECTIONS

The following mandated benefit offers are made by HMO in compliance with Texas regulations. Please mark your acceptance or declination. Acceptance may result in a rate adjustment.

In Vitro Fertilization Services

☐ **Accept** – If accepted, benefits for In Vitro Fertilization Services will be provided to the same extent as benefits provided for other pregnancy related procedures. **(Note: If selected, an additional charge will be added to your rates.)**

☐ **Decline** – If declined, no benefits are available.

Speech and Hearing Services

☐ **Accept** – Benefits are paid same as any other illness.

☐ **Decline** – If declined, medically necessary speech therapy is covered on an outpatient basis only. Hearing aid benefit is limited to one (1) hearing aid per ear every thirty-six (36) months.

Development Delay – Certain therapies for children with developmental delays are already included in the HMO plans.

☒ NO CHANGES (Non-HMO only) LEGISLATIVE ELECTIONS

The following mandated benefit offers are made in compliance with Texas regulations. Please mark your acceptance or declination.

In Vitro Fertilization Services: Benefits for Medical-Surgical Expense incurred for in vitro fertilization procedures will be the same as for maternity care, provided specific requirements are met.

☐ **Accept** – If accepted, benefits for In Vitro Fertilization Services will be provided to the same extent as benefits provided for other pregnancy related procedures. **(Note: If selected an additional charge will be added to your rates.)**

☐ **Decline** – If declined, no benefits are available for these services.

Speech and Hearing Services: Benefits are available for the services of a physician or other provider to restore loss of or correct an impaired speech or hearing function. This benefit includes coverage for hearing aids.

☐ **Accept** – If accepted, benefits are available for medically necessary services to restore loss of or correct an impaired speech or hearing function, with no benefit maximum on hearing aids.

☐ **Decline** – If declined, benefits are available for medically necessary services to restore loss of or correct an impaired speech or hearing function; however, benefits for hearing aids are limited to one (1) hearing aid per ear every thirty-six (36) months.

Development Delay – Certain therapies for children with developmental delays are already included in the Non-HMO plans.

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☐ **NO CHANGES** **LINES OF BUSINESS**
(Check all applicable products)

Managed Health Care Coverage:

☐ Single Option: PPO Plan _____

☒ Multiple Plan Option:

Select up to four (4) plans. All plans may be PPO or HSA plans. If an HMO is selected, a PPO must also be selected.

Plan 1 PPO 1000 Ded Plan **PPO**

Plan 2 HSA Embedded **HSA**

Plan 3 _____ **Select Product**

Plan 4 _____ **Select Product**

If an HMO plan is selected, indicate additional election(s) below (if applicable):

Additional Benefit Options:

☒ Prescription Drug Program Performance

☐ Inpatient Mental Health Care (IPMH) Select IPMH

☐ Durable Medical Equipment Select DME

See **HMO Legislative Elections** for In-Vitro Fertilization and Speech and Hearing Services options.

One hundred percent (100%) of Eligible Employees must reside, live, or work in the service area. The HMO service area includes all counties in Texas.

***If an HMO health plan is selected, please complete the HMO Non-Network Plan Certification (item 1) in the OTHER PROVISIONS section of this BPA.**

If HCA is selected, the HCA BPA with HCA Administrative Services Agreement must be completed, signed, and submitted.

If HSA/HDHP is selected, provide name of HSA Administrator or trustee: _____
(Vendor: **HSA Bank**)

FSA purchased: ☐ Yes ☐ No (If yes, select vendor) Vendor: **Select Vendor**

Health Reimbursement Account (HRA) purchased: ☐ Yes ☐ No (If yes, select vendor) Vendor: **Select Vendor**

☐ **Blue Directions℠** If selected, the Blue Directions Addendum is attached and made part of the Policy

Health Care Management Services:

☒ Wellbeing Management (WBM)

In-Hospital Indemnity Plan:

☐ IHI

DENTAL BENEFIT PLANS:

Employer-Paid Dental

☐ Plan _____

☐ Dual Option: Plan 1 _____ Plan 2 _____

Voluntary Group Dental

Plan _____

BlueMax Advantage:

☐ Graduated dental benefit max

☐ Enhanced dental benefits

☐ **Life & Disability I**f checked, attach separate application for those coverages

COMMENTS: _____

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☐ NO CHANGES ACCOUNT EXPERIENCE – NEW GROUPS ONLY

Are there any new large claims or more than fifteen percent (15%) change in large claims previous provided?

☐ No – Skip the rest of this (Account Experience) section

☐ Yes – Please answer the below questions to the best of your knowledge. Note: any changes indicated below may impact rates and will require Underwriter approval. "Participant" means all Eligible Employees, Dependents, retirees, and COBRA Continuants.

1. Has any Participant received more than twenty thousand dollars ($20,000) in medical benefits during the last twelve (12) months? ☐ Yes ☐ No

2. Is any Participant expected to have claims in excess of twenty thousand dollars ($20,000) during the next twelve (12) months? ☐ Yes ☐ No

3. Is any Participant mentally or physically handicapped or disabled or not actively at work? ☐ Yes ☐ No

4. Has any Participant been diagnosed as having a high-risk condition? ☐ Yes ☐ No

If any question is answered "yes," details must be provided below:

Participant Age	Diagnosis or Nature of the Disorder	Dates of Treatment	$ Amount of Claims	Prognosis/Current Treatment

RATES

For the current year's premium and rate information, refer to the accepted finalized new group rates letter ("Letter") or the renewal exhibit ("Exhibit") for complete details. The Letter, or Exhibit, shall be incorporated by reference and made part of the BPA and Group Administration Document.

HMO PROGRAM

☐ **Yes** ☒ **No**

Account Status: ☐ New Group ☐ Existing Group

Choose One: ☐ Blue Premier℠ HMO ☐ Blue Premier Access℠ HMO ☐ Blue Essentials℠ HMO

a) Physician Service Charges:
_____% of Claim Payments; $_____ per enrollee per month for health Claim Payments; **or** ☐ N/A

b) Service Fees:
$_____ per month per single enrollee; $_____ per month per enrollee with one or more Dependents; **or** ☐ N/A
Provider Table(s): _____

c) HMO Managed Care Fee:
$_____ per HMO enrollee per month **or** ☐ N/A

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☒ NO CHANGES — FUNDING / CONTRIBUTION

FUNDING ARRANGEMENT:

☐ Premium – Prospective

☐ **(Non-HMO only)** Premium – Prospective Retention (Retro Contingent)

☐ **(Non-HMO only)** Alternative Funding Minimum Premium Program – Prospective Minimum Premium (Retro Contingent). The standard premium and rate information does not apply to alternative funding programs. All information regarding premiums and the payments thereof for alternative funding programs can be found in the mutually agreed upon alternative funding agreement between the Employer and BCBSTX.

STANDARD PREMIUM INFORMATION

1. Premium Period:

☐ The first (1st) day of each calendar month through the last day of each calendar month.

☐ The fifteenth (15th) day of each calendar month through the fourteenth (14th) day of the next calendar month.

☐ 15/16 Day Rule – premiums will be billed for the entire month for Participants with effective dates on the first (1st) through the fifteenth (15th) day of the month. Premiums will not be billed for the month when the Participant's effective date falls on the sixteenth (16th) day through the end of the month.

2. The contribution of premium to be paid by the Employer is:

PRODUCT	Employee Only	Employee/Child(ren)	Employee/Spouse	Employee/Family
HEALTH				
Plan 1	% **or** $	% **or** $	% **or** $	% **or** $
Plan 2	% **or** $	% **or** $	% **or** $	% **or** $
Plan 3	% **or** $	% **or** $	% **or** $	% **or** $
Plan 4	% **or** $	% **or** $	% **or** $	% **or** $
DENTAL				
Plan 1	% **or** $	% **or** $	% **or** $	% **or** $
Plan 2	% **or** $	% **or** $	% **or** $	% **or** $

3. **(HMO only)** Grace Period: thirty (30) days – standard

4. Prior written notification by BCBSTX to Employer for change of premium rates is sixty (60) days

5. Additional Information/Comments: _____

☒ NO CHANGES — BILLING SPECIFICATIONS

Employees Listed: ☐ alphabetically ☐ by location
If by location, list locations including location numbers if applicable: _____

Sort by: ☐ Unique Identification Number **(standard)**
☐ Social Security Number

Billing format:
(complete only if special billing requirements are needed)

☐ Benefit Agreement
☐ Also, Page Break
☐ Categories
☐ Multiple Billing Profiles
Explanation: _____

Premium Delay:
(Underwriter approval required for options other than zero (0) day delay)

☐ Zero (0) day delay **(standard)**
☐ Thirty (30) day delay
☐ Sixty (60) day delay
☐ Ninety (90) day delay

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☒ NO CHANGES ID CARD DELIVERY

Mail ID Cards to:

☐ Account

☐ Member's home **(standard)**
Note: if an HMO plan is selected, HMO ID cards must be mailed to the Member's home

☒ NO CHANGES OTHER PROVISIONS

1. **(HMO only) HMO Non-Network Plan Certification:** The Texas Insurance Code mandates HMOs whose network-based delivery system of coverage is the only health benefit coverage being offered under an Employer's health benefit plan must offer all Eligible Subscribers the opportunity to obtain other health coverage through a non-network plan at the time of enrollment and at least annually.

The non-network coverage required by law may be provided through a point-of-service contract, a preferred provider benefit plan, or any coverage arrangement that allows an Employee to access services outside the HMO's or limited provider network's delivery network. New and renewing groups who refuse to offer or certify that they offered a non-network plan concurrent with the HMO-only will not be allowed to purchase or renew coverage through BCBSTX. To comply with the provisions of this mandate, BCBSTX requests Employer groups certify a non-network plan will be offered to Eligible Subscribers.

Describe Non-Network Product Offered: _____

Authorized Company Official's Initials: _____

2. **EHB Election:** Employer elects EHBs based on the Texas benchmark.

3. This BPA is incorporated into and made a part of the Policy entered into and agreed upon by BCBSTX and the account.

4. Changes in state or federal law or regulations or interpretations thereof may change the terms and conditions of coverage.

5. **Reimbursement:** It is understood and agreed that in the event BCBSTX makes a recovery on a third-party liability claim, BCBSTX will retain twenty-five percent (25%) of any recovered amounts, other than recovery amounts received as a result of, or associated with, any Workers' Compensation Law.

6. **Third-Party Recovery Vendors and Law Firms Provisions (other than Reimbursement Services)**: BCBSTX engages with third-party recovery vendors and law firms on a post-pay basis to identify and/or recover any potential overpayments that may have been made to Providers.

7. ☐ **Medical and Ancillary Package Pricing:** The rates shown in this Agreement reflect a volume-based discount in an amount up to four percent (4%) of the medical premium for the twelve (12) month period beginning on the Policy Effective Date. If the ancillary coverage (BlueCare Dental, Basic Life, Short-Term Disability, Long-Term Disability, Accident, Critical Illness and/or Vision product(s)) lapses during this twelve (12) month period, BCBSTX reserves the right to remove the volume-based discount on medical premium. In such event, upon sixty (60) days prior written notice to Employer, the premium payment will revert to the non-discounted amount.

ADDITIONAL PROVISIONS:

A. **Grandfathered Health Plans:** Employer shall provide BCBSTX with written notice prior to renewal (and during the plan year, at least sixty (60) days advance written notice) of any changes in its Contribution Rate Based on Cost of Coverage or Contribution Rate Based on a Formula towards the cost of any tier of coverage for any class of Similarly Situated Individuals as such terms are described in the Affordable Care Act and applicable regulations. Any such changes (or failure to provide timely notice thereof) can result in retroactive and/or

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prospective changes by BCBSTX to the terms and conditions of coverage. In no event shall BCBSTX be responsible for any legal, tax or other ramifications related to any benefit package of any group health insurance coverage (each hereafter a "plan") qualifying as a "grandfathered health plan" under the Affordable Care Act and applicable regulations or any representation regarding any plan's past, present and future grandfathered status. The grandfathered health plan form ("Form"), if any, shall be incorporated by reference and made part of the BPA and Group Policy, and Employer represents and warrants that such Form is true, complete, and accurate. If Employer fails to timely provide BCBSTX with any requested grandfathered health plan information, BCBSTX may make retroactive and/or prospective changes to the terms and conditions of coverage, including changes for compliance with state or federal laws or regulations or interpretations thereof.

B. **Retiree Only Plans and/or Excepted Benefits**: If the BPA includes any retiree only plans and/or excepted benefits, then Employer represents and warrants that one (1) or more such plans is not subject to some or all of the provisions of Part A (Individual and Group Market Reforms) of Title XXVII of the Public Health Service Act (and/or related provisions in the Internal Revenue Code and Employee Retirement Income Security Act) (an "exempt plan status"). Any determination that a plan does not have exempt plan status can result in retroactive and/or prospective changes by BCBSTX to the terms and conditions of coverage. In no event shall BCBSTX be responsible for any legal, tax or other ramifications related to any plan's exempt plan status or any representation regarding any plan's past, present and future exempt plan status.

C. Employer shall indemnify and hold harmless BCBSTX and its directors, officers and employees against any and all loss, liability, damages, fines, penalties, taxes, expenses (including attorneys' fees and costs) or other costs or obligations resulting from or arising out of any claims, lawsuits, demands, governmental inquiries or actions, settlements or judgments brought or asserted against BCBSTX in connection with (a) any plan's grandfathered health plan status, (b) any plan's exempt plan status, (c) any directions, actions and interpretations of the Employer, and/or (d) any provision of inaccurate information, and/or (f) Employer's selection of Essential Health Benefit ("EHB") benchmark for the purpose of ACA. Changes in state or federal law or regulations or interpretations thereof may change the terms and conditions of coverage.

The provisions of paragraphs A-C (directly above) shall be in addition to (and do not take the place of) the other terms and conditions of coverage and/or administrative services between the parties.

Notwithstanding anything in the Policy or Renewal(s) to the contrary, BCBSTX reserves the right to revise our charge for the cost of coverage (premium or other amounts) at any time if any local, state or federal legislation, regulation, rule or guidance (or amendment or clarification thereto) is enacted or becomes effective/implemented, which would require BCBSTX to pay, submit or forward, on its own behalf or on the Policyholder's behalf, any additional tax, surcharge, fee, or other amount (all of which may be estimated, allocated or pro-rated amounts).

Renewals Only: (For the purposes of this Policy, the term "existing BPA" includes, if applicable, the initial Schedule of Specifications and/or Group Agreement signed by the Employer, and any subsequent Schedules of Specifications and/or Group Agreements and amendments thereto.) If this BPA is blank, it is intentional, and this BPA is an addendum to the existing BPA. In such case, all terms of the existing BPA as amended from time to time shall remain in force and effect. However, beginning with the Employer's first renewal date on or after September 23, 2010, the provisions of paragraphs A-C (above) shall be part of (and be in addition to) the terms of the existing BPA as amended from time to time.

Summary of Benefits and Coverage ("SBC"): The SBC Addendum is attached and made a part of the Policy. BCBSTX will create the SBC (only for benefits BCBSTX insures under the Policy) and provide the SBC to the Employer in electronic format. If the Employer approves of the content, Employer will then distribute the SBC to participants and beneficiaries (or hire a third party to distribute) as required by law. If the Employer would like changes to the SBC, it will promptly notify BCBSTX. BCBSTX will also distribute the SBC to participants and beneficiaries via regular hardcopy mail or electronically in response to occasional requests received directly from individuals. All other distribution is the responsibility of the Employer.

Effective 10/01/2022, City of Tomball will be renewing without changes.
Adding: Wondr Health, Omada, and Hinge Health.

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EMPLOYER STATEMENTS:

1. BCBSTX reserves the right to take any or all of the following actions:

a. Initial rates for new groups will be finalized for the effective date of the policy based on the enrolled participation and Employer contribution levels;

b. After the policy effective date, the group will be required to maintain a minimum Employer contribution of fifty percent (50%), and at least a seventy-five percent (75%) participation of eligible Employees. In the event the Group is unable to maintain the contribution and participation requirements, then the rates will be adjusted accordingly; and/or

c. Non-renew or discontinue coverage if the fifty percent (50%) minimum Employer contribution is not met and/or less than seventy-five percent (75%) of Eligible Employees are enrolled for coverage or six (6) consecutive months.

BCBSTX reserves the right to change premium rates when a substantial change occurs in the number or composition of Subscribers covered. A substantial change will be deemed to have occurred when the number of Employees/Subscribers covered changes by ten percent (10%) or more over a thirty (30) day period or twenty-five percent (25%) or more over a ninety (90) day period.

Employer will promptly notify BCBSTX of any change in participation and Employer contribution.

2. Producer Statement (if applicable): I certify that I have reviewed all enrollment materials. I have also advised the Employer that I have no authority to bind these coverages, to alter the terms of the Policy(ies), this BPA or enrollment material in any manner or to adjust any claims for benefits under the Policy(ies).

3. BCBSTX will report the value of all remuneration by BCBSTX to ERISA plans with one hundred (100) or more participants for use in preparation of ERISA Form 5500 schedules. Reporting will also be provided upon request to non-ERISA plans or plans with fewer than one hundred (100) participants. Reporting will include base commissions, bonuses, incentives, or other forms of remuneration for which your agent/consultant is eligible for the sale or renewal of self-funded and/or insured products.

4. The undersigned person represents that he/she is authorized and responsible for purchasing coverage on behalf of the Employer. It is understood that the actual terms and conditions of coverage are those contained in the Policy into which this BPA shall be incorporated at the time of acceptance by BCBSTX. Upon acceptance, BCBSTX shall issue a Policy to the Employer and the Employer shall be referred to as the "Employer or Policyholder" (Non-HMO) and "Group" (HMO) in the Policy.

5. The Employer's Benefit Program Application must pre-date the requested effective date and be received by BCBSTX at its home office no less than thirty (30) days prior to the requested effective date.

Eric Thomas	
Authorized BCBSTX Representative	Signature of Authorized Purchaser
Account Executive	
Title	Title
07/18/2022	
Date	Date
Agent Representative (if applicable)	

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PROXY (OPTIONAL)

The undersigned hereby appoints the Board of Directors of Health Care Service Corporation, a Mutual Legal Reserve Company, or any successor thereof ("HCSC"), with full power of substitution, and such persons as the Board of Directors may designate by resolution, as the undersigned's proxy to act on behalf of the undersigned at all meetings of members of HCSC (and at all meetings of members of any successor of HCSC) and any adjournments thereof, with full power to vote on behalf of the undersigned on all matters that may come before any such meeting and any adjournment thereof. The annual meeting of members is scheduled to be held each year in the HCSC corporate headquarters on the last Tuesday of October at 12:30 p.m. Special meetings of members may be called pursuant to notice provided to the member not less than thirty (30) nor more than sixty (60) days prior to such meetings. This proxy shall remain in effect until revoked either in writing by the undersigned at least twenty (20) days prior to any meeting of members or by attending and voting in person at any annual or special meeting of members.

HCSC pays indemnification or advances expenses to its directors, officers, employees, or agents consistent with HCSC's bylaws then in force and as otherwise required by applicable law.

Group No.:_____

By: _____
Print Signer's Name Here

➡ _____
Signature and Title

Group Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Dated this _____ day of _____ _____
Month Year

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Consumer Choice Plan Disclosure Statement

This health plan does not include the same level of benefits required in other plans.

This HMO plan is a consumer choice plan. This plan doesn't include the same level of benefits that are in Texas health plans known as state-mandated plans. This plan does include all health benefits required by the Affordable Care Act.

To see all benefits offered by this plan, go to the plan's "Summary of Benefits and Coverage."

Benefit/coverage:	This plan:	A health plan with required benefits (state-mandated plan):
Deductible The amount you pay for care before the plan begins to share the cost.	Has a deductible.	Has no deductibles for participating provider care.
Out-of-Pocket Costs The amount you pay when you receive covered services, up to a calendar year maximum**.**	Includes out-of-pocket costs that meet federal requirements but may sometimes be more than in a state-mandated plan.	A copay must be less than 50% of the total cost of the service. Annual out-of-pocket costs must be capped at 200% of your annual premium cost if you alert the plan.
Home Health Services	Includes a limit for home health services.	Has no limits on home health services.

If you want a plan with all required benefits:

We also offer a state-mandated plan that includes all required benefits. This plan is not on Healthcare.gov and does not allow you to get help with premiums and out-of-pocket costs. To learn more about this plan, call 1-877-299-2377 or visit https://www.bcbstx.com/shop-plans-and-products. **By signing this form, you acknowledge the following:**

- I understand the consumer choice plan I am applying for does not provide the same level of coverage required in other Texas health plans (state-mandated plans).
- I understand I can get more information about consumer choice plans from the Texas Department of Insurance's website, https://www.tdi.texas.gov/consumer/consumerchoice.html, or by calling the Consumer Help Line at 1-800-252-3439.

Don't sign this document if you don't understand it.
No firme este documento si no lo comprende.

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BlueCross BlueShield of Texas

Signature of Applicant | **Date**

Name of Applicant (print name)

Name of Business, if applicable

Address

City | **State** | **Zip**

HMO must give you a copy of this statement upon request.

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BlueCross BlueShield of Texas

City Of Tomball

Prospective Premium Projection
for the period
October 1, 2022 - September 30, 2023
10.2022 FI Renewal

RATE DEVELOPMENT

	1000 PPO	2800 HSA
Premium at Current Rates	**$2,476,096**	**$782,114**
Rate Action	**1.5%**	**1.5%**
Requested Premium at Renewal Rates	**$2,513,237**	**$793,846**

	Lives	Current	Renewal	Lives	Current	Renewal
HCSC Primary						
Single	48	$886.73	$900.03	38	$774.06	$785.67
Single + Spouse	8	$2,039.47	$2,070.06	7	$1,780.35	$1,807.06
Single + Child(ren)	39	$1,596.10	$1,620.04	15	$1,393.32	$1,414.22
Family	31	$2,748.86	$2,790.09	1	$2,399.61	$2,435.60
Medicare Primary						
Single	0	$886.73	$900.03	0	$774.06	$785.67
Family	0	$2,748.86	$2,790.09	0	$2,399.61	$2,435.60
HCSC & Medicare Total	126			61		

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Cigna Healthcare Financial Exhibit for:

City of Tomball

Effective Date: October 01, 2022

DENTAL RATE CONFIRMATION

Dental Choice Plan		Current	Renewal
Cigna Rates			
Choice	Employee	$33.11	$33.44
Plan 1	Emp + Spouse	$65.92	$66.58
	Emp + Child(ren)	$69.68	$70.38
	Emp + Family	$112.83	$113.96

This quote assumes the proposed DPPO benefits will be administered on Dentacom.

The above DPPO renewal rates are guaranteed for 2 years, valid for 10/01/2022 and 10/01/2023 effective dates

Approved and Accepted this_____Day of_____2022

Signature_____

Title:_____

Sara Wagner
Account Executive
Sara_J_Wagner@NewYorkLife.com

Date: **June 9, 2022**

Subject: **City of Tomball**

Dear Charlotte Starks:
Hub International

Thank you for allowing New York Life Group Benefit Solutions to provide the Life, STD, LTD and Accident benefits for the employees of City of Tomball. We appreciate the opportunity to serve you and assist in meeting the employee benefit needs of the City of Tomball.

Based on our analysis of the group's demographics, current plans, and rates we are pleased to notify you that we are offering a rate pass with a 36-month rate guarantee.

Below is an overview of our renewal offering, effective October 1, 2022

Renewal Rate Summary

*Please see appendix for proposed renewal step rates

Coverage	Policy Number	Inforce Rate	Rate Basis	Renewal Rate	Rate Guarantee
Basic LTD	SGD0601387	$0.197	Per $100 Covered Payroll	$0.197	36 Months
Basic Life	SGM0601499	$0.055	Per $1,000	$0.055	36 Months
Voluntary Life	SGM0601499	Age Banded*	Per $1,000	Age Banded*	36 Months
Dependent Child Voluntary Life	SGM0601499	$0.20	Per $1,000	$0.20	36 Months
Basic Accident	SOK0600863	$0.015	Per $1,000	$0.015	36 Months
Voluntary Accident	SOK0600863	Employee Rate: $0.03 Family Rate: $0.05	Per $1,000	Employee Rate: $0.03 Family Rate: $0.05	36 Months

NYL GBS reserves the right to change premium rates if any of the following occurs:

- Rates are based on a package sale of all lines. Rates are subject to change if unbundled.
- The policy terms change
- A division, subsidiary, eligible company, or class is added/deleted
- There is a change of more than 10% in the number of eligible employees since the last census was provided.

Please respond via email with your acceptance of the above rates. Thirty days prior to the above renewal date we will proceed with processing the amendments.

NYL GBS reserves the right to change premium rates if any of the following occurs:

- The policy terms change
- A division, subsidiary, eligible company, or class is added/deleted
- There is a change of more than 10% in the number of employees

Sincerely,

Sara Wagner
Omar Garza

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Appendix I: Age-Banded Rates

Voluntary Life Rate Summary

Employee Voluntary Life Insurance

Monthly Rates are based on units of $1,000

Under Age 20	$.07	Age 60 - 64	$1.13
Age 20 - 24	$.07	Age 65 - 69	$1.78
Age 25 – 29	$.07	Age 70 - 74	$2.82
Age 30 - 34	$.08	Age 75 - 79	$5.01
Age 35 - 39	$.10	Age 80 - 84	$5.01
Age 40 - 44	$.17	Age 85 - 89	$5.01
Age 45 - 49	$.25	Age 90 - 94	$5.01
Age 50 - 54	$.42	Age 95 and over	$5.01
Age 55 - 59	$.72		

Spouse Voluntary Life Insurance

Monthly Rates are based on units of $1,000.

Under Age 20	$.07	Age 60 - 64	$1.13
Age 20 - 24	$.07	Age 65 - 69	$1.78
Age 25 - 29	$.07	Age 70 - 74	$2.82
Age 30 - 34	$.08	Age 75 - 79	$5.01
Age 35 - 39	$.10	Age 80 - 84	$5.01
Age 40 - 44	$.17	Age 85 - 89	$5.01
Age 45 - 49	$.25	Age 90 - 94	$5.01
Age 50 - 54	$.42	Age 95 and over	$5.01
Age 55 - 59	$.72		

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City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Approve renewal contracts for Medical/RX Dental, Life AD&D, and Long Term Disability benefits for City employees and retirees with Blue Cross Blue Shield (BCBS), Cigna Health and New Your Life, respectively.

Background:

In May 2022, IPS Advisors, our insurance brokers, solicited and accepted bids for Medical/RX, Dental, Life AD&D, and Long Term Disability benefit coverage.

Several providers responded: 4 medical/RX providers, 11 dental providers, 3 EAP providers along with 5 life AD&D and long term disability providers. IPS Advisors evaluated, scored and ranked each provider using established criteria consisting of cost, financial stability, communication, claims processing, claims management reports, integrated system/technology initiative, and references. We met with IPS Advisors to review their evaluations, scoring, and ranking, and concur with their recommendations which are provided below.

Blue Cross Blue Shield, our current Medical/RX provider proposed a 1.5% increase in premiums while maintaining the current deductibles, co-pays and plan design in both the PPO and HSA plans. BCBS was the lowest provider amongst Cigna, Aetna, and United Healthcare. The cost increase of $48,870 (1.5%) is funded in the Proposed FY 2023 Budget and will be absorbed by the City.

Cigna Health, also our current provider for Dental benefits, proposed a 1% increase in premiums. Their proposal maintains current deductibles, co-pays and plan design. Cigna Health's proposal was evaluated alongside 10 other providers using established criteria. Their overall rating was best based on their rates and dentist in their network. The cost increase of $1,432 (1%) is funded in the Proposed FY 2023 Budget and will be absorbed by the City

Five proposals were received for the City's Life AD&D and Long Term Disability benefits. All five providers were higher than our current provided Cigna, who was recently acquired by New York Life. We are in the last year of our contract with New York Life and can exercise the option to renew the contract for one more year at the current rates.

Origination: Human Resources Department

Recommendation:

Staff recommends approval of Blue Cross Blue Shield as our Medical/RX insurance provider, Cigna as our Dental provider, and New York Life (formerly Cigna) as our Life AD&D and Long Term Disability provider.

Party(ies) responsible for placing this item on agenda: Mary Jo Vargas, Interim HR 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: FY 2022-2023 Budget

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

Signed _____ Approved by _____

Staff Member Date City Manager Date

BlueCross BlueShield of Texas
1001 E. Lookout Drive
Richardson, Texas 75082

BENEFIT PROGRAM APPLICATION ("BPA")

Blue Cross and Blue Shield of Texas, a Division of Health Care Service Corporation, a Mutual Legal Reserve Company (herein called "BCBSTX")

LARGE GROUP PLANS

Account Status: ☐ New ☒ Existing with Changes

Off Cycle Change: ☐ Yes ☒ No ☐ Former BCBSTX ASO converting to fully insured

Account Number (6-digits): 106256 Group Number(s): 106256, 120370

Policy Effective Date (month/day/year): 10/01/2022 Policy Anniversary Date (month/day/year): 10/01/2023

Legal Account Name: City of Tomball
(Specify the Employer or the employee trust applying for coverage. An employee benefit plan may not be named)

☒ NO CHANGES GROUP INFORMATION

Employer Identification Number ("EIN"): _____
Standard Industry Code ("SIC"): _____ Nature of Business: _____

Primary (Mailing) Address: _____
City: _____ State: _____ Zip: _____

Administrative Contact: _____ Title: _____
Phone: _____ Fax: _____ Email: _____

Blue Access for Employers℠ ("BAE℠") Contact:
_____ Title: _____
The BAE Contact is an Employee of the account who is authorized by the Employer to access and maintain the account in BAE.

Phone: _____ Fax: _____ Email: _____

Administrative Contact (if different from Primary):
_____ Title: _____
Phone: _____ Fax: _____ Email: _____

Physical Address (if different from Primary - required): _____
City: _____ State: _____ Zip: _____

Contact: _____

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Medical and Dental benefits are offered by Blue Cross and Blue Shield of Texas, a Division of Health Care Service Corporation, a Mutual Legal Reserve Company, an Independent Licensee of the Blue Cross and Blue Shield Association.

Life and Disability insurance is underwritten by Dearborn Life Insurance Company, 701 E. 22nd St. Suite 300, Lombard, IL 60148. Dearborn Life Insurance Company is an independent Blue Cross and Blue Shield licensee. BLUE CROSS®, BLUE SHIELD® and the Cross and Shield Symbols are registered service marks of the Blue Cross and Blue Shield Association, an association of independent Blue Cross and Blue Shield Plans.

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Billing Address (if different from Primary): _____

City: _____ State: _____ Zip: _____

Billing Contact: _____ Title: _____

Phone: _____ Fax: _____ Email: _____

Do you cover any wholly owned subsidiary or affiliated companies? ☐ Yes ☐ No If yes, please list below:

Subsidiary Companies to be covered (if more than one, list within the Additional Provisions): _____

Subsidiary Address: _____

City: _____ State: _____ Zip: _____

Contact: _____ Title: _____

Phone: _____ Fax: _____ Email: _____

Affiliated Companies to be covered (if more than one, list within the Additional Provisions): _____

Location(s): _____

The **Employee Retirement Income Security Act of 1974 (ERISA)** is a federal law that sets minimum standards for employee benefit plans in the private industry. In general, **all** employer groups, insured or ASO, are subject to ERISA provisions except for governmental entities, such as municipalities and public school districts, and "church plans" as defined by the Internal Revenue Code.

ERISA Regulated Group Health* Plan: ☐ Yes ☐ No

If Yes, is your ERISA Plan Year* a period of 12 months beginning on the Anniversary Date specified above?
☐ Yes ☐ No

If no, please specify your ERISA Plan Year (month/day/year): Beginning Date __/__/____ End Date __/__/____

ERISA Plan Administrator*: _____

Plan Administrator's Address: _____

If you maintain that ERISA is not applicable to your group health plan, please give legal reason for exemption:

☐ Federal Governmental plan (e.g., the government of the United States or agency of the United States)

☐ Non-Federal Governmental plan (e.g., the government of the State, an agency of the state, or the government of a political subdivision, such as a county or agency of the State)

☐ Church plan (complete and attach a Medical Loss Ratio Assurance form)

☐ Other; please specify: _____

Is your Non-ERISA Plan Year a period of 12 months beginning on the Anniversary Date specified above? ☐ Yes ☐ No

If no, please specify your Non-ERISA Plan Year (month/day/year): Beginning Date __/__/____ End Date __/__/____

For more information regarding ERISA, contact your Legal Advisor.
*All as defined by ERISA and/or other applicable law/regulations

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☒ **NO CHANGES** **PRODUCER OF RECORD INFORMATION**

1. *Producer/Agency** name to whom commissions are to be paid: _____

   Producer Number of ☐ Producer or ☐ Agency: _____

   Street Address: _____

   City: _____ Zip: _____

   Phone: _____ Fax: _____

   Email: _____

   Is Producer/Agency appointed with BCBSTX? ☐ Yes ☐ No Affiliated with General Agent? ☐ Yes ☐ No

   Commissions: $_____ PCPM

2. *Producer/Agency** name to whom commissions are to be paid: _____

   Producer Number of ☐ Producer or ☐ Agency: _____

   Street Address: _____

   City: _____ Zip: _____

   Phone: _____ Fax: _____

   Email: _____

   Is Producer/Agency appointed with BCBSTX? ☐Yes ☐ No Affiliated with General Agent? ☐ Yes ☐ No

   Commissions: $_____ PCPM

   If commission split, designate percentage for each producer/agency **Note**: total commissions paid must equal one hundred percent (100%)

   Producer/Agency 1: _____% Producer/Agency 2: _____%

3. Writing Producer's Name (please print): _____

   Producer Number: _____ Phone: _____ Email: _____

   Writing Producer's Signature: _____ Date: _____

* The producer or agency name(s) above to whom commissions are to be paid must exactly match the name(s) on the appointment application(s).

**If commissions are split, please provide the information requested above on both producers/agencies. BOTH must be appointed to do business with BCBSTX.

4. General Agent (GA) Override? ☐ Yes ☐ No General Agent Name: _____

   BCBSTX GA#: _____ Email: _____

   Address: _____

   City: _____ State: _____ Zip Code: _____

   Health Override Amount (if applicable): _____ Dental Override Amount (if applicable): _____

If applicable, effective _____, the named producer(s) or agency(ies) is/are recognized as Employer's Producer of Record (POR), to act as representative in negotiations with and to receive commissions from BCBSTX and/or corporate subsidiaries, as applicable, for procuring fully-insured coverage for Employer's employee benefit program(s). This statement rescinds any and all previous POR appointments for Employer. The POR is authorized to perform membership transactions on behalf of Employer. This appointment will remain in effect until withdrawn or superseded in writing by Employer.

General Agent's Signature: _____ Date: _____

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☒ **NO CHANGES** **SCHEDULE OF ELIGIBILITY**

1. **Standard Eligibility Provisions:** Eligible Employee/Subscriber means an Employee who works on a full-time basis, who usually works at least thirty (30) hours a week, and who otherwise meets the Participation Criteria established by an Employer. The term includes a sole proprietor, a partner, and an independent contractor, if the individual is included as an Employee under a Health Benefit Plan of a large Employer regardless of the number of hours the sole proprietor, partner, or independent contractor works weekly, but only if the plan includes at least two (2) other Eligible Employees who work on a full-time basis and who usually work at least thirty (30) hours a week. Participation Criteria means any criteria or rules established by a large Employer to determine the Employees who are eligible for enrollment or continued enrollment under the terms of a Health Benefit Plan. The Participation Criteria may not be based on Health Status Related Factors.

(HMO only) the Eligible Subscriber must reside, live, or work in the Service Area.

2. **Other Eligibility Provisions (check all that apply):**

☐ Retiree of the Employer.

☐ Part-time Employee of the Employer.

☐ Other: _____

Are any classes of Employees to be excluded from coverage? ☐ Yes ☐ No

If yes, please identify the classes and describe the exclusion: _____

Domestic Partners covered: ☐ Yes ☐ No

A Domestic Partner means a person with whom the Employee has entered into a domestic partnership in accordance with the Employer's plan guidelines. The Employer is responsible for providing notice of possible tax implications to those covered Employees with Domestic Partners.

Continuation coverage for Domestic Partners: If Employer elects coverage for Domestic Partners, Domestic Partners are not eligible for continuation coverage under Consolidated Omnibus Budget Reconciliation Act of 1985 (COBRA) as a spouse but may be eligible for continuation coverage similar to that available to spouses under COBRA continuation. Employer shall determine eligibility for COBRA continuation for Domestic Partners, if any. Please indicate your election below:

☐ Yes, Employer elects to offer continuation coverage to Domestic Partners, as defined in the Certificate Booklet

☐ No, Employer does not elect to offer continuation coverage to Domestic Partners (Domestic Partners are not eligible for continuation coverage)

☐ Other: _____

3. All current and new Employees must satisfy the substantive eligibility criteria and required Waiting Period in order for coverage to become effective. Covered Dependents do not have to satisfy a Waiting Period to become effective, but in no instance shall a Dependent be covered prior to the Employee's effective date**.**

If a person is added to the Policy and it is later determined that the Policyholder reported a coverage date earlier than what would apply to the Employee or Dependent, based on the Waiting Period and eligibility conditions the Policyholder provided to the Plan, the Plan reserves the right to retroactively adjust the coverage date for such person.

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What is the effective date for a newly eligible person who becomes effective after the Employer's initial enrollment? (No effective date may exceed ninety-one (91) calendar days from the date that an individual becomes eligible for coverage, unless permitted by applicable law.)

☐ The date of employment (date of hire).
☐ The _____ day (standard is first (1st) or fifteenth (15th)) of the month following the date of employment.
☐ The _____ day (standard is first (1st) or fifteenth (15th)) of the month following select one days of employment.
☐ The _____ day (standard is first (1st) or fifteenth (15th)) of the month following select one month(s) of employment.

Substantive Eligibility Criteria (Optional): Provide a representation below regarding the terms of any eligibility conditions (other than any applicable Waiting Period already reflected above) imposed before an individual is eligible to become covered under the terms of the plan. If any of these eligibility conditions change, you are required to submit a new BPA to reflect that new information.

Check all that apply:

☐ An Orientation Period that:
  1. Does not exceed one (1) month (calculated by adding one (1) calendar month and subtracting one (1) calendar day from an Employee's start date); and
  2. If used in conjunction with a Waiting Period, the Waiting Period begins on the first (1st) day after the orientation period.

☐ A Cumulative hours of service requirement that does not exceed 1200 hours

☐ An hours-of-service per period (or full-time status) requirement for which a measurement period is used to determine the status of variable-hour Employees, where the measurement period:
  1. Starts between the Employee's date of hire and the first (1st) day of the following month;
  2. Does not exceed twelve (12) months; and
  3. Taken together with other eligibility conditions does not result in coverage becoming effective later than thirteen (13) months from the Employee's start date plus the number of days between a start date and the first (1st) day of the next calendar month (if start day is not the first (1st) day of the month).

☐ Other substantive eligibility criteria not described above; please describe: _____

(HMO only) What is the effective date of coverage for a Newly Eligible Employee who becomes effective after the Employer's initial enrollment date? (No effective date may exceed ninety-one (91) calendar days from the date that an individual becomes eligible for coverage, unless permitted by applicable law.)

☐ The first (1st) day of the month following the date of employment (date of hire).
☐ The first (1st) day of the month following select one days of employment.
☐ The first (1st) day of the month following select one month(s) of employment.

4. Are there multiple new hire Waiting Periods? ☐ Yes ☐ No
If yes, attach eligibility and contribution details for each section.

Is the Waiting Period requirement to be waived on initial group enrollment?
Health ☐ Yes ☐ No ☐ N/A Dental ☐ Yes ☐ No ☐ N/A

5. Annual Open Enrollment: For Health and Dental Plans only, an Eligible Person, who did not enroll under timely enrollment, may apply for individual coverage, family coverage or add Dependents during the Employer's annual Open Enrollment Period. Such person's individual coverage date, family coverage date and/or Dependent's coverage date will be the Policy Anniversary Date following the Open Enrollment Period, provided the application is dated and signed prior to that date.

The Open Enrollment Period will be held during a thirty-one (31) day period prior to the Policy Anniversary Date of the program. Specify start of annual Open Enrollment Period: _____.

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6. **The minimum standard limiting age for covered Dependent children is twenty-six (26) years.** Hereafter, a Dependent Child, Child or Children means a natural child, a stepchild, a medical support order child, an eligible foster child, an adopted child (including a child for whom the Employee or their spouse is a party in a suit in which the adoption of the child is sought) regardless of presence or absence of a child's financial dependency, residency, student status, employment status, marital status, eligibility for other coverage or any combination of those factors. To be eligible for coverage, a child of an Employee's child must also be dependent upon Employee for federal income tax purposes at the time application for coverage is made.

7. **Disabled Dependent**: Disabled Dependent means a child who is medically certified as disabled and dependent upon the Employee or his/her spouse (or Domestic Partner if Domestic Partner coverage is elected). To administer medical certification of disabled Dependents, you may select option (a) standard rules or (b) custom rules. If (b) is selected there are additional selections regarding certification review, forms, and previous medical certification approvals.

a. ☐ Disabled Dependent Administration will follow **standard rules.**

A disabled Dependent is eligible to add or continue coverage beyond the limiting age of twenty-six (26). Certification Review is administered by BCBSTX; a Disabled Dependent Certification Form must be submitted to BCBSTX.

(HMO only) Proof of incapacity and dependency may be required within thirty-one (31) days of the child's attainment of the limiting age. Subsequent recertification may occur annually, as required.

b. ☐ Disabled Dependent Administration will follow **custom rules**. Please make the following selections:

Age: A disabled Dependent is eligible to add or continue coverage beyond the limiting age of twenty-six (26).

Certification Review: Please select one (1) option regarding administration of Certification Review.

☐ Certification Review is administered by BCBSTX; a Disabled Dependent Certification Form must be submitted to BCBSTX.

(HMO only) Proof of incapacity and dependency may be required within thirty-one (31) days of the child's attainment of the limiting age. Subsequent recertification may occur annually, as required.

☐ Certification Review is administered by the Employer; there are no Disabled Dependent Certification Form requirements.

If Certification Review is administered by BCBSTX, please select one (1) option regarding forms:

☐ BCBSTX's Disabled Dependent Certification Form will be utilized.

☐ A custom/other Disabled Dependent Certification Form will be utilized.

If Certification Review is administered by BCBSTX, please select allowed or not allowed below:

An approved disabled Dependent medical certification from a prior carrier is ☐ allowed ☐ not allowed.

An approved disabled Dependent medical certification from a prior BCBS policy is ☐ allowed ☐ not allowed.

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☒ **NO CHANGES** **CURRENT ELIGIBILITY INFORMATION**

Total number of Employees/Subscribers:

1. On payroll _____

2. On COBRA continuation coverage _____

3. With retiree coverage (if applicable) _____

4. Who work part-time _____

5. Serving the new hire Waiting Period _____

6. Declining because of other **group** coverage (e.g., other commercial group coverage, Medicare, Medicaid, TRICARE/Champus) _____

7. Declining coverage (not covered elsewhere) _____

☐ **NO CHANGES** **(HMO only) LEGISLATIVE ELECTIONS**

The following mandated benefit offers are made by HMO in compliance with Texas regulations. Please mark your acceptance or declination. Acceptance may result in a rate adjustment.

In Vitro Fertilization Services

☐ **Accept** – If accepted, benefits for In Vitro Fertilization Services will be provided to the same extent as benefits provided for other pregnancy related procedures. **(Note: If selected, an additional charge will be added to your rates.)**

☐ **Decline** – If declined, no benefits are available.

Speech and Hearing Services

☐ **Accept** – Benefits are paid same as any other illness.

☐ **Decline** – If declined, medically necessary speech therapy is covered on an outpatient basis only. Hearing aid benefit is limited to one (1) hearing aid per ear every thirty-six (36) months.

Development Delay – Certain therapies for children with developmental delays are already included in the HMO plans.

☒ **NO CHANGES** **(Non-HMO only) LEGISLATIVE ELECTIONS**

The following mandated benefit offers are made in compliance with Texas regulations. Please mark your acceptance or declination.

In Vitro Fertilization Services: Benefits for Medical-Surgical Expense incurred for in vitro fertilization procedures will be the same as for maternity care, provided specific requirements are met.

☐ **Accept** – If accepted, benefits for In Vitro Fertilization Services will be provided to the same extent as benefits provided for other pregnancy related procedures. **(Note: If selected an additional charge will be added to your rates.)**

☐ **Decline** – If declined, no benefits are available for these services.

Speech and Hearing Services: Benefits are available for the services of a physician or other provider to restore loss of or correct an impaired speech or hearing function. This benefit includes coverage for hearing aids.

☐ **Accept** – If accepted, benefits are available for medically necessary services to restore loss of or correct an impaired speech or hearing function, with no benefit maximum on hearing aids.

☐ **Decline** – If declined, benefits are available for medically necessary services to restore loss of or correct an impaired speech or hearing function; however, benefits for hearing aids are limited to one (1) hearing aid per ear every thirty-six (36) months.

Development Delay – Certain therapies for children with developmental delays are already included in the Non-HMO plans.

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☐ **NO CHANGES** **LINES OF BUSINESS**
(Check all applicable products)

Managed Health Care Coverage:

☐ Single Option: PPO Plan _____

☒ Multiple Plan Option:

Select up to four (4) plans. All plans may be PPO or HSA plans. If an HMO is selected, a PPO must also be selected.

Plan 1 PPO 1000 Ded Plan **PPO**

Plan 2 HSA Embedded **HSA**

Plan 3 _____ **Select Product**

Plan 4 _____ **Select Product**

If an HMO plan is selected, indicate additional election(s) below (if applicable):

Additional Benefit Options:

☒ Prescription Drug Program Performance

☐ Inpatient Mental Health Care (IPMH) Select IPMH

☐ Durable Medical Equipment Select DME

See **HMO Legislative Elections** for In-Vitro Fertilization and Speech and Hearing Services options.

One hundred percent (100%) of Eligible Employees must reside, live, or work in the service area. The HMO service area includes all counties in Texas.

***If an HMO health plan is selected, please complete the HMO Non-Network Plan Certification (item 1) in the OTHER PROVISIONS section of this BPA.**

If HCA is selected, the HCA BPA with HCA Administrative Services Agreement must be completed, signed, and submitted.

If HSA/HDHP is selected, provide name of HSA Administrator or trustee: _____
(Vendor: **HSA Bank**)

FSA purchased: ☐ Yes ☐ No (If yes, select vendor) Vendor: **Select Vendor**

Health Reimbursement Account (HRA) purchased: ☐ Yes ☐ No (If yes, select vendor) Vendor: **Select Vendor**

☐ **Blue Directions℠** If selected, the Blue Directions Addendum is attached and made part of the Policy

Health Care Management Services:

☒ Wellbeing Management (WBM)

In-Hospital Indemnity Plan:

☐ IHI

DENTAL BENEFIT PLANS:

Employer-Paid Dental

☐ Plan _____

☐ Dual Option: Plan 1 _____ Plan 2 _____

Voluntary Group Dental

Plan _____

BlueMax Advantage:

☐ Graduated dental benefit max

☐ Enhanced dental benefits

☐ **Life & Disability I**f checked, attach separate application for those coverages

COMMENTS: _____

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☐ NO CHANGES ACCOUNT EXPERIENCE – NEW GROUPS ONLY

Are there any new large claims or more than fifteen percent (15%) change in large claims previous provided?

☐ No – Skip the rest of this (Account Experience) section

☐ Yes – Please answer the below questions to the best of your knowledge. Note: any changes indicated below may impact rates and will require Underwriter approval. "Participant" means all Eligible Employees, Dependents, retirees, and COBRA Continuants.

1. Has any Participant received more than twenty thousand dollars ($20,000) in medical benefits during the last twelve (12) months? ☐ Yes ☐ No

2. Is any Participant expected to have claims in excess of twenty thousand dollars ($20,000) during the next twelve (12) months? ☐ Yes ☐ No

3. Is any Participant mentally or physically handicapped or disabled or not actively at work? ☐ Yes ☐ No

4. Has any Participant been diagnosed as having a high-risk condition? ☐ Yes ☐ No

If any question is answered "yes," details must be provided below:

Participant Age	Diagnosis or Nature of the Disorder	Dates of Treatment	$ Amount of Claims	Prognosis/Current Treatment

RATES

For the current year's premium and rate information, refer to the accepted finalized new group rates letter ("Letter") or the renewal exhibit ("Exhibit") for complete details. The Letter, or Exhibit, shall be incorporated by reference and made part of the BPA and Group Administration Document.

HMO PROGRAM

☐ **Yes** ☒ **No**

Account Status: ☐ New Group ☐ Existing Group

Choose One: ☐ Blue Premier℠ HMO ☐ Blue Premier Access℠ HMO ☐ Blue Essentials℠ HMO

a) Physician Service Charges:
_____% of Claim Payments; $_____ per enrollee per month for health Claim Payments; **or** ☐ N/A

b) Service Fees:
$_____ per month per single enrollee; $_____ per month per enrollee with one or more Dependents; **or** ☐ N/A
Provider Table(s): _____

c) HMO Managed Care Fee:
$_____ per HMO enrollee per month **or** ☐ N/A

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☒ NO CHANGES — FUNDING / CONTRIBUTION

FUNDING ARRANGEMENT:

☐ Premium – Prospective

☐ **(Non-HMO only)** Premium – Prospective Retention (Retro Contingent)

☐ **(Non-HMO only)** Alternative Funding Minimum Premium Program – Prospective Minimum Premium (Retro Contingent). The standard premium and rate information does not apply to alternative funding programs. All information regarding premiums and the payments thereof for alternative funding programs can be found in the mutually agreed upon alternative funding agreement between the Employer and BCBSTX.

STANDARD PREMIUM INFORMATION

1. Premium Period:

☐ The first (1st) day of each calendar month through the last day of each calendar month.

☐ The fifteenth (15th) day of each calendar month through the fourteenth (14th) day of the next calendar month.

☐ 15/16 Day Rule – premiums will be billed for the entire month for Participants with effective dates on the first (1st) through the fifteenth (15th) day of the month. Premiums will not be billed for the month when the Participant's effective date falls on the sixteenth (16th) day through the end of the month.

2. The contribution of premium to be paid by the Employer is:

PRODUCT	Employee Only	Employee/Child(ren)	Employee/Spouse	Employee/Family
HEALTH				
Plan 1	% **or** $	% **or** $	% **or** $	% **or** $
Plan 2	% **or** $	% **or** $	% **or** $	% **or** $
Plan 3	% **or** $	% **or** $	% **or** $	% **or** $
Plan 4	% **or** $	% **or** $	% **or** $	% **or** $
DENTAL				
Plan 1	% **or** $	% **or** $	% **or** $	% **or** $
Plan 2	% **or** $	% **or** $	% **or** $	% **or** $

3. **(HMO only)** Grace Period: thirty (30) days – standard

4. Prior written notification by BCBSTX to Employer for change of premium rates is sixty (60) days

5. Additional Information/Comments: _____

☒ NO CHANGES — BILLING SPECIFICATIONS

Employees Listed: ☐ alphabetically ☐ by location
If by location, list locations including location numbers if applicable: _____

Sort by: ☐ Unique Identification Number **(standard)**
☐ Social Security Number

Billing format:
(complete only if special billing requirements are needed)

☐ Benefit Agreement
☐ Also, Page Break
☐ Categories
☐ Multiple Billing Profiles
Explanation: _____

Premium Delay:
(Underwriter approval required for options other than zero (0) day delay)

☐ Zero (0) day delay **(standard)**
☐ Thirty (30) day delay
☐ Sixty (60) day delay
☐ Ninety (90) day delay

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☒ **NO CHANGES** **ID CARD DELIVERY**

Mail ID Cards to:

☐ Account

☐ Member's home **(standard)**
Note: if an HMO plan is selected, HMO ID cards must be mailed to the Member's home

☒ **NO CHANGES** **OTHER PROVISIONS**

1. **(HMO only) HMO Non-Network Plan Certification:** The Texas Insurance Code mandates HMOs whose network-based delivery system of coverage is the only health benefit coverage being offered under an Employer's health benefit plan must offer all Eligible Subscribers the opportunity to obtain other health coverage through a non-network plan at the time of enrollment and at least annually.

The non-network coverage required by law may be provided through a point-of-service contract, a preferred provider benefit plan, or any coverage arrangement that allows an Employee to access services outside the HMO's or limited provider network's delivery network. New and renewing groups who refuse to offer or certify that they offered a non-network plan concurrent with the HMO-only will not be allowed to purchase or renew coverage through BCBSTX. To comply with the provisions of this mandate, BCBSTX requests Employer groups certify a non-network plan will be offered to Eligible Subscribers.

Describe Non-Network Product Offered: _____

Authorized Company Official's Initials: _____

2. **EHB Election:** Employer elects EHBs based on the Texas benchmark.

3. This BPA is incorporated into and made a part of the Policy entered into and agreed upon by BCBSTX and the account.

4. Changes in state or federal law or regulations or interpretations thereof may change the terms and conditions of coverage.

5. **Reimbursement:** It is understood and agreed that in the event BCBSTX makes a recovery on a third-party liability claim, BCBSTX will retain twenty-five percent (25%) of any recovered amounts, other than recovery amounts received as a result of, or associated with, any Workers' Compensation Law.

6. **Third-Party Recovery Vendors and Law Firms Provisions (other than Reimbursement Services)**: BCBSTX engages with third-party recovery vendors and law firms on a post-pay basis to identify and/or recover any potential overpayments that may have been made to Providers.

7. ☐ **Medical and Ancillary Package Pricing:** The rates shown in this Agreement reflect a volume-based discount in an amount up to four percent (4%) of the medical premium for the twelve (12) month period beginning on the Policy Effective Date. If the ancillary coverage (BlueCare Dental, Basic Life, Short-Term Disability, Long-Term Disability, Accident, Critical Illness and/or Vision product(s)) lapses during this twelve (12) month period, BCBSTX reserves the right to remove the volume-based discount on medical premium. In such event, upon sixty (60) days prior written notice to Employer, the premium payment will revert to the non-discounted amount.

ADDITIONAL PROVISIONS:

A. **Grandfathered Health Plans:** Employer shall provide BCBSTX with written notice prior to renewal (and during the plan year, at least sixty (60) days advance written notice) of any changes in its Contribution Rate Based on Cost of Coverage or Contribution Rate Based on a Formula towards the cost of any tier of coverage for any class of Similarly Situated Individuals as such terms are described in the Affordable Care Act and applicable regulations. Any such changes (or failure to provide timely notice thereof) can result in retroactive and/or

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prospective changes by BCBSTX to the terms and conditions of coverage. In no event shall BCBSTX be responsible for any legal, tax or other ramifications related to any benefit package of any group health insurance coverage (each hereafter a "plan") qualifying as a "grandfathered health plan" under the Affordable Care Act and applicable regulations or any representation regarding any plan's past, present and future grandfathered status. The grandfathered health plan form ("Form"), if any, shall be incorporated by reference and made part of the BPA and Group Policy, and Employer represents and warrants that such Form is true, complete, and accurate. If Employer fails to timely provide BCBSTX with any requested grandfathered health plan information, BCBSTX may make retroactive and/or prospective changes to the terms and conditions of coverage, including changes for compliance with state or federal laws or regulations or interpretations thereof.

B. **Retiree Only Plans and/or Excepted Benefits**: If the BPA includes any retiree only plans and/or excepted benefits, then Employer represents and warrants that one (1) or more such plans is not subject to some or all of the provisions of Part A (Individual and Group Market Reforms) of Title XXVII of the Public Health Service Act (and/or related provisions in the Internal Revenue Code and Employee Retirement Income Security Act) (an "exempt plan status"). Any determination that a plan does not have exempt plan status can result in retroactive and/or prospective changes by BCBSTX to the terms and conditions of coverage. In no event shall BCBSTX be responsible for any legal, tax or other ramifications related to any plan's exempt plan status or any representation regarding any plan's past, present and future exempt plan status.

C. Employer shall indemnify and hold harmless BCBSTX and its directors, officers and employees against any and all loss, liability, damages, fines, penalties, taxes, expenses (including attorneys' fees and costs) or other costs or obligations resulting from or arising out of any claims, lawsuits, demands, governmental inquiries or actions, settlements or judgments brought or asserted against BCBSTX in connection with (a) any plan's grandfathered health plan status, (b) any plan's exempt plan status, (c) any directions, actions and interpretations of the Employer, and/or (d) any provision of inaccurate information, and/or (f) Employer's selection of Essential Health Benefit ("EHB") benchmark for the purpose of ACA. Changes in state or federal law or regulations or interpretations thereof may change the terms and conditions of coverage.

The provisions of paragraphs A-C (directly above) shall be in addition to (and do not take the place of) the other terms and conditions of coverage and/or administrative services between the parties.

Notwithstanding anything in the Policy or Renewal(s) to the contrary, BCBSTX reserves the right to revise our charge for the cost of coverage (premium or other amounts) at any time if any local, state or federal legislation, regulation, rule or guidance (or amendment or clarification thereto) is enacted or becomes effective/implemented, which would require BCBSTX to pay, submit or forward, on its own behalf or on the Policyholder's behalf, any additional tax, surcharge, fee, or other amount (all of which may be estimated, allocated or pro-rated amounts).

Renewals Only: (For the purposes of this Policy, the term "existing BPA" includes, if applicable, the initial Schedule of Specifications and/or Group Agreement signed by the Employer, and any subsequent Schedules of Specifications and/or Group Agreements and amendments thereto.) If this BPA is blank, it is intentional, and this BPA is an addendum to the existing BPA. In such case, all terms of the existing BPA as amended from time to time shall remain in force and effect. However, beginning with the Employer's first renewal date on or after September 23, 2010, the provisions of paragraphs A-C (above) shall be part of (and be in addition to) the terms of the existing BPA as amended from time to time.

Summary of Benefits and Coverage ("SBC"): The SBC Addendum is attached and made a part of the Policy. BCBSTX will create the SBC (only for benefits BCBSTX insures under the Policy) and provide the SBC to the Employer in electronic format. If the Employer approves of the content, Employer will then distribute the SBC to participants and beneficiaries (or hire a third party to distribute) as required by law. If the Employer would like changes to the SBC, it will promptly notify BCBSTX. BCBSTX will also distribute the SBC to participants and beneficiaries via regular hardcopy mail or electronically in response to occasional requests received directly from individuals. All other distribution is the responsibility of the Employer.

Effective 10/01/2022, City of Tomball will be renewing without changes.
Adding: Wondr Health, Omada, and Hinge Health.

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EMPLOYER STATEMENTS:

1. BCBSTX reserves the right to take any or all of the following actions:

a. Initial rates for new groups will be finalized for the effective date of the policy based on the enrolled participation and Employer contribution levels;

b. After the policy effective date, the group will be required to maintain a minimum Employer contribution of fifty percent (50%), and at least a seventy-five percent (75%) participation of eligible Employees. In the event the Group is unable to maintain the contribution and participation requirements, then the rates will be adjusted accordingly; and/or

c. Non-renew or discontinue coverage if the fifty percent (50%) minimum Employer contribution is not met and/or less than seventy-five percent (75%) of Eligible Employees are enrolled for coverage or six (6) consecutive months.

BCBSTX reserves the right to change premium rates when a substantial change occurs in the number or composition of Subscribers covered. A substantial change will be deemed to have occurred when the number of Employees/Subscribers covered changes by ten percent (10%) or more over a thirty (30) day period or twenty-five percent (25%) or more over a ninety (90) day period.

Employer will promptly notify BCBSTX of any change in participation and Employer contribution.

2. Producer Statement (if applicable): I certify that I have reviewed all enrollment materials. I have also advised the Employer that I have no authority to bind these coverages, to alter the terms of the Policy(ies), this BPA or enrollment material in any manner or to adjust any claims for benefits under the Policy(ies).

3. BCBSTX will report the value of all remuneration by BCBSTX to ERISA plans with one hundred (100) or more participants for use in preparation of ERISA Form 5500 schedules. Reporting will also be provided upon request to non-ERISA plans or plans with fewer than one hundred (100) participants. Reporting will include base commissions, bonuses, incentives, or other forms of remuneration for which your agent/consultant is eligible for the sale or renewal of self-funded and/or insured products.

4. The undersigned person represents that he/she is authorized and responsible for purchasing coverage on behalf of the Employer. It is understood that the actual terms and conditions of coverage are those contained in the Policy into which this BPA shall be incorporated at the time of acceptance by BCBSTX. Upon acceptance, BCBSTX shall issue a Policy to the Employer and the Employer shall be referred to as the "Employer or Policyholder" (Non-HMO) and "Group" (HMO) in the Policy.

5. The Employer's Benefit Program Application must pre-date the requested effective date and be received by BCBSTX at its home office no less than thirty (30) days prior to the requested effective date.

Eric Thomas	
Authorized BCBSTX Representative	Signature of Authorized Purchaser
Account Executive	
Title	Title
07/18/2022	
Date	Date
Agent Representative (if applicable)	

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PROXY (OPTIONAL)

The undersigned hereby appoints the Board of Directors of Health Care Service Corporation, a Mutual Legal Reserve Company, or any successor thereof ("HCSC"), with full power of substitution, and such persons as the Board of Directors may designate by resolution, as the undersigned's proxy to act on behalf of the undersigned at all meetings of members of HCSC (and at all meetings of members of any successor of HCSC) and any adjournments thereof, with full power to vote on behalf of the undersigned on all matters that may come before any such meeting and any adjournment thereof. The annual meeting of members is scheduled to be held each year in the HCSC corporate headquarters on the last Tuesday of October at 12:30 p.m. Special meetings of members may be called pursuant to notice provided to the member not less than thirty (30) nor more than sixty (60) days prior to such meetings. This proxy shall remain in effect until revoked either in writing by the undersigned at least twenty (20) days prior to any meeting of members or by attending and voting in person at any annual or special meeting of members.

HCSC pays indemnification or advances expenses to its directors, officers, employees, or agents consistent with HCSC's bylaws then in force and as otherwise required by applicable law.

Group No.:_____

By: _____
Print Signer's Name Here

➡ _____
Signature and Title

Group Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Dated this _____ day of _____ _____
Month Year

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BlueCross BlueShield of Texas

Consumer Choice Plan Disclosure Statement

This health plan does not include the same level of benefits required in other plans.

This HMO plan is a consumer choice plan. This plan doesn't include the same level of benefits that are in Texas health plans known as state-mandated plans. This plan does include all health benefits required by the Affordable Care Act.

To see all benefits offered by this plan, go to the plan's "Summary of Benefits and Coverage."

Benefit/coverage:	This plan:	A health plan with required benefits (state-mandated plan):
Deductible The amount you pay for care before the plan begins to share the cost.	Has a deductible.	Has no deductibles for participating provider care.
Out-of-Pocket Costs The amount you pay when you receive covered services, up to a calendar year maximum**.**	Includes out-of-pocket costs that meet federal requirements but may sometimes be more than in a state-mandated plan.	A copay must be less than 50% of the total cost of the service. Annual out-of-pocket costs must be capped at 200% of your annual premium cost if you alert the plan.
Home Health Services	Includes a limit for home health services.	Has no limits on home health services.

If you want a plan with all required benefits:

We also offer a state-mandated plan that includes all required benefits. This plan is not on Healthcare.gov and does not allow you to get help with premiums and out-of-pocket costs. To learn more about this plan, call 1-877-299-2377 or visit https://www.bcbstx.com/shop-plans-and-products. **By signing this form, you acknowledge the following:**

- I understand the consumer choice plan I am applying for does not provide the same level of coverage required in other Texas health plans (state-mandated plans).
- I understand I can get more information about consumer choice plans from the Texas Department of Insurance's website, https://www.tdi.texas.gov/consumer/consumerchoice.html, or by calling the Consumer Help Line at 1-800-252-3439.

Don't sign this document if you don't understand it.
No firme este documento si no lo comprende.

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BlueCross BlueShield of Texas

Signature of Applicant | **Date**

Name of Applicant (print name)

Name of Business, if applicable

Address

City | **State** | **Zip**

HMO must give you a copy of this statement upon request.

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BlueCross BlueShield of Texas

City Of Tomball

Prospective Premium Projection
for the period
October 1, 2022 - September 30, 2023
10.2022 FI Renewal

RATE DEVELOPMENT

	1000 PPO	2800 HSA
Premium at Current Rates	**$2,476,096**	**$782,114**
Rate Action	**1.5%**	**1.5%**
Requested Premium at Renewal Rates	**$2,513,237**	**$793,846**

	Lives	Current	Renewal	Lives	Current	Renewal
HCSC Primary						
Single	48	$886.73	$900.03	38	$774.06	$785.67
Single + Spouse	8	$2,039.47	$2,070.06	7	$1,780.35	$1,807.06
Single + Child(ren)	39	$1,596.10	$1,620.04	15	$1,393.32	$1,414.22
Family	31	$2,748.86	$2,790.09	1	$2,399.61	$2,435.60
Medicare Primary						
Single	0	$886.73	$900.03	0	$774.06	$785.67
Family	0	$2,748.86	$2,790.09	0	$2,399.61	$2,435.60
HCSC & Medicare Total	126			61		

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Cigna Healthcare Financial Exhibit for:

City of Tomball

Effective Date: October 01, 2022

DENTAL RATE CONFIRMATION

Dental Choice Plan		Current	Renewal
Cigna Rates			
Choice	Employee	$33.11	$33.44
Plan 1	Emp + Spouse	$65.92	$66.58
	Emp + Child(ren)	$69.68	$70.38
	Emp + Family	$112.83	$113.96

This quote assumes the proposed DPPO benefits will be administered on Dentacom.

The above DPPO renewal rates are guaranteed for 2 years, valid for 10/01/2022 and 10/01/2023 effective dates

Approved and Accepted this_____Day of_____2022

Signature_____

Title:_____

Sara Wagner
Account Executive
Sara_J_Wagner@NewYorkLife.com

Date: **June 9, 2022**

Subject: **City of Tomball**

Dear Charlotte Starks:
Hub International

Thank you for allowing New York Life Group Benefit Solutions to provide the Life, STD, LTD and Accident benefits for the employees of City of Tomball. We appreciate the opportunity to serve you and assist in meeting the employee benefit needs of the City of Tomball.

Based on our analysis of the group's demographics, current plans, and rates we are pleased to notify you that we are offering a rate pass with a 36-month rate guarantee.

Below is an overview of our renewal offering, effective October 1, 2022

Renewal Rate Summary

*Please see appendix for proposed renewal step rates

Coverage	Policy Number	Inforce Rate	Rate Basis	Renewal Rate	Rate Guarantee
Basic LTD	SGD0601387	$0.197	Per $100 Covered Payroll	$0.197	36 Months
Basic Life	SGM0601499	$0.055	Per $1,000	$0.055	36 Months
Voluntary Life	SGM0601499	Age Banded*	Per $1,000	Age Banded*	36 Months
Dependent Child Voluntary Life	SGM0601499	$0.20	Per $1,000	$0.20	36 Months
Basic Accident	SOK0600863	$0.015	Per $1,000	$0.015	36 Months
Voluntary Accident	SOK0600863	Employee Rate: $0.03 Family Rate: $0.05	Per $1,000	Employee Rate: $0.03 Family Rate: $0.05	36 Months

NYL GBS reserves the right to change premium rates if any of the following occurs:

- Rates are based on a package sale of all lines. Rates are subject to change if unbundled.
- The policy terms change
- A division, subsidiary, eligible company, or class is added/deleted
- There is a change of more than 10% in the number of eligible employees since the last census was provided.

Please respond via email with your acceptance of the above rates. Thirty days prior to the above renewal date we will proceed with processing the amendments.

NYL GBS reserves the right to change premium rates if any of the following occurs:

- The policy terms change
- A division, subsidiary, eligible company, or class is added/deleted
- There is a change of more than 10% in the number of employees

Sincerely,

Sara Wagner
Omar Garza

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Appendix I: Age-Banded Rates

Voluntary Life Rate Summary

Employee Voluntary Life Insurance

Monthly Rates are based on units of $1,000

Under Age 20	$.07	Age 60 - 64	$1.13
Age 20 - 24	$.07	Age 65 - 69	$1.78
Age 25 – 29	$.07	Age 70 - 74	$2.82
Age 30 - 34	$.08	Age 75 - 79	$5.01
Age 35 - 39	$.10	Age 80 - 84	$5.01
Age 40 - 44	$.17	Age 85 - 89	$5.01
Age 45 - 49	$.25	Age 90 - 94	$5.01
Age 50 - 54	$.42	Age 95 and over	$5.01
Age 55 - 59	$.72		

Spouse Voluntary Life Insurance

Monthly Rates are based on units of $1,000.

Under Age 20	$.07	Age 60 - 64	$1.13
Age 20 - 24	$.07	Age 65 - 69	$1.78
Age 25 - 29	$.07	Age 70 - 74	$2.82
Age 30 - 34	$.08	Age 75 - 79	$5.01
Age 35 - 39	$.10	Age 80 - 84	$5.01
Age 40 - 44	$.17	Age 85 - 89	$5.01
Age 45 - 49	$.25	Age 90 - 94	$5.01
Age 50 - 54	$.42	Age 95 and over	$5.01
Age 55 - 59	$.72		

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City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Conduct Public Hearing of the City Council of the City of Tomball to consider proposed Levy of Assessments for authorized improvements within Improvement Area #1 (IA1) in Wood Leaf Reserve in the City of Tomball, Public Improvement District Number Eleven (PID 11), established by City Council Resolution No. 2020-04.

Background:

Pursuant to Chapter 372 of the Local Government Code, a single public hearing will be conducted on the proposed Levy of Assessment pursuant to the Service and Assessment Plan and the proposed Assessment Roll on property within Improvement Area #1 (IA1) for Wood Leaf Reserve, located within Public Improvement District Number Eleven (PID 11).

Notice of the Public Hearing was provided to the property owners, as required, and proper publication was made in the official newspaper and the City's website.

The first reading of the Ordinance will follow the public hearing; the second reading of the ordinance will be presented to Council at the regular Council meeting on September 19, 2022.

Origination: Project Management

Recommendation:

Conduct Public Hearing

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project 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 Meagan Mageo 8/31/2022 Approved by

Staff Member Date City Manager Date

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL, TEXAS

TUESDAY, SEPTEMBER 6, 2022

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of the City of Tomball, Texas for 6:00 p.m. on September 6, 2022 at the regular meeting place of the City, the City Council Chamber at Tomball City Hall, 401 Market Street, Tomball, Texas 77375 (unless alternative meeting arrangements are required to address public health concerns, which meeting arrangements will be specified in the notice of such meeting posted in accordance with applicable law). The public hearing will be held to consider proposed assessments to be levied against certain assessable property in the Wood Leaf Public Improvement District (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

THE GENERAL NATURE OF THE PROPOSED PUBLIC IMPROVEMENTS (COLLECTIVELY, THE "AUTHORIZED IMPROVEMENTS") may include: (i) design, construction and other allowed costs related to street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to improvement of parks and open space, together with any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) design, construction and other allowed costs related to sidewalks and landscaping and hardscaping, fountains, lighting and signage; (iv) design, construction and other allowed costs related to gas, water, wastewater and drainage (including detention) improvements and facilities; (v) design, construction and other allowed costs related to projects similar to those listed in subsections (i) - (iv) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the district; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

THE ESTIMATED COST TO DESIGN, ACQUIRE AND CONSTRUCT THE AUTHORIZED IMPROVEMENTS Together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is approximately $18,895,633 plus the annual cost of supplemental services and operation and maintenance costs, if any. The City will pay no costs of the Authorized Improvements, supplemental services or operation and maintenance costs from funds other than assessments levied on property within the District. The remaining costs of the proposed improvements will be paid from sources other than those described above.

THE BOUNDARIES OF THE DISTRICT include approximately 90.54 Acres of Land within the City of Tomball, Harris County, Texas, Said Property Being Generally Located approximately ½ mile east of State Highway 249 between Theis Lane and Holderrieth Road and near the future intersection of School Street and Theis Lane. A metes and bounds description is available for inspection at the offices of the City Secretary at the location described above.

All written or oral objections relating to the levy of the proposed assessments will be considered at the public hearing.

A copy of the Preliminary Service and Assessment Plan, including the proposed Assessment Roll, for the District, which includes the Assessments to be levied against each parcel in of the District is available for public inspection at the office of the City Secretary, 401 Market Street, Tomball, Texas 77375.

This Notice of Public Hearing is given and the public hearing is being held pursuant to the requirements of the Act.

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 3rd day of August 2022 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meetings.

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 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.ci.tomball.tx.us.

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Adopt, on First Reading, Ordinance Number 2022-31, an Ordinance of the City Council of Tomball, Texas, Approving a Service and Assessment Plan and Assessment Roll for Authorized Improvements for the Wood Leaf Reserve Public Improvement District (the "District"); Making a Finding of Special Benefit to Certain Property in the District; Levying Assessments against Certain Property within the District and Establishing a Lien on Such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing for Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date.

Background:

The property within the Wood Leaf Reserve Public Improvement District Eleven (PID 11), and as described in the Service and Assessment Plan, have substantially completed the public infrastructure improvements for Improvement Area #1 (IA1). Following the Public Hearing, it is necessary to levy assessments on the property in IA1 within PID 11 as set forth in the Service and Assessment Plan.

Per Chapter 372 of the Local Government Code, Ordinance Number 2022-31 approves the Service and Assessment Plan and Assessment Roll for Wood Leaf Reserve Public Improvement District Number Eleven.

Origination: Project Management

Recommendation:

Adopt Ordinance Number 2022-31, levying an assessment against property within Improvement Section One properties within Improvement Area #1 (IA1), for Public Improvement District Number Eleven (PID 11), Wood Leaf Reserve, on First Reading.

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project 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 Meagan Mageo 8/31/2022 Approved by _____

Staff Member Date City Manager Date

ORDINANCE NO. 2022-31

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS APPROVING A SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR AUTHORIZED IMPROVEMENTS FOR THE WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT (THE "DISTRICT"); MAKING A FINDING OF SPECIAL BENEFIT TO CERTAIN PROPERTY IN THE DISTRICT; LEVYING ASSESSMENTS AGAINST CERTAIN PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

* * * * * * * * * *

WHEREAS, the City of Tomball, Texas (the "City") received a petition meeting the requirements of Sec. 372.005 of the Public Improvement District Assessment Act (the "Act") requesting the creation of a public improvement district over a portion of the area within the corporate limits of the City to be known as the Wood Leaf Reserve Public Improvement District (the "District"); and

WHEREAS, on November 16, 2020, the City Council accepted the Petition and called a public hearing for December 21, 2020, on the creation of the PID and the advisability of the improvements; and

WHEREAS, notice of the hearing was published in a newspaper of general circulation in the City in which the District is to be located on November 25, 2020; and

WHEREAS, on November 20, 2020, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on December 21, 2020; and

WHEREAS, on November 20, 2020, notice to the owners of property within the proposed District was sent by first-class mail to the owners of 100% of the property subject to assessment under the proposed District containing the information required by the Act such that such owners had actual knowledge of the public hearing to be held on December 21, 2020; and

WHEREAS, the City Council opened and continued such public hearing on the advisability of the improvements and the creation of the District until January 18, 2021; and

WHEREAS, on January 18, 2021 the City Council continued such public hearing on the creation of the District and heard any comments or objection thereto; and

WHEREAS, the City Council approved the creation of the PID by Resolution approved on January 18, 2021 (the "Creation Resolution") and published the Creation Resolution on January 27, 2021, as authorized by the Act; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after such publication; and

WHEREAS, the District is to be developed in phases and assessments are anticipated to be levied in each development phase; and

WHEREAS, pursuant to Sections 372.013, 372.014, and 372.016 of the Act, the City Council has directed the preparation of a Preliminary Service and Assessment Plan for Authorized Improvements within Improvement Area #1 of the District (the "Service and Assessment Plan") and an assessment roll for Improvement Area #1 of the District (the "Assessment Roll") that states the assessment against each parcel of land within Improvement Area #1 of the District (the "Assessments"); and

WHEREAS, the City called a public hearing regarding the proposed levy of Assessments pursuant to the Service and Assessment Plan and the proposed Assessment Roll on property within Improvement Area #1 of the District, pursuant to Section 372.016 of the Act; and

WHEREAS, the City, pursuant to Section 372.016(b) of the Act, published notice in a newspaper of general circulation within the City to consider the proposed Service and Assessment Plan for the District and the levy of the Assessments, as defined in the Service and Assessment Plan, on property in the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the Act caused the mailing of notice of the public hearing to consider the proposed Service and Assessment Plan and the Assessment Roll attached to the Service and Assessment Plan and the levy of Assessments on property in the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the public hearing at 6:00 p.m. on the 6th day of September, 2022, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Service and Assessment Plan, the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the costs of the Authorized Improvements, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the developer of property within the District as described in the Service and Assessment Plan for the District has substantially completed the Authorized Improvements within the District; and

WHEREAS, the City wishes to levy assessments on the property within the District for the Authorized Improvements as set forth in the Service and Assessment Plan; and

WHEREAS, the City Council finds and determines that the Service and Assessment Plan and Assessment Roll attached thereto should be approved and that the Assessments should be levied on property within the District as provided in this Ordinance and the Service and Assessment Plan and Assessment Roll; and

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the costs of the Authorized Improvements, the Assessment Roll or the levy of Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the District, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the Act.

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

Section 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan attached hereto as Exhibit A.

Section 3. Findings. The findings and determinations set forth in the preambles are hereby incorporated by reference for all purposes. The City Council hereby finds, determined and orders, as follows:

a. The apportionment of the Costs of the Authorized Improvements, and the Administrative Expenses pursuant to the Service and Assessment Plan is fair and reasonable, reflects an accurate presentation of the special benefit each property will receive from the Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;

b. The Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Authorized Improvements;

c. The Service and Assessment Plan apportions the costs of the Authorized Improvements to be assessed against each Assessed Property in Improvement Area #1 of the District and such apportionment is made on the basis of special benefits accruing to each Assessed Property because of the Authorized Improvements.

d. All of the real property in the District which is being assessed in the amounts shown in the Service and Assessment Plan and Assessment Roll will be benefited by the Authorized Improvements proposed to be provided through the District in the Service and Assessment Plan, and each parcel of real property in the District will receive special benefits during the term of the Assessments equal to or greater than the total amount assessed;

e. The method of apportionment of the costs of the Authorized Improvements and Administrative Expenses set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Authorized Improvements and Administrative Expenses on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the costs;

f. The Service and Assessment Plan should be approved as the service plan and assessment plan for the District, as described in Sections 372.013 and 372.014 of the Act;

g. The Assessment Roll in the form attached to the Service and Assessment Plan should be approved as the assessment roll for the District;

h. The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the improvements needed and required for the area within the District; and

i. A written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon.

Section 4. Assessment Plan. The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the Act as a service plan and an assessment plan for the Authorized Improvements within the District.

Section 5. Assessment Roll. The Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the Act as the assessment roll for the Authorized Improvements within the District.

Section 6. Levy and Payment of Assessments for Costs of Authorized Improvements.

a. The City Council hereby levies Assessments on each Assessed Property located within Improvement Area #1 of the District, as shown and described in the Service and Assessment Plan and the Assessment Roll, in the respective amounts shown on the Assessment Roll, as special assessments on the properties within the District as set forth in the Service and Assessment Plan and the Assessment Roll.

b. The levy of the Assessments shall be effective on the date of execution of this Ordinance levying Assessments and strictly in accordance with the terms of the Service and Assessment Plan.

c. The collection of the Assessments shall be as described in the Service and Assessment Plan.

d. Each Assessment may be pre-paid or paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

e. Each Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

f. Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

g. The Administrative Expenses for Assessed Properties shall be calculated pursuant to the terms of the Service and Assessment Plan.

Section 7. Method of Assessment. The method of apportioning the costs of the Authorized Improvements is as set forth in the Service and Assessment Plan.

Section 8. Penalties and Interest on Delinquent Assessments. Delinquent Assessments shall be subject to the penalties, interest, procedures and foreclosure sales set forth in the Service and Assessment Plan. The Assessments shall have lien priority as specified in the Act and the Service and Assessment Plan.

Section 9. Prepayments of Assessments. As provided in Section 372.018(f) of the Act and in the Service and Assessment Plan, the owner (the "Owner") of any Assessed Property may prepay the Assessments levied by this Ordinance as set forth in the Service and Assessment Plan.

Section 10. Lien Priority. As provided in the Act, the City Council and owners of the Assessed Property intend for the obligations, covenants and burdens on the owners of Assessed Property, including without limitation such owner's obligations related to payment of the Assessments and the Annual Installments, to constitute a covenant running with the land. The Assessments and the Annual Installments levied hereby shall be binding upon the Assessed Property, and the owners of Assessed Properties, and their respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Act.

Section 11. Administrator and Collector of Assessments.

a. Administrator. The City shall administer the Service and Assessment Plan and the Assessments levied by this Ordinance. The City has appointed a third-party administrator (the "Administrator") to administer the Service and Assessment Plan and the Assessments. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such services shall constitute an Administrative Expense.

b. Collector. The City may collect the assessments or may, by future action, appoint a third-party collector of the Assessments. The City is hereby authorized to enter into an

agreement with a third-party for the collection of the Assessments. The City may also contract with any other qualified collection agent selected by the City or may collect the Assessments on its own behalf. The costs of such collection contracts shall constitute an Administrative Expense.

Section 12. Applicability of Tax Code. To the extent not inconsistent with this Ordinance and the Act or other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Assessments by the City.

Section 13. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 14. Effective Date. This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution thereof.

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 6TH DAY OF SEPTEMBER 2022. .

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

SECOND READING:

READ, PASSED, APPROVED AND ORDAINED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 19TH DAY OF SEPTEMBER 2022. .

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

_____
Lori Klein Quinn, Mayor

ATTEST:

_____
Doris Speer, City Secretary

Wood Leaf Reserve Public Improvement District

SERVICE AND ASSESSMENT PLAN

SEPTEMBER 6, 2022

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INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in Section I unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section" or an "Exhibit" shall be a reference to a Section of this Service and Assessment Plan or an Exhibit attached to and made a part of this Service and Assessment Plan for all purposes.

On January 18, 2021, the City passed and approved Resolution No. 2021-04 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.

The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 90.54 acres located within the City, as described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an assessment plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an assessment roll that states the assessment against each Parcel in the District determined by the method chosen by the City Council. The Assessment against each Parcel must be sufficient to pay the share of the Actual Costs apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F.**

SECTION I: DEFINITIONS

"Actual Costs" mean, with respect to Authorized Improvements, the Developer's demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvements, as specified in a payment request in a form that has been reviewed and approved by the City and in an amount not to exceed the amount for each Authorized Improvement as set forth in this Service and Assessment Plan, except for authorized reallocations, which include Cost Underruns (as defined in the Development Agreement) in any category of Authorized Improvements being reallocated to cover Cost Overruns (as defined in the Development Agreement) in any different category of Authorized Improvements as approved by the City. Actual Costs may include: (1) the costs incurred by, caused to be incurred by, or on behalf of the Developer (either directly or through affiliates) for the design, planning, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) construction management fees equal to 4% of cost of the Authorized Improvements; (4) the costs incurred by or on behalf of the Developer for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (5) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; and (6) all related permitting and public approval expenses, architectural, engineering, and consulting fees, taxes, and governmental fees and charges.

"Additional Interest" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means an amount not to exceed 0.50% additional interest charged on Assessments pursuant to Section 372.018 of the PID Act.

"Administrator" means the City or the person or firm designated by the City who shall have the responsibility provided in this Service and Assessment Plan, an Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District.

"Annual Collection Costs" mean the actual or budgeted annual costs and expenses for: (1) the Administrator and City staff; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments, including the costs of foreclosure; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this Service and Assessment Plan and the PID Act with respect

to the issuance and sale of PID Bonds, including continuing disclosure requirements; (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel; and (9) administering the construction of the Authorized Improvements. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment on the Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, as applicable.

"Annual Service Plan Update" means an update to the Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Assessed Property" means any Parcel within the District against which an Assessment is levied and does not include Non-Benefitted Parcels.

"Assessment" means an assessment (including interest thereon) levied against a Parcel within the District and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means one or more ordinance(s), adopted by the City Council in accordance with the PID Act that levies an Assessment.

"Assessment Plan" means the methodology employed to assess the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements, more specifically described in **Section V**.

"Assessment Roll" means the assessment roll(s) for the Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this Service and Assessment Plan as **Exhibit F.**

"Authorized Improvements" means improvements authorized by Section 372.003 of the PID Act, including Bond Issuance Costs, as described in **Section III**.

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, underwriter discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

"City" means the City of Tomball, Texas.

"City Council" means the duly elected governing body of the City.

"County" means Harris County, Texas.

"Delinquent Collection Costs" mean costs related to the foreclosure of the lien on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan including penalties and reasonable attorney's fees to the extent permitted by law, but excluding amounts representing interest and penalty interest.

"Developer" means Chesmar Homes, LLC, a Texas limited liability corporation and any successor developer of property in the District or any portion thereof.

"Development Agreement" means that certain Wood Leaf Reserve Development Agreement between the City and the Developer effective January 18, 2021, as may be amended.

"District" means the Wood Leaf Reserve Public Improvement District containing approximately 90.54 acres located within the City as shown on **Exhibit B-1** and more specifically described on **Exhibit A-1.**

"District Formation Expenses" means costs incurred in the formation of the District, including attorney fees, financial consultant fees, and other fees related to the formation of the District and the levy of Assessments.

"Estimated Buildout Value" means the estimated buildout value of an Assessed Property, and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that may impact value.

"First Year Annual Collection Costs" means the estimated Annual Collection Costs to be accrued prior to collection of the first Annual Installment of the Assessment securing the applicable PID Bonds, as shown on **Exhibit E**.

"Future Improvement Areas" means the property within the District, excluding Improvement Area #1. Future Improvement Areas may be developed in phases after Improvement Area #1.

"Future Improvement Area Bonds" means bonds issued to fund Future Improvement Area Improvements (or a portion thereof) in a Future Improvement Area and Future Improvement Area Projects that are secured by Assessments levied on Assessed Property within such Future Improvement Area.

"Future Improvement Area Improvements" means those Authorized Improvements which will confer a special benefit solely on the related Future Improvement Area.

"**Future Improvement Area Projects**" means the Future Improvement Area Improvements and Improvement Area #1's allocable share of the Major Improvements.

"Improvement Area" means specifically defined and designated portions of the District that are developed in phases, including Improvement Area #1 and each area within the Future Improvement Areas that is specifically defined and designated as a phase of the District.

"Improvement Area #1" means approximately 33.4418 acres located within the District, as described in **Exhibit A-2** and more specifically detailed on **Exhibit B-2**.

"Improvement Area #1 2022 Bonds" means those certain "City of Tomball, Texas, Special Assessment Revenue Bonds, Series 2022 (Wood Leaf Reserve Public Improvement District Improvement Area #1)", that are secured by Improvement Area #1 Assessments.

"Improvement Area #1 Annual Installment" means the annual installment payment on the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest, as applicable.

"Improvement Area #1 Assessed Property" means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

"Improvement Area #1 Assessment" means an Assessment levied against a Parcel within Improvement Area #1 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Improvement Area #1 Assessment Roll" means the assessment roll for Improvement Area #1 Assessed Property included in this Service and Assessment Plan as **Exhibit F**.

"Improvement Area #1 Improvements" means those Authorized Improvements described in **Section III.A** that only benefit Improvement Area #1.

"Improvement Area #1 Plat" means the plat recorded in the Official Public Records of the County on January 4, 2021 and attached as **Exhibit M**.

"Improvement Area #1 Projects" means the Improvement Area #1 Improvements and Improvement Area #1's allocable share of the Major Improvements.

"Indenture" means one or more Indenture(s) of Trust entered into in connection with the issuance of PID Bonds, as amended or supplemented from time to time, between the City and a Trustee setting forth terms and conditions related to PID Bonds.

"Lot" means a tract of land upon which the levy of Assessments is based in this Service and Assessment Plan, that is (1) a "lot" in a subdivision plat recorded in the official records of the County, (2) a development/concept plan or (3) a preliminary plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. general retail, light industrial, multi-family, single family residential, etc.), as determined by the Administrator and confirmed and approved by the City Council.

"Lot Type 1" means a single family residential Lot within Improvement Area #1 marketed to homebuilders as a 40' Lot.

"Lot Type 2" means a single family residential Lot within Improvement Area #1 marketed to homebuilders as a 50' Lot.

"Major Improvements" means those Authorized Improvements described in **Section III.B** that benefit all areas within the District.

"**Maximum Assessment**" means for each Lot Type, the amount shown on **Exhibit H**.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit. Assessed Property converted to Non-Benefited Property, if the Assessments are not reallocated pursuant to the provisions herein, remain subject to the Assessments and requires the Assessments to be prepaid as provided herein.

"**Owner**" means the person in whom is vested the ownership, dominion, or title of property.

"Parcel(s)" means a property, within the District, identified by either a tax map identification number assigned by the Harris County Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"PID Bonds" means one or more series of bonds issued by the City to finance the Authorized Improvements and secured in whole or in part by Assessments, including Annual Installments thereof.

"Prepayment" means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent Annual Installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Assessment.

"Prepayment Costs" means principal and interest, including Additional Interest, and Annual Collection Costs incurred up to the date of Prepayment, and including any penalties.

"Reimbursement Agreement" means any reimbursement agreement between the City and the Developer pursuant to which the City agrees to levy Assessments on an Improvement Area and all or a portion of such Assessments are paid to the Developer to reimburse the Actual Costs related to such Improvement Area.

"Reimbursement Obligation" means the amount to be paid to the Developer pursuant to a Reimbursement Agreement.

"Service and Assessment Plan" means this Service and Assessment Plan as updated and amended from time to time.

"Service Plan" means the plan that defines the annual indebtedness and projected costs of the Authorized Improvements, and covers a period of at least five years, more specifically described in **Section IV**.

"Trustee" means a trustee (or successor trustee) under the applicable Indenture.

SECTION II: THE DISTRICT

The District includes approximately 90.54 contiguous acres located within the City, as more particularly described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1.** Development of the District is anticipated to include approximately 299 single-family homes, as shown on **Exhibit I**.

Improvement Area #1 includes approximately 33.414 acres as more particularly described on **Exhibit A-2** and depicted on **Exhibit B-2.** Development of Improvement Area #1 is anticipated to contain 123 single-family homes.

It is anticipated there will be two additional Future Improvement Areas within the District. As Future Improvement Areas are developed and in connection with the issuance of any Future Improvement Area Bonds, or the levy of Assessments in a Future Improvement Area pursuant to a Reimbursement Agreement, this Service and Assessment Plan will be amended to update the Exhibits. A map of the property that will comprise the Future Improvement Areas is depicted on **Exhibit B-1**.

SECTION III: AUTHORIZED IMPROVEMENTS

The City, based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements confer a special benefit on the Assessed Property. The budget for the Authorized Improvements, as well as the allocation of the Actual Costs of the Authorized Improvements, is shown on **Exhibit C** and depicted on **Exhibit J-1** and **Exhibit J-2**.

A. Improvement Area #1 Improvements

- *Streets*

  Improvements include subgrade stabilization (including excavation and drainage), concrete and reinforcing steel for roadways, handicapped ramps, and street lights. Intersections, signage, lighting, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that will provide street access to each Lot. These projects will provide access to community roadways and state highways. The street improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Water*

  Improvements include trench excavation and embedment, trench safety, PVC piping,

service connections, and testing. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of the improvements. The water improvements will be designed and constructed in accordance with City standards and specifications will be owned and operated by the City.

- *Wastewater*

  Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections and testing. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of the improvement area. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Detention, Clearing and Grubbing*

  Improvements include clearing and grubbing, trench excavation and embedment, trench safety, reinforced concreate piping, manholes, inlets, channels/swales and ponds including spreading and compaction of excavated materials. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of the improvement area. The drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Natural Gas*

  Improvements including trench excavation and embedment, trench safety, plastic/metal piping, manholes, service connections, gas mains, valves, testing, earthwork, excavation, erosion control, and all necessary appurtenances required to provide natural gas service. The natural gas improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency.

B. Major Improvements

- *Wastewater*

  Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections and testing. These lines will include the necessary

appurtenances to be fully operational extending wastewater service to the limits of the improvement area. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Drainage*

  Improvements include trench excavation and embedment, trench safety, reinforced concreate piping, manholes, inlets, channels/swales and ponds. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of the improvement area. The drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Major Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, and District Formation Expenses.

C. Future Improvement Area Improvements

As Future Improvement Areas are developed and Assessments are levied on Assessed Property within the Future Improvement Areas, this Service and Assessment Plan will be amended to identify the specific Future Improvement Area Improvements that confer a special benefit to the Assessed Property inside each Future Improvement Area.

D. Bond Issuance Costs

- *Debt Service Reserve Fund*

  Equals the amount required to fund a reserve under an applicable Indenture.

- *Underwriter's Discount*

  Equals a percentage of the par amount of a particular series of PID Bonds and includes a fee for underwriter's counsel.

- *Cost of Issuance*

  Costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, paying agent fees, Trustee fees and any other cost or expense directly associated with the issuance of PID Bonds.

E. First Year Annual Collection Costs

Estimated cost of the First Year Annual Collection Costs.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council. The Service Plan for the District is summarized on **Exhibit D**.

The sources and uses of funds required to construct the Authorized Improvements and pay the Bond Issuance Costs and First Year Annual Collection Costs are summarized on **Exhibit E**. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future Owners and developers of the Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements, Bond Issuance Costs, and First Year Annual Collection Costs shall be allocated as follows:

- Major Improvements shall be allocated pro rata between the Improvement Area #1

Assessed Property and the Future Improvement Areas based on Estimated Buildout Value, as shown on **Exhibit K**.

- The Improvement Area #1 Improvements are allocated entirely to the Improvement Area #1 Assessed Property.
- Bond Issuance Costs and First Year Annual Collection Costs shall be allocated entirely to the Assessed Property securing the applicable series of PID Bonds.

When, and if, Future Improvement Areas are developed and the issuance of Future Improvement Area Bonds or the adoption of a Reimbursement Agreement relating to a Future Improvement Area is contemplated, this Service and Assessment Plan will be amended to determine the assessment methodology necessary to apply equal shares of Actual Costs of Future Improvement Area Improvements on Assessed Property similarly benefited within that Future Improvement Area.

B. Assessments

Improvement Area #1 Assessments will be levied on the Improvement Area #1 Assessed Property as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit G**, subject to revisions made during any Annual Service Plan Update**.**

The Maximum Assessment for each Lot Type is shown on **Exhibit H**. In no case will the Assessment for any Lot Type exceed the Maximum Assessment.

When, and if, Future Improvement Areas are developed and the levy of Assessments on Future Improvement Areas is contemplated, this Service and Assessment Plan will be amended to determine the Assessment and Annual Installment associated with the costs of Future Improvement Area Improvements on each Lot located within a Future Improvement Area. The Assessment shall not exceed the benefit received by the Assessed Property.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by City, has found and determined:

- *Improvement Area #1*

  1. The cost of Improvement Area #1 Projects and the applicable First Year Annual Collection Costs and Bond Issuance Costs equal $6,385,231 as shown on **Exhibit C**; and
  2. The Improvement Area #1 Assessed Property receives special benefit from Improvement Area #1 Projects and applicable First Year Annual Collection Costs and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement

Area #1 Projects and applicable First Year Annual Collection Costs and Bond Issuance Costs; and

3. The Improvement Area #1 Assessed Property will be allocated 100% of the Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property for Improvement Area #1 Projects and the applicable First Year Annual Collection Costs and Bond Issuance Costs, which equal $4,435,000, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F**; and

4. The special benefit (≥ $6,385,231) received by the Improvement Area #1 Assessed Property from Improvement Area #1 Projects and applicable First Year Annual Collection Costs and Bond Issuance Costs is equal to or greater than the amount of the Improvement Area #1 Assessments ($4,435,000) levied on the Improvement Area #1 Assessed Property; and

5. At the time the City Council approved the Assessment Ordinance, the property owners within Improvement Area #1 acknowledged that Improvement Area #1 Projects and the applicable First Year Annual Collection Costs and Bond Issuance Costs confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for Improvement Area #1 Projects and applicable First Year Annual Collection Costs and Bond Issuance Costs associated therewith. The property owners within Improvement Area #1 ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by each Assessed Property based on the amount of outstanding Assessments remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of Annual Installments in the amounts shown on **Exhibit G**, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on the Improvement Area #1 Assessments shall bear interest at the rate of the Improvement Area #1 Bonds plus additional interest. Interest at the rate of the PID Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the Indenture.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Parcel according to the following formula:

$A = [B \times (C \div D)]/E$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with the same Lot Type

D = the sum of the Estimated Buildout Value for all the newly subdivided Lots excluding Non-Benefitted Property

E= the number of Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat.

The sum of the Assessments for all newly subdivided Parcels shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

If two or more Assessed Properties are consolidated, the Administrator shall allocate the Assessments against the Assessed Properties before the consolidation to the consolidated Assessed Property, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

The Assessment for any resulting Lot will not exceed the Maximum Assessment, shown on **Exhibit H** for the applicable Lot Type, and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.B.**

B. True-up of Assessments if Maximum Assessment Exceeded

Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the Owner must partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the Developer to pay such Assessments.

C. Mandatory Prepayment of Assessments

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the Owner transferring the Assessed Property shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the Owner of the Assessed Property causes the Assessed Property to become Non-Benefited Property, the Owner causing the change in status shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

D. Reduction of Assessments

If, as a result of cost savings or an Improvement Area #1 Project not being constructed, the Actual Costs of completed Improvement Area #1 Projects are less than the Improvement Area #1 Assessments, (i) in the event PID Bonds are not issued, the Improvement Area #1 Assessments and the Reimbursement Obligation shall be reduced on a pro-rata basis such that the sum of the resulting reduced Improvement Area #1 Assessments for all Assessed Properties equals the reduced Actual Costs, or (ii) in the event that PID Bonds have been issued, the City shall direct the Trustee to apply amounts on deposit in the applicable account of the project fund, relating to the applicable series of PID Bonds, that are not expected to be used to pay costs of Improvement Area #1 Projects to be used to redeem outstanding PID Bonds, in accordance with the applicable Indenture.

The City Council may reduce the Improvement Area #1 Assessments and the Annual Installments for Assessed Property (1) in an amount that represents the Improvement Area #1 Projects provided for each property; (2) by an equal percentage per Lot; or (3) in any other manner determined by the City Council to be the most fair and practical means of reducing the Improvement Area #1 Assessments for Assessed Property, such that the sum of the resulting reduced Improvement Area #1 Assessments equals the amount required to repay the PID Bonds, including interest on the PID Bonds or Reimbursement Obligation, Additional Interest, and the Annual Collection Costs portion of the Improvement Area #1 Assessment, as reduced pursuant to this Section.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The Owner of the Assessed Property may pay, at any time, all or any portion of an Assessment in accordance with the PID Act, including all Prepayment Costs. Interest costs from the date of Prepayment to the date of redemption of the applicable PID Bonds, if any, may be paid from a fund established under the applicable Indenture for such purpose. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If the principal portion of an Assessment is paid in full, with interest accrued to the date of Prepayment: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual

Installments shall terminate; and (4) the City shall provide the Owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit L**.

If an Assessment is paid in part, with interest: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the prepayment made.

F. Prepayment as a result of Eminent Domain Proceeding or Taking

If any portion of any Parcel of Assessed Property is taken from an Owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a **"Taking"**), the portion of the Assessed Property that was taken or transferred (the **"Taken Property"**) shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property), (the **"Remaining Property"**) following the reclassification of the Taken Property as Non-Benefited Property. The Owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property.

Following the initiation of the Taking, the Administrator will be required to determine the portion of the Assessment that was levied against the Assessed Property that would have been allocated to the Taken Property prior to its reclassification as Non-Benefitted Property based on a manner that results in imposing equal shares of the costs of the applicable Authorized Improvements on property similarly benefitted.

The Owner shall make a Prepayment of the Assessment in an amount equal to the amount determined by the Administrator in the preceding paragraph prior to the transfer of ownership of the Taken Property.

By way of illustration, if an Owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres of Remaining Property shall be subject to the $100 Assessment, and the Owner shall owe $10 as a Prepayment for the Taken Property.

Notwithstanding the previous paragraphs in this subsection if the Administrator determines that the Taking prevents the Remaining Property from being developed as shown on the final plat,

the Owner shall be required to prepay the total amount of the Assessment levied against the Remaining Property within sixty (60) days of such determination.

G. Payment of Assessment in Annual Installments

Exhibit G shows the projected Improvement Area #1 Annual Installments. Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

If any Parcel shown on the Assessment Roll is assigned multiple tax identification numbers, the Annual Installment shall be allocated pro rata based on the acreage of the property as shown by Harris County Appraisal District for each tax identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated pro rata among Assessed Property for which Assessments remain unpaid based on the amount of the outstanding Assessment on each Assessed Property. Annual Installments shall be collected in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Foreclosure sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the non-delinquent Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with the PID Act and the applicable Indenture. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute “PID Bonds.”

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments relating to the Improvement Area #1 2022 Bonds shall be due when billed and shall be delinquent if not paid prior to February 1, 2023.

Failure of an Owner to receive an invoice for an Annual Installment on the property tax bill shall not relieve the Owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs. The City may provide for other means of collecting the Annual Installments to the extent permitted by the PID Act.

H. Allocating Annual Installments if Assessed Property is Sold

If Assessed Property is sold, the Annual Installment shall be allocated between the buyer and seller in the same methodology as property taxes.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Assessment Roll and Annual Installments for each Parcel as part of each Annual Service Plan Update.

As Future Improvement Areas are developed, this Service and Assessment Plan will be amended to determine the Assessment for each Lot located within such Future Improvement Areas.

SECTION VIII: ADDITIONAL PROVISIONS

A. Administrative Review

To the extent consistent with the PID Act, an Owner of Assessed Property claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installment, shall send a written notice describing the error to the City not later than thirty (30) days after the date the invoice or other bill for the Annual Installment is received. If the Owner fails to give such notice, such Owner shall be deemed to have accepted the calculation of the Assessment Roll (including the Annual Installments) and to have waived any objection to the calculation. The Administrator shall promptly review the notice, and if necessary, meet with the Owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred. The City may elect to designate a third party who is not an officer or employee of the City to serve as Administrator of the District.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Property Owner, such change or modification shall be presented to the City Council for approval to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Property Owner (except for the final year during which the Annual Installment shall be collected or if it is

determined there are sufficient funds to meet the expenses of the District for the current year), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

The decision of the Administrator, or if such decision is appealed to the City Council, the decision of the City Council, shall be conclusive. This procedure shall be exclusive and its exhaustion by any property Owner shall be a condition precedent to any other appeal or legal action by such Owner.

B. Termination of Assessments

Each Assessment shall be extinguished on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After the extinguishment of an Assessment and the collection of any delinquent Annual Installments and Delinquent Collection Costs, the City shall provide the Owner of the affected Assessed Property a recordable "Notice of the PID Assessment Termination," attached hereto as **Exhibit L**.

C. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to Owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan; and (4) for any other purpose authorized by the PID Act.

D. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by Owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council during which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the Owners and developers and their successors and assigns.

E. Form of Buyer Disclosure

Per Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the

District. The buyer disclosures are attached hereto as **Exhibit N-1** and **Exhibit N-2**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance approving this Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in its entirety.

F. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

LIST OF EXHIBITS

The following Exhibits are attached to and made a part of this Service and Assessment Plan for all purposes:

Exhibit A-1	District Legal Description
Exhibit A-2	Improvement Area #1 Legal Description
Exhibit B-1	District Boundary Map
Exhibit B-2	Improvement Area #1 Boundary Map
Exhibit C	Authorized Improvements
Exhibit D	Service Plan
Exhibit E	Sources and Uses
Exhibit F	Improvement Area #1 Assessment Roll
Exhibit G	Improvement Area #1 Annual Installments
Exhibit H	Maximum Assessment per Lot Type
Exhibit I	Concept Plan
Exhibit J-1	Maps of Improvement Area #1 Improvements
Exhibit J-2	Maps of Major Improvements
Exhibit K	Estimated Buildout Value
Exhibit L	Notice of PID Assessment Termination
Exhibit M	Improvement Area #1 Plat
Exhibit N-1	Lot Type 1 Buyer Disclosure
Exhibit N-2	Lot Type 2 Buyer Disclosure

EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

A **METES & BOUNDS** description of a certain 90.54 acre (3,943,901 square feet) tract of land situated in the Claude N. Pillot Survey, Abstract No. 632 in Harris County, Texas, being all of the remainder of a called 2.84 acre tract (Tract I) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP- 2020-405995, Harris County Official Public Records of Real Property, also being all of the remainder of a called 5.00 acre tract (Tract II) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, also being all of a called 1.13 acre tract (Tract III) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, also being all of a called 18.334 acre tract (Tract IV) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, also being all of a called 4.990 acre tract (Tract V) conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, also being a portion of a called 61.013 acre tract conveyed to Chesmar Homes, LLC, by deed recorded in Clerk's File No. RP-2020-407771, Harris County Official Public Records of Real Property; said 90.54 acre (3,943,901 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a 2-inch iron pipe found, being the most westerly northwest corner of the herein described tract, being the most westerly northwest corner of said called 61.013 acre tract, also being the southwest corner of a called 6.7133 acre tract conveyed to Worldwide Rock Enterprises, L.P., by deed recorded in Clerk's File No. 20150562448, Harris County Official Public Records of Real Property, also being on the east line of Restricted Reserve "A", Replat of Wal-Mart Tomball, by plat recorded in Clerk's File No. W008922, Harris County Map Records;

THENCE, North 87°45'25" East, 472.90 feet along the south line of said called 6.7133 acre tract to a 1-inch iron pipe found, being the southeast corner of said called 6.7133 acre tract;

THENCE, North 02°26'51" West, 368.19 feet along the east line of said called 6.7133 acre tract to a 5/8-inch iron rod (with cap) found, being the most northerly northwest corner of said called 61.013 acre tract;

THENCE, North 87°17'42" East, 542.42 feet to a 5/8-inch iron rod (with cap) found, being the southeast corner of a called 1.167 acre tract (Tract 2) conveyed to Alejandro and Apolinar Gomez by deed recorded in Clerk's File No. RP-2020-410875, Harris County Official Public Records of Real Property;

THENCE, North 11°11'31" East, 257.21 feet to a point for corner, being the northeast corner of said called 1.167 acre tract (Tract 2), from which a 5/8-inch iron rod (with cap) found bears North 11°11'31" East, 0.41 feet;

THENCE, North 87°21'24" East, 629.28 feet to a point for the northeast corner of the herein described tract, being the northeast corner of said Tract V, also being the northwest corner of a called 39.03 acre tract conveyed to Meritage Homes of Texas, LLC, by deed recorded in Clerk's File No. RP-2019-7816, Harris County Official Public Records of Real Property, from which a 5/8-inch iron rod (with cap) found bears North 03°29'29" West, 0.92 feet;

THENCE, along the west line of said called 39.03 acre tract, the following five (5) courses and distances:

1. South 03°29'29" East, 776.09 feet to a 1/2-inch iron rod found;

2. South 87°21'07" West, 448.18 feet to a 5/8-inch iron rod found;

3. South 02°27'59" East, 1,331.96 feet to a 1/2-inch iron rod found;

4. North 87°39'22" East, 720.29 feet to a 1/2-inch iron rod found;

5. South 02°27'41" East, 1,545.47 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set for the southeast corner of the herein described tract, being 10 feet north of and parallel to the north right-of-way line of Holderrieth Road (width varies per Volume 816, Page 359, and Volume 1036, Page 256, Harris County Deed Records);

THENCE, South 87°39'37" West, 10 feet north of and parallel to said north right-of-way line of Holderrieth Road, 129.42 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a curve to the left;

THENCE, along said curve to the left in a northerly direction, with a radius of 30.00 feet, a central angle of 40°10'02", an arc length of 21.03 feet, and a chord bearing of North 17°44'38" East, 20.60 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, North 02°20'23" West, 198.70 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being the beginning of a curve to the left;

THENCE, along said curve to the left in a northerly direction, with a radius of 810.05 feet, a central angle of 15°17'16", an arc length of 216.14 feet, and a chord bearing of North 09°59'01" West, 215.50 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set;

THENCE, South 87°39'37" West, 132.30 feet to a 5/8-inch iron rod (with cap stamped "Manhard") set, being on the east line of a called 0.6462 acre tract (Tract 2) conveyed to Alejandro Gomez and Apolinar Gomez by deed recorded in Clerk's File No. 20060092123, Harris County Official Public Records of Real Property;

THENCE, North 03°36'41" West, 204.00 feet along said east line of said called 0.6462 acre tract to the northeast corner of said called 0.6462 acre tract, from which a 1-inch iron pipe found bears North 22°52'28" West, 1.14 feet;

THENCE, South 87°37'15" West, along the north line of said called 0.6462 acre tract, at a distance of 100.11 feet passing a 1/2-inch iron rod found, being the northwest corner of said called 0.6462 acre tract, also being the northeast corner of the remainder of a called 10.0 acre tract conveyed to Walter John Rumfolo and wife, Lucille Rumfolo, by deed recorded in Clerk's File No. D055346, Harris County Official Public Records, continuing along the north line of said called 10.0 acre tract for a total distance of 675.32 feet to a 3/8-inch iron rod found, being the northwest corner of said remainder of said called 10.0 acre tract, also being on the east line of a called 25.950 acre tract conveyed to Maple Group, Ltd., by deed recorded in Clerk's File No. X273577, Harris County Official Public Records of Real Property;

THENCE, North 03°35'52" West, 551.72 feet along said east line of said called 25.950 acre tract to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 25.950 acre tract;

THENCE, South 87°39'58" West, 1,019.61 feet along the north line of said called 25.950 acre tract to a point for corner, being the northwest corner of said called 25.950 acre tract, also being on the east line of a called 1.3488 acre tract conveyed to Gordon Bruce Glanville by deed recorded in Clerk's File No. P064837, Harris County Official Public Records of Real Property, from which a 5/8-inch iron rod (with cap) found bears South 87°39'58" West, 1.07 feet;

THENCE, North 02°26'12" West, at a distance of 766.87 feet passing a 1/2-inch iron rod found, being the northeast corner of a called 5.0074 acre tract conveyed to Alvin W. Theis and wife, Thelma Theis, by deed recorded in Clerk's File No. J142169, Harris County Official Public Records of Real Property, also being the southeast corner of a called 4.9837 acre tract conveyed to Tractor Supply Co. of Texas, LP, by deed recorded in Clerk's File No. 20140022360, Harris County Official Public Records of Real Property, at a distance of 1,726.03 feet passing a 1/2-inch iron rod inside of a 2" iron pipe found on said east line of Restricted Reserve "A", Replat of Wal-Mart Tomball, in all a distance of 1,844.67 feet to the **POINT OF BEGINNING, CONTAINING** 90.54 acres (3,943,901 square feet) of land in Montgomery County, Texas, filed in the office of Manhard Consulting, Ltd. In The Woodlands, Texas.

EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

Chesmar Homes, LLC
33.4418 acres

Claude N. Pillot Survey
Abstract No. 632

STATE OF TEXAS §

COUNTY OF HARRIS §

A **METES & BOUNDS** description of a certain 33.4418 acre (1,456,725 square feet) tract of land situated in the Claude N. Pillot Survey, Abstract No. 632, in Harris County, Texas, being all of Wood Leaf Reserve Section 1 according to the plat thereof recorded in Clerk's File No. RP-2021-200807, Harris County Official Public Records of Real Property, being a portion of the remainder of a called 2.84 acre tract (Tract I) conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, being a portion of the remainder of a called 5.00 acre tract (Tract II) conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, being a portion of a called 18.334 acre tract (Tract IV) conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, being all of a called 4.990 acre tract (Tract V) conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-405995, Harris County Official Public Records of Real Property, and being a portion of a called 61.013 acre tract conveyed to Chesmar Homes, LLC, a Texas Limited Liability Company by deed recorded in Clerk's File No. RP-2020-407771, Harris County Official Public Records of Real Property; said 33.4418 acre (1,456,725 square feet) tract of land being more particularly described as follows with all bearings being based on the Texas Coordinate System, South Central Zone, NAD 83, 2001 Adjustment:

BEGINNING at a 5/8-inch iron rod (with cap) found, being the northwest corner of said called 61.013 acre tract and being on the east line of a called 6.7133 acre tract conveyed to Worldwide Rock Enterprises, L.P. by deed recorded in Clerk's File No. 20150562448, Harris County Official Public Records;

THENCE, North 87°17'42" East, 542.42 feet to a 5/8-inch iron rod (with cap) found, being the southeast corner of a called 1.167 acre tract (Tract 2) conveyed to Maritia LP, an Arizona Limited Partnership, by deed recorded in Clerk's File No. RP-2020-410875, Harris County Official Public Records of Real Property;

THENCE, North 11°11'31" East, 257.21 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 1.167 acre tract and being on the south right-of-way line of Theis Lane (60 foot right-of way per based on a width of 60 feet) recorded in Clerk's File No. J558545 and Clerk's File No. S551096, Harris County Official Public Records of Real Property;

THENCE, along the south right-of-way line of said Theis Lane, North 87°21'24" East, 629.28 feet to a 5/8-inch iron rod (with cap) found, being the northeast corner of said called 4.990 acre tract (Tract V), being the northwest corner of a called 39.03 acre tract conveyed to Meritage Homes of Texas, LLC by deed recorded in Clerk's File No. RP-2019-7816, Harris County Official Public Records of Real Property, and being the northeast corner of the herein described tract;

THENCE, South 03°29'29" East, 776.09 feet to a 1/2-inch iron rod found, being the southeast corner of said called 4.990 acre tract (Tract V);

THENCE, South 87°21'07" West, 408.18 feet to a 5/8-inch iron rod (with cap) found, being on an interior line of said called 18.334 acre tract (Tract IV);

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THENCE, South 87°32'01" West, at 40.00 feet passing a 5/8-inch iron rod found, being an exterior corner of said called 39.0554 acre tract and being an interior corner of said called 18.334 acre tract (Tract IV), and continuing for a total distance of 80.00 feet to a 5/8-inch iron rod (with cap) found, being on the north line of the remainder of said called 18.334 acre tract (Tract IV);

THENCE, along the north line of the remainder of said called 18.334 acre tract (Tract IV), the following nine (9) courses and distances:

1. South 02°27'59" East, 217.82 feet to a 5/8-inch iron rod (with cap) found;
2. South 87°31'54" West, 227.76 feet to a 5/8-inch iron rod (with cap) found;
3. South 02°28'06" East, 295.16 feet to a 5/8-inch iron rod (with cap) found;
4. South 25°22'36" West, 54.93 feet to a 5/8-inch iron rod (with cap) found;
5. South 87°48'00" West, 95.46 feet to a 5/8-inch iron rod (with cap) found;
6. South 42°40'08" West, 14.11 feet to a 5/8-inch iron rod (with cap) found;
7. South 02°27'43" East, 140.00 feet to a 5/8-inch iron rod (with cap) found;
8. South 87°48'00" West, 247.32 feet to a 5/8-inch iron rod (with cap) found;
9. North 02°24'47" West, 225.00 feet to a 5/8-inch iron rod (with cap) found, being on the north line of the remainder of said called 61.013 acre tract;

THENCE, along the north line of the remainder of said called 61.013 acre tract, the following eight (8) courses and distances:

1. South 87°48'00" West, 125.00 feet to a 5/8-inch iron rod (with cap) found;
2. North 02°24'47" West, 19.46 feet to a 5/8-inch iron rod (with cap) found;
3. South 87°35'13" West, 180.00 feet to a 5/8-inch iron rod (with cap) found;
4. North 02°24'47" West, 106.21 feet to a 5/8-inch iron rod (with cap) found;
5. South 87°48'00" West, 94.91 feet to a 5/8-inch iron rod (with cap) found, being the beginning of a curve to the left;
6. Along said curve to the left in a southwesterly direction, with a radius of 25.00 feet, a central angle of 90°12'47", an arc length of 39.36 feet, and a chord bearing South 42°41'37" West, 35.42 feet to a 5/8-inch iron rod (with cap) found;
7. South 02°24'47" East, 15.69 feet to a 5/8-inch iron rod (with cap) found;

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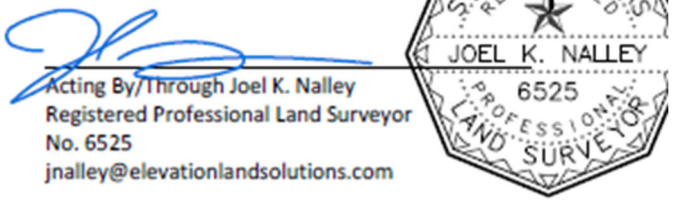
8. South 87°35'13" West, 200.54 feet to a 5/8-inch iron rod (with cap) found, being on the west line of said called 61.013 acre tract, being on the east line of Restricted Reserve "A" of Replat Wal-Mart Tomball recorded in Film Code No. 519114, Harris County Map Records, and being the southwest corner of the herein described tract;

THENCE, North 02°26'12" West, 555.32 feet to a 2-inch iron pipe found, being on the east line of said Restricted Reserve "A", being an exterior corner of said called 61.013 acre tract, and being the southwest corner of said called 6.7133 acre tract;

THENCE, North 87°45'25" East, 472.90 feet to a 1-inch iron pipe found, being the southeast corner of said called 6.7133 acre tract, being an interior corner of said called 61.013 acre tract;

THENCE, North 02°26'51" West, 368.19 feet to the **POINT OF BEGINNING, CONTAINING** 33.4418 acres (1,456,725 square feet) of land in Harris County, Texas, filed in the offices of Elevation Land Solutions in The Woodlands, Texas.

Elevation Land Solutions
2445 Technology Forest Blvd, Suite #200
The Woodlands, Texas 77381
(832) 823-2200
Texas Board of Professional Engineers & Land Surveyors Firm Reg. No. 10194692

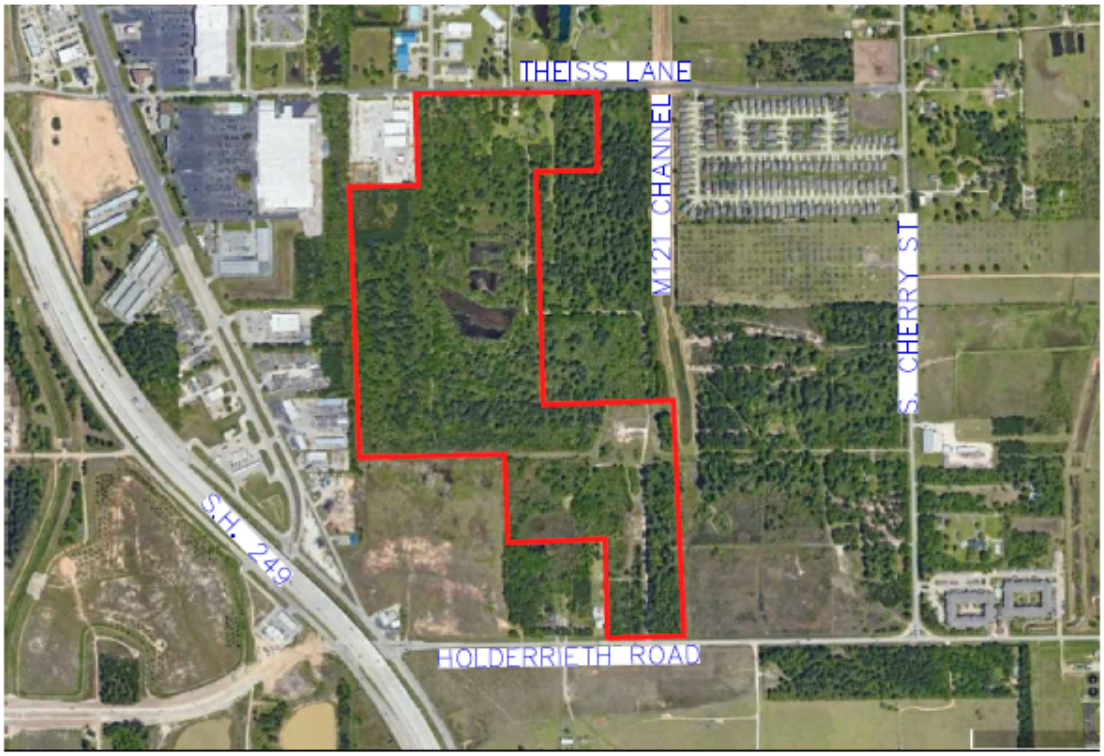


Acting By/Through Joel K. Nalley
Registered Professional Land Surveyor
No. 6525
jnalley@elevationlandsolutions.com

12/17/2021

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EXHIBIT B-1 – DISTRICT BOUNDARY MAP



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-18141
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200

DATE	REVISION	APP

SITE LOCATION MAP

01 OF 08

ELEVATION LAND SOLUTIONS - WOOD LEAF

EXHIBIT B-2 – IMPROVEMENT AREA #1 BOUNDARY MAP

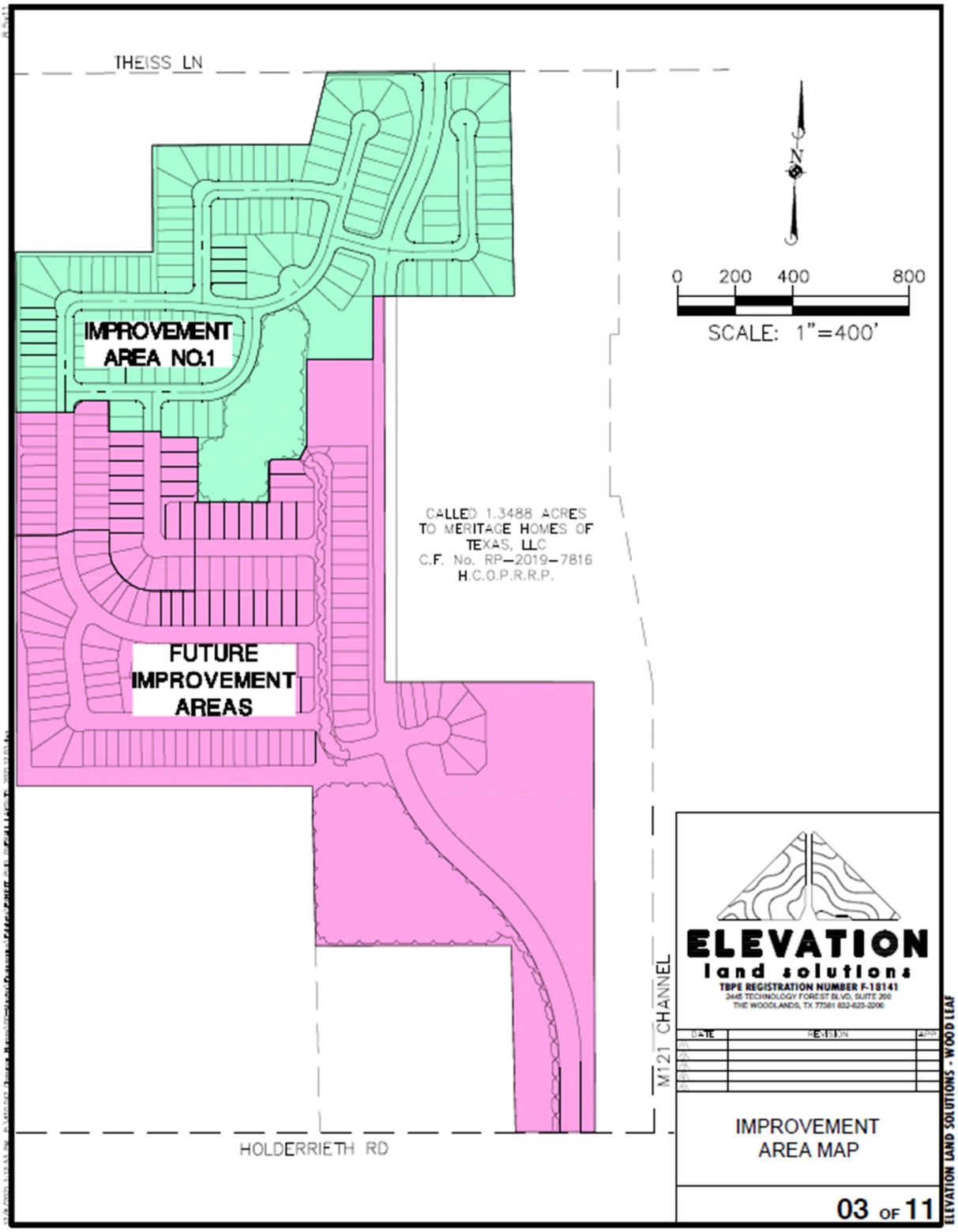


EXHIBIT C – AUTHORIZED IMPROVEMENTS

	Total Costs [a]	Improvement Area #1		Future Improvement Area [b]	
		%	Costs	%	Cost
Improvement Area #1 Improvements					
Streets	$ 1,716,477	100.00%	$ 1,716,477	0.00%	$ -
Water	389,092	100.00%	389,092	0.00%	-
Wastewater	439,062	100.00%	439,062	0.00%	-
Drainage	651,950	100.00%	651,950	0.00%	-
Natural Gas	259,329	100.00%	259,329	0.00%	-
Soft Costs	1,090,359	100.00%	1,090,359	0.00%	-
	$ 4,546,269		$ 4,546,269		$ -
Major Improvements					
Wastewater	274,320	41.27%	113,219	58.73%	161,101
Detention, Clearing and Grubbing	1,674,296	41.27%	691,028	58.73%	983,268
Soft Costs	568,255	41.27%	234,534	58.73%	333,721
	$ 2,516,871		$ 1,038,782		$ 1,478,089
Improvement Area #1 2022 Bond Issuance Costs					
Debt Service Reserve Fund	$ 317,445	100.00%	$ 317,445	0.00%	$ -
Underwriter Discount	133,050	100.00%	133,050	0.00%	-
Cost of Issuance	304,685	100.00%	304,685	0.00%	-
	$ 755,180		$ 755,180		$ -
First Year Annual Collection Costs					
First Year Annual Collection Costs	45,000	100.00%	45,000	0.00%	-
	$ 45,000		$ 45,000		$ -
Total	**$ 7,863,320**		**$ 6,385,231**		**$ 1,478,089**

Notes:

[a] Costs were determined by the Engineer's Opinion of Probable Cost prepared by Elevation Land Solutions dated August 24, 2022.

[b] Improvement Area #2 Costs will be updated upon determination.

EXHIBIT D – SERVICE PLAN

Improvement Area #1						
Installments Due		**1/31/2023**	**1/31/2024**	**1/31/2025**	**1/31/2026**	**1/31/2027**
Improvement Area #1 2022 Bonds						
Principal		$ 82,000	$ 67,000	$ 71,000	$ 74,000	$ 78,000
Interest		235,178	250,298	246,445	242,363	238,108
	(1)	$ 317,178	$ 317,298	$ 317,445	$ 316,363	$ 316,108
Annual Collection Costs	(2)	$ 45,900	$ 46,818	$ 47,754	$ 48,709	$ 49,684
Additonal Interest	(3)	$ 22,175	$ 21,765	$ 21,430	$ 21,075	$ 20,705
Total Annual Installment	**(4) = (1) + (2) + (3)**	**$ 385,253**	**$ 385,881**	**$ 386,629**	**$ 386,147**	**$ 386,496**

EXHIBIT E – SOURCES AND USES

	Improvement Area #1	Future Improvement Area [a]	Total
Sources of Funds			
Improvement Area #1 Bond Par	$ 4,435,000	$ -	$ 4,435,000
Owner Contribution	1,950,231	1,478,089	3,428,320
Total Sources	**$ 6,385,231**	**$ 1,478,089**	**$ 7,863,320**
Uses of Funds			
Improvement Area #1 Projects			
Improvement Area #1 Improvements	$ 4,546,269	$ -	$ 4,546,269
Major Improvements	1,038,782	1,478,089	2,516,871
	$ 5,585,051	**$ 1,478,089**	**$ 7,063,140**
Improvement Area #1 2022 Bond Issuance Costs			
Debt Service Reserve Fund	$ 317,445	$ -	$ 317,445
Underwriter Discount	133,050	-	133,050
Cost of Issuance	304,685	-	304,685
	$ 755,180	**$ -**	**$ 755,180**
First Year Annual Collection Costs			
First Year Annual Collection Costs	$ 45,000	$ -	$ 45,000
	$ 45,000	**$ -**	**$ 45,000**
Total Uses	**$ 6,385,231**	**$ 1,478,089**	**$ 7,863,320**

Notes:

[a] As of August 24, 2022, the Owner reported expenditures to date of $4,546,269 for constructed Authorized Improvements, which satisfies the Owner Contribution required of $1,950,231 for Improvement Area #1. The Owner Contribution of $1,478,089 for public improvements constructed related to the Future Improvement Area may be reimbursed from Assessments levied in the future against the Future Improvement Area.

EXHIBIT F – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Legal Description	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Annual Collection Costs [b]	Annual Installment Due 1/31/23
TBD[a]	Block 1 Lot 1	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 2	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 3	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 4	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 5	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 6	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 7	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 8	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 9	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 10	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 11	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 12	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 13	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 14	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 15	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 16	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 17	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 18	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 19	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 20	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 1 Lot 21	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 2 Lot 1	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 2 Lot 2	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 2 Lot 3	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 2 Lot 4	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 2 Lot 5	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 2 Lot 6	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 2 Lot 7	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 3 Lot 1	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 3 Lot 2	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 1	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 2	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 3	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 4	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 5	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 6	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 7	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 8	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 9	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 10	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02

Notes:

[a] The final plat for Wood Leaf Reserve Section 1 was recorded on January 4, 2021. Property IDs for each Parcel will be assigned by the Harris County Appraisal District in 2022 for Annual Installments due 1/31/23.

[b] The Annual Collection Costs include a $60 per Lot Administrative Fee for the City of Tomball that equates to $3,486 for Improvement Area #1.

Property ID	Legal Description	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Annual Collection Costs [b]	Annual Installment Due 1/31/23
TBD[a]	Block 4 Lot 11	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 12	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 13	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 14	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 15	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 4 Lot 16	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 17	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 18	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 19	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 20	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 21	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 22	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 23	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 24	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 25	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 26	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 27	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 28	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 29	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 30	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 31	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 32	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 33	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 34	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 35	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 36	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 37	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 38	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 39	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 40	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 41	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 42	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 43	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 44	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 45	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 46	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 47	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 48	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 49	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 50	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56

Notes:

[a] The final plat for Wood Leaf Reserve Section 1 was recorded on January 4, 2021. Property IDs for each Parcel will be assigned by the Harris County Appraisal District in 2022 for Annual Installments due 1/31/23.

[b] The Annual Collection Costs include a $60 per Lot Administrative Fee for the City of Tomball that equates to $3,486 for Improvement Area #1.

Property ID	Legal Description	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Annual Collection Costs [b]	Annual Installment Due 1/31/23
TBD[a]	Block 4 Lot 51	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 52	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 4 Lot 53	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 1	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 5 Lot 2	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 5 Lot 3	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 5 Lot 4	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 5 Lot 5	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 6	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 7	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 8	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 9	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 10	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 11	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 12	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 13	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 14	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 15	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 16	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 17	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 5 Lot 18	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 1	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 6 Lot 2	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 6 Lot 3	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 6 Lot 4	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 6 Lot 5	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 6 Lot 6	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 6 Lot 7	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 6 Lot 8	Lot Type 2	$ 38,277.35	$ 707.72	$ 2,029.76	$ 191.39	$ 396.15	$ 3,325.02
TBD[a]	Block 6 Lot 9	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 10	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 11	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 12	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 13	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 14	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 15	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 16	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 17	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 18	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 19	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56

Notes:

[a] The final plat for Wood Leaf Reserve Section 1 was recorded on January 4, 2021. Property IDs for each Parcel will be assigned by the Harris County Appraisal District in 2022 for Annual Installments due 1/31/23.

[b] The Annual Collection Costs include a $60 per Lot Administrative Fee for the City of Tomball that equates to $3,486 for Improvement Area #1.

Property ID	Legal Description	Lot Type	Outstanding Assessment	Principal	Interest	Additional Interest	Annual Collection Costs [b]	Annual Installment Due 1/31/23
TBD[a]	Block 6 Lot 20	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 21	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Block 6 Lot 22	Lot Type 1	$ 34,139.26	$ 631.21	$ 1,810.33	$ 170.70	$ 353.32	$ 2,965.56
TBD[a]	Landscape/Open Space and Utilties	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -
TBD[a]	Landscape/Open Space and Utilties	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -
TBD[a]	Landscape/Open Space and Utilties	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -
TBD[a]	Park	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -
TBD[a]	Lake/Detention	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -
TBD[a]	Landscape/Open Space and Utilties	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -
TBD[a]	Landscape/Open Space and Utilties	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -
TBD[a]	Landscape/Open Space and Utilties	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -
TBD[a]	Landscape/Open Space and Utilties	Non-Benefited	$ -	$ -	$ -	$ -	$ -	$ -
Total			**$ 4,435,000.00**	**$ 82,000.00**	**$ 235,178.19**	**$ 22,175.00**	**$45,900.00**	**$ 385,253.19**

Notes:

[a] The final plat for Wood Leaf Reserve Section 1 was recorded on January 4, 2021. Property IDs for each Parcel will be assigned by the Harris County Appraisal District in 2022 for Annual Installments due 1/31/23.

[b] The Annual Collection Costs include a $60 per Lot Administrative Fee for the City of Tomball that equates to $3,486 for Improvement Area #1.

EXHIBIT G – IMPROVEMENT AREA #1 TOTAL ANNUAL INSTALLMENTS

	Improvement Area #1 2022 Bonds				
Annual Installments Due	Principal	Interest [a]	Additional Interest [b]	Annual Collection Costs	Total Installment
1/31/2023	82,000.00	235,178.19	22,175.00	45,900.00	385,253.19
1/31/2024	67,000.00	250,297.50	21,765.00	46,818.00	385,880.50
1/31/2025	71,000.00	246,445.00	21,430.00	47,754.36	386,629.36
1/31/2026	74,000.00	242,362.50	21,075.00	48,709.45	386,146.95
1/31/2027	78,000.00	238,107.50	20,705.00	49,683.64	386,496.14
1/31/2028	82,000.00	233,622.50	20,315.00	50,677.31	386,614.81
1/31/2029	86,000.00	228,907.50	19,905.00	51,690.86	386,503.36
1/31/2030	90,000.00	223,962.50	19,475.00	52,724.67	386,162.17
1/31/2031	95,000.00	218,787.50	19,025.00	53,779.17	386,591.67
1/31/2032	100,000.00	213,325.00	18,550.00	54,854.75	386,729.75
1/31/2033	105,000.00	207,575.00	18,050.00	55,951.84	386,576.84
1/31/2034	110,000.00	201,537.50	17,525.00	57,070.88	386,133.38
1/31/2035	116,000.00	195,212.50	16,975.00	58,212.30	386,399.80
1/31/2036	122,000.00	188,542.50	16,395.00	59,376.54	386,314.04
1/31/2037	129,000.00	181,527.50	15,785.00	60,564.08	386,876.58
1/31/2038	135,000.00	174,110.00	15,140.00	61,775.36	386,025.36
1/31/2039	143,000.00	166,347.50	14,465.00	63,010.86	386,823.36
1/31/2040	150,000.00	158,125.00	13,750.00	64,271.08	386,146.08
1/31/2041	158,000.00	149,500.00	13,000.00	65,556.50	386,056.50
1/31/2042	167,000.00	140,415.00	12,210.00	66,867.63	386,492.63
1/31/2043	176,000.00	130,812.50	11,375.00	68,204.99	386,392.49
1/31/2044	186,000.00	120,692.50	10,495.00	69,569.09	386,756.59
1/31/2045	196,000.00	109,997.50	9,565.00	70,960.47	386,522.97
1/31/2046	207,000.00	98,727.50	8,585.00	72,379.68	386,692.18
1/31/2047	219,000.00	86,825.00	7,550.00	73,827.27	387,202.27
1/31/2048	231,000.00	74,232.50	6,455.00	75,303.82	386,991.32
1/31/2049	244,000.00	60,950.00	5,300.00	76,809.89	387,059.89
1/31/2050	257,000.00	46,920.00	4,080.00	78,346.09	386,346.09
1/31/2051	272,000.00	32,142.50	2,795.00	79,913.01	386,850.51
1/31/2052	287,000.00	16,502.50	1,435.00	81,511.27	386,448.77
Total	**$ 4,435,000.00**	**$ 4,871,690.69**	**$ 425,350.00**	**$ 1,862,074.84**	**$11,594,115.53**

[a] Interest is calculated at a 5.75% rate, actual rate will be determined at the time Improvement Area #1 2022 Bonds are issued.

[b] Additional Interest is calculated at a 0.50% rate.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available

EXHIBIT H – MAXIMUM ASSESSMENT PER LOT TYPE

Improvement Area #1			
Lot Type	Units	Total Assessment	Maximum Assessment per Lot Type
1	66	$ 2,253,191.04	$34,139.26 per Unit
2	57	$ 2,181,808.96	$38,277.35 per Unit
Total		**$ 4,435,000.00**	

EXHIBIT I – CONCEPT PLAN

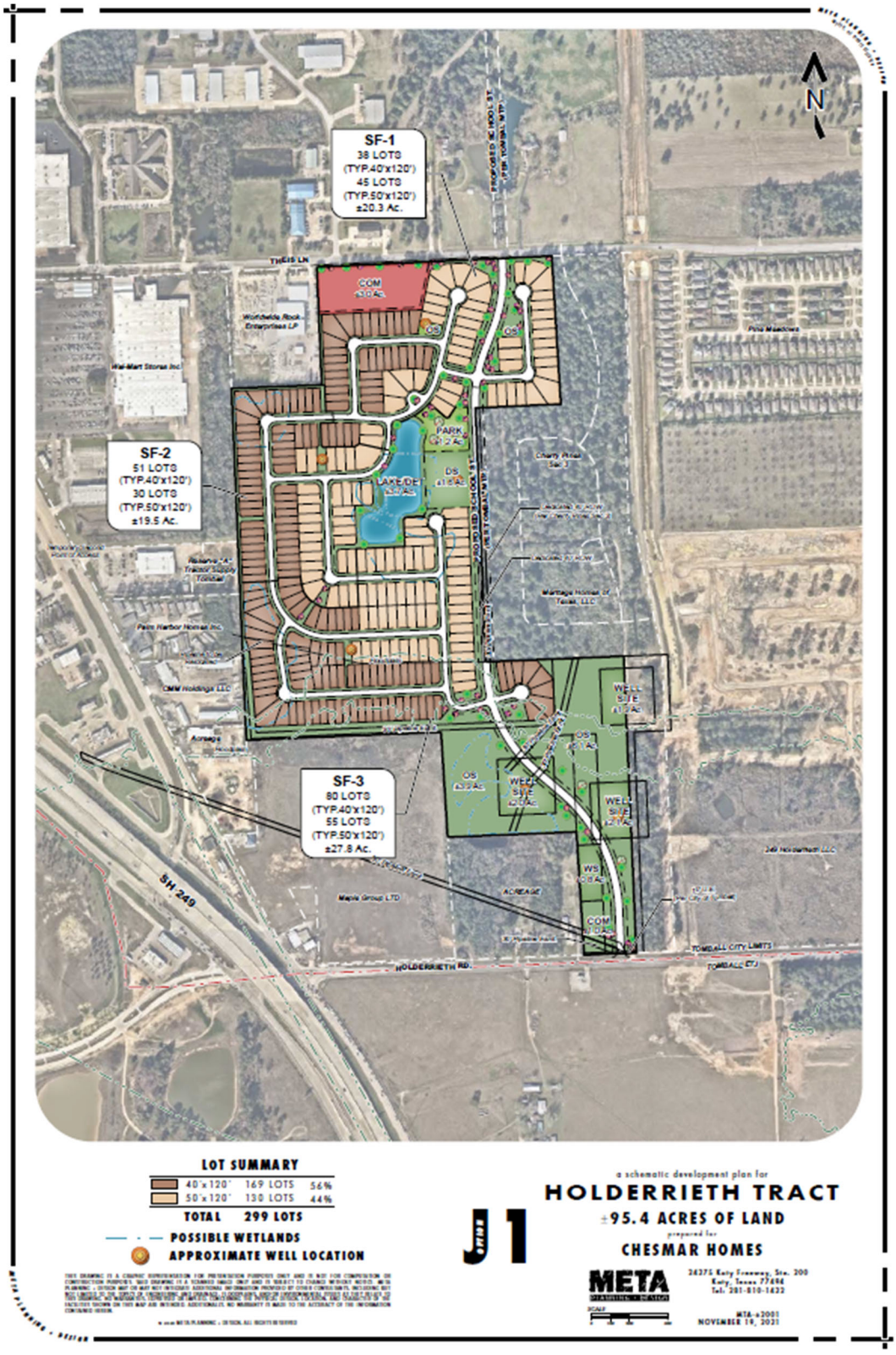
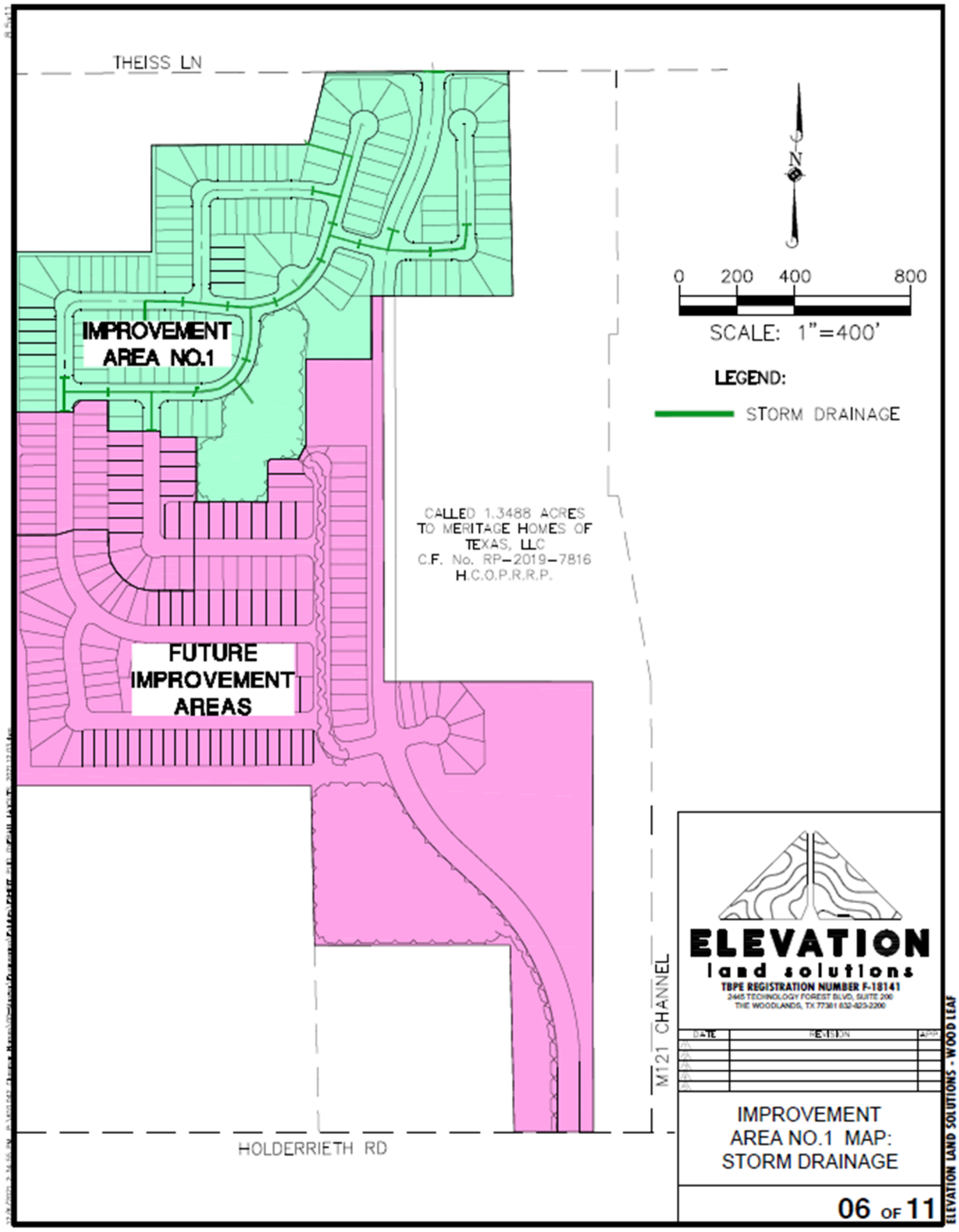
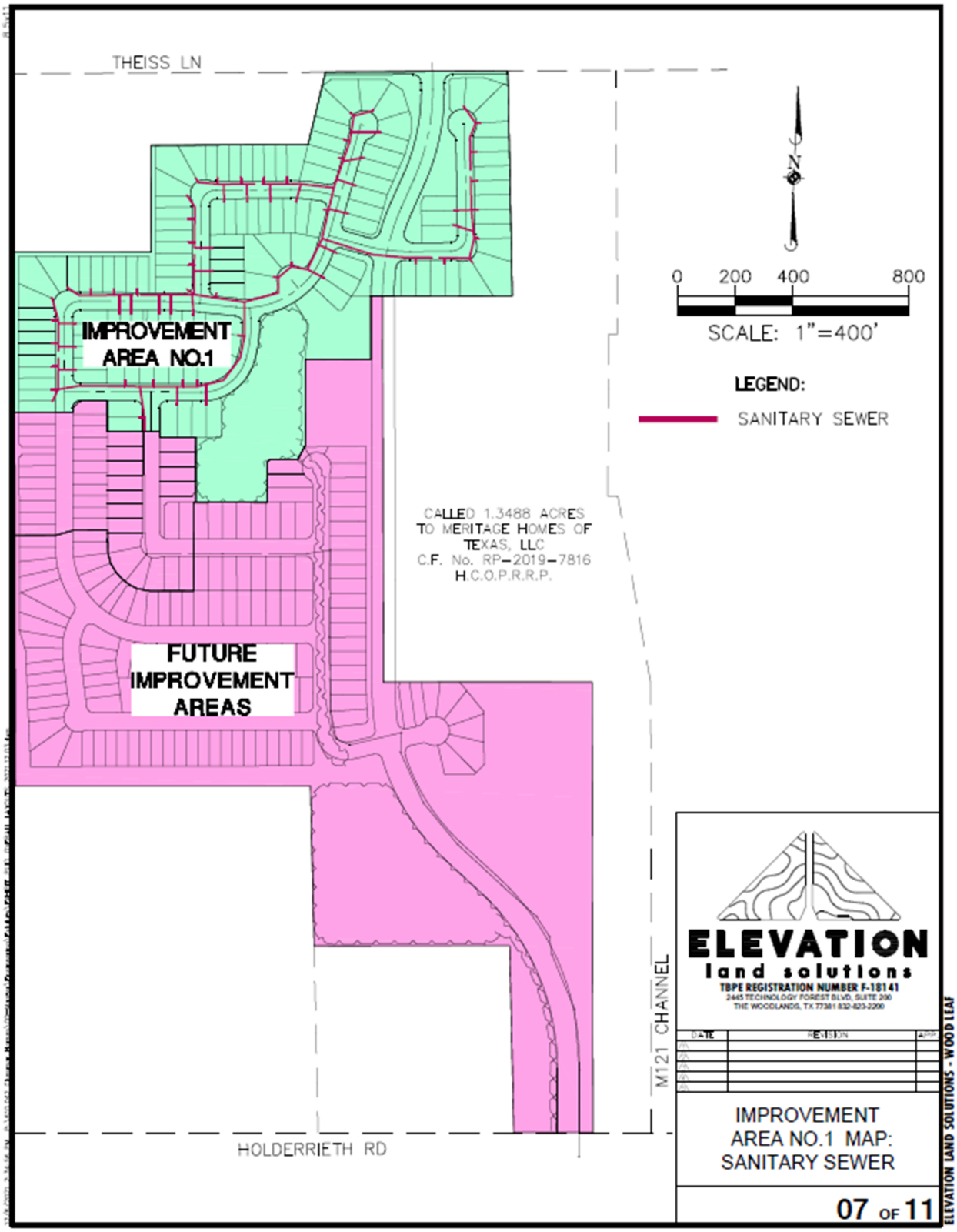
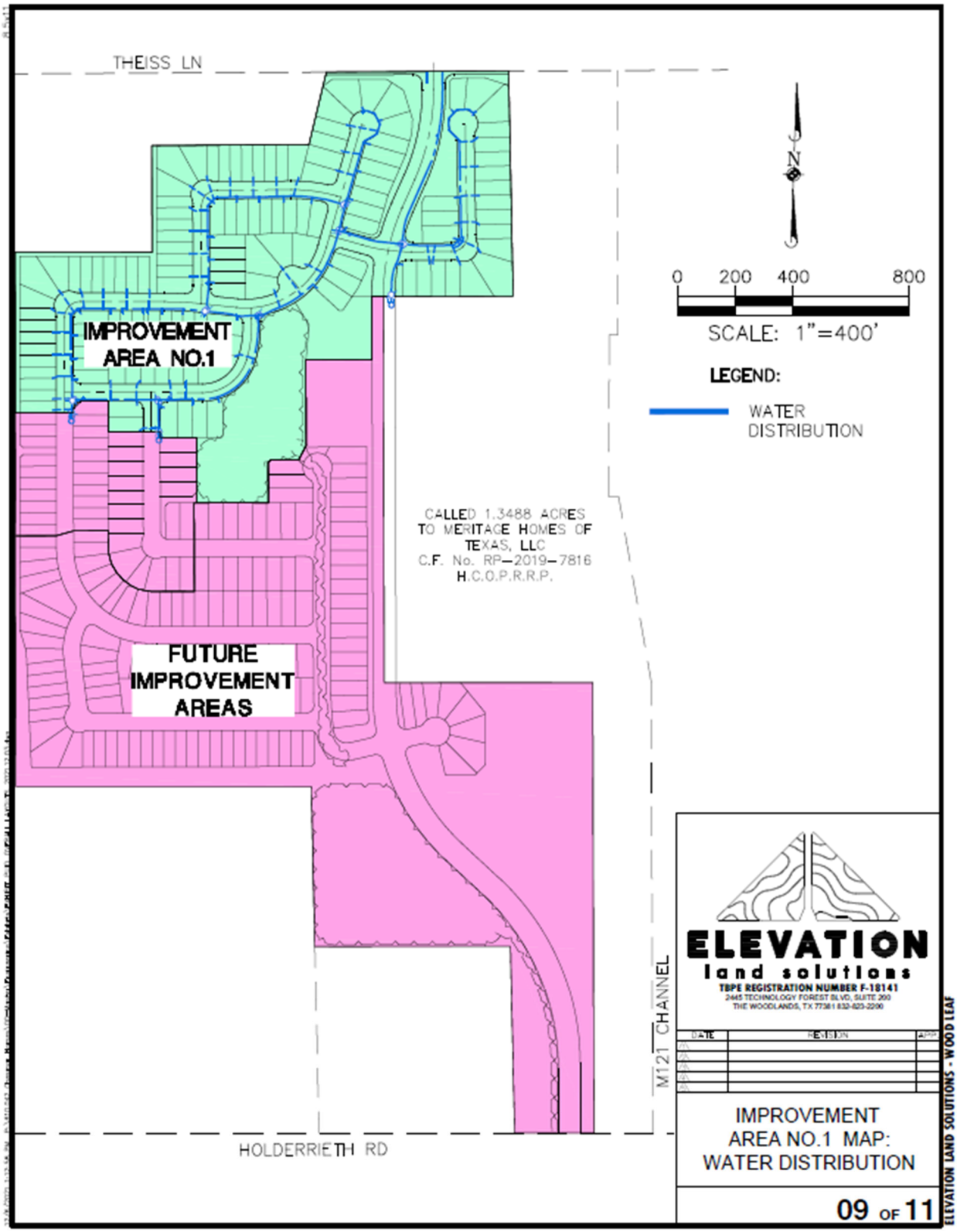
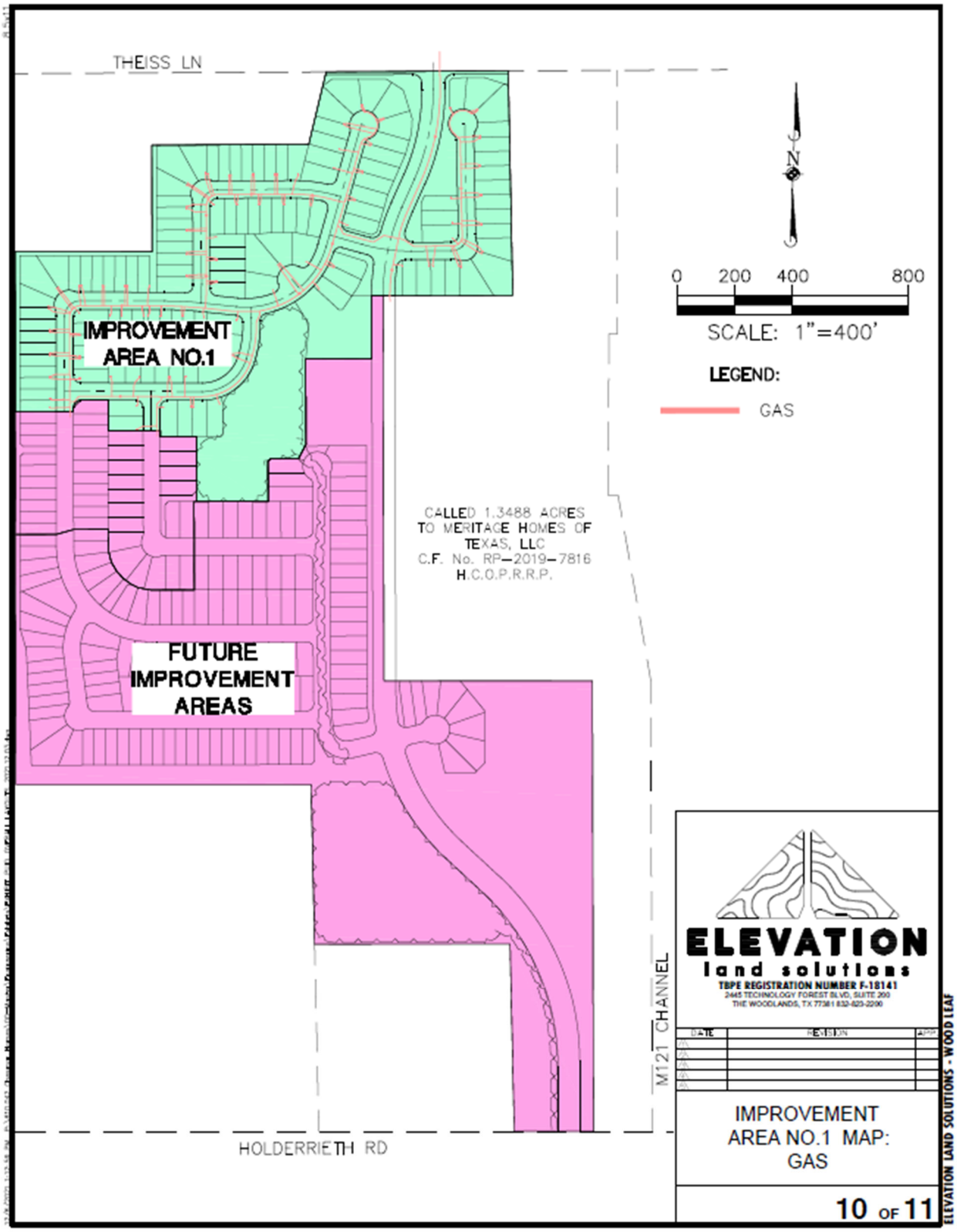


EXHIBIT J-1 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS




THEISS LN
IMPROVEMENT AREA NO.1
FUTURE IMPROVEMENT AREAS
CALLED 1.3488 ACRES
TO MERITAGE HOMES OF TEXAS, LLC
C.F. No. RP-2019-7816
H.C.O.P.R.R.P.
M121 CHANNEL
HOLDERRIETH RD
N
0 200 400 800
SCALE: 1"=400'
LEGEND:
SANITARY SEWER
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-18141
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
DATE
REVISION
IMPROVEMENT AREA NO.1 MAP: SANITARY SEWER
07 OF 11
ELEVATION LAND SOLUTIONS - WOOD LEAF


THEISS LN
IMPROVEMENT AREA NO.1
FUTURE IMPROVEMENT AREAS
CALLED 1.3488 ACRES
TO MERITAGE HOMES OF TEXAS, LLC
C.F. No. RP-2019-7816
H.C.O.P.R.R.P.
HOLDERRIETH RD
M121 CHANNEL
N
0 200 400 800
SCALE: 1"=400'
LEGEND:
WATER DISTRIBUTION
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-18141
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
DATE
REVISION
APP
IMPROVEMENT AREA NO.1 MAP: WATER DISTRIBUTION
09 OF 11
ELEVATION LAND SOLUTIONS - WOOD LEAF


THEISS LN
IMPROVEMENT AREA NO.1
FUTURE IMPROVEMENT AREAS
CALLED 1.3488 ACRES
TO MERITAGE HOMES OF TEXAS, LLC
C.F. No. RP-2019-7816
H.C.O.P.R.R.P.
HOLDERRIETH RD
M121 CHANNEL
N
0 200 400 800
SCALE: 1"=400'
LEGEND:
GAS
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-18141
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-623-2200
DATE
REVISION
APP
IMPROVEMENT AREA NO.1 MAP: GAS
10 OF 11
ELEVATION LAND SOLUTIONS - WOOD LEAF

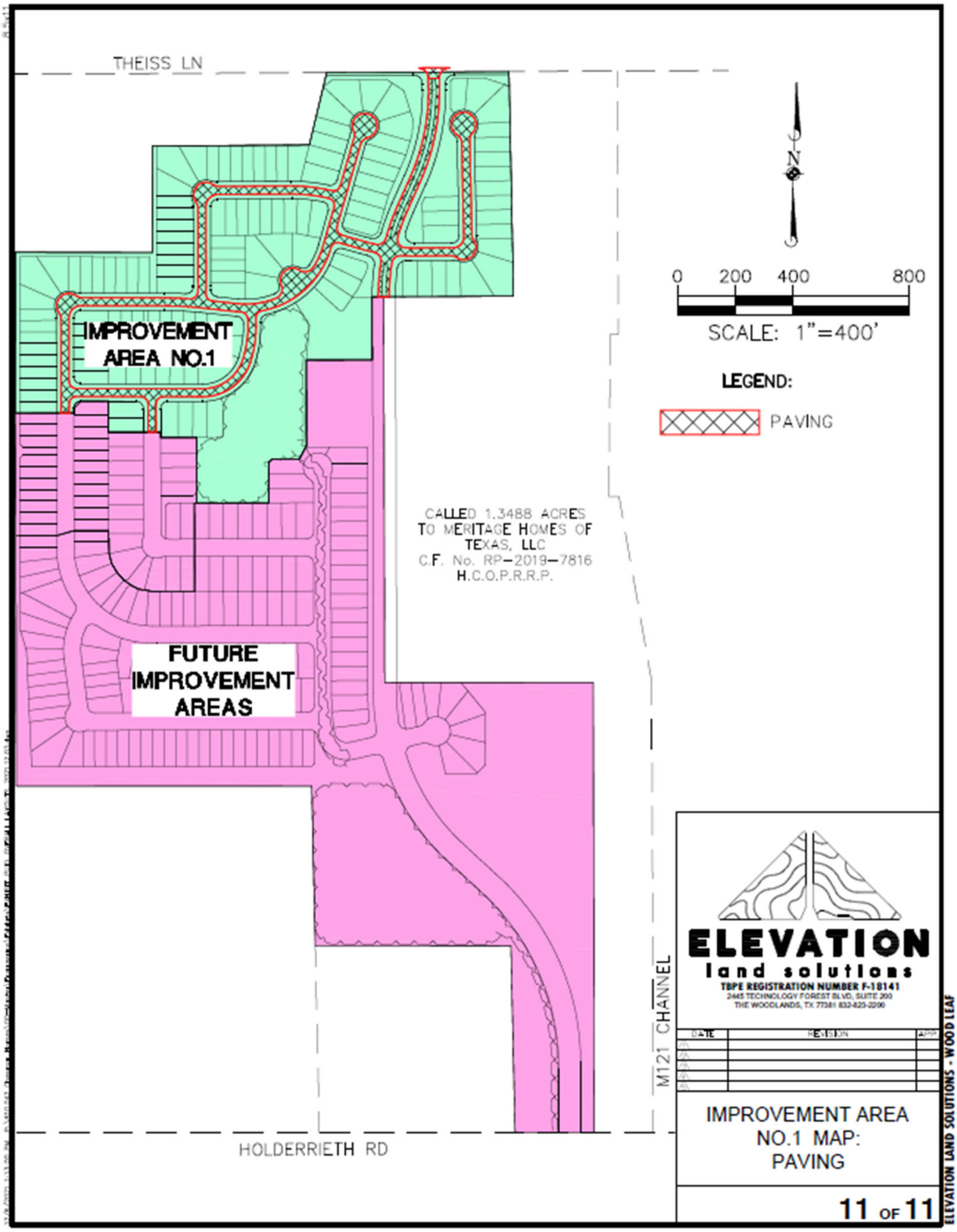
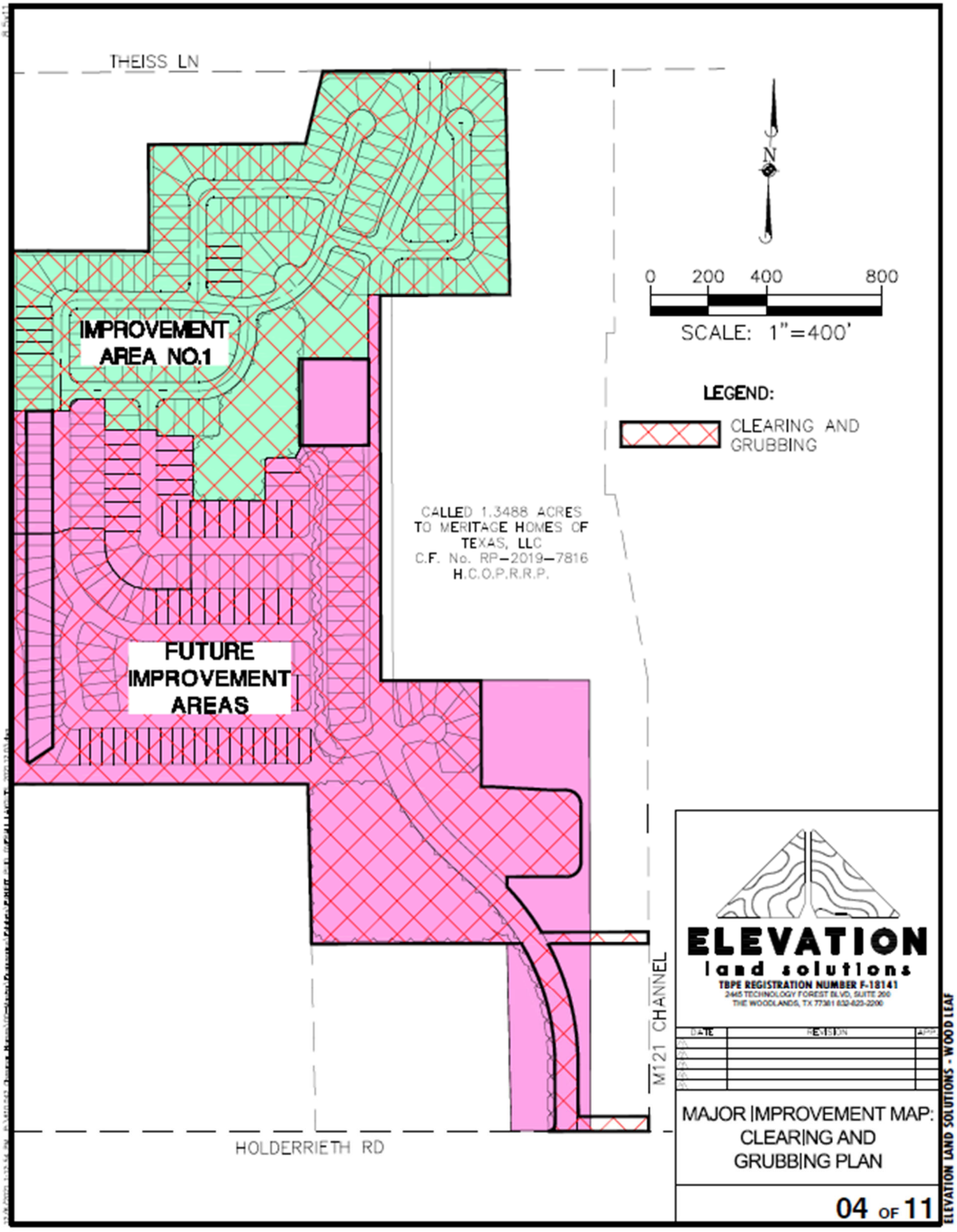
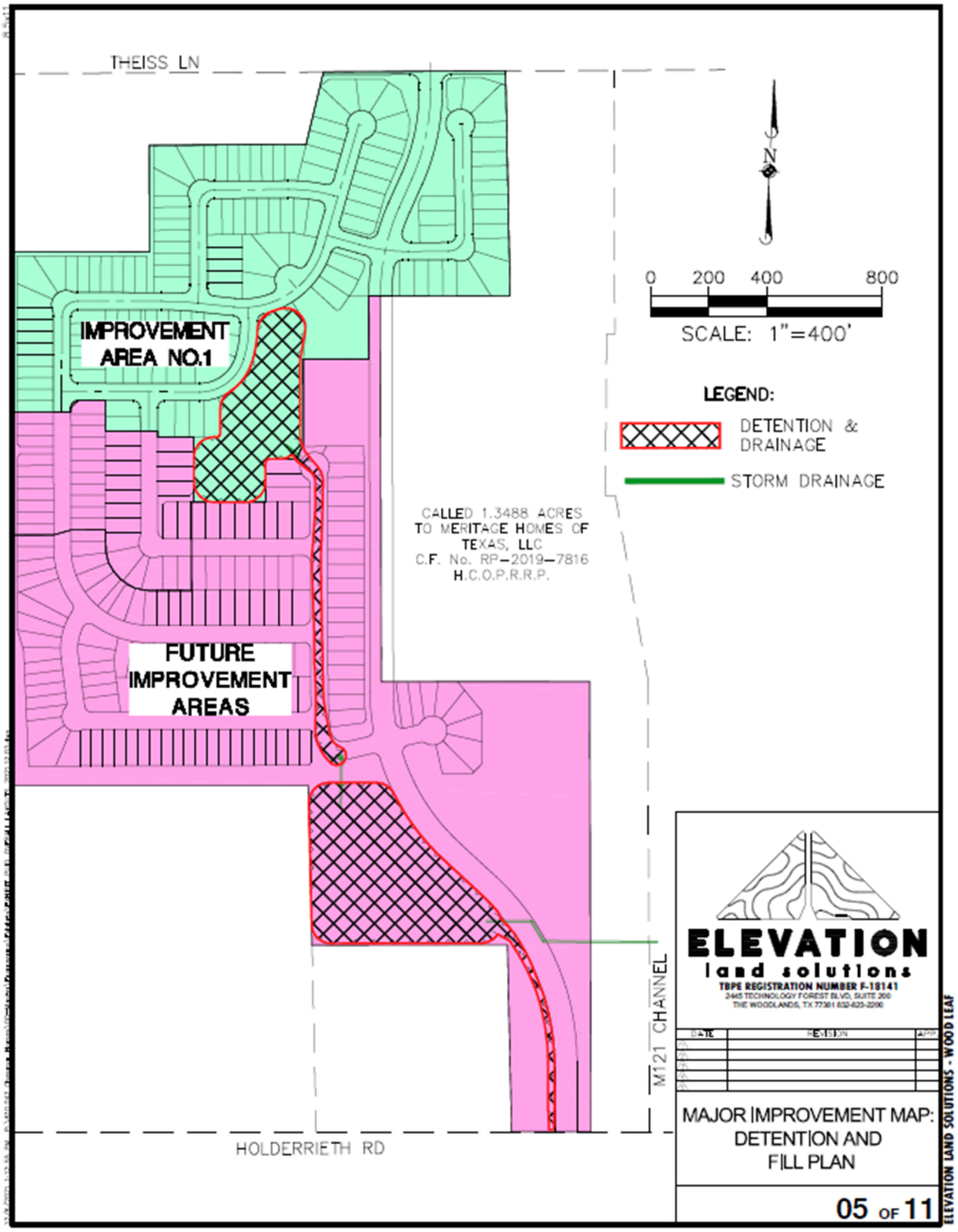

THEISS LN
IMPROVEMENT AREA NO.1
FUTURE IMPROVEMENT AREAS
CALLED 1.3488 ACRES
TO MERITAGE HOMES OF TEXAS, LLC
C.F. No. RP-2019-7816
H.C.O.P.R.R.P.
HOLDERRIETH RD
M121 CHANNEL
N
0 200 400 800
SCALE: 1"=400'
LEGEND:
PAVING
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-18141
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-623-2200
DATE
REVISION
IMPROVEMENT AREA NO.1 MAP: PAVING
11 OF 11
ELEVATION LAND SOLUTIONS - WOOD LEAF

EXHIBIT J-2 – MAPS OF MAJOR IMPROVEMENTS




THEISS LN
IMPROVEMENT AREA NO.1
FUTURE IMPROVEMENT AREAS
CALLED 1.3488 ACRES
TO MERITAGE HOMES OF TEXAS, LLC
C.F. No. RP-2019-7816
H.C.O.P.R.R.P.
M121 CHANNEL
HOLDERRIETH RD
N
0 200 400 800
SCALE: 1"=400'
LEGEND:
DETENTION & DRAINAGE
STORM DRAINAGE
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-18141
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
DATE
REVISION
MAJOR IMPROVEMENT MAP:
DETENTION AND
FILL PLAN
05 OF 11
ELEVATION LAND SOLUTIONS - WOOD LEAF

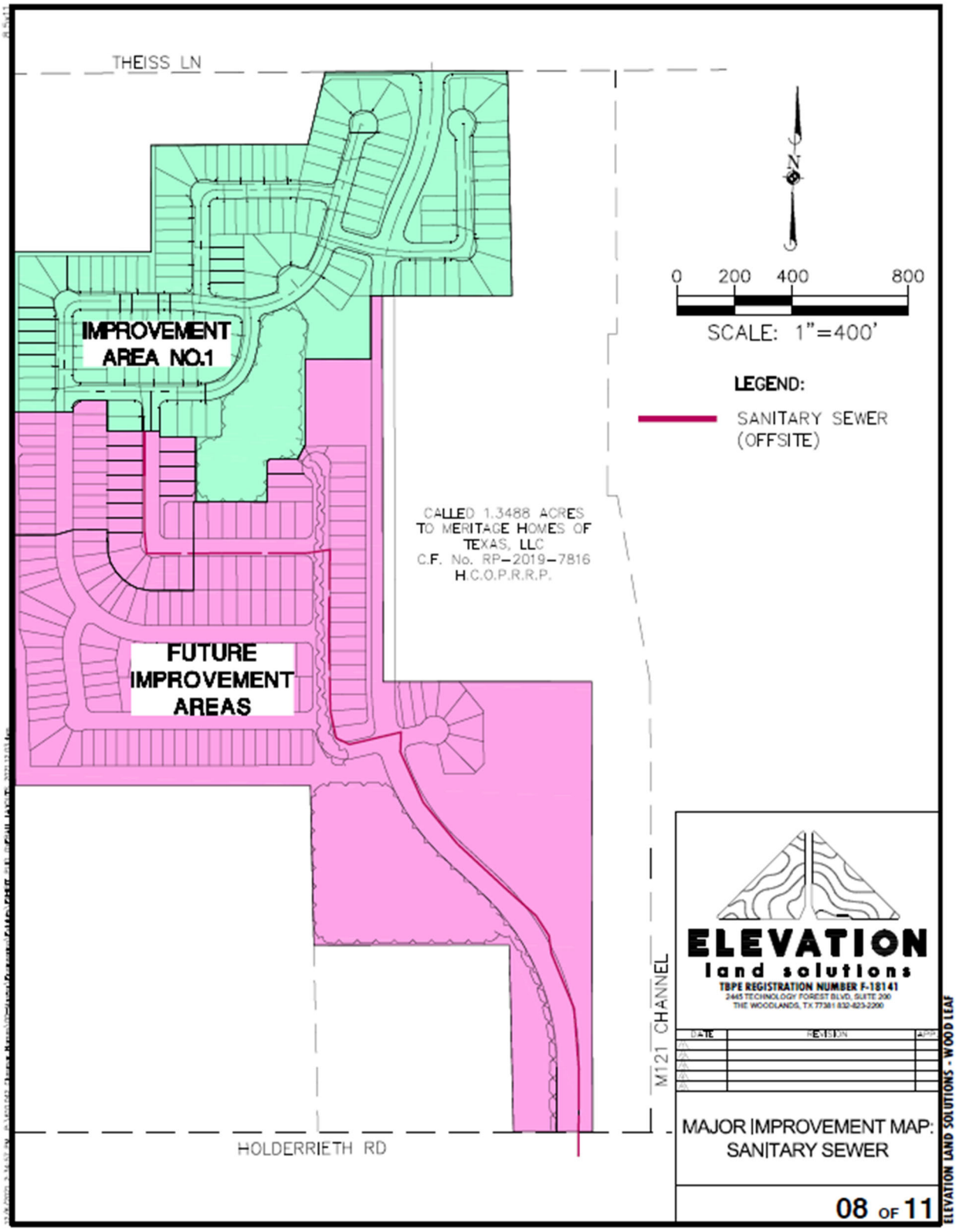

THEISS LN
IMPROVEMENT AREA NO.1
FUTURE IMPROVEMENT AREAS
CALLED 1.3488 ACRES
TO MERITAGE HOMES OF TEXAS, LLC
C.F. No. RP-2019-7816
H.C.O.P.R.R.P.
M121 CHANNEL
HOLDERRIETH RD
N
0 200 400 800
SCALE: 1"=400'
LEGEND:
SANITARY SEWER (OFFSITE)
ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-18141
2445 TECHNOLOGY FOREST BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
DATE
REVISION
MAJOR IMPROVEMENT MAP:
SANITARY SEWER
08 OF 11
ELEVATION LAND SOLUTIONS - WOOD LEAF

EXHIBIT K – ESTIMATED BUILDOUT VALUE

	Units		Estimated Buildout Value	Total Estimated Buildout Value	% of Estimated Buildout Value
Improvement Area #1					
40'	66	lots	$ 330,000	$ 21,780,000	
50'	57	lots	$ 370,000	$ 21,090,000	
				$ 42,870,000	**41.27%**
Future Improvement Areas					
40'	103	lots	$ 330,000	$ 33,990,000	
50'	73	lots	$ 370,000	$ 27,010,000	
				$ 61,000,000	**58.73%**
				$ 103,870,000	**100.00%**

EXHIBIT L – NOTICE OF PID ASSESSMENT TERMINATION

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[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 [insert legal description]. Recording Numbers: [Plat]. 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 January 18, 2021, the City Council for the City, approved Resolution No. 2021-04, creating the Wood Leaf Reserve Public Improvement District; and

WHEREAS, the Wood Leaf Reserve Public Improvement District consists of approximately 90.54 contiguous acres located within the City; and

WHEREAS, on or about_____, ____, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Wood Leaf Reserve Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of $____.__ (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. _____ 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, as established by Ordinance No. _____, which levied the Assessment in the amount of the Lien Amount against the Property releases and discharges, 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

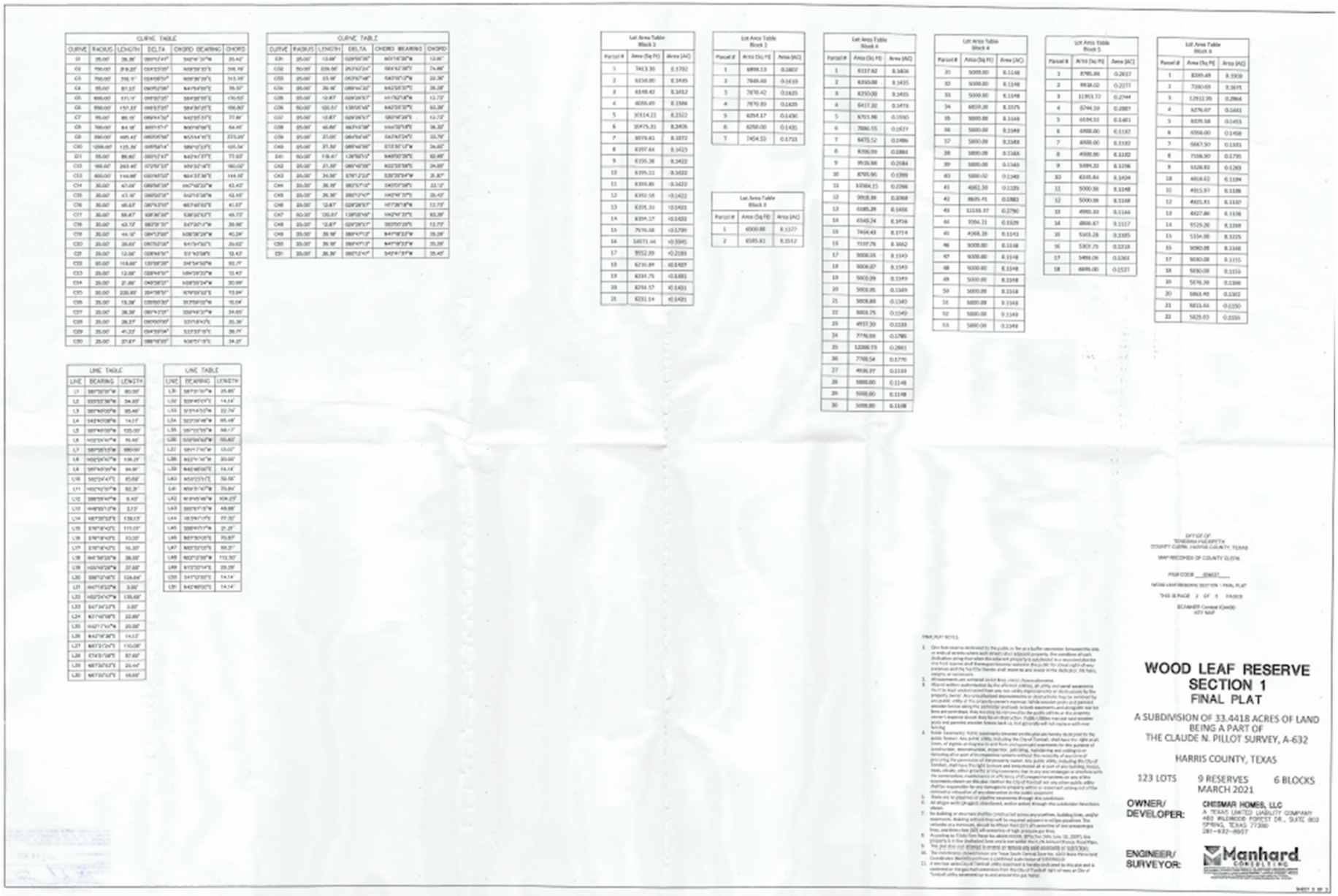
STATE OF TEXAS **§**
§
COUNTY OF HARRIS **§**

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

EXHIBIT M – IMPROVEMENT AREA #1 PLAT





CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	25.00'	39.27'	090°00'44"	S45°41'37"W	35.36'
C2	750.00'	319.20'	024°23'55"	N33°29'35"E	316.79'
C3	750.00'	316.11'	024°09'57"	N33°38'26"E	313.78'
C4	25.00'	39.25'	090°00'28"	N44°56'55"E	35.35'
C5	1050.00'	171.11'	009°20'25"	S84°38'55"E	170.93'
C6	1050.00'	157.33'	008°35'20"	S84°36'20"E	157.19'
C7	25.00'	39.15'	089°44'32"	N45°05'51"E	35.28'
C8	700.00'	64.18'	005°15'17"	N00°16'56"E	64.16'
C9	250.00'	465.42'	106°39'56"	N53°44'16"E	335.24'
C10	1200.00'	125.36'	005°58'54"	S86°12'23"E	125.36'
C11	25.00'	39.80'	091°12'43"	N43°41'37"E	71.63'
C12	100.00'	263.48'	075°23'33"	N59°33'14"E	180.00'
C13	100.00'	144.88'	082°59'02"	N01°33'36"E	144.19'
C14	30.00'	47.08'	090°00'28"	N44°56'55"E	42.43'
C15	30.00'	47.16'	090°02'04"	S45°21'58"W	42.45'
C16	30.00'	46.63'	089°03'01"	N87°49'52"E	41.97'
C17	30.00'	58.47'	109°38'28"	S38°26'52"E	49.73'
C18	30.00'	43.73'	083°31'31"	S47°20'14"W	39.98'
C19	25.00'	44.16'	094°03'00"	N38°38'28"W	40.24'
C20	25.00'	39.63'	090°50'06"	N41°54'55"E	35.62'
C21	25.00'	12.06'	027°38'57"	S31°42'58"E	13.43'
C22	50.00'	114.66'	131°22'28"	S45°54'56"W	90.77'
C23	25.00'	12.06'	027°38'57"	N59°28'32"W	13.43'
C24	25.00'	21.66'	049°38'31"	N28°20'24"W	20.99'
C25	50.00'	230.85'	264°38'57"	N79°59'32"E	73.94'
C26	25.00'	15.28'	035°00'30"	S35°56'02"W	15.04'
C27	25.00'	38.38'	087°57'23"	S59°49'21"W	34.65'
C28	25.00'	39.27'	090°00'00"	S31°18'43"E	35.36'
C29	25.00'	41.23'	094°29'04"	S33°33'15"E	36.71'
C30	25.00'	37.67'	086°18'35"	N36°51'15"E	34.21'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C31	25.00'	13.08'	029°58'26"	N01°16'38"W	12.93'
C32	50.00'	226.56'	259°32'24"	S64°53'38"E	74.88'
C33	25.00'	23.18'	053°07'48"	S63°01'12"W	22.36'
C34	25.00'	26.18'	059°59'30"	N62°58'33"E	25.00'
C35	25.00'	12.87'	029°29'57"	N31°52'18"W	12.73'
C36	50.00'	126.01'	139°56'45"	N62°58'33"E	93.28'
C37	25.00'	12.87'	029°29'57"	S61°42'21"W	12.73'
C38	25.00'	40.66'	093°13'38"	N44°02'48"E	36.32'
C39	25.00'	23.05'	084°56'45"	S63°53'24"E	20.76'
C40	25.00'	27.39'	089°46'55"	S33°30'13"W	24.68'
C41	50.00'	118.41'	135°39'12"	N48°50'28"E	92.88'
C42	25.00'	27.39'	089°46'55"	N22°03'18"E	24.68'
C43	25.00'	24.56'	056°16'23"	S28°39'34"W	23.80'
C44	25.00'	26.18'	060°00'00"	S60°00'28"E	25.00'
C45	25.00'	26.36'	060°24'47"	N30°47'37"E	25.16'
C46	25.00'	12.87'	029°29'57"	N71°36'18"W	12.73'
C47	50.00'	130.01'	138°56'45"	N62°58'33"E	93.28'
C48	25.00'	12.87'	029°29'57"	S60°50'29"E	12.73'
C49	25.00'	26.18'	060°00'00"	S41°58'32"W	25.00'
C50	25.00'	26.18'	060°00'00"	S18°01'28"E	25.00'
C51	25.00'	26.36'	060°24'47"	S42°47'23"W	25.16'

LINE TABLE

LINE	BEARING	LENGTH
L1	S87°58'39"W	80.00'
L2	S00°01'36"E	34.83'
L3	S87°48'09"W	35.46'
L4	S42°16'09"W	14.21'
L5	S87°48'09"W	135.00'
L6	N02°34'44"W	19.46'
L7	S87°58'39"W	180.00'
L8	N02°34'44"W	106.25'
L9	S87°48'09"W	84.38'
L10	S02°34'44"E	87.69'
L11	N02°42'39"W	50.21'
L12	S88°59'47"W	8.43'
L13	N48°55'13"W	22.5'
L14	N87°38'53"E	139.13'
L15	S76°58'42"E	111.03'
L16	S76°58'42"E	10.00'
L17	S76°58'42"E	16.30'
L18	N47°58'28"E	28.00'
L19	N00°48'28"W	37.66'
L20	S86°12'48"E	124.64'
L21	N47°58'28"E	3.00'
L22	N02°34'47"W	135.69'
L23	S47°34'33"E	3.00'
L24	N31°48'38"E	22.89'
L25	N42°17'44"W	20.88'
L26	N42°58'28"E	14.13'
L27	N87°31'24"E	110.08'
L28	S74°51'48"E	87.66'
L29	N87°36'42"E	20.44'
L30	N87°36'42"E	18.68'

LINE TABLE

LINE	BEARING	LENGTH
L31	S87°31'31"W	25.85'
L32	S09°45'07"E	14.14'
L33	S15°41'57"W	22.74'
L34	S01°39'48"W	85.18'
L35	S87°20'59"W	68.17'
L36	S00°56'52"W	55.82'
L37	S87°31'31"W	13.07'
L38	N02°31'36"E	20.00'
L39	N42°48'00"E	14.14'
L40	N50°23'17"E	70.16'
L41	N59°51'47"W	70.84'
L42	N19°45'48"W	104.27'
L43	S89°51'13"W	49.98'
L44	N15°41'57"E	77.35'
L45	S89°41'17"W	21.25'
L46	N87°30'05"E	70.87'
L47	N85°32'10"E	88.21'
L48	N02°12'38"W	113.50'
L49	N12°30'14"E	29.28'
L50	S41°12'00"E	14.14'
L51	N42°48'00"E	14.14'

Lot Area Table
Block 1

Parcel #	Area (Sq Ft)	Area (AC)
1	7413.30	0.1702
2	6268.00	0.1439
3	6148.42	0.1412
4	6088.49	0.1398
5	10114.23	0.2322
6	10475.31	0.2405
7	8978.83	0.2062
8	8397.84	0.1928
9	6356.38	0.1459
10	6399.11	0.1469
11	6399.85	0.1470
12	6392.58	0.1468
13	6294.33	0.1445
14	8284.17	0.1902
15	7576.58	0.1739
16	14871.46	0.3414
17	9552.39	0.2193
18	6230.84	0.1430
19	6284.76	0.1443
20	6284.57	0.1443
21	6232.14	0.1431

Lot Area Table
Block 2

Parcel #	Area (Sq Ft)	Area (AC)
1	6898.13	0.1583
2	7068.68	0.1623
3	7070.42	0.1623
4	7070.83	0.1623
5	6284.17	0.1430
6	6268.00	0.1439
7	7454.53	0.1711

Lot Area Table
Block 3

Parcel #	Area (Sq Ft)	Area (AC)
1	6000.88	0.1377
2	6585.81	0.1512

Lot Area Table
Block 4

Parcel #	Area (Sq Ft)	Area (AC)
1	6117.82	0.1404
2	6350.08	0.1458
3	6350.08	0.1458
4	6417.20	0.1473
5	8703.96	0.1998
6	7086.55	0.1627
7	6470.52	0.1486
8	8396.09	0.1884
9	9539.58	0.2189
10	8705.06	0.1999
11	10384.15	0.2384
12	9018.88	0.2069
13	6385.28	0.1466
14	6340.24	0.1456
15	7464.43	0.1714
16	7337.76	0.1662
17	9008.35	0.1343
18	9008.87	0.1349
19	9008.99	0.1349
20	9008.95	0.1349
21	9008.83	0.1349
22	9008.75	0.1349
23	4937.30	0.1133
24	7776.59	0.1785
25	12388.75	0.2881
26	7768.54	0.1776
27	4936.37	0.1133
28	5000.00	0.1148
29	5000.00	0.1148
30	5000.80	0.1148

Lot Area Table
Block 4

Parcel #	Area (Sq Ft)	Area (AC)
31	5000.00	0.1148
32	5000.80	0.1148
33	5000.80	0.1148
34	6859.20	0.1575
35	5000.80	0.1148
36	5800.80	0.1348
37	5800.28	0.1348
38	5800.28	0.1348
39	5800.28	0.1348
40	5800.02	0.1348
41	4982.30	0.1325
42	8805.45	0.2083
43	12159.37	0.2790
44	7094.31	0.1629
45	4968.20	0.1141
46	5000.80	0.1148
47	5000.80	0.1148
48	5000.80	0.1148
49	5000.80	0.1148
50	5000.88	0.1148
51	5000.88	0.1148
52	5800.88	0.1348
53	5800.28	0.1348

Lot Area Table
Block 5

Parcel #	Area (Sq Ft)	Area (AC)
1	8785.88	0.2017
2	9838.02	0.2277
3	11903.77	0.2744
4	5744.59	0.2087
5	6084.53	0.1481
6	6988.00	0.1182
7	4900.00	0.1182
8	4900.00	0.1182
9	5084.22	0.1298
10	6345.84	0.1404
11	5000.88	0.1348
12	5000.88	0.1348
13	4985.33	0.1344
14	6866.67	0.1317
15	5368.28	0.1385
16	5307.75	0.1218
17	5488.08	0.1261
18	6685.00	0.1537

Lot Area Table
Block 6

Parcel #	Area (Sq Ft)	Area (AC)
1	8385.68	0.1900
2	7260.68	0.1675
3	12932.95	0.2984
4	6276.97	0.1441
5	6329.58	0.1453
6	6358.00	0.1458
7	6667.50	0.1531
8	7108.30	0.1701
9	5526.82	0.1269
10	6018.62	0.1334
11	4815.97	0.1106
12	4825.81	0.1107
13	4827.86	0.1108
14	9529.26	0.1269
15	5334.86	0.1225
16	5080.08	0.1166
17	5080.08	0.1355
18	5080.08	0.1355
19	5836.30	0.1300
20	5863.40	0.1302
21	5811.66	0.1250
22	5829.63	0.1255

OFFICE OF
TERESA HAGEPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS

I HEREBY RECORDED AT COUNTY CLERK

FILM CODE ____-____

HCAD LEAF RESERVE SECTION 1 FINAL PLAT

THIS IS PAGE 2 OF 3 PAGES

SCANNER Control (OMD)
KEY MAP

FINAL PLAT NOTES:

1. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided in a manner that the said reserve shall thereupon become a useless strip, the title to which shall revert to the original subdivider, his heirs, assigns, or successors.
2. All easements are centered and/or lines unless otherwise noted.
3. Absent written authorization by the affected utilities, all utility and overall easements must be kept unobstructed from any new utility improvements or structures by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and painted wooden fences along the perimeter and side lot/side easements and alongside rear lot lines are permitted, they may only be removed by the public utilities at the property owner's expense should they be an obstruction. Public Utilities may cut said wooden posts and painted wooden fences back as not to unnecessarily damage said fencing.
4. Note (warranty): Public easements covered on this plat are hereby declared to the public forever. Any public utility, including the City of Tomball, shall have the right at all times, of ingress or egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity of securing or paying the permission of the property owner. Any public utility, including the City of Tomball, shall have the right to cut trees and brush and remove all or part of any buildings, fences, trees, shrubs, other growths or improvements that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements shown on this plat; and the City of Tomball and any other public utility shall at no expense to the property owner or easement owner, keep and maintain said easements as nearly as practicable in the condition that existed at the time of the initial installation of said facilities on the easement. Each property owner is responsible for protecting the facilities located on his property and shall not place any obstruction over the facilities or in any manner damage or endanger the facilities. The property owner shall be responsible for any damages to the facilities caused by his activities, his employees, or his contractors. Any damage done to the facilities shall be repaired at the expense of the property owner.
5. Note: No plumbing of gasoline easements through this subdivision.
6. All angle points, points of curvature, and/or ends of curves to be set with 5/8" iron rods with plastic caps unless otherwise noted.
7. No building or structure shall be constructed across any overflow, building line, and/or easements. Building setback lines will be required adjacent to all open drainage ditches on a minimum, should be offset from the centerline of any open drainage lines, and shall be no less than 50 ft. of centerline of high pressure gas lines.
8. According to Flood Insurance Rate Map Number 48201C0615L, dated June 18, 2007, this property is in the Unshaded Zone and is not within the 0.2% Annual Chance Flood Plain.
9. The grid bearings shown hereon are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83), South Central Zone No. 4204 (Lambert Conformal Projection).
10. The coordinates shown hereon are Texas State Central Zone No. 4204 (Lambert Conformal Projection) and are a combined scale factor of 0.99994519.
11. If any road, water/sewer utility easement is hereby dedicated by this plat and is contained on the plat that extends from the City of Tomball right-of-way or City of Tomball utility easement up to and around the cul-de-sac.

WOOD LEAF RESERVE SECTION 1
FINAL PLAT

A SUBDIVISION OF 33.4418 ACRES OF LAND
BEING A PART OF
THE CLAUDE N. PILLOT SURVEY, A-632

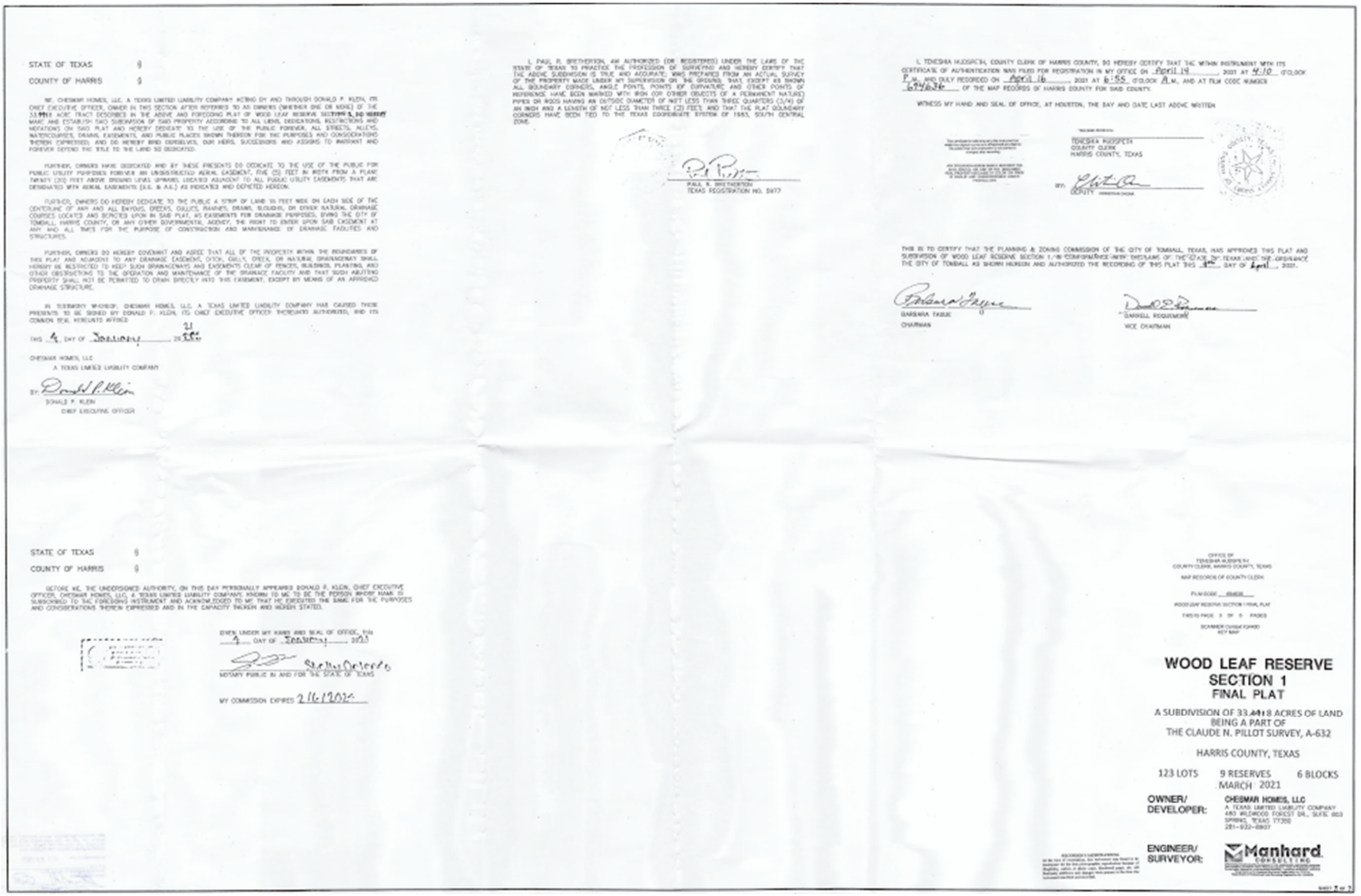
HARRIS COUNTY, TEXAS

123 LOTS 9 RESERVES 6 BLOCKS
MARCH 2021

OWNER/
DEVELOPER: CHESMAR HOMES, LLC
A TEXAS LIMITED LIABILITY COMPANY
480 PINEWOOD FOREST DR., SUITE 800
SPRING, TEXAS 77380
281-632-8907

ENGINEER/
SURVEYOR: Manhard CONSULTING

SHEET 3 OF 3



STATE OF TEXAS §

COUNTY OF HARRIS §

WE, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH DONALD P. KLEIN, ITS CHIEF EXECUTIVE OFFICER, OWNER IN THIS SECTION AFTER REFERRED TO AS OWNERS (WHETHER ONE OR MORE) OF THE 33.4118 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF WOOD LEAF RESERVE SECTION 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR 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 (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND 15 FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL BAYOUS, CREEKS, GULLYS, RAVINES, DRAWS, SLOUGHS, OR OTHER NATURAL DRAINAGE COURSES LOCATED AND DEPICTED UPON IN 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 DRAINAGEWAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGEWAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING, 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.

IN TESTIMONY WHEREOF, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY DONALD P. KLEIN, ITS CHIEF EXECUTIVE OFFICER THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS 4 DAY OF January, 2021

CHESMAR HOMES, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: Donald P. Klein
DONALD P. KLEIN
CHIEF EXECUTIVE OFFICER

STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD P. KLEIN, CHIEF EXECUTIVE OFFICER, CHESMAR HOMES, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4 DAY OF January, 2021

Shelby Ostrosky
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 2/6/2024

I, PAUL R. BRETHERTON, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN, ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE, HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE QUARTERS (3/4) OF AN INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

PAUL R. BRETHERTON
TEXAS REGISTRATION NO. 5977

I, TENESHA HUDSPETH, COUNTY CLERK OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON April 19, 2021 AT 4:10 O'CLOCK P.M., AND DULY RECORDED ON April 16, 2021 AT 8:55 O'CLOCK A.M., AND AT FILM CODE NUMBER 674036 OF THE MAP RECORDS OF HARRIS COUNTY FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT HOUSTON, THE DAY AND DATE LAST ABOVE WRITTEN

TENESHA HUDSPETH
COUNTY CLERK
HARRIS COUNTY, TEXAS

BY: DEPUTY

THIS IS TO CERTIFY THAT THE PLANNING & ZONING COMMISSION OF THE CITY OF TOMBALL, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF WOOD LEAF RESERVE SECTION 1 IN CONFORMANCE WITH THE LAWS OF THE STATE AND THE ORDINANCES OF THE CITY OF TOMBALL AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 1ST DAY OF April, 2021.

BARBARA TABUE
CHAIRMAN

DARRELL FIGUEMORE
VICE CHAIRMAN

OFFICE OF
TENESHA HUDSPETH
COUNTY CLERK, HARRIS COUNTY, TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 674036

WOOD LEAF RESERVE SECTION 1 FINAL PLAT

THIS IS PAGE 1 OF 5 PAGES

SCANNER OPERATOR ID/KEY

WOOD LEAF RESERVE SECTION 1
FINAL PLAT

A SUBDIVISION OF 33.4118 ACRES OF LAND
BEING A PART OF
THE CLAUDE N. PILLOT SURVEY, A-632

HARRIS COUNTY, TEXAS

123 LOTS 9 RESERVES 6 BLOCKS
MARCH 2021

OWNER/ DEVELOPER: CHESMAR HOMES, LLC
A TEXAS LIMITED LIABILITY COMPANY
480 WILDWOOD FOREST DR., SUITE 850
SPRING, TEXAS 77380
281-932-8907

ENGINEER/ SURVEYOR: Manhard CONSULTING

SHEET 1 OF 5

EXHIBIT N-1 – LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $34,139.26

As the purchaser of the real property described above, you are obligated to pay assessments to Tomball, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Wood Leaf Reserve Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 of Tomball.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

ANNUAL INSTALLMENTS - LOT TYPE 1

	Lot Type 1 - Improvement Area #1 2022 Bonds					
Installments Due	Principal	Interest [a]	Capitalized Interest	Additional Interest [b]	Annual Collection Costs	Total Installment
1/31/2023	631.21	1,810.33	-	170.70	353.32	2,965.56
1/31/2024	515.75	1,926.71	-	167.54	360.39	2,970.39
1/31/2025	546.54	1,897.06	-	164.96	367.60	2,976.15
1/31/2026	569.63	1,865.63	-	162.23	374.95	2,972.44
1/31/2027	600.42	1,832.88	-	159.38	382.45	2,975.13
1/31/2028	631.21	1,798.35	-	156.38	390.10	2,976.04
1/31/2029	662.00	1,762.06	-	153.22	397.90	2,975.18
1/31/2030	692.79	1,723.99	-	149.91	405.86	2,972.56
1/31/2031	731.28	1,684.16	-	146.45	413.98	2,975.86
1/31/2032	769.77	1,642.11	-	142.79	422.25	2,976.93
1/31/2033	808.26	1,597.85	-	138.94	430.70	2,975.75
1/31/2034	846.75	1,551.37	-	134.90	439.31	2,972.34
1/31/2035	892.93	1,502.69	-	130.67	448.10	2,974.39
1/31/2036	939.12	1,451.34	-	126.20	457.06	2,973.73
1/31/2037	993.00	1,397.34	-	121.51	466.20	2,978.06
1/31/2038	1,039.19	1,340.24	-	116.54	475.53	2,971.50
1/31/2039	1,100.77	1,280.49	-	111.35	485.04	2,977.65
1/31/2040	1,154.65	1,217.20	-	105.84	494.74	2,972.43
1/31/2041	1,216.24	1,150.80	-	100.07	504.63	2,971.74
1/31/2042	1,285.51	1,080.87	-	93.99	514.73	2,975.10
1/31/2043	1,354.79	1,006.95	-	87.56	525.02	2,974.33
1/31/2044	1,431.77	929.05	-	80.79	535.52	2,977.13
1/31/2045	1,508.75	846.73	-	73.63	546.23	2,975.33
1/31/2046	1,593.42	759.97	-	66.08	557.16	2,976.64
1/31/2047	1,685.79	668.35	-	58.12	568.30	2,980.56
1/31/2048	1,778.17	571.42	-	49.69	579.67	2,978.94
1/31/2049	1,878.24	469.17	-	40.80	591.26	2,979.47
1/31/2050	1,978.31	361.18	-	31.41	603.08	2,973.97
1/31/2051	2,093.77	247.42	-	21.52	615.15	2,977.86
1/31/2052	2,209.24	127.03	-	11.05	627.45	2,974.76
Total	**$ 34,139.26**	**$ 37,500.77**	**$ -**	**$ 3,274.21**	**$ 14,333.68**	**$ 89,247.92**

[a] Interest is calculated at a 5.75% rate, actual rate will be determined at the time Improvement Area #1 2022 Bonds are issued.

[b] Additional Interest is calculated at a 0.50% rate.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease

EXHIBIT N-2 – LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TOMBALL, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: $38,277.35

As the purchaser of the real property described above, you are obligated to pay assessments to Tomball, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Wood Leaf Reserve Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Tomball. The exact amount of each annual installment will be approved each year by the Tomball 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 of Tomball.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF HARRIS §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Harris County.

ANNUAL INSTALLMENTS - LOT TYPE 2

	Lot Type 2 - Improvement Area #1 2022 Bonds					
Installments Due	Principal	Interest [a]	Capitalized Interest	Additional Interest [b]	Annual Collection Costs	Total Installment
1/31/2023	707.72	2,029.76	-	191.39	396.15	3,325.02
1/31/2024	578.26	2,160.25	-	187.85	404.07	3,330.44
1/31/2025	612.78	2,127.00	-	184.96	412.16	3,336.90
1/31/2026	638.68	2,091.77	-	181.89	420.40	3,332.74
1/31/2027	673.20	2,055.04	-	178.70	428.81	3,335.75
1/31/2028	707.72	2,016.34	-	175.33	437.38	3,336.77
1/31/2029	742.24	1,975.64	-	171.79	446.13	3,335.81
1/31/2030	776.77	1,932.96	-	168.08	455.05	3,332.87
1/31/2031	819.92	1,888.30	-	164.20	464.15	3,336.57
1/31/2032	863.07	1,841.15	-	160.10	473.44	3,337.77
1/31/2033	906.23	1,791.53	-	155.78	482.91	3,336.45
1/31/2034	949.38	1,739.42	-	151.25	492.56	3,332.62
1/31/2035	1,001.17	1,684.83	-	146.51	502.42	3,334.92
1/31/2036	1,052.95	1,627.26	-	141.50	512.46	3,334.18
1/31/2037	1,113.37	1,566.72	-	136.24	522.71	3,339.03
1/31/2038	1,165.15	1,502.70	-	130.67	533.17	3,331.69
1/31/2039	1,234.20	1,435.70	-	124.84	543.83	3,338.57
1/31/2040	1,294.61	1,364.74	-	118.67	554.71	3,332.73
1/31/2041	1,363.66	1,290.30	-	112.20	565.80	3,331.95
1/31/2042	1,441.33	1,211.89	-	105.38	577.12	3,335.72
1/31/2043	1,519.01	1,129.01	-	98.17	588.66	3,334.85
1/31/2044	1,605.32	1,041.67	-	90.58	600.43	3,338.00
1/31/2045	1,691.63	949.36	-	82.55	612.44	3,335.98
1/31/2046	1,786.56	852.09	-	74.09	624.69	3,337.44
1/31/2047	1,890.13	749.36	-	65.16	637.18	3,341.84
1/31/2048	1,993.70	640.68	-	55.71	649.93	3,340.02
1/31/2049	2,105.90	526.04	-	45.74	662.93	3,340.61
1/31/2050	2,218.10	404.95	-	35.21	676.19	3,334.45
1/31/2051	2,347.56	277.41	-	24.12	689.71	3,338.81
1/31/2052	2,477.02	142.43	-	12.39	703.50	3,335.34
Total	**$ 38,277.35**	**$ 42,046.32**	**$ -**	**$ 3,671.09**	**$ 16,071.09**	**$ 100,065.84**

[a] Interest is calculated at a 5.75% rate, actual rate will be determined at the time Improvement Area #1 2022 Bonds are issued.

[b] Additional Interest is calculated at a 0.50% rate.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Adopt Resolution Number 2022-40, a Resolution Approving the Distribution of a Preliminary Limited Offering Memorandum for its Special Assessment Revenue Bonds, Series 2022 (Wood Leaf Reserve Public Improvement District Number 11, Improvement Area #1)

Background:

Per Chapter 372 of the Local Government Code, Resolution Number 2022-40 approves the distribution of the Preliminary Limited Offering Memorandum for Wood Leaf Reserve Public Improvement District Number 11.

The Preliminary Limited Offering Memorandum (PLOM) reflects the operative provisions of the Bond Issuance Guidelines applicable to the Bonds and as described in the approved Planned Development. The PLOM is a marketing document that the underwriters will distribute to potential buyers in order to sell the PID bond. Potential buyers will utilize the document and all information contained to support the sale of the bond. All information contained is reviewed by the Underwriter, Bond Counsel, Developer, and City staff to ensure accurate information is published.

Origination: Project Management

Recommendation:

Adopt Resolution Number 2022-40

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project 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 Meagan Mageo _____ Approved by _____

Staff Member Date City Manager Date

RESOLUTION NO. 2022-40

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS APPROVING THE DISTRIBUTION OF A PRELIMINARY LIMITED OFFERING MEMORANDUM FOR ITS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022 (WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1)

* * * * * * * * *

WHEREAS, the City of Tomball, Texas (the "City") is authorized by law to issue its Special Assessment Revenue Bonds, Series 2022 (Wood Leaf Reserve Public Improvement District Improvement Area #1)(the "Bonds") as set forth below; and

WHEREAS, the City Council of the City has found and determined that it is in the best interests of the City to authorize preliminary action relating to the issuance of such obligations; and

WHEREAS, the meeting at which this resolution is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS

Section 1. THAT the City's Financial Advisor, Hilltop Securities, Inc., Bond Counsel, Bracewell LLP, and appropriate staff of the City are hereby authorized and directed to take such action as is necessary to prepare for the sale and issuance of the Bonds to be issued for the purpose of reimbursing or constructing certain public improvements within the Wood Leaf Reserve Public Improvement District, including paying the costs of issuing the bonds and funding certain reserve funds.

Section 2. THAT the form of the Preliminary Limited Offering Document with respect to such Bonds in substantially the form and substance presented at this meeting, is hereby approved, with such changes as may be approved by the City Manager, the City's Financial Advisor and Bond Counsel prior to the distribution of such document to the bond market.

Section 3. THAT this resolution shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED, APPROVED, AND RESOLVED this 6th day of September 2022.

Lori Klein Quinn
Mayor

ATTEST:

Doris Speer
City Secretary

NEW ISSUE **NOT RATED**

PRELIMINARY LIMITED OFFERING MEMORANDUM DATED SEPTEMBER [8], 2022

This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion and amendment without notice. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

THE BONDS ARE INITIALLY OFFERED ONLY TO PERSONS WHO MEET THE DEFINITION OF "QUALIFIED INSTITUTIONAL BUYER" (WITHIN THE MEANING OF RULE 144A UNDER THE SECURITIES ACT OF 1933) OR "ACCREDITED INVESTOR" (AS DEFINED IN RULE 501 OF REGULATION D PROMULGATED UNDER THE SECURITIES ACT OF 1933). SEE "LIMITATIONS APPLICABLE TO INITIAL PURCHASERS."

In the opinion of Bond Counsel, under existing law, interest on the Bonds (i) is excludable from gross income for federal income tax purposes under section 103 of the Internal Revenue Code of 1986, as amended, and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals. See "TAX MATTERS" herein, including information regarding potential alternative minimum tax consequences for corporations.

$4,435,000*
CITY OF TOMBALL, TEXAS,
(a municipal corporation of the State of Texas located in Harris and Montgomery Counties)
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022
(WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1)

Dated Date:
Interest Accrual Date: Closing Date (defined below) **Due: September 15, as shown on the inside cover**

The City of Tomball, Texas, Special Assessment Revenue Bonds, Series 2022 (Wood Leaf Reserve Public Improvement District Improvement Area #1) (the "Bonds"), are being issued by the City of Tomball, Texas (the "City"). The Bonds will be issued in fully registered form, without coupons. Beneficial ownership of the Bonds may be acquired in principal denominations of $25,000 and in integral multiples of $1,000 in excess thereof. The Bonds will bear interest at the rates set forth on the inside cover, calculated on the basis of a 360-day year of twelve 30-day months, payable on each March 15 and September 15, commencing September 15, 2023, until maturity or earlier redemption. The Bonds will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"). No physical delivery of the Bonds will be made to the beneficial owners thereof. For so long as the book-entry only system is maintained, the principal of and interest on the Bonds will be paid from the sources described herein by Wilmington Trust, N.A., as trustee (the "Trustee"), to DTC as the registered owner thereof. See "BOOK-ENTRY ONLY SYSTEM."

The Bonds are being issued by the City pursuant to the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code, as amended (the "PID Act"), an ordinance expected to be adopted by the City Council of the City (the "City Council") on September 19, 2022, an Indenture of Trust dated as of September 15, 2022 (the "Indenture"), entered into by and between the City and the Trustee. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the Indenture.

Proceeds of the Bonds will be used for the purpose of: (1) paying or reimbursing a portion of the costs of the Improvement Area #1 Projects (defined herein), (2) funding the Bond Reserve Account of the Reserve Fund, (3) funding a portion of the Delinquency and Prepayment Reserve Account of the Reserve Fund, (4) paying a portion of the costs incidental to the organization of the District, and (5) paying the costs of issuance of the Bonds. See "PLAN OF FINANCE" and "APPENDIX B – Form of Indenture." The Bonds, when issued and delivered, will constitute valid and binding special, limited obligations of the City payable solely from and secured by the Trust Estate, consisting primarily of revenue from the Assessments (defined herein) levied against assessable properties in Improvement Area #1 (defined herein) of the District (the "Improvement Area #1 Assessed Property") in accordance with a Service and Assessment Plan (defined herein), and other funds comprising the Trust Estate, all to the extent and upon the conditions described herein and in the Indenture. The Bonds are not payable from funds raised or to be raised from taxation. See "SECURITY FOR THE BONDS." The Bonds are subject to redemption at the times, in the amounts, and at the redemption prices more fully described herein under the subcaption "DESCRIPTION OF THE BONDS – Redemption Provisions."

The Bonds involve a significant degree of risk and are not suitable for all investors. Prospective purchasers should carefully evaluate the risks and merits of an investment in the Bonds, should consult with their legal and financial advisors before considering a purchase of the Bonds, and should be willing to bear the risks of loss of their investment in the Bonds. The Bonds are not credit enhanced or rated and no application has been made for a rating on the Bonds. See "BONDHOLDERS' RISKS" and "SUITABILITY FOR INVESTMENT."

THE BONDS ARE SPECIAL, LIMITED OBLIGATIONS OF THE CITY PAYABLE SOLELY FROM THE PLEDGED REVENUES AND OTHER FUNDS AND ACCOUNTS COMPRISING THE TRUST ESTATE, AS AND TO THE EXTENT PROVIDED IN THE INDENTURE. THE BONDS DO NOT GIVE RISE TO A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE CITY AND ARE PAYABLE SOLELY FROM THE SOURCES IDENTIFIED IN THE INDENTURE. THE OWNERS OF THE BONDS SHALL NEVER HAVE THE RIGHT TO DEMAND PAYMENT THEREOF OUT OF MONEY RAISED OR TO BE RAISED BY TAXATION, OR OUT OF ANY FUNDS OF THE CITY OTHER THAN THE TRUST ESTATE, AS AND TO THE EXTENT PROVIDED IN THE INDENTURE. NO OWNER OF THE BONDS SHALL HAVE THE RIGHT TO DEMAND ANY EXERCISE OF THE CITY'S TAXING POWER TO PAY THE PRINCIPAL OF THE BONDS OR THE INTEREST OR REDEMPTION PREMIUM, IF ANY, THEREON. THE CITY SHALL HAVE NO LEGAL OR MORAL OBLIGATION TO PAY THE BONDS OUT OF ANY FUNDS OF THE CITY OTHER THAN THE PLEDGED REVENUES AND OTHER FUNDS COMPRISING THE TRUST ESTATE. SEE "SECURITY FOR THE BONDS."

This cover page contains certain information for quick reference only. It is not a complete summary of the Bonds. Investors must read this entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision.

The Bonds are offered for delivery when, as, and if issued by the City and accepted by FMSbonds, Inc. (the "Underwriter"), subject to, among other things, the approval of the Bonds by the Attorney General of Texas and the receipt of the opinion of Bracewell LLP, Bond Counsel, as to the validity of the Bonds and the excludability of interest thereon from gross income for federal income tax purposes. See "APPENDIX D – Form of Opinion of Bond Counsel." Certain legal matters will be passed upon for the Underwriter by its counsel, Orrick, Herrington & Sutcliffe LLP, for the City by its counsel, Olson & Olson LLP, and for the Developer by Coats Rose, P.C., counsel to the Developer. It is expected that the Bonds will be delivered in book-entry form through the facilities of DTC on or about October 19, 2022 (the "Closing Date").

FMSbonds, Inc.

* *Preliminary, subject to change.*

MATURITIES, PRINCIPAL AMOUNTS, INTEREST RATES, PRICES, YIELDS, AND CUSIP NUMBERS[*]

CUSIP Prefix: _____[(a)]

$4,435,000[*]
CITY OF TOMBALL, TEXAS,
(a municipal corporation of the State of Texas located in Harris and Montgomery Counties)
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022
(WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1)

$_____ ____% Term Bonds, Due September 15, 20__, Priced to Yield _____%; CUSIP No.___ [(a)(b)(c)(d)]

$_____ ____% Term Bonds, Due September 15, 20__, Priced to Yield _____%; CUSIP No.___ [(a)(b)(c)(d)]

(a) CUSIP® numbers are included solely for the convenience of Owners of the Bonds. CUSIP® is a registered trademark of the American Bankers Association. CUSIP® data herein is provided by CUSIP Global Services ("CGS") and managed on behalf of The American Bankers Association by FactSet Research Systems Inc. CUSIP® data herein is provided by CGS and is not intended to create a database and does not serve in any way as a substitute for the CGS database. CUSIP® numbers are provided for convenience of reference only. None of the City, the City's Financial Advisor, or the Underwriter takes any responsibility for the accuracy of such numbers.

(b) The Bonds are subject to extraordinary optional redemption as described herein under "DESCRIPTION OF THE BONDS – Redemption Provisions."

(c) The Bonds maturing on or after September 15, 20__, are also subject to redemption, in whole or in part, prior to stated maturity, at the option of the City, on any date on or after September 15, 20__, at the redemption price described herein under "DESCRIPTION OF THE BONDS – Redemption Provisions."

(d) The Bonds are also subject to mandatory sinking fund redemption as described herein under "DESCRIPTION OF THE BONDS – Redemption Provisions."

[*] *Preliminary, subject to change.*

CITY OF TOMBALL, TEXAS
CITY COUNCIL

Name	Position	Term Expires (May)
Lori Klein-Quinn	Mayor	2025
John F. Ford	Council Position 1/Mayor Pro Tem	2023
Mark Stoll	Council Position 2	2024
Dane Dunagin	Council Position 3	2025
Derek Townsend Sr	Council Position 4	2024
Randy Parr	Council Position 5	2023

CITY MANAGER	**ASSISTANT CITY MANAGER**	**DIRECTOR OF FINANCE**	**CITY SECRETARY**
David Esquivel	Jessica Rogers	Katherine DuBose	Doris Speer

ADMINISTRATOR
P3Works, LLC

FINANCIAL ADVISOR TO THE CITY
Hilltop Securities Inc.

BOND COUNSEL
Bracewell LLP

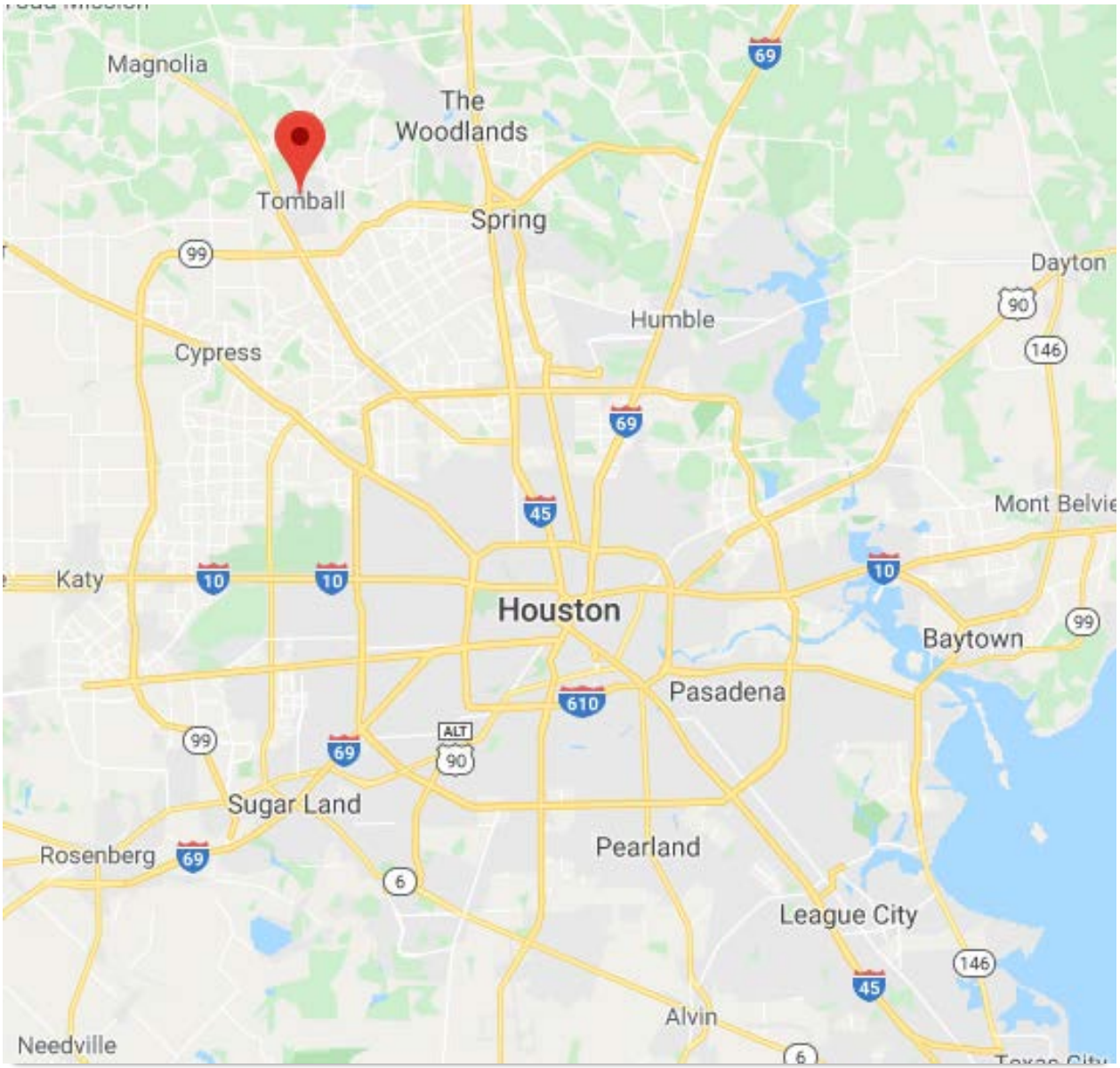
UNDERWRITER'S COUNSEL
Orrick, Herrington & Sutcliffe LLP

For additional information regarding the City, please contact:

Katherine DuBose
Director of Finance
City of Tomball
501 James Street
Tomball, Texas 77375
(281) 351-5484
kdubose@tomballtx.gov

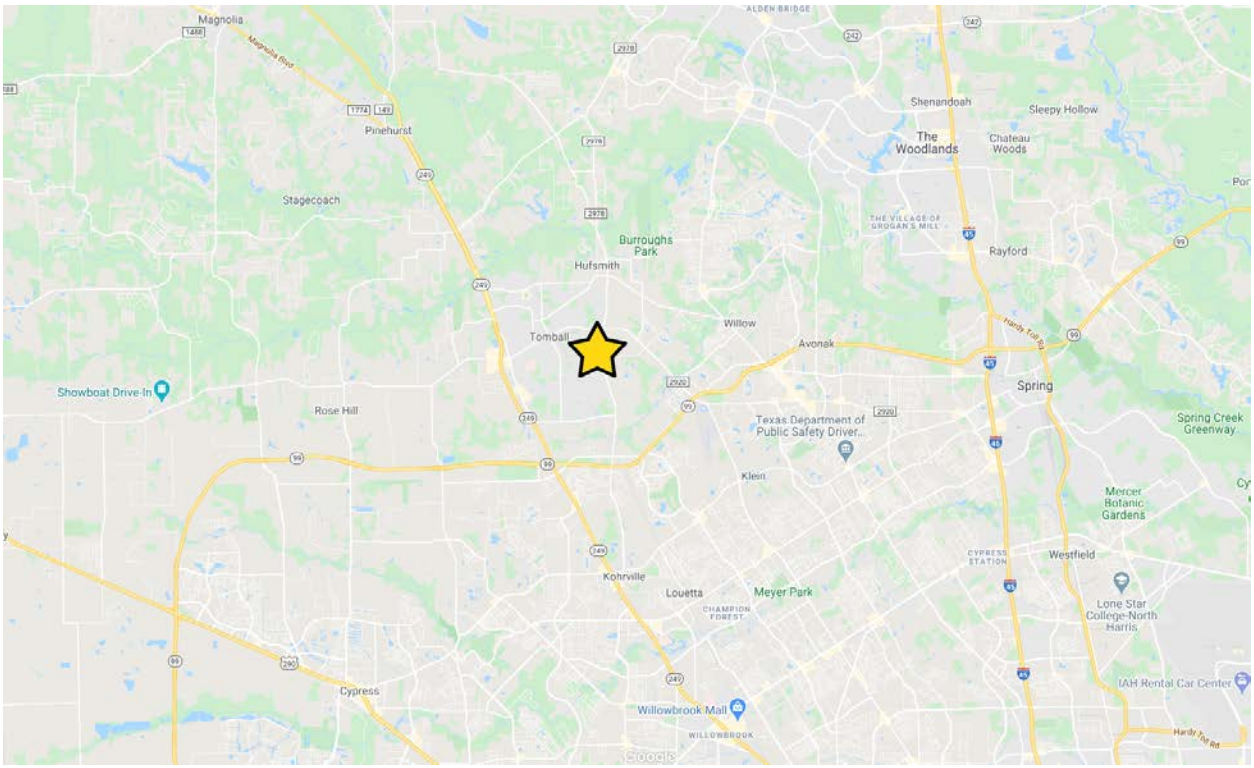
Joe Morrow
Managing Director
Hilltop Securities Inc.
700 Milam, Suite 500
Houston, TX 77002
(713) 654-8690
joe.morrow@hilltopsecurities.com

REGIONAL LOCATION MAP OF THE DISTRICT

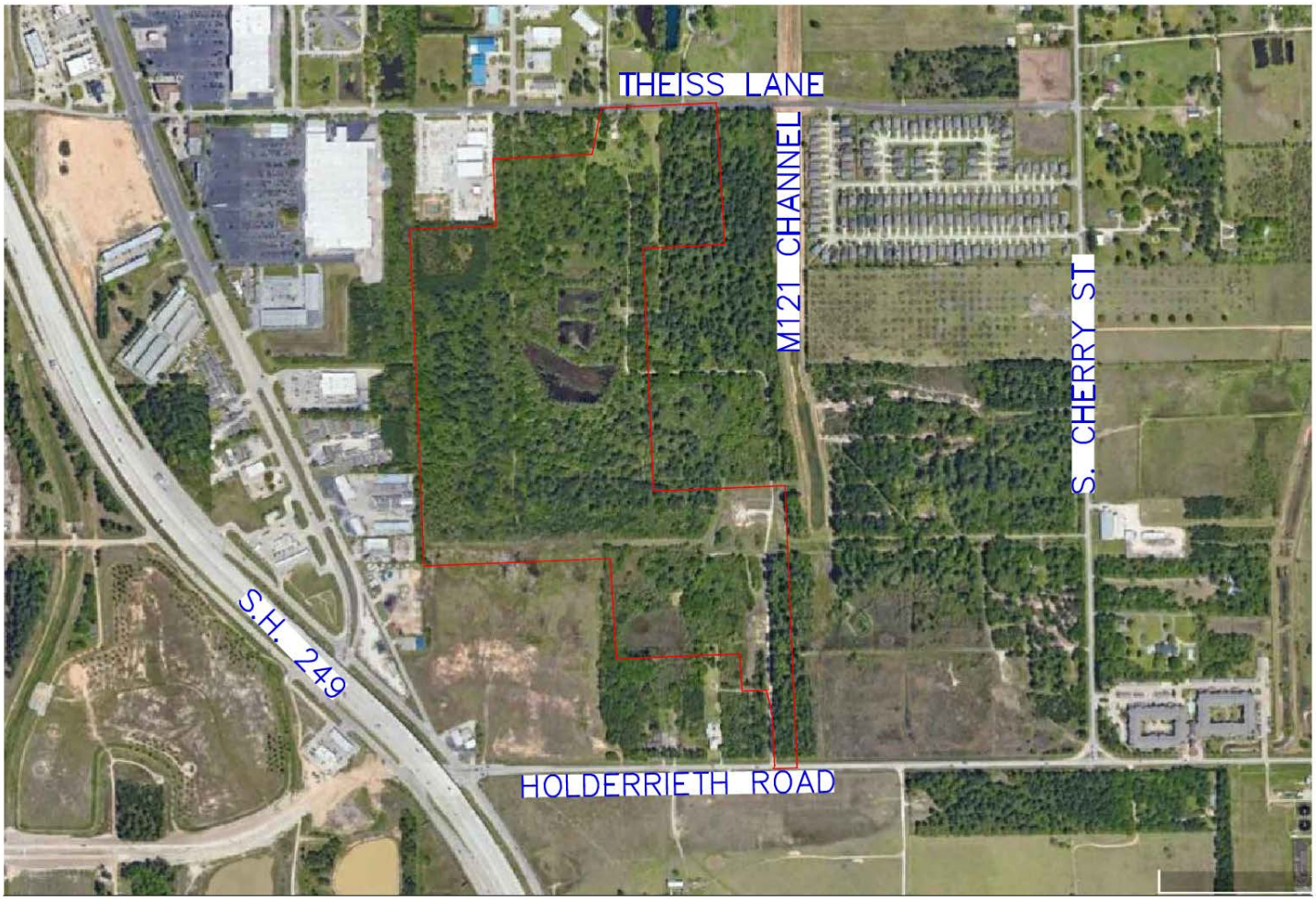


AREA LOCATION MAPS OF THE DISTRICT

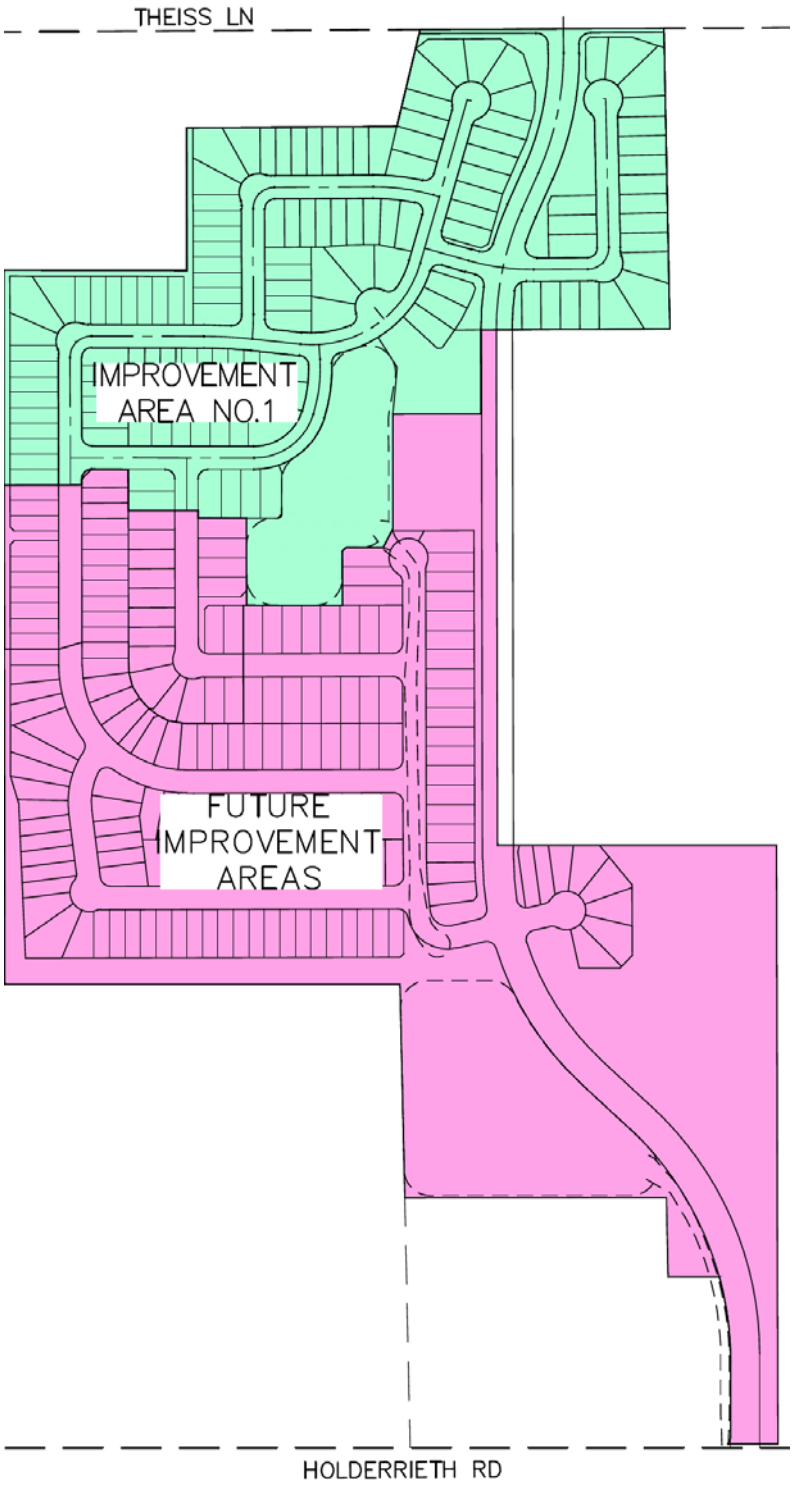




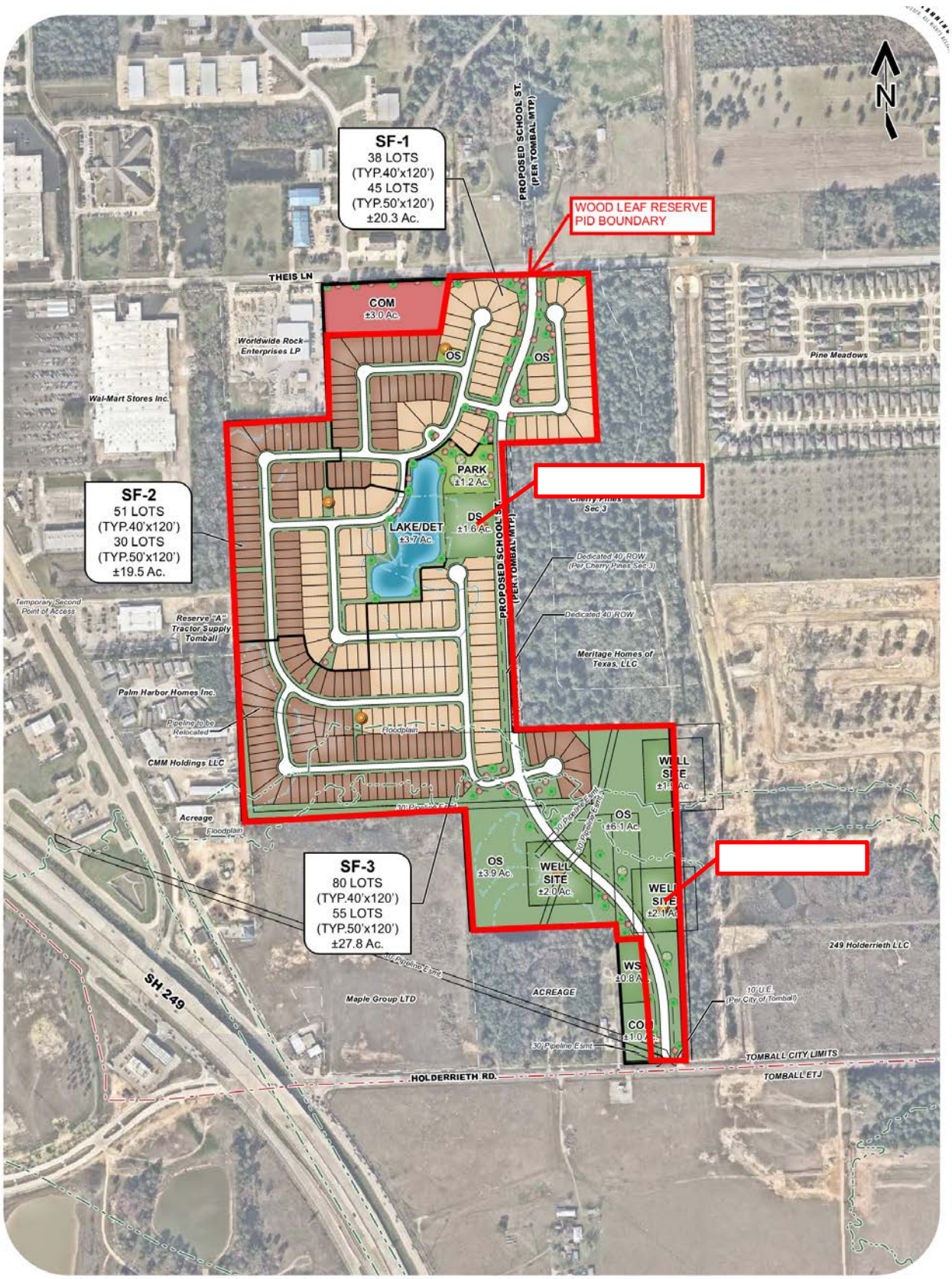
MAP SHOWING BOUNDARIES OF THE DISTRICT



MAP SHOWING BOUNDARIES OF IMPROVEMENT AREA #1 AND THE FUTURE IMPROVEMENT AREAS OF THE DISTRICT



CONCEPT PLAN OF THE DISTRICT



USE OF LIMITED OFFERING MEMORANDUM

FOR PURPOSES OF COMPLIANCE WITH RULE 15C2-12 OF THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION, AS AMENDED AND IN EFFECT ON THE DATE OF THIS PRELIMINARY LIMITED OFFERING MEMORANDUM (THE "RULE" OR "RULE 15C2-12"), THIS DOCUMENT CONSTITUTES AN "OFFICIAL STATEMENT" OF THE CITY WITH RESPECT TO THE BONDS THAT HAS BEEN "DEEMED FINAL" BY THE CITY AS OF ITS DATE EXCEPT FOR THE OMISSION OF NO MORE THAN THE INFORMATION PERMITTED BY RULE 15C2-12.

NO DEALER, BROKER, SALESPERSON OR OTHER PERSON HAS BEEN AUTHORIZED BY THE CITY OR THE UNDERWRITER TO GIVE ANY INFORMATION OR MAKE ANY REPRESENTATIONS, OTHER THAN THOSE CONTAINED IN THIS LIMITED OFFERING MEMORANDUM, AND IF GIVEN OR MADE, SUCH OTHER INFORMATION OR REPRESENTATIONS MUST NOT BE RELIED UPON AS HAVING BEEN AUTHORIZED BY EITHER OF THE FOREGOING. THIS LIMITED OFFERING MEMORANDUM DOES NOT CONSTITUTE AN OFFER TO SELL OR THE SOLICITATION OF AN OFFER TO BUY AND THERE SHALL BE NO OFFER, SOLICITATION OR SALE OF THE BONDS BY ANY PERSON IN ANY JURISDICTION IN WHICH IT IS UNLAWFUL FOR SUCH PERSON TO MAKE SUCH OFFER, SOLICITATION OR SALE.

THE INITIAL PURCHASERS ARE ADVISED THAT THE BONDS BEING OFFERED PURSUANT TO THIS LIMITED OFFERING MEMORANDUM ARE BEING OFFERED AND SOLD ONLY TO "QUALIFIED INSTITUTIONAL BUYERS" AS DEFINED IN RULE 144A PROMULGATED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT OF 1933") AND "ACCREDITED INVESTORS" AS DEFINED IN RULE 501 OF REGULATION D PROMULGATED UNDER THE SECURITIES ACT OF 1933. SEE "LIMITATIONS APPLICABLE TO INITIAL PURCHASERS." EACH PROSPECTIVE INITIAL PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE BONDS, MUST BE ABLE TO BEAR THE ECONOMIC AND FINANCIAL RISK OF SUCH INVESTMENT IN THE BONDS, AND MUST BE ABLE TO AFFORD A COMPLETE LOSS OF SUCH INVESTMENT. CERTAIN RISKS ASSOCIATED WITH THE PURCHASE OF THE BONDS ARE SET FORTH UNDER "BONDHOLDERS' RISKS." EACH INITIAL PURCHASER, BY ACCEPTING THE BONDS, AGREES THAT IT WILL BE DEEMED TO HAVE MADE THE ACKNOWLEDGMENTS AND REPRESENTATIONS DESCRIBED UNDER THE HEADING "LIMITATIONS APPLICABLE TO INITIAL PURCHASERS."

THE UNDERWRITER HAS REVIEWED THE INFORMATION IN THIS LIMITED OFFERING MEMORANDUM IN ACCORDANCE WITH, AND AS PART OF, ITS RESPONSIBILITIES TO INVESTORS UNDER THE UNITED STATES FEDERAL SECURITIES LAWS AS APPLIED TO THE FACTS AND CIRCUMSTANCES OF THIS TRANSACTION. THE INFORMATION SET FORTH HEREIN HAS BEEN FURNISHED BY THE CITY AND OBTAINED FROM SOURCES, INCLUDING THE DEVELOPER, WHICH ARE BELIEVED BY THE CITY AND THE UNDERWRITER TO BE RELIABLE, BUT IT IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS, AND IS NOT TO BE CONSTRUED AS A REPRESENTATION OF THE UNDERWRITER. THE INFORMATION AND EXPRESSIONS OF OPINION HEREIN ARE SUBJECT TO CHANGE WITHOUT NOTICE, AND NEITHER THE DELIVERY OF THIS LIMITED OFFERING MEMORANDUM, NOR ANY SALE MADE HEREUNDER, SHALL, UNDER ANY CIRCUMSTANCES, CREATE ANY IMPLICATION THAT THERE HAS BEEN NO CHANGE IN THE AFFAIRS OF THE CITY OR THE DEVELOPER SINCE THE DATE HEREOF.

NEITHER THE CITY NOR THE UNDERWRITER MAKE ANY REPRESENTATION AS TO THE ACCURACY, COMPLETENESS, OR ADEQUACY OF THE INFORMATION SUPPLIED BY THE DEPOSITORY TRUST COMPANY OR BY THE DEVELOPER FOR USE IN THIS LIMITED OFFERING MEMORANDUM.

THE BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, NOR HAS THE INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, IN RELIANCE UPON EXEMPTIONS CONTAINED IN SUCH LAWS. THE REGISTRATION OR QUALIFICATION OF THE BONDS UNDER THE SECURITIES LAWS OF ANY JURISDICTION IN WHICH THEY MAY HAVE BEEN REGISTERED OR QUALIFIED, IF ANY, SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NONE OF SUCH JURISDICTIONS, OR ANY OF THEIR AGENCIES, HAVE PASSED UPON THE MERITS OF THE BONDS OR THE ACCURACY OR COMPLETENESS OF THIS LIMITED OFFERING MEMORANDUM.

CERTAIN STATEMENTS INCLUDED OR INCORPORATED BY REFERENCE IN THIS LIMITED OFFERING MEMORANDUM CONSTITUTE "FORWARD-LOOKING STATEMENTS" WITHIN THE MEANING OF THE UNITED STATES PRIVATE SECURITIES LITIGATION REFORM ACT OF 1995, SECTION 21E OF THE UNITED STATES EXCHANGE ACT OF 1934, AS AMENDED, AND SECTION 27A OF THE SECURITIES ACT. SUCH STATEMENTS ARE GENERALLY IDENTIFIABLE BY THE TERMINOLOGY USED SUCH AS

"PLAN," "EXPECT," "ESTIMATE," "PROJECT," "ANTICIPATE," "BUDGET" OR OTHER SIMILAR WORDS. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. NEITHER THE CITY NOR THE DEVELOPER PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ANY OF THEIR EXPECTATIONS (OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED) CHANGE, OTHER THAN AS DESCRIBED UNDER "CONTINUING DISCLOSURE – THE CITY" AND "– THE DEVELOPER," RESPECTIVELY.

THE TRUSTEE HAS NOT PARTICIPATED IN THE PREPARATION OF THIS LIMITED OFFERING MEMORANDUM AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF ANY INFORMATION CONTAINED IN THIS LIMITED OFFERING MEMORANDUM OR THE RELATED TRANSACTIONS AND DOCUMENTS OR FOR ANY FAILURE BY ANY PARTY TO DISCLOSE EVENTS THAT MAY HAVE OCCURRED AND MAY AFFECT THE SIGNIFICANCE OR ACCURACY OF SUCH INFORMATION.

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PRELIMINARY LIMITED OFFERING MEMORANDUM

**$4,435,000*
CITY OF TOMBALL, TEXAS,
(a municipal corporation of the State of Texas located in Harris and Montgomery Counties)
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2022
(WOOD LEAF RESERVE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1)**

INTRODUCTION

The purpose of this Limited Offering Memorandum, including the cover page, inside cover, and appendices hereto, is to provide certain information in connection with the issuance and sale by the City of Tomball, Texas (the "City"), of its $4,435,000* aggregate principal amount of Special Assessment Revenue Bonds, Series 2022 (Wood Leaf Reserve Public Improvement District Improvement Area #1) (the "Bonds").

The Bonds are being issued by the City pursuant to the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code, as amended (the "PID Act"), an ordinance expected to be adopted by the City Council of the City (the "City Council") on September 19, 2022 (the "Bond Ordinance"), and an Indenture of Trust dated as of September 15, 2022 (the "Indenture"), entered into by and between the City and Wilmington Trust, N.A., as trustee (the "Trustee"). Payment of the Bonds is secured by a pledge of and a lien upon the Trust Estate (defined in the Indenture), consisting primarily of revenue from special assessments ("Assessments") levied pursuant to a separate ordinance expected to be adopted by the City Council on September 19, 2022 (the "Assessment Ordinance") against assessable property (the "Improvement Area #1 Assessed Property") located within Improvement Area #1 (defined below) of the Wood Leaf Reserve Public Improvement District (the "District"), all to the extent and upon the conditions described herein and in the Indenture. See "SECURITY FOR THE BONDS" and "ASSESSMENT PROCEDURES."

Reference is made to the Indenture for a full statement of the authority for, and the terms and provisions of, the Bonds. All capitalized terms used in this Limited Offering Memorandum that are not otherwise defined herein shall have the meanings set forth in the Indenture substantially in the form attached hereto. See "APPENDIX B – Form of Indenture."

Set forth herein are brief descriptions of the City, the District, the Assessment Ordinance, the Bond Ordinance, the Service and Assessment Plan (defined herein), the Development Agreement (defined herein), Chesmar Homes, LLC, a Texas limited liability company (together with its successors and assigns, the "Developer"), P3Works, LLC (the "Administrator"), and the Appraisal (defined herein), together with summaries of terms of the Bonds and the Indenture and certain provisions of the PID Act. All references herein to such documents and the PID Act are qualified in their entirety by reference to such documents or such PID Act and all references to the Bonds are qualified by reference to the definitive forms thereof and the information with respect thereto contained in the Indenture. Copies of these documents may be obtained during the period of the offering of the Bonds from the Underwriter, FMSbonds, Inc., 5 Cowboys Way, Suite 300-25, Frisco, Texas 75034, telephone number 214-418-1588. The substantially final form of the Indenture appears in APPENDIX B and the form of the Service and Assessment Plan appears in APPENDIX C. The information provided under this caption "INTRODUCTION" is intended to provide a brief overview of the information provided in the other captions herein and is not intended, and should not be considered, fully representative or complete as to the subjects discussed hereunder.

* *Preliminary, subject to change.*

PLAN OF FINANCE

Development Plan

In September of 2020, Chesmar Homes, LLC, a Texas limited liability company (the "Developer"), acquired approximately 90.54 acres comprising the District. See "THE DEVELOPER – History and Financing of the District." When completed, the District is expected to include 299 single-family lots.

The Developer plans to develop the District in at least two, but not more than three, phases. The first phase, which was completed in May 2022, consists of clearing and grubbing and construction of water distribution, wastewater collection, stormwater detention and drainage, natural gas distribution and street improvements on approximately 33.441 acres of real property (123 lots) shown as Improvement Area #1 on page v ("Improvement Area #1"), as well as the Improvement Area #1 allocable share of the wastewater collection and stormwater drainage improvements that serve the District but are outside the boundaries of Improvement Area #1 (the "Major Improvements"). The improvements that specifically benefit Improvement Area #1 and the Improvement Area #1 allocable share of the Major Improvements are, together, the "Improvement Area #1 Projects."

Subsequent development is expected to include one or two additional phases, depending on the pace of sales in Improvement Area #1 (see "– Status of Builder Contracts" and "THE DEVELOPMENT – Future Improvement Areas and Future Improvement Area Bonds"), and will include public improvements authorized by the PID Act, similar to the Improvement Area #1 Projects, and necessary to serve future phases shown as Future Improvement Areas on page v (the "Future Improvement Areas"), including those improvements described in the Service and Assessment Plan (collectively, the "Authorized Improvements"). See "THE DEVELOPMENT – Overview." The Developer began design of the second phase of development of the District in February 2022 and expects to complete development of the lots in such phase by March 2023.

The boundaries of the District, Improvement Area #1, and the Future Improvement Area are shown in "MAP SHOWING BOUNDARIES OF THE DISTRICT" and "MAP SHOWING BOUNDARIES OF IMPROVEMENT AREA #1 AND THE FUTURE IMPROVEMENT AREAS OF THE DISTRICT" on pages iv and v, respectively.

The total costs of the Improvement Area #1 Projects equal approximately $5,585,051. Proceeds of the Bonds in the approximate amount of $3,634,820* will be used to reimburse costs of the Improvement Area #1 Projects. The remaining cost of the Improvement Area #1 Projects was approximately $1,950,231* and was funded by a draw by the Developer on its unsecured line of credit with Wells Fargo Bank. Such remaining costs will not be reimbursed by the City. See "THE DEVELOPER – History and Financing of the District."

The City expects to issue one or more series of bonds (each such series of bonds are "Future Improvement Area Bonds") to finance the Actual Costs of Authorized Improvements to be developed to serve each Future Improvement Area. The estimated costs of such improvements benefiting Future Improvement Areas of the District will be determined as Future Improvement Areas of the District are developed, and the Service and Assessment Plan will be updated to identify the Authorized Improvements to be constructed within Future Improvement Areas of the District to be financed by each series of Future Improvement Area Bonds. Such Future Improvement Area Bonds will be secured by separate assessments levied pursuant to the PID Act on assessable property within the applicable Future Improvement Areas of the District that benefit from the Authorized Improvements. See "THE DEVELOPMENT – Future Improvement Areas and Future Improvement Area Bonds."

Status of Builder Contracts

The Developer expects to build homes on 62 of the 123 Lots in Improvement Area #1. On March 1, 2022, the Developer signed a contract to sell the remaining 61 Lots in Improvement Area #1 to Shea Homes Houston, LLC, a Texas limited liability company (the "Homebuilder"). The Homebuilder is expected to purchase nine (9) 40' lots and seven (7) 50' lots, including two (2) 50' model lots in September 2022 (the "Initial Closing"). Following the Initial Closing, the Homebuilder is expected to purchase eight (8) 40' lots and seven (7) 50' lots every three (3) months from the date of the Initial Closing until all 61 Lots have been purchased. The Developer received an earnest money deposit

* *Preliminary, subject to change.*

of $340,000 from the Homebuilder. See "THE DEVELOPMENT" for more information concerning the status of Lot sales and the status of development in the District.

The Bonds

Proceeds of the Bonds will be used for the purposes of: (1) paying or reimbursing a portion of the costs of the Improvement Area #1 Projects, (2) funding the Bond Reserve Account of the Reserve Fund, (3) funding a portion of the Delinquency and Prepayment Reserve Account of the Reserve Fund, (4) paying a portion of the costs incidental to the organization of the District, and (5) paying the costs of issuance of the Bonds. See "SOURCES AND USES OF FUNDS," "THE IMPROVEMENT AREA #1 PROJECTS," and "APPENDIX B – Form of Indenture."

Payment of the Bonds is secured by a pledge of and a lien upon the Trust Estate, consisting primarily of revenue from the Assessments to be levied against the Assessed Properties, all to the extent and upon the conditions described herein and in the Indenture. See "SECURITY FOR THE BONDS" and "ASSESSMENT PROCEDURES." **The Bonds shall never constitute an indebtedness or general obligation of the City, the State, or any other political subdivision of the State within the meaning of any constitutional provision or statutory limitation whatsoever, but the Bonds are limited and special obligations of the City payable solely from the Trust Estate as provided in the Indenture. Neither the faith and credit nor the taxing power of the City, the State, or any other political subdivision of the State is pledged to the payment of the Bonds.**

LIMITATIONS APPLICABLE TO INITIAL PURCHASERS

Each initial purchaser is advised that the Bonds being offered pursuant to this Limited Offering Memorandum are being offered and sold only to "qualified institutional buyers" as defined in Rule 144A promulgated under the Securities Act of 1933, and "accredited investors" as defined in Rule 501 of Regulation D promulgated under the Securities Act of 1933. Each initial purchaser of the Bonds (each, an "Investor") will be deemed to have acknowledged, represented, and warranted to the City as follows:

1. The Investor has authority and is duly authorized to purchase the Bonds and to execute any instruments and documents required to be executed by the Investor in connection with the purchase of the Bonds.

2. The Investor is an "accredited investor" under Rule 501 of Regulation D of the Securities Act of 1933 or a "qualified institutional buyer" under Rule 144A of the Securities Act of 1933, and, therefore, has sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal and other tax-exempt obligations, to be able to evaluate the risks and merits of the investment represented by the Bonds.

3. The Bonds are being acquired by the Investor for investment and not with a view to, or for resale in connection with, any distribution of the Bonds, and the Investor intends to hold the Bonds solely for its own account for investment purposes for an indefinite period of time and does not intend at this time to dispose of all or any part of the Bonds. However, the Investor may sell the Bonds at any time the Investor deems appropriate. The Investor understands that it may need to bear the risks of this investment for an indefinite time, since any sale prior to maturity may not be possible.

4. The Investor understands that the Bonds are not registered under the Securities Act of 1933 and that such registration is not legally required as of the date hereof; and further understands that the Bonds (a) are not being registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any state, (b) will not be listed in any stock or other securities exchange, and (c) will not carry a rating from any rating service.

5. The Investor acknowledges that it has either been supplied with or been given access to information, including financial statements and other financial information, and the Investor has had the opportunity to ask questions and receive answers from knowledgeable individuals concerning the City, the Improvement Area #1 Projects, the Bonds, the security therefor, and such other information as the Investor has deemed necessary or desirable in connection with its decision to purchase the Bonds (collectively, the "Investor Information"). The Investor has received a copy of this Limited Offering Memorandum relating to the Bonds. The Investor acknowledges that it has assumed responsibility for its review of the Investor Information, and it has not relied upon any advice, counsel, representation or information from the City in connection with the Investor's purchase of the Bonds. The Investor

agrees that none of the City, its councilmembers, officers, or employees shall have any liability to the Investor whatsoever for or in connection with the Investor's decision to purchase the Bonds except for gross negligence, fraud or willful misconduct. For the avoidance of doubt, it is acknowledged that the Underwriter is not deemed an officer or employee of the City.

6. The Investor acknowledges that the obligations of the City under the Indenture are special, limited obligations payable solely from amounts paid by the City to the Trustee pursuant to the terms of the Indenture and the City shall not be directly or indirectly or contingently or morally obligated to use any other moneys or assets of the City for amounts due under the Indenture. The Investor understands that the Bonds are not secured by any pledge of any moneys received or to be received from taxation by the City, the State or any political subdivision or taxing district thereof; that the Bonds will never represent or constitute a general obligation or a pledge of the full faith and credit of the City, the State or any political subdivision thereof; that no right will exist to have taxes levied by the State or any political subdivision thereof for the payment of principal and interest on the Bonds; and that the liability of the City and the State with respect to the Bonds is subject to further limitations as set forth in the Bonds and the Indenture.

7. The Investor has made its own inquiry and analysis with respect to the Bonds and the security therefor. The Investor is aware that the development of the District involves certain economic and regulatory variables and risks that could adversely affect the security for the Bonds.

8. The Investor acknowledges that the sale of the Bonds to the Investor is made in reliance upon the certifications, representations and warranties described in items 1-7 above.

DESCRIPTION OF THE BONDS

General Description

Capitalized terms not otherwise defined in this caption have the meanings assigned to them in the Indenture. The Bonds will mature on the dates and in the amounts set forth in the inside cover page of this Limited Offering Memorandum. Interest on the Bonds will accrue from the Closing Date and will be computed on the basis of a 360-day year of twelve 30-day months. Interest on the Bonds will be payable on each March 15 and September 15, commencing September 15, 2023 (each, an "Interest Payment Date"), until maturity or prior redemption. Wilmington Trust, N.A., is the initial Trustee and Paying Agent/Registrar for the Bonds.

The Bonds will be issued in fully registered form, without coupons. Beneficial ownership of the Bonds may be acquired in principal denominations of $25,000 and in integral multiples of $1,000 in excess thereof ("Authorized Denominations"). Upon initial issuance, the ownership of the Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"), and purchases of beneficial interests in the Bonds will be made in book-entry only form. See "BOOK-ENTRY ONLY SYSTEM" and "SUITABILITY FOR INVESTMENT."

Redemption Provisions

Optional Redemption. The City reserves the option to redeem Bonds maturing on or after September 15, 20_____, in whole or any part, before their respective scheduled maturity dates, on September 15, 20_____, or on any date thereafter such redemption date or dates to be fixed by the City, at a redemption price equal to the principal amount of the Bonds called for redemption plus accrued and unpaid interest to the date fixed for redemption (the "Redemption Price").

The City, at least 45 days before the redemption date (unless a shorter period shall be satisfactory to the Paying Agent/Registrar), shall notify the Paying Agent/Registrar of such redemption date and of the principal amount of Bonds to be redeemed.

Extraordinary Optional Redemption. Notwithstanding any provision in the Indenture to the contrary, the City reserves the right and option to redeem Bonds before their respective scheduled maturity dates, in whole or in part, on any Business Day, at the Redemption Price from amounts on deposit in the Redemption Fund as a result of Prepayments or any other transfers to the Redemption Fund required or permitted pursuant to the terms of the Indenture, including from transfers of Foreclosure Proceeds. The City direction for such redemption shall include

details with regard to a corresponding reduction in the Bond Reserve Account Requirement, as contemplated by the definition thereof.

Notwithstanding the foregoing, the Trustee will not be required to make an extraordinary optional redemption pursuant to the Indenture unless it has at least $5,000 available in the Redemption Fund with which to redeem the Bonds.

Mandatory Sinking Fund Redemption. The Bonds (referred to as "Term Bonds" below) are subject to mandatory sinking fund redemption prior to their respective maturities and will be redeemed by the City in part at a Redemption Price from moneys available for such purpose in the Principal and Interest Account of the Bond Fund, on the dates and in the Sinking Fund Installment amounts as set forth in the following schedule:

$___ Term Bonds maturing September 15, 20__

Redemption Date	**Sinking Fund Installment Amount**
September 15, 20__	
September 15, 20__	
September 15, 20__†	

$___ Term Bonds maturing September 15, 20__

Redemption Date	**Sinking Fund Installment Amount**
September 15, 20__	
September 15, 20__	
September 15, 20__	
September 15, 20__	
September 15, 20__†	

† Stated maturity.

At least forty-five (45) days prior to each scheduled mandatory redemption date and subject to any prior reduction authorized by the Indenture, the Paying Agent/Registrar shall select for redemption by lot, or by any other customary method that results in a random selection, a principal amount of Term Bonds equal to the aggregate principal amount of such Term Bonds to be redeemed, shall call such Term Bonds for redemption on such scheduled mandatory redemption date, and shall give notice of such redemption, as required by the Indenture.

The principal amount of the Term Bonds required to be redeemed on any redemption date shall be reduced, at the option of the City, by the principal amount of any Term Bonds which, at least 45 days prior to the mandatory sinking fund redemption date (i) shall have been acquired by the City at a price not exceeding the principal amount of such Term Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, or (ii) shall have been redeemed pursuant to the optional or extraordinary redemption provisions and not previously credited to a mandatory sinking fund redemption.

Notice of Redemption to Owners. The Trustee shall give notice of any redemption of Bonds by sending notice by first class United States mail, postage prepaid, not less than thirty (30) days before the date fixed for redemption, to the Owner of each Bond or portion thereof to be redeemed, at the address shown in the Register. The notice shall state the redemption date, the Redemption Price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding are to be redeemed, an identification of the Bonds or portions thereof to be redeemed, any conditions to such redemption, and that on the redemption date, if all conditions, if any, to such redemption have been satisfied, such Bond shall become due and payable. Any notice given as provided in this paragraph shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

The City reserves the right, in the case of an optional or extraordinary optional redemption, to give notice of its election or direction to redeem Bonds conditioned upon the occurrence of subsequent events. Such notice may state (i) that the redemption is conditioned upon the deposit of moneys and/or authorized securities, in an amount equal to the amount necessary to effect the redemption, with the Paying Agent/Registrar, or such other entity as may be authorized by law, no later than the redemption date, or (ii) that the City retains the right to rescind such notice at any time on or prior to the scheduled redemption date if the City delivers a certificate of the City to the Paying Agent/Registrar instructing the Paying Agent/Registrar to rescind the redemption notice and such notice and redemption shall be of no effect if such moneys and/or authorized securities are not so deposited or if the notice is rescinded. The Paying Agent/Registrar shall give prompt notice of any such rescission of a conditional notice of redemption to the affected Owners. Any Bonds subject to conditional redemption and for which such redemption has been rescinded shall remain Outstanding and the rescission of such redemption shall not constitute an event of default. Further, in the case of a conditional redemption, the failure of the City to make moneys and/or authorized securities available in part or in whole on or before the redemption date shall not constitute an event of default.

Additional Provisions with Respect to Redemption. If less than all of the Bonds are to be redeemed, the Bonds shall be redeemed in minimum principal amounts of $1,000 or any integral thereof. Each Bond shall be treated as representing the number of Bonds that is obtained by dividing the principal amount of such Bond by $1,000. No redemption shall result in a Bond in a denomination of less than the Authorized Denomination in effect at the time; provided, however, if the amount of Outstanding Bonds is less than an Authorized Denomination after giving effect to such partial redemption, a Bond in the principal amount equal to the unredeemed portion, but not less than $1,000, may be issued.

If less than all of the Bonds are to be redeemed pursuant to optional or extraordinary optional redemption, such redemption shall be effected by redeeming Bonds in such manner as may be specified by the City; provided, however, that in the absence of such instruction from the City by the date required for the sending of notice of redemption pursuant to the Indenture, the Bonds shall be redeemed by any method selected by the Trustee that results in a pro rata reduction of the Outstanding maturities, treating each date on which a Sinking Fund Installment is due as a separate maturity for such purpose.

Upon surrender of any Bond for redemption in part, the Trustee shall authenticate and deliver an exchange the Bond or Bonds in an aggregate principal amount equal to the unredeemed portion of the Bond so surrendered, such exchange being without charge.

BOOK-ENTRY ONLY SYSTEM

This section describes how ownership of the Bonds is to be transferred and how the principal of, premium, if any, and interest on the Bonds are to be paid to and credited by The Depository Trust Company ("DTC"), New York, New York, while the Bonds are registered in its nominee name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Limited Offering Memorandum. The information in this section concerning DTC and DTC's book-entry-only system has been obtained from sources that the City believes to be reliable, but none of the City, the City's Financial Advisor or the Underwriter takes any responsibility for the accuracy or completeness thereof.

The City cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Bonds, or redemption or other notices, to DTC participants, (2) DTC participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Bonds), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Limited Offering Memorandum. The current rules applicable to DTC are on file with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC participants are on file with DTC.

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully registered security certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC, is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its registered subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of "AA+." The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Bond documents. For example, Beneficial Owners of Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Redemption notices for the Bonds shall be sent to DTC. If less than all Bonds of the same maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant of such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal, interest, and all other payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Paying Agent/Registrar, on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee, the Paying Agent/Registrar, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, interest and other payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Trustee, the Paying Agent/Registrar or the City, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the City, the Trustee, or the Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but none of the City, the City's Financial Advisor, bond counsel or the Underwriter take any responsibility for the accuracy thereof.

NONE OF THE CITY, THE TRUSTEE, THE PAYING AGENT/REGISTRAR, THE CITY'S FINANCIAL ADVISOR, OR THE UNDERWRITER WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO THE DTC PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEE WITH RESPECT TO THE PAYMENTS TO OR THE PROVIDING OF NOTICE FOR THE DTC DIRECT PARTICIPANTS, THE INDIRECT PARTICIPANTS, OR THE BENEFICIAL OWNERS OF THE BONDS. THE CITY CANNOT AND DOES NOT GIVE ANY ASSURANCES THAT DTC, THE PARTICIPANTS, OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL OF OR INTEREST ON THE BONDS PAID TO DTC OR ITS NOMINEE, AS THE REGISTERED OWNER, OR PROVIDE ANY NOTICES TO THE BENEFICIAL OWNERS OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC WILL ACT IN THE MANNER DESCRIBED IN THIS LIMITED OFFERING MEMORANDUM. THE CURRENT RULES APPLICABLE TO DTC ARE ON FILE WITH THE SECURITIES AND EXCHANGE COMMISSION, AND THE CURRENT PROCEDURES OF DTC TO BE FOLLOWED IN DEALING WITH DTC PARTICIPANTS ARE ON FILE WITH DTC.

Use of Certain Terms in Other Sections of this Limited Offering Memorandum. In reading this Limited Offering Memorandum it should be understood that while the Bonds are in the Book-Entry-Only System, references in other sections of this Limited Offering Memorandum to registered owners should be read to include the person for which the participant acquires an interest in the Bonds, but (i) all rights of ownership must be exercised through DTC and the Book-Entry-Only System and (ii) except as described above, notices that are to be given to registered owners under the Indenture will be given only to DTC.

SECURITY FOR THE BONDS

General

THE BONDS ARE SPECIAL, LIMITED OBLIGATIONS OF THE CITY PAYABLE SOLELY FROM THE PLEDGED REVENUES AND OTHER FUNDS COMPRISING THE TRUST ESTATE, AS AND TO THE EXTENT PROVIDED IN THE INDENTURE. THE BONDS DO NOT GIVE RISE TO A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE CITY AND ARE PAYABLE SOLELY FROM THE SOURCES IDENTIFIED IN THE INDENTURE. THE OWNERS OF THE BONDS SHALL NEVER HAVE THE RIGHT TO DEMAND PAYMENT THEREOF OUT OF MONEY RAISED OR TO BE RAISED BY TAXATION, OR OUT OF ANY FUNDS OF THE CITY OTHER THAN THE TRUST ESTATE, AS AND TO THE EXTENT PROVIDED IN THE INDENTURE. NO OWNER OF THE BONDS SHALL HAVE THE RIGHT TO DEMAND

ANY EXERCISE OF THE CITY'S TAXING POWER TO PAY THE PRINCIPAL OF THE BONDS OR THE INTEREST OR REDEMPTION PREMIUM, IF ANY, THEREON. THE CITY SHALL HAVE NO LEGAL OR MORAL OBLIGATION TO PAY THE BONDS OUT OF ANY FUNDS OF THE CITY OTHER THAN THE PLEDGED REVENUES AND OTHER FUNDS COMPRISING THE TRUST ESTATE. SEE "APPENDIX B – FORM OF INDENTURE."

The principal of, premium, if any, and interest on the Bonds are secured by a pledge of and a lien upon the Pledged Revenues (defined below) and other assets of the Trust Estate, consisting primarily of revenues from the Assessments levied against the assessable parcels or lots within Improvement Area #1 of the District, all to the extent and upon the conditions described herein and in the Indenture. Improvement Area #1 contains approximately 33.4418 acres within the District. Other than Non-Benefited Property (as defined in the Service and Assessment Plan), all of the property within Improvement Area #1 will be assessed. In accordance with the PID Act, the City has caused the preparation of a Service and Assessment Plan (as updated, amended and supplemented, the "Service and Assessment Plan"), which describes the special benefit received by the property within the District, including Improvement Area #1, provides the basis and justification for the determination of special benefit on such property, establishes the methodology for the levy of the assessments (including Assessments), and provides for the allocation of Pledged Revenues for payment of principal of, premium, if any, and interest on the Bonds.

The Service and Assessment Plan is reviewed and updated annually for the purpose of determining the annual budget for improvements and the Annual Installments (defined below) of Assessments due in a given year. The determination by the City of the special assessment methodology set forth in the Service and Assessment Plan is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on all current and future landowners within the District. See "APPENDIX C – Form of Service and Assessment Plan."

Pledged Revenues

The City is authorized by the PID Act, the Assessment Ordinance, and other provisions of law to finance the Improvement Area #1 Projects by levying Assessments upon properties in Improvement Area #1 of the District benefitted thereby. For a description of the assessment methodology and the amounts of Assessments anticipated to be levied in each development phase of the District, see "ASSESSMENT PROCEDURES" and "APPENDIX C – Form of Service and Assessment Plan." The City will covenant in the Indenture that it will take and pursue all actions permissible under the PID Act, and all other laws or statutes, rules, or regulations, and any amendments thereto, of the State of Texas or of the United States (collectively, "Applicable Laws") to cause the Assessments to be collected and the liens thereof to be enforced continuously. See "– Pledged Revenue Fund," "APPENDIX B – Form of Indenture," and "APPENDIX C – Form of Service and Assessment Plan."

Pursuant to the Indenture, the following terms are assigned the following meanings:

"Annual Collection Costs" mean the actual or budgeted annual costs and expenses for: (1) the Administrator and City staff; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments, including the costs of foreclosure; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with the Service and Assessment Plan and the PID Act with respect to the issuance and sale of bonds, the administration of the Reimbursement Agreement, including continuing disclosure requirements; (8) the paying agent/registrar and Trustee in connection with the issuance of bonds, including their respective legal counsel; and (9) administering the construction of the Improvement Area #1 Projects. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means, with respect to each Improvement Area #1 Assessed Property, each annual payment of (i) the Assessments as shown on the Assessment Roll attached to the Service and Assessment Plan as Exhibit F and related to the Bonds and the Improvement Area #1 Projects, including (i) principal; (ii) interest (iii) Annual Collection Costs and (iv) Additional Interest collected pursuant to Section V of the Service and Assessment Plan and deposited to the Delinquency and Prepayment Reserve Account as described in the Indenture.

"Pledged Funds and Accounts" means the following funds and the accounts therein: the Pledged Revenue Fund, the Bond Fund, the Project Fund, the Reserve Fund, and the Redemption Fund.

"Pledged Revenues" means the sum of (i) Annual Installments (excluding the portion of the Annual Installments collected for the payment of Annual Collection Costs and Delinquent Collection Costs), (ii) the moneys held in any of the Pledged Funds and Accounts, and (iii) any additional revenues that the City may pledge to the payment of Bonds.

The PID Act provides that the Assessments (including any reassessment, with interest, the expense of collection and reasonable attorney's fees, if incurred) are a first and prior lien (the "Assessment Lien") against the property assessed, superior to all other liens or claims, except liens and claims for State of Texas (the "State"), county, school district, or municipality ad valorem taxes and are a personal liability of and charge against the owners of property, regardless of whether the owners are named. Pursuant to the PID Act, the Assessment Lien is effective from the date of the Assessment Ordinance until the Assessments are paid (or otherwise discharged) and is enforceable by the City Council in the same manner that an ad valorem property tax levied against real property may be enforced by the City Council. See "ASSESSMENT PROCEDURES."

Collection and Deposit of Assessments

The Assessments on each parcel, tract or lot which are to be collected in each year during the term of the Bonds are shown on the Assessment Roll. The Assessments, together with the interest thereon, will be deposited in the Pledged Revenue Fund for the payment of the principal of, premium, if any, and interest on the Bonds. See "SECURITY FOR THE BONDS – Pledged Revenue Fund" and "APPENDIX B – Form of Indenture."

The Assessments, together with interest thereon, are payable in Annual Installments established by the Assessment Ordinance and the Service and Assessment Plan to correspond, as nearly as practicable, to the debt service requirements for the Bonds plus additional interest collected for the Delinquency and Prepayment Fund (defined herein). An Annual Installment of Assessments has been made payable in the Assessment Ordinance in each Fiscal Year preceding the date of final maturity of the Bonds which, if collected, will be sufficient to pay the portion of the debt service requirements attributable to Assessments in the Service and Assessment Plan. Each Annual Installment is payable as provided in the Service and Assessment Plan and the Assessment Ordinance.

Any sums collected for the payment of Annual Collection Costs shall be deposited in the Administrative Fund and shall not constitute Pledged Revenues.

Unconditional Levy of Assessments

The City will impose Assessments on the property within Improvement Area #1 of the District to pay the principal of and interest on the Bonds scheduled for payment from Pledged Revenues as described in the Indenture and in the Service and Assessment Plan and coming due during each Fiscal Year. The Assessments are effective from the date, and strictly in accordance with the terms, of the Assessment Ordinance. Each Assessment may be paid in full or in part at any time or in periodic Annual Installments over a period of time equal to the term of the Bonds, which installments shall include interest on the Assessments. Pursuant to the Assessment Ordinance, interest on the Assessments for each lot within Improvement Area #1 and allocated to the Bonds begins to accrue on the date specified in the Service and Assessment Plan and bears interest at the rate of interest on the Bonds plus the 0.50% additional interest charged on Assessments pursuant to Section 372.018 of the PID Act (the "Additional Interest Rate"). Each Annual Installment, including the interest on the unpaid amount of Assessments, will be determined by September 30 of each year and billed on or around October 15 of each year. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

As authorized by Section 372.003(b)(14) of the PID Act, the City will assess and collect each year while the Bonds are Outstanding and unpaid, as a part of the Annual Installment, an assessment amount to pay the annual costs incurred by the City in the administration and operation of Improvement Area #1 of the District (the "Annual Collection Costs"). The portion of each Annual Installment of an Assessment used to pay the Annual Collection Costs shall remain in effect from year to year until all Bonds are finally paid or until the City adjusts the levy after an annual

review in any year pursuant to Section 372.015(d) of the PID Act. The amount collected to pay Annual Collection Costs shall be due in the manner set forth in the Assessment Ordinance and shall be billed as a part of the Annual Installment on or about October 15 of each year and shall be delinquent if not paid by February 1 of the following year. Amounts collected for Annual Collection Costs do not secure repayment of the Bonds.

There will be no split payment of Assessments or discount for the early payment of Assessments.

The PID Act provides that the Assessments (including any reassessment, with interest, the expense of collection and reasonable attorney's fees, if incurred) are a first and prior lien (the "Assessment Lien") against the property within Improvement Area #1, superior to all other liens and claims, except liens and claims for the State, county, school district, or municipality for ad valorem taxes and are a personal liability of and charge against the owners of property, regardless of whether the owners are named. Pursuant to the PID Act, the Assessment Lien is effective from the date of the Assessment Ordinance until the Assessments are paid (or otherwise discharged) and is enforceable by the City Council in the same manner that an ad valorem property tax levied against real property may be enforced by the City Council. See "ASSESSMENT PROCEDURES." The Assessment Lien is superior to any homestead rights of a property owner that were properly claimed after the adoption of the Assessment Ordinance. However, an Assessment Lien may not be foreclosed upon if any homestead rights of a property owner were properly claimed prior to the adoption of the Assessment Ordinance ("Pre-existing Homestead Rights") for as long as such rights are maintained on the property. See "BONDHOLDERS' RISKS – Assessment Limitations." There are currently no properties within Improvement Area #1 that have claimed a homestead exemption.

Failure to pay an Annual Installment when due shall not accelerate the payment of the remaining Annual Installments of the Assessments and such remaining Annual Installments (including interest) shall continue to be due and payable at the same time and in the same amount and manner as if such default had not occurred.

Perfected Security Interest

The lien on and pledge of the Trust Estate shall be valid and binding and fully perfected from and after the Closing Date, and execution and delivery of the Indenture, without physical delivery or transfer of control of the Trust Estate, the filing of the Indenture or any other act; all as provided in Chapter 1208 of the Texas Government Code, as amended, which applies to the issuance of the Bonds and the pledge of the Trust Estate granted by the City under the Indenture, and such pledge is therefore valid, effective, and perfected. If Texas law is amended at any time while the Bonds are outstanding such that the pledge of the Trust Estate granted by the City under the Indenture is to be subject to the filing requirements of Chapter 9, Business and Commerce Code, then in order to preserve to the registered owners of the Bonds the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Business and Commerce Code, and enable a filing to perfect the security interest in said pledge to occur. See "APPENDIX B – Form of Indenture."

Pledged Revenue Fund

On or before February 1 (provided that Pledged Revenues have been received by the City, or if not, then as soon as available) of each year while the Bonds are Outstanding, beginning February 1, 2023, the City shall deposit or cause to be deposited the Pledged Revenues (which excludes, for the avoidance of doubt, that portion of the Annual Installments collected for the payment of Annual Collection Costs and Delinquent Collection Costs, which shall be deposited to the Administrative Fund and the Delinquency and Prepayment Account, respectively) into the Pledged Revenue Fund, which deposit shall be directed by the City to the Trustee pursuant to a City Certificate. Specifically, the Pledged Revenues shall be deposited to the Pledged Revenue Fund to be used in the following order of priority:

(i) *first*, to the Bond Pledged Revenue Account of the Pledged Revenue Fund amounts sufficient to pay debt service on the Bonds coming due in the next Bond Year;

(ii) *second*, to the Bond Reserve Account in an amount to cause the amount in the Bond Reserve Account to equal the Bond Reserve Account Requirement;

(iii) *third*, amounts representing Additional Interest to the Delinquency and Prepayment Reserve Account of the Reserve Fund in an amount equal to the Delinquency and Prepayment Reserve Requirement; and

(iv) *fourth*, in accordance with the written direction of the City, to pay other costs permitted by the PID Act.

Notwithstanding the foregoing, if any funds remain on deposit in the Pledged Revenue Fund after the transfers required by clauses (i) through (iii) above are made, the City shall have the option, in its sole and absolute discretion, to transfer such excess funds into the Redemption Fund to redeem Bonds as provided in the Indenture. The City or the Administrator on behalf of the City shall direct the Trustee in writing with respect to the portions of the Pledged Revenues to be deposited as Additional Interest, Prepayments, or Foreclosure Proceeds.

From time to time as needed to pay the obligations relating to the Bonds, but no later than five (5) Business Days before each Interest Payment Date, the Trustee shall withdraw from the Bond Pledged Revenue Account of the Pledged Revenue Fund and transfer to the Principal and Interest Account, an amount, taking into account any amounts then on deposit in such Principal and Interest Account, such that the amount on deposit in the Principal and Interest Account equals the principal (including any Sinking Fund Installments) and interest due on the Bonds on the next Interest Payment Date.

If, after the foregoing transfers and any transfer from the Reserve Fund, there are insufficient funds to make the payments provided above, the Trustee shall apply the available funds in the Principal and Interest Account first to the payment of interest, then to the payment of principal (including any Sinking Fund Installments) on the Bonds.

Notwithstanding the above described flow of funds, (a) the Trustee shall deposit Additional Interest to the Pledged Revenue Fund and shall transfer all or a portion of such Additional Interest to the Delinquency and Prepayment Reserve Account (up to the Delinquency and Prepayment Reserve Requirement); (b) the Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund; and (c) the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first to the Reserve Fund to restore any transfers from the applicable account of the Reserve Fund made with respect to the Improvement Area #1 Assessed Property to which the Foreclosure Proceeds relate; and second, to the Redemption Fund.

Notwithstanding the foregoing, any portion of Foreclosure Proceeds that are attributable to Annual Collection Costs shall be deposited to the Administrative Fund, and any portion of Foreclosure Proceeds attributable to Delinquent Penalties and Interest shall be deposited to the Delinquency and Prepayment Reserve Account of the Reserve Fund until the Delinquency and Prepayment Reserve Requirement is met and then to the Administrative Fund.

After satisfaction of the requirements to (i) provide for the payment of the principal of and interest on the Bonds, and (ii) to fund any deficiency that may exist in the Reserve Fund (including the funding of the Delinquency and Prepayment Reserve Account), the City may direct the Trustee by City Certificate to apply Assessments for any lawful purposes permitted by the PID Act for which Assessments may be paid.

Bond Fund

No later than on each Interest Payment Date, the Trustee shall withdraw from the Principal and Interest Account and transfer to the Paying Agent/Registrar the principal (including any Sinking Fund Installments) and interest then due and payable on the Bonds.

If amounts in the Principal and Interest Account are insufficient for the purposes set forth above, the Trustee shall withdraw first from the Delinquency and Prepayment Reserve Account of the Reserve Fund and second from the Bond Reserve Account of the Reserve Fund amounts to cover the amount of such insufficiency. Amounts so withdrawn from the Reserve Fund shall be deposited in the Principal and Interest Account and transferred to the Paying Agent/Registrar.

Project Fund

Money on deposit in the Improvement Area #1 Improvement Account and Costs of Issuance Account of the Project Fund shall be used for the purpose of paying a portion of the costs of the Improvement Area #1 Projects or costs of issuance of the Bonds, as applicable.

Disbursements from the Costs of Issuance Account of the Project Fund shall be made by the Trustee to pay costs of issuance of the Bonds pursuant to one or more City Certificates. Moneys disbursed at closing to pay for the costs of creating the District shall be paid pursuant to a Closing Disbursement Request.

Except as otherwise provided in the Indenture, money on deposit in the Improvement Area #1 Improvement Account of the Project Fund shall be used solely to pay the costs of the Improvement Area #1 Improvements. Upon receipt of a reviewed and approved Certificate for Payment for any Improvement Area #1 Costs, the Trustee shall make payment from the Improvement Area #1 Improvement Account of the Project Fund.

Funds on deposit in the Improvement Area #1 Improvement Account of the Project Fund in the amount of $2,138,500* shall be retained in the Project Fund and shall not be expended or used to pay the costs of the Improvement Area #1 Projects pursuant to a reviewed and approved Certificate for Payment until all of the following have occurred, as certified by the Developer to the City and the Trustee:

(1) All of the Improvement Area #1 Projects have been constructed or installed and accepted by the City;

(2) All of the 61 lots in Improvement Area #1 on which the Developer does not, on the Closing Date, expect to build single-family homes are either under contract with a third-party builder or are lots on which the Developer is building or expects to build homes; and

(3) 22* single-family homes have been fully constructed within Improvement Area #1.

If the amount retained pursuant to the foregoing paragraph has not been released from the project Fund on or before September 15, 2025, any amounts remaining in the Project Fund may be transferred to the Redemption Fund to be used to redeem Bonds.

If the City Representative determines in his or her sole discretion that amounts then on deposit in the Improvement Area #1 Improvement Account are not expected to be expended for purposes thereof due to the abandonment, or constructive abandonment, of the Improvement Area #1 Projects, such that, in the opinion of the City Representative, it is unlikely that the amounts in the Improvement Account will ever be expended for the purposes thereof, the City Representative shall file a City Certificate with the Trustee which identifies the amounts then on deposit in the Improvement Area #1 Improvement Account that are not expected to be used for purposes thereof. If such City Certificate is so filed, the amounts identified on the City Certificate currently on deposit in the Improvement Area #1 Improvement Account shall be transferred to the Redemption Fund to redeem Bonds on the earliest practicable date after notice of redemption has been provided in accordance with the Indenture and the Improvement Account shall be closed.

Upon the filing of a City Certificate stating that all Improvement Area #1 Projects have been completed and that all Improvement Area #1 Costs thereof have been paid, or that any such costs are not required to be paid from the Improvement Area #1 Improvement Account pursuant to a Certificate for Payment, the Trustee shall transfer the amount, if any, remaining within the Improvement Area #1 Improvement Account to the Principal and Interest Account or to the Redemption Fund as directed by the City Representative in a City Certificate filed with the Trustee and shall close the Improvement Area #1 Improvement Account of the Project Fund.

Upon a determination by the City Representative that all costs of issuance of the Bonds have been paid, any amounts remaining in the Costs of Issuance Account shall be transferred to the Bond Fund and used to pay interest on the Bonds, as directed by the City in a City Certificate filed with the Trustee, and the Costs of Issuance Account shall be closed.

* *Preliminary, subject to change.*

Redemption Fund

Amounts on deposit in the Redemption Fund shall be used and withdrawn by the Trustee to redeem Bonds pursuant to optional redemption, extraordinary option redemption, and mandatory sinking fund redemption.

The Trustee shall cause to be deposited to the Redemption Fund from Prepayments and Foreclosure Proceeds an amount sufficient to redeem Bonds pursuant to the extraordinary optional redemption as set forth in the Indenture. If after such transfer there are insufficient funds to pay the principal amount plus accrued and unpaid interest on such Bonds to the date fixed for redemption of the Bonds to be redeemed as a result of such Prepayment, the Trustee shall transfer an amount equal to the shortfall from the Delinquency and Prepayment Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds.

The Trustee shall cause to be deposited to the Redemption Fund from Pledged Revenues and pursuant to any transfers made pursuant to the Indenture an amount sufficient to redeem Bonds pursuant to optional redemption, extraordinary optional redemption, or mandatory sinking fund redemption at the direction of the City.

Bond Reserve Account

Pursuant to the Indenture, a Bond Reserve Account will be created within the Reserve Fund for the benefit of the Bonds and will held by the Trustee and funded with proceeds of the Bonds in the amount of the Bond Reserve Account Requirement. As of the Closing Date, the Bond Reserve Account Requirement is equal to $_____.

The City agrees with the Owners of the Bonds to accumulate, and when accumulated, maintain in the Bond Reserve Account, an amount equal to not less than the Bond Reserve Account Requirement. As noted below, all amounts deposited in the Bond Reserve Account of the Reserve Fund shall be used and withdrawn by the Trustee for the purpose of making transfers to the Principal and Interest Account of the Bond Fund in the event of any deficiency in such Principal and Interest Account on any Interest Payment Date or any date on which principal of the Bonds is due.

Whenever a transfer is made from the Bond Reserve Account to the Principal and Interest Account of the Bond Fund due to a deficiency in the Principal and Interest Account, the Trustee shall provide written notice thereof to the City, specifying the amount withdrawn. Whenever, on any Interest Payment Date, or on any other date at the request of a City Representative, the amount in the Bond Reserve Account exceeds the Bond Reserve Account Requirement, the Trustee shall provide written notice to the City Representative and the Administrator of the amount of the excess. Upon receipt of a City Certificate, the Trustee shall transfer such excess to (i) the Principal and Interest Account, (ii) the Redemption Fund, or (iii) the Administrative Fund, as set forth in the City Certificate. The excess amounts transferred from the Bond Reserve Account to the Administrative Fund will be presumed to have been transferred, first, from sources other than Bond Proceeds (including investment earnings on such proceeds) and, second, from amounts that are Bond proceeds (including investment earnings on such proceeds).

At the final maturity of the Bonds, the amount on deposit in the Bond Reserve Account shall be transferred to the Redemption Fund and applied to the payment of the principal of the Bonds. If, after a Bond Reserve Account withdrawal, the amount on deposit in the Bond Reserve Account is less than the Bond Reserve Account Requirement, the Trustee shall transfer from the Pledged Revenue Fund to the Bond Reserve Account the amount of such deficiency, but only to the extent that such amount is not required for the timely payment of principal, interest, or Sinking Fund Installments.

At the final maturity of the Bonds, the amount on deposit in the Bond Reserve Account and the Delinquency and Prepayment Reserve Account shall be transferred to the Principal and Interest Account and applied to the payment of the principal of the Bonds. If the amount held in the Bond Reserve Account, together with the amounts held in the Pledged Revenue Fund and the Principal and Interest Account and Redemption Fund, is sufficient to pay the principal amount of all Outstanding Bonds on the next Interest Payment Date, together with the unpaid interest accrued on such Bonds as of such Interest Payment Date, the moneys shall be transferred to the Redemption Fund and thereafter used to redeem all Bonds as of such Interest Payment Date.

Whenever Bonds are to be redeemed with the proceeds of Prepayments, a proportionate amount in the Bond Reserve Account shall be transferred on the Business Day prior to the redemption date by the Trustee to the Redemption Fund to be applied to the redemption of the Bonds as detailed in a City Certificate. The amount so transferred from the Bond Reserve Account shall be equal to a percentage of the amount of the Bonds redeemed with such percentage equal to the lesser of: (i) the amount required to be in the Bond Reserve Account, as a percentage of the Outstanding Bonds prior to the redemption, and (ii) the amount actually in the Bond Reserve Account, as a percentage of the Outstanding Bonds prior to the redemption. If after such transfer, and after applying investment earnings on the Prepayment toward payment of accrued interest on the Bonds, there are insufficient funds to pay the principal amount plus accrued and unpaid interest on such Bonds to the date fixed for redemption of the Bonds to be redeemed as a result of such Prepayment, the Trustee shall transfer an amount equal to the shortfall from the Delinquency and Prepayment Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds.

If the amount held in the Bond Reserve Account, together with the amounts held in the Pledged Revenue Fund, Principal and Interest Account, and Redemption Fund, is sufficient to pay the principal amount of all Outstanding Bonds on the next Interest Payment Date, together with the unpaid interest accrued on such Bonds as of such Interest Payment Date, the moneys shall be transferred to the Redemption Fund and thereafter used to redeem all Bonds as of such Interest Payment Date.

Delinquency and Prepayment Reserve Account

Pursuant to the Indenture, a Delinquency and Prepayment Reserve Account will be created and held by the Trustee for the benefit of the Bonds. In addition to the initial deposit to the Delinquency and Prepayment Reserve Account of the Reserve Fund, Additional Interest shall be deposited to the Delinquency and Prepayment Reserve Account of the Reserve Fund until such time that the amount on deposit in the Delinquency and Prepayment Reserve Account is at least equal to the Delinquency and Prepayment Reserve Requirement. Whenever, at the written request of the City Representative, on any Interest Payment Date or on any other date, the amount in the Delinquency and Prepayment Reserve Account exceeds the Delinquency and Prepayment Reserve Requirement, the Trustee shall provide written notice to the City of the amount of the excess. The City shall direct the Trustee in writing to transfer the amounts of such excess in the Delinquency and Prepayment Reserve Account to (i) the Bond Reserve Account to restore any deficiency in the Bond Reserve Account up to the Bond Reserve Account Requirement, (ii) the Administrative Fund for payment of Annual Collection Costs (in compliance with the Indenture), or (iii) to the Redemption Fund to be used to redeem Bonds. The excess amounts transferred from the Delinquency and Prepayment Reserve Account of the Reserve Fund to the Administrative Fund will be presumed to have been transferred, first, from sources other than Bond Proceeds (including investment earnings on such proceeds) and, second, from amounts that are Bond proceeds (including investment earnings on such proceeds). In the event that the Trustee does not receive a City Certificate directing the transfer of the excess Delinquency and Prepayment Reserve funds within forty-five (45) days of providing notice to the City of such excess Delinquency and Prepayment Reserve amount, the Trustee shall transfer the excess Delinquency and Prepayment Reserve amount to the Redemption Fund and provide the City with written notification of the transfer.

Whenever Bonds are to be redeemed with the proceeds of Prepayments, if there are insufficient funds in the Redemption Fund from such Prepayments to redeem the Bonds on their redemption date, the Trustee shall, to the extent sufficient funds are available in the Delinquency and Prepayment Reserve Account, transfer funds from the Delinquency and Prepayment Reserve Account to the Redemption Fund in the amount of the deficiency and such funds shall be used to redeem Bonds.

Administrative Fund

The City shall deposit or cause to be deposited to the Administrative Fund the amounts collected each year to pay Annual Collection Costs and Delinquent Collection Costs. The City or the Administrator, on behalf of the City, shall direct the Trustee pursuant to the City Certificate with respect to the portions of the Annual Installments collected for the payment of Annual Collection Costs and Delinquent Collection Costs to be deposited pursuant to the Indenture.

Moneys in the Administrative Fund shall be held by the Trustee separate and apart from the other Funds created and administered under the Indenture and used as directed by a City Certificate solely for the purposes set forth in the Service and Assessment Plan, including payment of Annual Collection Costs and Delinquent Collection

Costs. THE ADMINISTRATIVE FUND SHALL NOT BE PART OF THE TRUST ESTATE AND IS NOT SECURITY FOR THE BONDS.

The Trustee shall transfer its authorized fees and expenses from the Administrative Fund to pay the foregoing unless the Trustee receives written objection from the City within ten (10) Business Days of its delivery of notice of such costs to the City. No City Certificate is necessary for the Trustee to receive compensation for the services rendered under the Indenture.

Defeasance

All Outstanding Bonds shall, prior to the Stated Maturity or redemption date thereof, be deemed to have been paid and to no longer be deemed Outstanding if (i) in case any such Bonds are to be redeemed on any date prior to their Stated Maturity, the Trustee shall have given notice of redemption on said date as provided herein, (ii) there shall have been deposited with the Trustee either moneys in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide moneys which, together with any moneys deposited with the Trustee at the same time, shall be sufficient to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, (iii) the Trustee shall have received a report by an independent certified public accountant selected by the City verifying the sufficiency of the moneys or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on of the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be, and (iv) if the Bonds are then rated, the Trustee shall have received written confirmation from each rating agency that such deposit will not result in the reduction or withdrawal of the rating on the Bonds. Neither Defeasance Securities nor moneys deposited with the Trustee pursuant to the Indenture nor principal or interest payments on any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on the Bonds. Any cash received from such principal of and interest on such Defeasance Securities deposited with the Trustee, if not then needed for such purpose, shall be reinvested in Defeasance Securities as directed in writing by the City maturing at times and in amounts sufficient to pay when due the principal of and interest on the Bonds on and prior to such redemption date or maturity date thereof, as the case may be, only upon receipt by the Trustee of (i) a report by an independent certified public accountant selected by the City, after giving effect to such request, verifying the sufficiency of the moneys or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on the Bonds to become due on such Bonds on and prior to the redemption date or maturity date thereof, as the case may be and (ii) an opinion of Bond Counsel stating that no adverse federal tax consequences will result from reinvesting such cash. Any payment for Defeasance Securities purchased for the purpose of reinvesting cash as aforesaid shall be made only against delivery of such Defeasance Securities.

"Defeasance Securities" means Investment Securities then authorized by applicable law for the investment of funds to defease public securities. "Investment Securities" means those authorized investments described in the City's official investment policy as approved by the City Council from time to time, and eligible for the investment of public funds by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended. Under current State law, Investment Securities that are authorized for the investment of funds to defease public securities are (a) direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America; (b) noncallable obligations of an agency or instrumentality of the United States, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality, and that, on the date the governing body of the City adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent; and (c) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the City adopts or approves the proceedings authorizing the issuance of refunding bonds, are rated as to investment quality by a nationally recognized investment rating firm not less than "AAA" or its equivalent.

There is no assurance that the current law will not be changed in a manner which would permit investments other than those described above to be made with amounts deposited to defease the Bonds. Because the Indenture does not contractually limit such investments, Owners may be deemed to have consented to defeasance with such other investments, notwithstanding the fact that such investments may not be of the same investment quality as those

currently permitted under State law. There is no assurance that the ratings for U.S. Treasury securities used as Defeasance Securities or that for any other Defeasance Security will be maintained at any particular rating category.

Events of Default

Each of the following occurrences or events constitutes an "Event of Default" under the Indenture:

(i) the failure of the City to deposit the Pledged Revenues to the Pledged Revenue Fund;

(ii) the failure of the City to enforce the collection of the Assessments, including the prosecution of foreclosure proceedings;

(iii) the failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable and such failure is not remedied within thirty (30) days; and

(iv) default in the performance or observance of any covenant, agreement, or obligation of the City under the Indenture and the continuation thereof for a period of ninety (90) days after written notice to the City by the Trustee, or by the Owners of at least 25% of the aggregate outstanding principal of the Bonds with a copy to the Trustee, specifying such default by the Owners of at least 25% of the aggregate outstanding principal amount of the Bonds at the time Outstanding requesting that the failure be remedied.

An event described above will not be viewed as an Event of Default if it is in violation of any applicable state law or court order.

The City shall not be required to advance anything other than the Pledged Revenues that have been made available to the City or other assets that are part of the Trust Estate in order to avoid the Events of Default listed above.

Immediate Remedies for Default

Subject to the terms and provisions of the Indenture, upon the happening and continuance of any of the Events of Default described in the Indenture, the Owners of at least twenty-five percent (25%) aggregate outstanding principal amount of the Bonds then Outstanding may proceed against the City for the purpose of protecting and enforcing the rights of the Owners under the Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained in the Indenture, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted.

THE PRINCIPAL OF THE BONDS SHALL NOT BE SUBJECT TO ACCELERATION UNDER ANY CIRCUMSTANCES.

If the assets of the Trust Estate are sufficient to pay all amounts due with respect to all Outstanding Bonds, in the selection of Trust Estate assets to be used in the payment of Bonds due in an Event of Default, the City shall determine, in its absolute discretion, and shall instruct the Trustee by City Certificate, which Trust Estate assets shall be applied to such payment and shall not be liable to any Owner or other Person by reason of such selection and application. In the event that the City shall fail to deliver to the Trustee such City Certificate, the Trustee shall select and liquidate or sell Trust Estate assets as provided in the following paragraph, and shall not be liable to any Owner, or other Person, or the City by reason of such selection, liquidation, or sale.

Whenever moneys are to be applied in an Event of Default pursuant to the Indenture, irrespective of and whether other remedies authorized under the Indenture shall have been pursued in whole or in part, the Trustee may cause any or all of the assets of the Trust Estate, including Investment Securities, to be sold. The Trustee may so sell the assets of the Trust Estate and all right, title, interest, claim, and demand thereto and the right of redemption thereof, in one or more parts, at any such place or places, and at such time or times and upon such notice and terms, as the Trustee may deem appropriate, and as may be required by Applicable Laws and apply the proceeds thereof in accordance with the provisions of this paragraph. Upon such sale, the Trustee may make and deliver to the purchaser

or purchasers a good and sufficient assignment or conveyance for the same, which sale shall be a perpetual bar both at law and in equity against the City, and all other Persons claiming such properties. No purchaser at any sale shall be bound to see to the application of the purchase money proceeds thereof or to inquire as to the authorization, necessity, expediency, or regularity of any such sale. Nevertheless, if so requested by the Trustee, the City shall ratify and confirm any sale or sales by executing and delivering to the Trustee or to such purchaser or purchasers all such instruments as may be necessary or proper for the purpose which may be designated in such request.

Restriction on Owner's Actions

No Owner shall have any right to institute any action, suit, or proceeding at law or in equity for the enforcement of the Indenture or for the execution of any trust thereof or any other remedy thereunder, unless (i) a default has occurred and is continuing of which the Trustee has been notified in writing, (ii) such default has become an Event of Default and the Owners of at least twenty-five percent (25%) of the aggregate principal amount of the Bonds then Outstanding have made written request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit, or proceeding in its own name, (iii) the Owners have furnished to the Trustee written evidence of indemnity as required by the Indenture, (iv) the Trustee has for ninety (90) days after such notice failed or refused to exercise the powers hereinbefore granted, or to institute such action, suit, or proceeding in its own name, (v) no direction inconsistent with such written request has been given to the Trustee during such 90-day period by the registered owners of a majority of the aggregate principal amount of the Bonds then Outstanding, and (vi) notice of such action, suit, or proceeding is given to the Trustee; however, no one or more Owners of the Bonds shall have any right in any manner whatsoever to affect, disturb, or prejudice the Indenture by its, his, or their action or to enforce any right under the Indenture except in the manner provided therein, and that all proceedings at law or in equity shall be instituted and maintained in the manner provided in the Indenture and for the equal benefit of the registered owners of all Bonds then Outstanding. The notification, request, and furnishing of indemnity set forth above shall be conditions precedent to the execution of the powers and trusts of the Indenture and to any action or cause of action for the enforcement of the Indenture or for any other remedy thereunder.

Subject to provisions of the Indenture with respect to certain liabilities of the City, nothing in the Indenture shall affect or impair the right of any Owner to enforce, by action at law, payment of any Bond at and after the maturity thereof, or on the date fixed for redemption or the obligation of the City to pay each Bond issued under the Indenture to the respective Owners thereof at the time and place, from the source and in the manner expressed therein and in the Bonds.

In case the Trustee or any Owners shall have proceeded to enforce any right under the Indenture and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or any Owners, then and in every such case the City, the Trustee, and the Owners shall be restored to their former positions and rights thereunder, and all rights, remedies, and powers of the Trustee shall continue as if no such proceedings had been taken.

Application of Revenues and Other Moneys After Event of Default

All moneys, securities, funds, and Pledged Revenues and the income therefrom received by the Trustee pursuant to any right given or action taken under the provisions of the Indenture shall, after payment of the cost and expenses of the proceedings resulting in the collection of such amounts, the expenses (including its counsel), liabilities, and advances incurred or made by the Trustee and the fees of the Trustee in carrying out the Indenture, during the continuance of an Event of Default, shall be applied by the Trustee, on behalf of the City, to the payment of interest and principal or Redemption Price then due on Bonds, as follows:

(i) *First*: To the payment to the registered owners entitled thereto all installments of interest then due in the direct order of maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the registered owners entitled thereto, without any discrimination or preference; and

(ii) *Second*: To the payment to the registered owners entitled thereto of the unpaid principal of Outstanding Bonds, or Redemption Price of any Bonds which shall have become due, whether at maturity or by call for redemption, in the direct order of their due dates and, if the amounts available shall not be sufficient to pay in full all the Bonds due on any date, then to the payment thereof ratably, according to the amounts of principal due and to the registered owners entitled thereto, without any discrimination or preference.

Within ten (10) days of receipt of such good and available funds, the Trustee may fix a record and payment date for any payment to be made to Owners pursuant to the Indenture.

In the event funds are not adequate to cure any of the Events of Default, the available funds shall be allocated to the Bonds that are Outstanding in proportion to the quantity of Bonds that are currently due and in default under the terms of the Indenture. The restoration of the City to its prior position after any and all defaults have been cured shall not extend to or affect any subsequent default under the Indenture or impair any right consequent thereon.

Investment of Funds

Money in any Fund established pursuant to the Indenture shall be invested by the Trustee as directed by the City pursuant to a City Certificate filed with the Trustee at least two (2) Business Days in advance of the making of such investment in time deposits, other bank deposit products, or certificates of deposit secured in the manner required by law for public funds, or be invested in direct obligations of, including obligations the principal of and interest on which are unconditionally guaranteed by, the United States of America, in obligations of any agencies or instrumentalities thereof, or in such other investments as are permitted under the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended, or any successor law, as in effect from time to time; provided that all such deposits and investments shall be made in such manner (which may include repurchase agreements for such investment with any primary dealer of such agreements) that the money required to be expended from any Fund will be available at the proper time or times set forth in the Indenture. Such investments shall be valued each year in terms of current market value as of September 30. For purposes of maximizing investment returns, to the extent permitted by law, money in such Funds may be invested in common investments of the kind described above, or in a common pool of such investments which shall be kept and held at an official depository bank, which shall not be deemed to be or constitute a commingling of such money or funds provided that safekeeping receipts or certificates of participation clearly evidencing the investment or investment pool in which such money is invested and the share thereof purchased with such money or owned by such Fund are held by or on behalf of each such Fund. If necessary, such investments shall be promptly sold to prevent any default. In the absence of investment instructions from the City, the Trustee shall hold monies held by it uninvested and shall have no obligation to invest or reinvest such monies. Obligations purchased as an investment of moneys in any Fund or Account shall be deemed to be part of such Fund or Account, subject, however, to the requirements of the Indenture for transfer of interest earnings and profits resulting from investment of amounts in Funds and Accounts.

The Trustee and its affiliates may act as sponsor, advisor, depository, principal, or agent in the acquisition or disposition of any investment and may receive compensation in connection with any investment if approved by the City in writing. The Trustee shall not incur any liability for losses arising from any investments made pursuant to the Indenture. The Trustee shall not be required to determine the suitability or legality of any investments and may conclusively rely on the City's written instructions as to the directed investments.

Investments in any and all Funds and Accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions in the Indenture for transfer to or holding in or to the credit of particular Funds or Accounts of amounts received or held by the Trustee thereunder, provided that the Trustee shall at all times account for such investments strictly in accordance with the Funds and Accounts to which they are credited and otherwise as provided in the Indenture.

The Trustee will furnish the City monthly cash transaction statements which include detail for all investment transactions made by the Trustee under the Indenture; and the Trustee is not required to provide brokerage confirmations unless the Trustee receives a written request from the City. No monthly cash transaction statement need to be provided if no activity occurred during such month. The Trustee may conclusively rely on City Certificates that

such an investment will comply with the City's investment policy and with the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended.

Against Encumbrances

Other than bonds issued to refund all or a portion of the Bonds, the City shall not create and, to the extent Pledged Revenues are received, shall not suffer to remain, any lien, encumbrance, or charge upon the Pledged Revenues, or upon any other property pledged under the Indenture, except the pledge created for the security of the Bonds, and other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

So long as Bonds are Outstanding under the Indenture, the City shall not issue any bonds, notes, or other evidences of indebtedness, other than Bonds and Refunding Bonds issued to refund all or a portion of the Bonds, secured by any pledge of or other lien or charge on the Pledged Revenues or other property pledged under the Indenture, other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

Additional Obligations; Other Obligations or Other Liens

The City reserves the right, subject to the provisions of the Indenture, to issue Additional Obligations under other indentures, assessment ordinances, or similar agreements or other obligations which do not constitute or create a lien on the Trust Estate and are not payable from Pledged Revenues.

So long as Bonds are Outstanding under the Indenture, the City shall not issue any bonds, notes, or other evidences of indebtedness, other than the Bonds, secured by any pledge of or other lien or charge on the Trust Estate pledged under the Indenture other than (i) a lien or pledge subordinate to the lien and pledge of such property related to the Bonds, and (ii) Refunding Bonds.

Other than Refunding Bonds issued to refund all or a portion of the Bonds, the City will not create or voluntarily permit to be created any debt, lien, or charge on the Trust Estate, and will not do or omit to do or suffer to be or omitted to be done any matter or things whatsoever whereby the lien of the Indenture or the priority thereof might or could be lost or impaired; and further covenants that it will pay or cause to be paid or will make adequate provisions for the satisfaction and discharge of all lawful claims and demands which if unpaid might by law be given precedence over or any equality with the Indenture as a lien or charge upon the Pledged Revenues or Pledged Funds and Accounts; provided, however, that nothing shall require the City to apply, discharge, or make provision for any such lien, charge, claim, or demand so long as the validity thereof shall be contested by it in good faith, unless thereby, in the opinion of Bond Counsel or counsel to the Trustee, the same would adversely affect the ability of the City to timely pay the debt service due and owing on the Bonds.

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SOURCES AND USES OF FUNDS*

The table that follows summarizes the expected sources and uses of proceeds of the Bonds:

Sources of Funds:	
Principal Amount [1]	$
TOTAL SOURCES	$
Use of Funds:	
Deposit to Improvement Area #1 Improvement Account of the Project Fund	$
Deposit to Bond Reserve Account of the Reserve Fund	
Deposit to Delinquency and Prepayment Reserve Account of the Reserve Fund	
Deposit to Administrative Fund	
Underwriter's Discount [2]	
Costs of Issuance	
TOTAL USES	$

[1] *Preliminary, subject to change.*
[2] Includes the fee of Underwriter's Counsel.

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* To be completed upon pricing.

DEBT SERVICE REQUIREMENTS*

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 30)	Principal	Interest	Total
2023	$	$	$
2024			
2025			
2026			
2027			
2028			
2029			
2030			
2031			
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
2041			
2042			
2043			
2044			
2045			
2046			
2047			
2048			
2049			
2050			
2051			
2052			
Total			

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* To be completed upon pricing.

OVERLAPPING TAXES AND DEBT

The land within Improvement Area #1 of the District has been, and is expected to continue to be, subject to taxes and assessments imposed by taxing entities. Such taxes are payable in addition to the Assessments. In addition, the Developer anticipates that each Lot owner in Improvement Area #1 of the District will pay a maintenance and operation fee and/or a property owner's association fee to a homeowner's association of approximately $700 per year.

The City, Harris County, Harris County of Department of Education, Harris County Flood Control District, Harris County Hospital District, Harris County Emergency Services District #8, Lone Star College System, Port of Houston Authority, and Tomball Independent School District ("Tomball ISD") may each levy ad valorem taxes upon land in Improvement Area #1 of the District for payment of debt incurred by such governmental entities and/or for payment of maintenance and operations expenses. The City has no control over the level of ad valorem taxes or assessments levied by any other taxing authorities.

The following table reflects the overlapping ad valorem tax rates levied on property located in Improvement Area #1. Improvement Area #1 will be located entirely within the corporate limits of the City and within Harris County, Harris County of Department of Education, Harris County Flood Control District, Harris County Hospital District, Harris County Emergency Services District #8, Lone Star College System, Port of Houston Authority, and Tomball ISD.

Taxing Entity	Tax Year 2021 Ad Valorem Tax Rate [1]
The City	$0.333339
Harris County	0.376930
Harris County Department of Education	0.004990
Harris County Flood Control District	0.033490
Harris County Hospital District	0.162210
Lone Star College System	0.107800
Port of Houston Authority	0.008720
Tomball ISD	1.250000
Harris County Emergency Service District #8	0.094245
Total Current Tax Rate	$2.371724
Estimated Average Annual Assessment in Improvement Area #1 as a Tax Rate Equivalent	$0.900000[2]
Estimated Total Tax Rate and Average Annual Assessment in Improvement Area #1 as a Tax Rate Equivalent	**$3.3271724[2]**

(1) As reported by the taxing entities. Per $100 in assessed value.

(2) *Preliminary, subject to change*. Assumes completion of homes at values estimated by the Developer. For estimated average annual assessment in Improvement Area #1 as a tax rate equivalent without assuming completion of homes, see "Expected Improvement Area # 1 Assessment Reallocation in Improvement Area #1" below. Pursuant to the Development Agreement, the maximum projected annual assessment for each phase shall be no greater than $0.90 per $100 valuation at the time of issuance of each series of PID Bonds; the tax rate limit applies on an aggregate basis for the entire property within each phase or future improvement area and on an individual assessed parcel basis (including projected average sales price of the homes to be constructed on the Lots).

As noted above, Improvement Area #1 of the District includes territory located in other governmental entities that may issue or incur debt secured by the levy and collection of ad valorem taxes or assessments. Set forth below is an overlapping debt table showing the outstanding indebtedness payable from ad valorem taxes with respect to property within Improvement Area #1 of the District, and City debt to be secured by the Assessments:

Taxing or Assessing Entity	Gross Outstanding Debt as of July 31, 2022	Estimated Percentage Applicable [1]	Direct and Estimated Overlapping Debt [1]
The City (the Bonds)	$ 4,435,000 [2]	100.0000%	$4,435,000 [2]
The City (General Obligation)	28,790,000	1.6739	481,916
Harris County	1,882,537,125	0.0074	139,308
Harris County Department of Education	20,185,000	0.0074	1,494
Harris County Flood Control District	584,900,000	0.0074	43,283
Harris County Hospital District	76,385,000	0.0074	5,652
Lone Star College District	643,940,000	0.0162	104,318
Port of Houston Authority	469,434,397	0.0074	34,738
Tomball ISD	660,335,000	0.2884	1,904,406
	$4,370,941,522		**$7,150,115**

(1) Based on the Appraisal and on certified valuations for Tax Year 2021 for the taxing entities. The Appraisal assumes the completion of the Improvement Area #1 Projects, which occurred in May 2022.

(2) *Preliminary, subject to change.*

If land is devoted principally to agricultural use, a landowner can apply for an agricultural valuation on the property and pay ad valorem taxes based on the land's agricultural use valuation with respect to its ad valorem taxes. None of the property in Improvement Area #1 is currently subject to an agricultural value. Agricultural use includes production of crops or livestock. It also can include leaving the land idle for a government program or for normal crop or livestock rotation. See "BONDHOLDERS' RISKS – Agricultural Use Valuation and Redemption Rights."

If land qualified for an agricultural valuation but the land use changes to a non-agricultural use, "rollback taxes" are assessed for each of the previous five years in which the land received the lower agricultural valuation. The rollback tax is the difference between taxes paid on land's agricultural value and the taxes that the landowner would have paid if the land had been taxed on a higher market value plus interest charged for each year from the date on which taxes would have been due.

If the land use changes to a non-agricultural use on only a portion of a larger tract, the landowner can fence off the remaining land and maintain the agricultural valuation on the remaining land. In this scenario, the landowner would only be responsible for rollback taxes on that portion of the land where use changed and not the entire tract. The land within Improvement Area #1 is no longer subject to an agricultural valuation, and the Developer will pay roll-back taxes due when they are assessed.

ASSESSMENT PROCEDURES

General

Capitalized terms under this caption and not otherwise defined in this Limited Offering Memorandum shall have the meaning given to such terms in the Service and Assessment Plan. As required by the PID Act, when the City determines to defray a portion of the costs of the Improvement Area #1 Projects through Assessments, it must adopt a resolution generally describing the Improvement Area #1 Projects and the land within Improvement Area #1 of the District to be subject to Assessments to pay the costs therefor. The City has caused an assessment roll to be prepared (the "Assessment Roll") that shows the land within Improvement Area #1 to be assessed, the amount of the benefit to and the Assessment against each Lot or Parcel of land and the number of Annual Installments into which the Assessment is divided. The Assessment Roll was filed with the City Secretary and made available for public inspection. Statutory notice was given to the owners of the property to be assessed and a public hearing was conducted to hear testimony from affected property owners as to the propriety and advisability of undertaking the Improvement

Area #1 Projects and funding the same with Assessments. The City Council intends to consider a levy in the Assessments and adoption of the Assessment Ordinance on September 19, 2022. After adoption of the Assessment Ordinance, the Assessments will become legal, valid, and binding liens upon the property against which the Assessments were made.

Under the PID Act, the costs of the Improvement Area #1 Projects to be defrayed through Assessments may be assessed by the City against the assessable property in Improvement Area #1 of the District so long as the special benefit conferred upon the Improvement Area #1 Assessed Property by the Improvement Area #1 Projects equals or exceeds the Assessments. The costs of the Improvement Area #1 Projects may be assessed using any methodology that results in the imposition of equal shares of cost on Improvement Area #1 Assessed Property similarly benefited. The allocation of benefits and assessments to the benefitted land within Improvement Area #1 of the District is presented in the Service and Assessment Plan, which should be read in its entirety. See "APPENDIX C – Form of Service and Assessment Plan."

Assessment Methodology

The Service and Assessment Plan describes the special benefit to be received by each parcel of assessable property within Improvement Area #1 as a result of the Improvement Area #1 Projects, provides the basis and justification for the determination that such special benefit exceeds the Assessments being levied, and establishes the methodology by which the City allocates the special benefit of the Improvement Area #1 Projects to parcels in a manner that results in equal shares of costs being apportioned to parcels similarly benefited. As described in the Service and Assessment Plan, a portion of the costs of the Improvement Area #1 Projects are being funded with proceeds of the Bonds, which are payable from and secured by Pledged Revenues and other assets of the Trust Estate, including the Assessments.

Method of Apportionment of Assessments. As set forth in the Service and Assessment Plan, the City Council has determined to allocate the cost of the Improvement Area #1 Projects entirely to the Improvement Area #1 Assessed Property by spreading the entire Assessment across all Improvement Area #1 Assessed Property based on the ratio of the estimated build out value of each Parcel within Improvement Area #1 to the estimated build out value for all Parcels within Improvement Area #1.

Method of Allocation of Assessments. As set forth in the Service and Assessment Plan, the City Council will initially allocate the Assessments to all Improvement Area #1 Assessed Property by Lot Type. Lots within Improvement Area #1 are either Lot Type 1 Lots or Lot Type 2 Lots. Assessments are allocated between Lot Type 1 Lots and Lot Type 2 Lots based on the ratio of the total estimated build out value of all such Lot Types to the estimated build out value for all Lots within Improvement Area #1. The Assessments allocated to a Lot Type are then spread evenly across all Lots of such Lot Type within Improvement Area #1. All Lots of each Lot Type are equally benefitted by the Improvement Area #1 Projects. See Exhibit F, Improvement Area #1 Assessment Roll, to "APPENDIX C – Form of Service and Assessment Plan."

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Expected Improvement Area # 1 Value to Lien Ratios

Lot Type	Lot Size	Number of Lots [(1)]	Base Lot Price [(2)]	Estimated Home Buildout Value [(3)]	Estimated Improvement Area #1 Maximum Assessment per Lot [(4)]	Estimated Ratio of Value of Base Lot Price to Assessment	Estimated Ratio of Value of Home Price to Assessment
Lot Type 1	40' x 120'	66	$50,000	$330,000	$34,139.26	1.46 : 1	9.66 : 1
Lot Type 2	50' x 120'	57	62,500	370,000	38,277.35	1.63 : 1	9.66 : 1
Total		**123**					

(1) Based on the concept plan for the District. Derived from information in the Service and Assessment Plan.
(2) Based on sales prices in the Developer's purchase and sale agreements with Homebuilder.
(3) Provided by the Developer based on comparable home prices in the area.
(4) *Preliminary, subject to change*. The Service and Assessment Plan provides for a "Maximum Assessment" by Lot Type, which may not be exceeded. See "APPENDIX C – Form of Service and Assessment Plan."

Method of Reallocation of Assessments.

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Improvement Area #1 Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Improvement Area #1 Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:
A = the Assessment for the newly divided Improvement Area #1 Assessed Property
B = the Assessment for the Improvement Area #1 Assessed Property prior to division
C = the Estimated Buildout Value of the newly divided Improvement Area #1 Assessed Property
D = the sum of the Estimated Buildout Value for all the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Improvement Area #1 Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Improvement Area #1 Assessed Property. The reallocation of an Assessment for an Improvement Area #1 Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to the above formula shall be reflected in an update to the Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Improvement Area #1 Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Improvement Area #1 Assessed Property prior to the subdivision among the new subdivided Parcel according to the following formula:

$A = [B \times (C \div D)]/E$

Where the terms have the following meanings:
A = the Assessment for the newly subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the Estimated Buildout Value of all newly subdivided Lots with the same Lot Type

D = the sum of the Estimated Buildout Value for all the newly subdivided Lots excluding Non-Benefitted Property

E= the number of Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat.

The sum of the Assessments for all newly subdivided Parcels shall not exceed the Assessment for the portion of the Improvement Area #1 Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Improvement Area #1 Assessed Property. The reallocation of an Assessment for an Improvement Area #1 Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to the above formula shall be reflected in an update to the Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

If two or more Assessed Properties are consolidated, the Administrator shall allocate the Assessments against the Assessed Properties before the consolidation to the consolidated Improvement Area #1 Assessed Property, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

The Assessment for any resulting Lot will not exceed the Maximum Assessment, shown on Exhibit H to the Service and Assessment Plan for the applicable Lot Type, and compliance may require a mandatory Prepayment of Assessments pursuant to Section VI.B of the Service and Assessment Plan.

True-up of Assessments if Maximum Assessment Exceeded. Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Improvement Area #1 Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the owner must partially prepay the Assessment for each Improvement Area #1 Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such Assessments.

Mandatory Prepayment of Assessments. If Improvement Area #1 Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Improvement Area #1 Assessed Property shall pay to the City the full amount of the Assessment, plus Prepayment Costs and any Delinquent Collection Costs, prior to the transfer. If the owner of the Improvement Area #1 Assessed Property causes the Improvement Area #1 Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay to the City the full amount of the Assessment, plus Prepayment Costs and any Delinquent Collection Costs, prior to the change in status.

Reduction of Assessments. If, as a result of cost savings or an Improvement Area #1 Project not being constructed, the Actual Costs of completed Improvement Area #1 Projects are less than the Assessments, the City shall direct the Trustee to apply amounts on deposit in the Improvement Area #1 Improvement Account of the Project Fund that are not expected to be used to pay costs of Improvement Area #1 Projects to redeem outstanding Bonds, in accordance with the Indenture.

The City Council may reduce the Assessments and the Annual Installments for Improvement Area #1 Assessed Property (1) in an amount that represents the Improvement Area #1 Projects provided for each property; (2) by an equal percentage per Lot; or (3) in any other manner determined by the City Council to be the most fair and practical means of reducing the Assessments for Improvement Area #1 Assessed Property, such that the sum of the resulting reduced Assessments equals the amount required to repay the Bonds, including interest on the Bonds,

Additional Interest, the Annual Collection Costs portion of the Assessment, as reduced pursuant to the Service and Assessment Plan.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

The following table provides the initial allocation of Assessments to Improvement Area #1 Parcels by Lot Type.

Estimated Allocation of Assessments

Lot Type	Lot Size	Number of Lots [1]	Estimated Buildout Value Per Lot [2]	Estimated Maximum Assessment Per Lot [3]	Total Assessment	Estimated Average Annual Installment per Lot [4]	Equivalent Tax Rate per $100 Assessed Value [3]
Lot Type 1	40' x 120'	66	$330,000	$34,139.26	$2,253,191	$2,975	$0.900000
Lot Type 2	50' x 120'	57	370,000	38,277.35	2,181,809	3,336	0.900000
Total		**123**			**$4,435,000**		

(1) Based on the concept plan for the District. Derived from information in the Service and Assessment Plan.

(2) Derived from information in the Service and Assessment Plan.

(3) *Preliminary, subject to change*. Pursuant to the Service and Assessment Plan, the Improvement Area #1 Maximum Assessment that can be levied on a Lot within Improvement Area #1 is the amount calculated pursuant to the assessment methodology described in Section V.A of, and shown in Exhibit H to, the Service and Assessment Plan. See "OVERLAPPING TAXES AND DEBT – Overlapping Taxes" and "APPENDIX C – Form of Service and Assessment Plan."

(4) *Preliminary, subject to change*. Derived from information in the Service and Assessment Plan. Based on Annual Installments due from 2023 to 2051 due to anticipated release of the accounts within the Reserve Fund reducing the Annual Installment due January 31, 2052.

Collection and Enforcement of Assessment Amounts

Under the PID Act, the Annual Installments may be collected in the same manner and at the same time as ad valorem taxes of the City. The Assessments may be enforced by the City in the same manner that an ad valorem tax lien against real property is enforced. Delinquent installments of the Assessments incur interest, penalties, and attorney's fees in the same manner as delinquent ad valorem taxes. Under the PID Act, the Assessment Lien is a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for State, county, school district or municipality ad valorem taxes. See "BONDHOLDERS' RISKS – Assessment Limitations."

The City will covenant in the Indenture to collect, or cause to be collected, Assessments as provided in the Assessment Ordinance. No less frequently than annually, City staff or a designee of the City shall prepare, and the City Council shall approve, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and a calculation of the Annual Installment for each Parcel. Annual Collection Costs shall be allocated among all Improvement Area #1 Assessed Property in proportion to the amount of the Annual Installments for the Parcels.

The City will covenant, agree, and warrant in the Indenture that, for so long as any Bonds are Outstanding, that it will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and, to the extent permitted by Applicable Laws, to cause no reduction, abatement or exemption in the Assessments.

To the extent permitted by law, notice of the Annual Installments will be sent by, or on behalf of, the City to the affected property owners on the same statement or such other mechanism that is used by the City, so that such Annual Installments are collected simultaneously with ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

The City will determine or cause to be determined, no later than April 1 of each year, whether or not any Annual Installment is delinquent and, if such delinquencies exist, the City will order and cause to be commenced, as soon as practicable, any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action in district court to foreclose the

currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessment or the corresponding Improvement Area #1 Assessed Property.

The City will generally implement the basic timeline and procedures for Assessment collections and pursuit of delinquencies set forth in Exhibit C of the Continuing Disclosure Agreement of the Issuer set forth in APPENDIX E-1 hereof and to comply therewith to the extent that the City reasonably determines that such compliance is the most appropriate timeline and procedures for enforcing the payment of delinquent Assessments.

The City shall not be required under any circumstances to expend any funds for Delinquent Collection Costs in connection with its covenants and agreements under the Indenture or otherwise other than funds on deposit in the Administrative Fund.

Annual Installments will be paid to the City or its agent. Annual Installments are billed in each year and become delinquent on February 1 of the following year. In the event Assessments are not timely paid, there are penalties and interest as set forth below:

Date Payment Received	Cumulative Penalty	Cumulative Interest	Total
February	6%	1%	7%
March	7%	2%	9%
April	8%	3%	11%
May	9%	4%	13%
June	10%	5%	15%
July	12%	6%	18%

After July, the penalty remains at 12%, and interest increases at the rate of 1% each month. In addition, if an account is delinquent in July, a 20% attorney's collection fee may be added to the total penalty and interest charge. In general, property subject to lien may be sold, in whole or in parcels, pursuant to court order to collect the amounts due. An automatic stay by creditors or other entities, including governmental units, could prevent governmental units from foreclosing on property and prevents liens for post-petition taxes from attaching to property and obtaining secured creditor status unless, in either case, an order lifting the stay is obtained from the bankruptcy court. In most cases, post-petition assessments are paid as an administrative expense of the estate in bankruptcy or by order of the bankruptcy court.

Assessment Amounts

Assessment Amounts. The maximum amounts of the Assessments have been established by the methodology described in the Service and Assessment Plan. The Assessment Roll sets forth for each year the Annual Installment for each parcel consisting of payment of (i) principal, (ii) interest, (iii) Annual Collection Costs, and (iv) Additional Interest. The Annual Installments for Improvement Area #1 may not exceed the amounts shown on the Assessment Roll. The Assessments will be levied against the Parcels comprising the Improvement Area #1 Assessed Property as indicated on the Assessment Roll. See "APPENDIX C – Form of Service and Assessment Plan."

The Annual Installments shown on the Assessment Roll will be reduced to equal the actual costs of repaying the Bonds, the Additional Interest, and actual Annual Collection Costs (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances. See "– Assessment Methodology – *Reduction of Assessments*."

The Bonds are secured by a first lien on and pledge of the Trust Estate, including revenue from the Assessments. See "SECURITY FOR THE BONDS" and "APPENDIX C – Form of Service and Assessment Plan."

Prepayment of Assessments

Voluntary Prepayments. Pursuant to the PID Act and the Indenture, the owner of any property assessed may voluntarily prepay (a "Prepayment") all or part of any Assessment levied against any Lot or Parcel, together with accrued interest to the date of payment, at any time. Upon receipt of such Prepayment, such amounts will be applied towards the redemption or payment of the Bonds. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as payment of regularly scheduled Assessments.

Mandatory Prepayments. If (i) Improvement Area #1 Assessed Property is transferred to a person or entity that is exempt from the payment of the Assessment under applicable law, or (ii) an owner of Improvement Area #1 Assessed Property causes the Improvement Area #1 Assessed Property to become Non-Benefited Property, the owner of such Improvement Area #1 Assessed Property shall pay to the City the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs, prior to any such transfer or act (a "Mandatory Prepayment"), in accordance with the Service and Assessment Plan.

Priority of Lien

The Assessments or any reassessment, the expense of collection, and reasonable attorney's fees, if incurred, constitute a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for the State, county, school district or municipality ad valorem taxes, and are a personal liability of and charge against the owners of the property regardless of whether the owners are named. The lien is effective from the date of the Assessment Ordinance until the Assessment is paid and may be enforced by the City in the same manner as an ad valorem tax levied against real property may be enforced by the City. The owner of any property assessed may pay the entire Assessment levied against any Lot or Parcel, together with accrued interest and any Prepayment Costs to the date of payment, at any time.

Foreclosure Proceedings

In the event of delinquency in the payment of any Annual Installment, except for unpaid Assessments on homestead property (unless the lien associated with the assessment attached prior to the date the property became a homestead), the City is empowered to order institution of an action in state district court to foreclose the lien of such delinquent Annual Installment. In such action the real property subject to the delinquent Annual Installments may be sold at judicial foreclosure sale for the amount of such delinquent Annual Installments, plus penalties and interest.

Any sale of property for nonpayment of an installment or installments of an Assessment will be subject to the lien established for remaining unpaid installments of the Assessment against such property and such property may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent installments of the Assessments against such property as they become due and payable. Judicial foreclosure proceedings are not mandatory. In the event a foreclosure is necessary, there could be a delay in payments to owners of the Bonds pending prosecution of the foreclosure proceedings and receipt by the City of the proceeds of the foreclosure sale. It is possible that no bid would be received at the foreclosure sale, and in such event, there could be an additional delay in payment of the principal of and interest on Bonds or such payment may not be made in full. The City is not required under any circumstance to purchase or make payment for the purchase of the delinquent Assessment on the corresponding Improvement Area #1 Assessed Property.

The City will covenant in the Indenture to take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and to cause no reduction, abatement or exemption in the Assessments, provided that the City is not required to expend any funds for collection and enforcement of Assessments other than funds on deposit in the Administrative Fund. Pursuant to the Indenture, Foreclosure Proceeds (excluding Delinquent Collection Costs) constitute Pledged Revenues to be deposited into the Pledged Revenue Fund upon receipt by the City and distributed in accordance with the Indenture. See "APPENDIX B – Form of Indenture. See also "APPENDIX E-1 – Form of Disclosure Agreement of the Issuer" for a description of the expected timing of certain events with respect to collection of the delinquent Assessments.

THE CITY

Location and Size

The City is located in Harris and Montgomery Counties and is approximately 32 miles northwest of the City of Houston on FM Road 2920. The City covers approximately 12.32 square miles.

Population

The Federal Decennial Census information is provided below. The City estimates its 2021 population to be 12,341.

Federal Decennial Census					
1960	**1970**	**1980**	**1990**	**2000**	**2010**
1,713	2,734	3,996	6,370	9,089	10,753

City Government

The City is a municipal corporation of the State, duly organized and existing under the laws of the State, including the City's Home Rule Charter. The City was incorporated in July of 1933 and first adopted its Home Rule Charter on January 17, 1987. The City operates under a Council-City Manager form of government with a City Council comprised of the Mayor and five Council members elected to serve three-year terms. The Mayor is the official head of City government, and the City Manager acts as the chief administrative officer. The City provides a number of services, including water, sanitary sewer collection and treatment, gas service, police, fire, maintenance of streets and drainage, municipal court, a community center, and parks.

The current members of the City Council and their respective expiration of terms of office, as well as the principal administrators of the City, are noted on page i. See "APPENDIX A – General Information Regarding the City" for more information.

Transportation and Utilities

The City is served by a Burlington Northern system affiliate, with rail spur connections available, and is also served by an Arrow-Trailways bus line. Commercial air service is afforded by the George Bush Intercontinental Airport, William P. Hobby Airport and David Wayne Hooks Memorial Airport, approximately 25 miles, 40 miles and 2 miles from the City, respectively. FM 2920, a four-lane highway, connects the City to Interstate 45 and State Highway 290.

Electricity is supplied by CenterPoint and natural gas by the City. The City supplies potable water from six water wells, five of which are currently in operation, and also provides two wastewater collection and treatment facilities.

Education and Health Care

The City is served by the schools of Tomball Independent School District ("Tomball ISD"). According to its website, Tomball ISD spans 83 square miles in northwest Harris County and southwest Montgomery County, and over 18,000 students in grades pre-kindergarten through 12 across 20 campuses. The district operates two comprehensive high schools, an accelerated high school, six middle schools, 11 elementary schools, a special programs center and an early childcare center. According to the Texas Education Agency annual school report cards, Tomball ISD was rated as "A" for 2018-2019. (The categories for public school districts and public schools are A, B, C, D or F).

Higher education facilities in the area include Lone Star College – Tomball which is a 145-acre campus offering Associate of Applied Science and Associate of Arts Degrees. Other colleges and universities within commuting distance include Houston Baptist University, Prairie View A&M University, Rice University, St. Thomas

University, Sam Houston State University, Texas A&M University, Texas Southern University, and the University of Houston.

The City is served by the non-profit acute general care hospital, Tomball Regional Hospital. Tomball Regional Hospital includes complete diagnostic facilities, a cardiac care unit, 24-hour emergency room, outpatient surgery center, a birthing center, a sports medicine center, home health care and the Texas Wound and Lymphedema Center. Also included with the hospital is The Heritage Retirement Community, which offers independent assisted living, comprehensive living and an Adult Daybreak Center. The City is also served by the for-profit long-term acute care hospital Kindred Hospital. The facility provides intensive care services, endoscopy suites, in-house radiology with CT, hyperbaric oxygen chambers, and 24-hour in-house physician coverage.

City Regulation of Oil and Gas Wells

In 2008, the City enacted an ordinance prohibiting, without a permit, the drilling or deepening of any well, or the conducting of any seismic activity, within 1,000 feet of any residence, building, or other structure intended for human occupancy without a permit. This applies to wells drilled after September 2, 2008, and does not apply to any fully drilled wells in existence prior to September 2, 2008. Accordingly, there are several producing wells within the City limits; although, none in the District. See also "THE DEVELOPMENT – Existing Mineral and Groundwater Rights."

THE DISTRICT

General

The PID Act authorizes municipalities, such as the City, to create public improvement districts within their boundaries or extraterritorial jurisdiction, and to impose assessments within the public improvement district to pay for certain improvements. The District was created by Resolution No. 2021-04 of the City adopted on January 18, 2021 (the "Creation Resolution") in accordance with the PID Act for the purpose of undertaking and financing, in phases, the costs of certain public improvements within the District, including the Improvement Area #1 Projects, authorized by the PID Act and approved by the City Council, that confer a special benefit on the portion of the District property being developed. The District is not a separate political subdivision of the State and is governed by the City Council. Maps of the property within the District are included on pages iii-iv hereof.

Powers and Authority of the City

Pursuant to the PID Act, the City may establish and create the District and undertake, or reimburse a developer for the costs of, improvement projects that confer a special benefit on property located within the District, whether located within the City limits or the City's extraterritorial jurisdiction. The PID Act provides that the City may levy and collect assessments on property in the District, or portions thereof, payable in periodic installments based on the benefit conferred by an improvement project to pay all or part of its cost.

Pursuant to the PID Act and the Creation Resolution, the City has the power to undertake, or reimburse a developer for the costs of, the financing, acquisition, construction, or improvement of the Improvement Area #1 Projects. See "THE IMPROVEMENT AREA #1 PROJECTS." Pursuant to the authority granted by the PID Act and the Creation Resolution, the City has determined to undertake the construction, acquisition or purchase of certain improvements within the District, which include: (i) design, construction and other allowed costs related to street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) design, construction and other allowed costs related to improvement of parks and open space, together with any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) design, construction and other allowed costs related to sidewalks and landscaping and hardscaping, fountains, lighting and signage; (iv) design, construction and other allowed costs related to gas, water, wastewater and drainage (including detention) improvements and facilities; (v) design, construction and other allowed costs related to projects similar to those listed in subsections (i) - (iv) above authorized by the PID Act, including similar off-site projects that provide a benefit to the property within the District; (vi) special supplemental services for improvement and promotion of the district; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of

costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. The City has determined to finance a portion of the costs thereof through the issuance of the Bonds, and to provide for the payment of debt service on the Bonds from the Trust Estate. See "ASSESSMENT PROCEDURES" and "APPENDIX C – Form of Service and Assessment Plan."

THE IMPROVEMENT AREA #1 PROJECTS

General

The Developer plans to develop the District in at least two, but not more than three, phases (the "Development"). The first phase, which was completed in May 2022, consists of clearing and grubbing and construction of water distribution, wastewater collection, stormwater detention and drainage, natural gas distribution, and street improvements on approximately 33.4418 acres of real property (123 lots) shown as Improvement Area #1 on page v ("Improvement Area #1"), as well as the Improvement Area #1 allocable share of the wastewater collection and stormwater drainage improvements in the District but outside the boundaries of Improvement Area #1 (the "Major Improvements"). The public improvements within Improvement Area #1 and the Improvement Area #1 allocable share of the Major Improvements are, together, the "Improvement Area #1 Projects." The Improvement Area #1 Projects were designed and constructed in accordance with City standards and specifications and have been accepted by the City. See "APPENDIX C – Form of Service and Assessment Plan."

Subsequent development is expected to include one or two additional phases, depending on the pace of sales in Improvement Area #1 (see "PLAN OF FINANCE – Status of Builder Contracts" and "THE DEVELOPMENT – Future Improvement Areas and Future Improvement Area Bonds"), and will include public improvements authorized by the PID Act, similar to the Improvement Area #1 Projects, and necessary to serve future phases shown as Future Improvement Areas on page v (the "Future Improvement Areas"), including those improvements described in the Service and Assessment Plan (collectively, the "Authorized Improvements"). See "THE DEVELOPMENT – Overview." The Developer began design of the second phase of development of the District in February 2022 and expects development of the lots in such phase to be completed by March 2023.

The Improvement Area #1 Projects

Improvement Area #1 contains sixty-six (66) forty-foot (40') lots and fifty-seven (57) fifty-foot (50') lots, for a total of 123 Lots. The Developer completed construction of the Improvement Area #1 Projects in May 2022.

Proceeds of the Bonds will be used for the purposes of: (1) paying or reimbursing a portion of the costs of the Improvement Area #1 Projects, (2) funding the Bond Reserve Account of the Reserve Fund, (3) funding a portion of the Delinquency and Prepayment Reserve Account of the Reserve Fund, (4) paying a portion of the costs incidental to the organization of the District, and (5) paying the costs of issuance of the Bonds. All Improvement Area #1 Projects were designed and constructed in accordance with City standards and will be owned and operated by the City.

The Developer is responsible for the completion of the construction, acquisition, or purchase of the Improvement Area #1 Projects. The total costs of the Improvement Area Projects equal approximately $5,585,051. Proceeds of the Bonds in the approximate amount of $3,634,820* will be used to reimburse costs of the Improvement Area #1 Projects. The remaining cost of the Improvement Area #1 Projects is approximately $1,950,231* and was funded by a draw by the Developer on its unsecured line of credit with Wells Fargo Bank. Such remaining cost will not be reimbursed by the City. See "THE DEVELOPER – History and Financing of the District."

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* *Preliminary, subject to change.*

The following table reflects the total expected costs of the Improvement Area #1 Projects. As of May 30, 2022, the Developer has spent approximately $6.9 million towards the costs of Improvement Area #1 Projects and other improvements and soft costs related to Improvement Area #1 of the District. See "APPENDIX C – Form of Service and Assessment Plan."

	Total Costs [a]	Improvement Area #1		Future Improvement Area [b]	
		%	Costs	%	Cost
Improvement Area #1 Improvements					
Streets	$ 1,716,477	100.00%	$ 1,716,477	0.00%	$ -
Water	389,092	100.00%	389,092	0.00%	-
Wastewater	439,062	100.00%	439,062	0.00%	-
Drainage	651,950	100.00%	651,950	0.00%	-
Natural Gas	259,329	100.00%	259,329	0.00%	-
Soft Costs	1,090,359	100.00%	1,090,359	0.00%	-
	$ 4,546,269		$ 4,546,269		$ -
Major Improvements					
Wastewater	274,320	41.27%	113,219	58.73%	161,101
Detention, Clearing and Grubbing	1,674,296	41.27%	691,028	58.73%	983,268
Soft Costs	568,255	41.27%	234,534	58.73%	333,721
	$ 2,516,871		$ 1,038,782		$ 1,478,089
Improvement Area #1 2022 Bond Issuance Costs					
Debt Service Reserve Fund	$ 317,445	100.00%	$ 317,445	0.00%	$ -
Underwriter Discount	133,050	100.00%	133,050	0.00%	-
Cost of Issuance	304,685	100.00%	304,685	0.00%	-
	$ 755,180		$ 755,180		$ -
First Year Annual Collection Costs					
First Year Annual Collection Costs	45,000	100.00%	45,000	0.00%	-
	$ 45,000		$ 45,000		$ -
Total	**$ 7,863,320**		**$ 6,385,231**		**$ 1,478,089**

Notes:
[a] Costs were determined by the Engineer's Opinion of Probable Cost prepared by Elevation Land Solutions dated August 24, 2022.
[b] Improvement Area #2 Costs will be updated upon determination.

The costs of the Improvement Area #1 Projects are based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City and were approved by the City Council as part of the Service and Assessment Plan. See "APPENDIX C – Form of Service and Assessment Plan."

The Improvement Area #1 Projects consist of the following.

Improvement Area #1 Improvements.

Street Improvements include subgrade stabilization (including excavation and drainage), concrete and reinforcing steel for roadways, handicapped ramps, and streetlights. Intersections, signage, lighting, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that will provide street access to each Lot. These projects will provide access to community roadways and state highways. The street improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Water Improvements include trench excavation and embedment, trench safety, PCV piping, service connections, and testing. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of the improvements. The water improvements will be designed and constructed in accordance with City standards and specifications will be owned and operated by the City.

Wastewater Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections and testing. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of the improvement area. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Detention, Clearing and Grubbing Improvements include trench clearing and grubbing, trench excavation and embedment, trench safety, reinforced concreate piping, manholes, inlets, channels/swales and ponds, including spreading and compacting of excavation materials. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of the improvement area. The drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Natural Gas Improvements including trench excavation and embedment, trench safety, plastic/metal piping, manholes, service connections, gas mains, valves, testing, earthwork, excavation, erosion control, and all necessary appurtenances required to provide natural gas service. The natural gas improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft Costs include costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency.

Major Improvements.

Wastewater Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections and testing. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of the improvement area. The wastewater improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Drainage Improvements include trench excavation and embedment, trench safety, reinforced concreate piping, manholes, inlets, channels/swales and ponds. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of the improvement area. The drainage improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City.

Soft Costs include costs related to designing, constructing, and installing the Major Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency, and District Formation Costs.

Ownership and Maintenance of Improvements

All Improvement Area #1 Projects were designed and constructed in accordance with City standards and will be owned and operated by the City. A homeowner's association will maintain the amenity components of the detention areas.

The Development Agreement

The Developer entered into a Wood Leaf Reserve Development Agreement, dated effective January 18, 2021, with the City (the "Development Agreement"), to establish provisions for the apportionment, levying, and collection of assessments on the property within the District, the construction of the Authorized Improvements, reimbursement, acquisition, ownership and maintenance of certain public improvements within the District, including the Improvement Area #1 Projects (collectively, the "Authorized Improvements"), and the issuance of one or more series of bonds secured by District assessments ("PID Bonds") for the financing of the Authorized Improvements benefitting the property within the District.

In the Development Agreement, the Developer has agreed to undertake or cause the undertaking of the design, development, construction, maintenance, management, use and operation of the Development, and to undertake the design, development and construction of the Authorized Improvements. The Development Agreement provides that the Development will consist of the following elements: (i) up to 318 single-family homes; (ii) a minimum 1-acre recreational reserve, centrally located within the Development which may include a playground, picnic facilities and other recreational components, and (iii) a minimum 30% of the Development to be open space.

Under the Development Agreement, the issuance of PID Bonds is subject to the discretion of the City Council of the City and the following conditions must be satisfied prior to the City's consideration of the sale of PID Bonds:

1. The maximum aggregate par amount of the PID Bonds to be issued by the City shall not exceed $18,895,633.

2. The maximum "tax rate" for the projected annual assessment for each phase shall be no greater than $0.90 per $100 assessed valuation at the time of issuance of each series of PID Bonds; the tax rate limit applies on an individual assessed parcel basis based on the estimated build out value of each parcel.

3. Minimum value to lien ratio of at least 3:1 for each series of PID Bonds; such value shall be confirmed by an appraisal.*

4. The Developer or its affiliates shall own all property within a phase of the District prior to the levy of assessments for such phase.

5. The Developer must provide evidence reasonably acceptable to the City of an executed loan document and/or private equity in an amount sufficient to complete the amenities required for the Development described above.

6. The Developer shall not be in default under the Development Agreement.

7. A site plan including preliminary engineering is approved by City staff for the Authorized Improvements for the phase for which PID Bonds are being issued.

Under the Development Agreement, at closing on any series of PID Bonds intended to fund construction of Authorized Improvements that have not already been constructed by the Developer, the Developer is required deposit with the trustee under the applicable Indenture an amount equal to the difference between the costs of the Authorized Improvements and the net proceeds of the applicable series of PID Bonds.

The Development Agreement may be amended or modified in writing signed by the parties thereto. Any such amendment could affect the security for the Bonds.

This caption contains a brief summary of the Development Agreement. Potential purchasers of the Bonds should review the complete copy of the Development Agreement attached to this Limited Offering Memorandum. See "APPENDIX G – Development Agreement."

THE DEVELOPMENT

Overview

The Development is an approximately 90.54-acre master planned project that is currently located within the corporate limits of the City. The Development is located just east of State Highway 249 (Tomball Parkway) and north of State Highway 99 (The Grand Parkway) between Holderreith Road and Theis Lane. Plans for the Development currently include trails, open space, a lake with fountains and landscaping, and a park with a pavilion and playground. The Developer expects to complete the Development in two or three phases with full buildout estimated by July 2025. The entire Development is located within the corporate limits of the City.

* The par amount of the Bonds does not satisfy the 3:1 ratio. However, the Indenture requires that a portion of the proceeds of the Bonds be "held back" in the Project Fund until such time as the 3:1 ratio is satisfied. See "SECURITY FOR THE IMPROVEMENT AREA #1 BONDS – Project Fund."

The Developer's current expectations regarding estimated home prices in Improvement Area #1 are as follows:

Estimated Home Prices in Improvement Area #1 and Value to Lien Ratios

Lot Size	Quantity [1]	Base Lot Price [1][2][3]	Average Base Home Price [1][2]	Maximum Assessment per Lot [4]	Estimated Ratio of Value of Average Base Lot Price to Assessment [4]	Estimated Ratio of Value of Average Base Home Price to Assessment [4]
40' x 120'	66	$50,000	$330,000	$34,139	1.46 : 1	9.66 : 1
50' x 120'	57	62,500	370,000	38,277	1.63 : 1	9.66 : 1
Total	**123**					

[1] Provided by the Developer.

[2] Assumes completion of the Improvement Area #1 Projects.

[3] Values based on sales prices in the Developer's purchase and sale agreements with Homebuilder for the Initial Closing, as defined below. Thereafter, the Base Lot Price will increase by an amount equal to the amount of simple interest that accrues on the Base Lot Price for the period elapsing between the date of the Initial Closing and the date on which the purchase of such Lot is closed and funded, at a per annum rate equal to six percent (6%). Additionally, the purchase price for each Lot will be increased by a fence fee equal to $40 per linear foot for upgraded wood fencing or $50 per linear foot for masonry fencing.

[4] *Preliminary, subject to change.*

Status of Lot Purchase and Sale Agreements

The Developer expects to build homes on 62 of the 123 Lots in Improvement Area #1. On March 1, 2022, the Developer signed a contract to sell the remaining 61 Lots in Improvement Area #1 to Shea Homes Houston, LLC, a Texas limited liability company (the "Homebuilder"). The Homebuilder is expected to purchase nine (9) 40' lots and seven (7) 50' lots, including two (2) 50' model lots, in September 2022 (the "Initial Closing"). Following the Initial Closing, the Homebuilder is expected to purchase eight (8) 40' lots and seven (7) 50' lots every three (3) months from the date of the Initial Closing until all 61 Lots have been purchased. The Developer received an earnest money deposit of $340,000 from the Homebuilder which will be applied to the purchase price of Lots as they are purchased by the Homebuilder.

Future Improvement Areas and Future Improvement Area Bonds

The Developer anticipates developing the Future Improvement Area in one or two additional phases following the development of Improvement Area #1. The Developer projects the following characteristics and timeline for development of the District, but such projections are subject to change based on a variety of factors, many of which are outside of the control of the Developer:

Expected Buildout of the District [1]

Phase	Expected/Actual Lots	Expected/Actual Lot Sizes	Expected/Actual Infrastructure Completion Date	Expected Final Sale Date of Lots to Builders
1 – Developer	33	40'	May 2022	N/A
1 – Developer	29	50'	May 2022	N/A
1 – Homebuilder	33	40'	May 2022	June 2023
1 – Homebuilder	28[2]	50'	May 2022	June 2023
2/3	103	40'	March 2023	September 2024
2/3	73	50'	March 2023	September 2024

[1] Provided by the Developer.

[2] Homebuilder will designate two (2) Improvement Area #1 50' Lots for model homes.

The City expects to issue Future Improvement Area Bonds to finance the Actual Costs of Authorized Improvements within the Future Improvement Areas of the District as the development proceeds. The Future Improvement Area Bonds, if any, will be secured by separate assessments, separate and distinct from the Assessments, levied pursuant to the PID Act on assessable property within the applicable Future Improvement Areas that benefit from the Authorized Improvements being financed.

The Bonds and the Future Improvement Area Bonds, if any, are separate and distinct securities. The City has reserved the right to issue other obligations for any purpose permitted by the PID Act, including those described above, subject to the conditions discussed in "SECURITY FOR THE BONDS – Additional Obligations; Other Obligations or Other Liens."

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Photographs of the Development and Improvement Area #1



Intersection of Silver Maple Crossing and School Street facing West



Intersection of Silver Maple Crossing and Hickory Grove Lane facing North



School Street facing North toward Theis Lane entrance



Intersection of Silver Maple Crossing and Wood Leaf Park facing North



Intersection of Silver Maple Crossing and Wood Leaf Park facing South



Perimeter Fencing



Entry Monument at Theis Lane (under construction)



Developer Model Homes



Homebuilder Model Home Sites

Zoning/Permitting

Pursuant to the Development Agreement, the Developer has agreed that development of the District will be governed by the provisions of the City's Code of Ordinances, ordinances not codified, design standards, uniform and international building and construction codes, and other policies duly adopted by the City, including, but not limited to zoning ordinance No. 2020-19, a planned development ordinance created for the District ("Planned Development - 12"). In the Development Agreement, the Developer consented and agreed to the zoning of the District consistent with Planned Development - 12.

Amenities

Plans for the Development currently include the following amenities: a 1.1-acre park with pavilion and playground, a 3.7-acre lake with fountains and landscape, and walking/jogging trails. The Developer estimates the cost of such amenities to be approximately $635,000, which the Developer expects to pay with cash. Construction of the amenities began in April 2022 and is expected to be completed in October 2022. Upon completion, the HOA is expected to own and maintain the amenities.

Schools

The Development is located entirely within Tomball Independent School District. Students in the Development are expected to attend Tomball Elementary School (EE – 4) (approximately 2 miles from the Development), Tomball Intermediate School (5 – 6) (approximately 2 miles from the Development), Tomball Junior

High School (7 – 8) (approximately 3 miles from the Development) and Tomball High School (9 – 12) (approximately 3 miles from the District).

GreatSchools.org rated Tomball Elementary School a 5-out-of-10, Tomball Intermediate School a 7-out-of-10, Tomball Junior High School a 7-out-of-10, and Tomball High School a 6-out-of-10. According to the Texas Education Agency annual school report cards, Tomball Elementary was rated "C" and Tomball Intermediate and Tomball High School were rated as "B" for 2018-2019 (the last year accountability report cards were issued, due to COVID-19). (The categories for public school districts and public schools are A, B, C, D or F).

Environmental

Environmental Site Assessments performed prior to the Developer's purchase of the Development identified some isolated areas with elevated levels of metals, the chemicals benzyne, toluene, ethylbenzene and xylene (BTEX), total petroleum hydrocarbons (TPH) and chlorides in the soils. The site was entered into a Voluntary Cleanup Program ("VCP") with the Texas Railroad Commission prior to Developer's purchase of the site. The Developer joined with the prior owner of the Property in the VCP and has overseen, through DCH Environmental Consultants, LLC ("DCH"), an environmental consultant, the cleanup during development of the tract. All contaminated materials identified have been removed from the developed sections of the site and have been remediated. [The VCP is now complete, and the Texas Railroad Commission is expected to close the VCP within 30 days.] [Update prior to printing.]

DHC completed a post cleanup Phase I Environmental Site Assessment of the Development in March 2022. DHC recommended that the Development stay in the VCP until the final certificate of completion is received from the Texas Railroad Commission. No development restrictions or other action was recommended.

Utilities

Water and Wastewater Service. The City will provide both water and wastewater service to end users within the District.

*Other Utilities***.** The Developer expects additional utilities to be provided by: (1) Electric – CenterPoint Energy; (2) Natural Gas – the City; and (3) Telecommunicates – AT&T and Comcast.

Existing Mineral and Groundwater Rights

The Developer has the groundwater rights relative to the land within the District. Mineral rights within the District are owned by persons other than the Developer. There are two active wells and three inactive wells and associated pipelines in the Future Development Area. However, the Developer has obtained surface waivers for the entirety of the District except for designated drill sites and easements outside of the areas to be developed in the District. All five of the wells are located within land reserves. One of the inactive wells is within the primary detention pond for the District and was plugged and abandoned during development. The active wells are located on a 1.6-acre drill site and a 1.9-acre drill site, both shown on page vi.

Other than the two active wells, there is no exploration or production of oil, gas or other mineral or groundwater rights on the property within the District. However, exploration and/or production may be possible on adjacent properties. While adjacent properties may have developable mineral and groundwater rights, the City has enacted an ordinance regulating the drilling, production, and operation of oil and gas wells, the exploration associated with such operations, and the transport of hydrocarbons or wastes associated with these operations, within the regulated area of the City. Such ordinance may make it difficult for owners of such rights to develop same.

Although the Developer does not expect the above-described mineral rights, or the exercise of such rights or any other mineral rights or related real property rights in or around the District, to have a material adverse effect on the Development, the property within the District, or the ability of landowners within the District to pay Assessments, the Developer makes no guarantee as to such expectation. See "BONDHOLDERS' RISKS – Exercise of Mineral Rights."

THE DEVELOPER

General

In general, the activities of a developer in a development such as the District include purchasing the land, designing the subdivision, including the utilities and streets to be installed and any community facilities to be built, defining a marketing program and building schedule, securing necessary governmental approvals and permits for development, arranging for the construction of roads and the installation of utilities (including, in some cases, water, sewer, and drainage facilities, as well as telephone and electric service) and selling improved lots and commercial reserves to builders, developers, or other third parties. The relative success or failure of a developer to perform such activities within a development may have a material effect on the security of the revenue bonds, such as the Bonds, issued by a municipality for a public improvement district. A developer is generally under no obligation to develop the property which it owns in a development. Furthermore, there is no restriction on the developer's right to sell any or all of the land which the developer owns within a development. In addition, a developer is ordinarily the major tax and assessment payer within a district during its development. See "BONDHOLDERS' RISKS – Dependence Upon Developer."

Description of the Developer

Chesmar, LLC, and Chesmar Homes, LTD, were founded in 2005 and were converted to Chesmar Homes, LLC (the "Developer") on or about November 11, 2018. As of July 1, 2022, the Developer is owned in its entirety by Chesmar Holdings, LLC, a Delaware limited liability company ("Chesmar Holdings"), the sole member of which is SH Residential Holdings, LLC, a Delaware limited liability company. The sole member of SH Residential Holdings, LLC, is Sekisui House US Holdings, LLC, a Delaware limited liability company, which owned entirely by Sekisui House Ltd., a Japanese entity and one of Japan's largest homebuilders. Sekisui House Ltd. is a publicly traded company listed on the NASDAQ stock exchange under the ticker symbol "SKHSF."

Donald P. Klein is the founder and Chief Executive Officer of the Developer. Additionally, Mr. Klein is the Manager and sole member of Affinity Development Company, LLC ("Affinity"), a land development company also founded in 2005. Mr. Klein is an honors graduate of the University of Maryland where he received his degree in Accounting in 1974.

In its second full year of operation ending in 2007, the Developer closed 357 homes and was the second fastest growing builder in the Houston market. Since that time, the Developer has grown to six active building divisions in Houston, San Antonio, Central Texas, Austin and Dallas with home closings totaling 1,692 in 2020.

Both the Developer and Affinity have been involved in land development projects since 2005. Combined, the companies have completed eight projects totaling 1,781 single-family residential lots and currently have two projects under development that will produce a combined 1,081 single-family lots at completion.

Mr. Klein formed both companies after leaving his position as City President for the Lennar Corporation in 2005, where he directed the overall management and operation of homebuilding and land development in the Houston market. During his five years as City President, Lennar grew its business from 2,082 closings and $390 million in revenue to 4,174 closings and $724 million in revenue in 2004. Over this same period, Lennar's Houston operations grew from 2 housing divisions and 1 land division to 6 housing divisions and 2 land divisions as the company garnered one of the highest market shares for a national builder in a top ten U.S. market.

The second land division launched during Mr. Klein's tenure was Lennar Houston Land, which was exclusively conceived by Mr. Klein in 2001 as a needed complement to homebuilding operations. In four years, this division grew from two projects to over twenty projects that produced in excess of $10 million annual profit in 2004.

Development operations for both organizations have been managed by Ron Brooks since 2005. Mr. Brooks has been involved in residential development for 20 years, including 4 years with Lennar Homes of Texas where he was directly responsible for the development of seven communities totaling over 2,000 residential home sites. Mr. Brooks is a graduate of Texas A&M University, where he received a Bachelor of Science in Civil Engineering (1982)

and a Master of Science in Land and Real Estate Development (1997).

The projects undertaken by the Developer and Affinity in the Houston market have primarily been within municipal utility districts ("MUDs"), the most common project financing vehicle in this market area. One development project was located in a Tax Increment Reinvestment Zone rather than a MUD and was successfully completed in the City of Baytown. Otherwise, experience with public improvement districts in Houston has been limited to a single community developed by others in the City of Conroe and the present Wood Leaf Reserve in the City of Tomball.

History and Financing of the District

The Property Acquisition. The Developer was formed for the purpose, among other things, of acquiring and developing property within the District. The Developer acquired the real property comprising the District in September 2020 for $4,978,358 using a line of credit from Wood Forest Bank. That line of credit was subsequently terminated and moved to Wells Fargo Bank. The Developer owns the Improvement Area #1 Assessed Property free and clear of any liens.

The Development Financing. Prior to its purchase by Chesmar Holdings, the Developer had a $175,000,000 unsecured line of credit with Wells Fargo Bank for the purpose of, among other things, financing land acquisition, land development and home construction for multiple operating divisions within the company, including paying taxes, insurance and certain of the costs associated with the development of Improvement Area #1 and the Future Improvement Areas. Such line of credit was terminated in connection with the purchase of the Developer by Chesmar Holdings. Future phases are expected to be funded with corporate funds. See "THE DEVELOPER – Description of the Developer."

THE PID ADMINISTRATOR

The following information has been provided by P3Works, LLC, as the Administrator. Certain of the following information is beyond the direct knowledge of the City and the Underwriter, and neither the City nor the Underwriter have any way of guaranteeing the accuracy of such information.

The City has selected P3Works, LLC as the initial Administrator. The City has entered into an agreement for administration of the District with the Administrator to provide specialized services related to the administration of the District needed to support the issuance of the Bonds. The Administrator will primarily be responsible for preparing the annual update to the Service and Assessment Plan. The Administrator is a consulting firm focused on providing special taxing district services relating to the formation and administration of public improvement districts, and is based in Austin, Houston, and North Richland Hills, Texas.

The Administrator's duties will include:

- Preparation of the annual update to the Service and Assessment Plan
- Preparation of assessment rolls for County billing and collection
- Establishing and maintaining a database of all County parcel IDs within the District
- Trust account analysis and reconciliation
- Property owner inquires
- Determination of prepayment amounts
- Preparation and review of disclosure notices with the dissemination agent
- Review of developer draw requests for reimbursement of authorized improvement costs.

APPRAISAL

Barletta & Associates, Inc. (the "Appraiser"), prepared an appraisal report for the City dated November 5, 2021, based upon a physical inspection of the District conducted on October 30, 2021 (the "Appraisal"). The Appraisal was prepared at the request of the City and is addressed solely to the Underwriter for use in preparing an estimated value of property in connection with the issuance of the Bonds. The estimates of value presented in the Appraisal are no indication of the appraised property's actual market value and do not address the value or benefit of the Authorized Improvements. Investors should not assume that the disposition of the lots in Improvement Area #1 in the event of default would provide sufficient funds to pay the principal of Bonds outstanding at that time. The Appraisal does not constitute a recommendation to any person to purchase or sell the Bonds. The description herein of the Appraisal is intended to be a brief summary only of the Appraisal as it relates to Improvement Area #1 of the District. The Appraisal is attached hereto as APPENDIX F and should be read in its entirety. The conclusions reached in the Appraisal are subject to certain assumptions, hypothetical conditions and qualifications, which are set forth therein. See "APPENDIX F – Appraisal."

The Appraiser estimated the bulk market value of the fee simple interest in the land comprising Improvement Area #1 (described as "Section 1" in the Appraisal) of the District by gathering comparable market data and conducting a study of the market area for the purpose of providing the Appraiser's opinion of the "Upon Completion" bulk market value of the 123 proposed lots in Improvement Area #1.

The sales comparison approach was used to conclude the market values of the bulk and retail revenue of the existing and proposed residential lots. An income approach retail sell-out technique was then employed to derive the indicated "upon completion" bulk market values of the proposed lots in Improvement Area #1. See "APPENDIX F – Appraisal."

The value estimate for the assessable property within Improvement Area #1 of the District using the methodologies described in the Appraisal and subject to the limiting conditions and assumptions set forth in the Appraisal, is $6,100,000, based on an effective date of January 15, 2022.

None of the City, the Developer nor the Underwriter makes any representation as to the accuracy, completeness, assumptions, or information contained in the Appraisal. The assumptions or qualifications with respect to the Appraisal are contained therein. There can be no assurance that any such assumptions will be realized, and the City, the Developer and the Underwriter make no representation as to the reasonableness of such assumptions.

In connection with the preparation of the Appraisal, the Appraiser may have reviewed the information supplied or otherwise made available to it by the City for reasonableness, has assumed and relied upon the accuracy and completeness of all such information and of all information supplied or otherwise made available to it by any other party, and did not undertake any duty or responsibility to verify independently any of such information. The Appraiser has not made or obtained, nor will it make or obtain, an independent valuation or appraisal of any other assets or liabilities (contingent or otherwise) other than the property in Improvement Area #1. With respect to operating or financial forecasts and other information and data provided to or otherwise reviewed by or discussed with the Appraiser, the Appraiser has assumed that such forecasts and other information and data were reasonably prepared in good faith on bases reflecting the best currently available estimates and judgments of the City's employees, representatives and advisors, as well as any corrections or updates to such forecasts and other information and data.

In performing its analyses, the Appraiser has made numerous other assumptions with respect to general business, economic and regulatory conditions and other matters, many of which are beyond the Appraiser's control and the City's control, as well as certain factual matters. For example, the Appraiser assumed that the Developer has clear and marketable title to the property in the District, that no title defects exist unless the Appraiser was specifically informed to the contrary, that improvements were made in accordance with law, that no hazardous materials are present or were present previously, that no deed restrictions exist, and that no changes to zoning ordinances or regulations governing use, density or shape are pending or being considered. Furthermore, the Appraiser's analysis, opinions and conclusions are necessarily based upon market, economic, financial and other circumstances and conditions existing prior to the valuation. The foregoing is a summary of the standard assumptions, qualifications and limitations that generally apply to the Appraiser's appraisal reports.

The Appraiser confirms that the valuations included in the Appraisal were prepared in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP) and the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

Caution should be exercised in the evaluation and use of appraisal results. An appraisal is an estimate of market value as of a specified date based upon assumptions and limiting conditions and any extraordinary assumptions specific to the relevant valuation. It is not a precise measure of value but is based on a subjective comparison of related activity taking place in the real estate market. The valuation set forth in the Appraisal is based on various assumptions of future expectations and while the Appraiser's internal forecasts of net operating income for the properties in Improvement Area #1 is considered by the Appraiser to be reasonable at the current time, some of the assumptions may not materialize or may differ materially from actual experience in the future.

The Bonds will not necessarily trade at values determined solely by reference to the underlying value of the properties in the District.

The intended use and user of the Appraisal are specifically identified in the Appraisal as agreed upon in the contract for services and/or reliance language found in the Appraisal. Barletta & Associates, Inc. has consented to the use of the Appraisal in this Limited Offering Memorandum in connection with the issuance of the Bonds. No other use or user of the Appraisal is permitted by any other party for any other purpose.

BONDHOLDERS' RISKS

Before purchasing any of the Bonds, prospective investors and their professional advisors should carefully consider all of the risk factors described below which may create possibilities wherein interest may not be paid when due or that the Bonds may not be paid at maturity or otherwise as scheduled, or, if paid, without premium, if applicable. The following risk factors (which are not intended to be an exhaustive listing of all possible risks associated with an investment in the Bonds) should be carefully considered prior to purchasing any of the Bonds. Moreover, the order of presentation of the risks summarized below does not necessarily reflect the significance of such investment risks.

THE BONDS ARE SPECIAL, LIMITED OBLIGATIONS OF THE CITY PAYABLE SOLELY FROM THE PLEDGED REVENUES AND OTHER FUNDS COMPRISING THE TRUST ESTATE, AS AND TO THE EXTENT PROVIDED IN THE INDENTURE. THE BONDS DO NOT GIVE RISE TO A CHARGE AGAINST THE GENERAL CREDIT OR TAXING POWER OF THE CITY AND ARE PAYABLE SOLELY FROM THE SOURCES IDENTIFIED IN THE INDENTURE. THE OWNERS OF THE BONDS SHALL NEVER HAVE THE RIGHT TO DEMAND PAYMENT THEREOF OUT OF MONEY RAISED OR TO BE RAISED BY TAXATION, OR OUT OF ANY FUNDS OF THE CITY OTHER THAN THE PLEDGED REVENUES AND OTHER FUNDS COMPRISING THE TRUST ESTATE, AS AND TO THE EXTENT PROVIDED IN THE INDENTURE. NO OWNER OF THE BONDS SHALL HAVE THE RIGHT TO DEMAND ANY EXERCISE OF THE CITY'S TAXING POWER TO PAY THE PRINCIPAL OF THE BONDS OR THE INTEREST OR REDEMPTION PREMIUM, IF ANY, THEREON. THE CITY SHALL HAVE NO LEGAL OR MORAL OBLIGATION TO PAY THE BONDS OUT OF ANY FUNDS OF THE CITY OTHER THAN THE PLEDGED REVENUES AND OTHER FUNDS COMPRISING THE TRUST ESTATE.

General

The ability of the City to pay debt service on the Bonds as due is subject to various factors that are beyond the City's control. These factors include, among others, (a) the ability or willingness of property owners within the District to pay Assessments levied by the City, (b) cash flow delays associated with the institution of foreclosure and enforcement proceedings against property within Improvement Area #1 of the District, (c) general and local economic conditions that may impact real property values, the ability to liquidate real property holdings and the overall value of real property development projects, and (d) general economic conditions which may impact the general ability to market and sell the Lots within the District, it being understood that poor economic conditions within the City, State and region may slow the assumed pace of sales of such Lots.

The rate of development of the property in the District is directly related to the vitality of the residential housing industry. In the event that the sale of the Lots within the District should proceed more slowly than expected and the Developer is unable to pay the Assessments, only the value of the Lots, with improvements, will be available for payment of the debt service on the Bonds, and such value can only be realized through the foreclosure or expeditious liquidation of the lands within Improvement Area #1. There is no assurance that the value of such lands will be sufficient for that purpose and the expeditious liquidation of real property through foreclosure or similar means is generally considered to yield sales proceeds in a lesser sum than might otherwise be received through the orderly marketing of such real property.

The Underwriter is not obligated to make a market in or repurchase any of the Bonds, and no representation is made by the Underwriter, the City, or the City's Financial Advisor that a market for the Bonds will develop and be maintained in the future. If a market does develop, no assurance can be given regarding future price maintenance of the Bonds.

The City has not applied for or received a rating on the Bonds. The absence of a rating could affect the future marketability of the Bonds. There is no assurance that a secondary market for the Bonds will develop or that holders who desire to sell their Bonds prior to the stated maturity will be able to do so.

Deemed Representations and Acknowledgment by Purchasers

Each purchaser of Bonds ("Investor") will be deemed to have acknowledged and represented to the City the matters set forth under the heading "LIMITATIONS APPLICABLE TO INITIAL PURCHASERS" which include, among others, a representation and acknowledgment that the purchase of the Bonds involves investment risks, certain of which are set forth under this heading "BONDHOLDERS' RISKS" and elsewhere herein, and each Investor, either alone or with its purchaser representative(s) (as defined in Rule 501(h) of Regulation D under the Securities Act), has sophisticated knowledge and experience in financial and business matters and the capacity to evaluate such risks in making an informed investment decision to purchase the Bonds, and the Investor can afford a complete loss of its investment in the Bonds.

Infectious Disease Outbreak

In March 2020, the World Health Organization and the President of the United States separately declared the outbreak of a respiratory disease caused by a novel coronavirus ("COVID-19") to be a public health emergency. On March 13, 2020, the Governor of Texas (the "Governor") declared a state of disaster for all counties in the State because of the effects of COVID-19. Subsequently, in response to a rise in COVID- 19 infections in the State of Texas ("Texas") and pursuant to Chapter 418 of the Texas Government Code, the Governor issued a number of executive orders intended to help limit the spread of COVID-19 and mitigate injury and the loss of life, including limitations imposed on business operations, social gatherings, and other activities. Since such time, COVID-19 negatively affected commerce, travel and businesses locally and globally, and negatively affected economic growth worldwide and within the State. Following the widespread release and distribution of various COVID-19 vaccines in 2021 and a decrease in active COVID-19 cases generally in the United States, state governments (including Texas) have started to lift business and social limitations associated with COVID-19. Beginning in March 2021, the Governor issued various executive orders, which, among other things, rescinded and superseded prior executive orders and provide that there are currently no COVID-19 related operating limits for any business or other establishment.

The Governor retains the right to impose additional restrictions on activities if needed to mitigate the effects of COVID-19. Additional information regarding executive orders issued by the Governor is accessible on the website of the Governor at https://gov.texas.gov/. Neither the information on (nor accessed through) such website of the Governor is incorporated by reference, either expressly or by implication, into this Report.

With the easing or removal of COVID-19 associated governmental restrictions, economic activity has increased. However, there are no assurances that such increased economic activity will continue or continue at the same rate, especially if there are future outbreaks of COVID-19. The City has not experienced any decrease in property values, unusual tax delinquencies, or interruptions to service as a result of COVID-19; however, the City cannot predict the long-term economic effect of COVID-19 or a similar virus should there be a reversal of economic activity and re-imposition of restrictions.

The Bonds are secured primarily by Assessments levied on benefitted property within the District. If Lot or home sales are negatively impacted by the continuation or escalation of the Pandemic, the Developer will continue to be responsible for the payment of the Assessments as long as it owns such Lots.

The City continues to monitor the spread of COVID-19 and is working with local, State, and national agencies to address the potential impact of the Pandemic upon the City. While the City has experienced growth in its assessed valuation during the Pandemic, the continued outbreak of COVID-19 could have an adverse effect on the City's operations and financial condition. None of the City, the Financial Advisor, the Underwriter, or the Developer can predict the impact the Pandemic may have on the City, the financial and operating condition of the Developer, the projected buildout schedule, home prices and buildout values, or an investment in the Bonds.

Failure or Inability to Complete Proposed Development

Proposed development within the District may be affected by changes in general economic conditions, fluctuations in the real estate market and interest rates, changes in the income tax treatment of real property ownership, unexpected increases in development costs and other similar factors as well as availability of utilities and the development or existence of environmental concerns with such land. See "– Availability of Utilities" and "– Hazardous Substances" below. Land development within the District could also be affected adversely by changes in governmental policies, including, but not limited to, governmental policies to restrict or control development. (Any approvals needed in the future for the Development must come from the City.) There can be no assurances that other similar projects will not be developed in the future or that existing projects will not be upgraded or otherwise able to compete with the Development. A slowdown of the development process and the related absorption rate within the Development because of any or all of the foregoing could affect adversely land values. THE TIMELY PAYMENT OF THE BONDS DEPENDS UPON THE WILLINGNESS AND ABILITY OF THE DEVELOPER AND ANY SUBSEQUENT OWNERS TO PAY THE IMPROVEMENT AREA #1 ASSESSMENTS WHEN DUE. ANY OR ALL OF THE FOREGOING COULD REDUCE THE WILLINGNESS AND THE ABILITY OF SUCH OWNERS TO PAY THE IMPROVEMENT AREA #1 ASSESSMENTS AND COULD GREATLY REDUCE THE VALUE OF PROPERTY WITHIN IMPROVEMENT AREA #1 IN THE EVENT SUCH PROPERTY HAS TO BE FORECLOSED UPON. In that event, there could be a default in the payment of the Bonds.

Absorption Rate

There can be no assurance that the Developer or the Homebuilder will be able to achieve their anticipated absorption rates. Failure to achieve the absorption rate estimates will adversely affect the estimated value of the lots being assessed, could impair the economic viability of the Development and could reduce the ability or desire of property owners to pay the Assessments.

The Developer is constructing homes on approximately half of the Lots in Improvement Area #1. Consequently, the Developer will not be able to affect or control the absorption rate of homes within approximately half of Improvement Area #1.

Assessment Limitations

Annual Installments of the Assessments are billed to property owners in Improvement Area #1 of the District. Annual Installments are due and payable, and bear the same penalties and interest for non-payment, as for ad valorem taxes as set forth under "ASSESSMENT PROCEDURES." Additionally, Annual Installments established by the Service and Assessment Plan correspond in number and proportionate amount to the number of installments and principal amounts of Bonds maturing in each year, Annual Collection Costs, the Additional Interest and amounts due pursuant to the Reimbursement Agreement. See "ASSESSMENT PROCEDURES." The unwillingness or inability of a property owner to pay regular property tax bills as evidenced by property tax delinquencies may also indicate an unwillingness or inability to make regular property tax payments and Annual Installments of Assessments in the future.

In order to pay debt service on the Bonds, it is necessary that Annual Installments are paid in a timely manner. Due to the lack of predictability in the collection of Annual Installments in the District, the City has established a Bond Reserve Account in the Reserve Fund, to be funded from the proceeds of the Bonds, to cover delinquencies. The Annual Installments are secured by the Assessment Lien. However, there can be no assurance that foreclosure proceedings will occur in a timely manner so as to avoid depletion of the Bond Reserve Account and delay in payments of debt service on the Bonds. See "BONDHOLDERS' RISKS – Bondholders' Remedies and Bankruptcy."

Upon an ad valorem tax lien foreclosure event of a property within Improvement Area #1, any Assessment that is also delinquent will be foreclosed upon in the same manner as the ad valorem tax lien (assuming all necessary conditions and procedures for foreclosure are duly satisfied). To the extent that a foreclosure sale results in insufficient funds to pay in full both the delinquent ad valorem taxes and the delinquent Assessments, the liens securing such delinquent ad valorem taxes and delinquent Assessments would likely be extinguished. Any remaining unpaid balance of the delinquent Assessments would then be an unsecured personal liability of the original property owner.

Based upon the language of Texas Local Government Code, § 372.017(b), case law relating to other types of assessment liens and opinions of the Texas Attorney General, the Assessment Lien as it relates to installment payments that are not yet due should remain in effect following an ad valorem tax lien foreclosure, with future installment payments not being accelerated. Texas Local Government Code § 372.018(d) supports this position, stating that an Assessment Lien runs with the land and the portion of an assessment payment that has not yet come due is not eliminated by foreclosure of an ad valorem tax lien.

The Assessment Lien is superior to any homestead rights of a property owner that were properly claimed after the adoption of the Assessment Ordinance. However, an Assessment Lien may not be foreclosed upon if any homestead rights of a property owner were properly claimed prior to the adoption of the Assessment Ordinance ("Pre-existing Homestead Rights") for as long as such rights are maintained on the property. It is unclear under Texas law whether or not Pre-existing Homestead Rights would prevent the Assessment Lien from attaching to such homestead property or instead cause the Assessment Lien to attach, but remain subject to, the Pre-existing Homestead Rights.

Under Texas law, in order to establish homestead rights, the claimant must show a combination of both overt acts of homestead usage and intention on the part of the owner to claim the land as a homestead. Mere ownership of the property alone is insufficient and the intent to use the property as a homestead must be a present one, not an intention to make the property a homestead at some indefinite time in the future. As of the date of adoption of the Assessment Ordinance, no such homestead rights had been claimed. Furthermore, the Developer is not eligible to claim homestead rights and the Developer represents that it owns all property within the District as of the date of the Assessment Ordinance. Consequently, there are and can be no homestead rights on the Improvement Area #1 Assessed Property superior to the Assessment Lien and, therefore, the Assessment Liens may be foreclosed upon by the City.

Failure by owners of the parcels to pay Annual Installments when due, depletion of the Bond Reserve Account and Delinquency and Prepayment Reserve Account, delay in foreclosure proceedings, or the inability of the City to sell parcels which have been subject to foreclosure proceedings for amounts sufficient to cover the delinquent installments of Assessments levied against such parcels may result in the inability of the City to make full or punctual payments of debt service on the Bonds.

THE IMPROVEMENT AREA #1 ASSESSMENTS CONSTITUTE A FIRST AND PRIOR LIEN AGAINST THE PROPERTY ASSESSED, SUPERIOR TO ALL OTHER LIENS AND CLAIMS EXCEPT LIENS AND CLAIMS FOR STATE, COUNTY, SCHOOL DISTRICT OR MUNICIPALITY AD VALOREM TAXES AND ARE A PERSONAL OBLIGATION OF AND CHARGE AGAINST THE OWNERS OF PROPERTY LOCATED WITHIN IMPROVEMENT AREA #1.

Competition

The housing industry in the Houston MSA area is very competitive, and none of the Developer, the City, the City's Financial Advisor or the Underwriter can give any assurance that the building programs that are planned will ever commence. The competitive position of the Developer in the sale of developed lots or of any homebuilder in the

construction and sale of single-family residential units is affected by most of the factors discussed in this section, and such competitive position is directly related to maintenance of market values in the District.

Competitive projects in the area include, but are not limited to:[(1)]

Project Name	Number of Units	Units Remaining	Proximity to District	Developer	Start of Home Construction	Prices
Alexander Estates	251	156	3 miles	Meritage Homes/Lennar	Q3 2020	$340,000 - $450,000
Cherry Pines	305	168	Adjacent	Meritage Homes	Q2 2020	$320,000 - $380,000
Cherrywood Estates	58	58	1 mile	Bold Fox/ Chesmar	Q2 2021	$350,000 - $400,000
Raburn Reserve	349	349	3.8 miles	Hines Interests	Q4 2021	$380,000 - $520,000

(1) Provided by the Developer from Metrostudy 2021 year-end report. Except for Cherry Pines, all of such projects are located either in a public improvement district or municipal utility district.

Bankruptcy

The payment of Assessments and the ability of the City to foreclose on the lien of a delinquent unpaid Assessment may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State relating to judicial foreclosure. Although bankruptcy proceedings would not cause the Assessments to become extinguished, bankruptcy of a property owner in all likelihood would result in a delay in prosecuting foreclosure proceedings. Such a delay would increase the likelihood of a delay or default in payment of the principal of and interest on the Bonds, and the possibility that delinquent Assessments might not be paid in full.

Direct and Overlapping Indebtedness, Assessments and Taxes

The ability of an owner of property within the District to pay the Assessments could be affected by the existence of other taxes and assessments imposed upon the property. Public entities whose boundaries overlap those of the District currently impose ad valorem taxes on the property within the District and will likely do so in the future. Such entities could also impose assessment liens on the property within the District. The imposition of additional liens, whether from taxes, assessments or private financing, may reduce the ability or willingness of the landowners to pay the Assessments. See "OVERLAPPING TAXES AND DEBT."

Depletion of Reserve Fund; No Prefunding of Delinquency and Prepayment Reserve Account

Failure of the owners of property within the District to pay the Assessments when due could result in the rapid, total depletion of the accounts in the Reserve Fund prior to replenishment from the resale of property upon a foreclosure or otherwise or delinquency redemptions after a foreclosure sale, if any. There could be a default in payments of the principal of and interest on the Bonds if sufficient amounts are not available in the Reserve Fund. The Delinquency and Prepayment Reserve Account of the Reserve Fund is only partially funded from the proceeds of the Bonds. The remainder of the Delinquency and Prepayment Reserve Requirement of the Delinquency and Prepayment Reserve Account is accumulated over the course of approximately 10 years by the mechanism described in "SECURITY FOR THE BONDS – Delinquency and Prepayment Reserve Account of the Reserve Fund." The Indenture provides that if, after a withdrawal from the Bond Reserve Account of the Reserve Fund, the amount in the Bond Reserve Account of the Reserve Fund is less than the Bond Reserve Account Requirement or the Delinquency and Prepayment Reserve Requirement, as applicable, the Trustee shall transfer an amount from the Pledged Revenue Fund to the Bond Reserve Account of the Reserve Fund sufficient to cure such deficiency, as described under "SECURITY FOR THE BONDS – Bond Reserve Account" and "– Delinquency and Prepayment Reserve Account."

Hazardous Substances

While governmental taxes, assessments and charges are a common claim against the value of a parcel, other less common claims may be relevant. One of the most serious in terms of the potential reduction in the value that may

be realized to the assessment is a claim with regard to a hazardous substance. In general, the owners and operators of a parcel may be required by law to remedy conditions relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as "CERCLA" or the "Superfund Act," is the most well-known and widely applicable of these laws. It is likely that, should any of the Parcels of land located in the District be affected by a hazardous substance, the marketability and value of Parcels would be reduced by the costs of remedying the condition, because the purchaser, upon becoming owner, will become obligated to remedy the condition just as is the seller.

The value of the land within the District does not take into account the possible liability of the owner for the remedy of a hazardous substance condition of a Parcel. The City has not independently verified, and is not aware, that the Developer has such a current liability with respect to such Parcel; however, it is possible that such liabilities do currently exist and that the City is not aware of them.

Further, it is possible that liabilities may arise in the future with respect to any of the land within the District resulting from the existence, currently, of a substance presently classified as hazardous but which has not been released, or the release of which is not presently threatened, or may arise in the future resulting from the existence, currently, on a Parcel of a substance not presently classified as hazardous but which may in the future be so classified. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the value of a Parcel that is realizable upon a delinquency.

See "THE DEVELOPMENT – Environmental" for discussion of the ESAs performed on property within the District.

Regulation

Development within the District may be subject to future federal, State and local regulations. Approval may be required from various agencies from time to time in connection with the layout and design of development in the District, the nature and extent of public improvements, land use, zoning and other matters. Failure to meet any such regulations or obtain any such approvals in a timely manner could delay or adversely affect development in the District and property values.

Recent Changes in State Law Regarding Public Improvement Districts

The 87th Legislature passed HB 1543, which became effective September 1, 2021, and requires a person who proposes to sell or otherwise convey real property within a public improvement district to provide to the purchaser of the property, before the execution of a binding contract of purchase and sale, written notice of the obligation to pay public improvement district assessments, in accordance with Section 5.014, Texas Property Code, as amended. In the event a contract of purchase and sale is entered into without the seller providing the notice, the intended purchaser is entitled to terminate the contract of purchase and sale. If the Developer or homebuilders within Improvement Area #1 do not provide the required notice and prospective purchasers of property within Improvement Area #1 terminate a purchase and sale contract, the anticipated absorption schedule may be affected. In addition to the right to terminate the purchase contract, a property owner who did not receive the required notice is entitled, after sale, to sue for damages for (i) all costs relative to the purchase, plus interest and reasonable attorney's fees, or (ii) an amount not to exceed $5,000, plus reasonable attorney's fees. In a suit filed pursuant to clause (i), any damages awarded must go first to pay any outstanding liens on the property. In such an event, the outstanding Assessments on such property should be paid. On payment of all damages respectively to the lienholders and purchaser pursuant to clause (i), the purchaser is required to reconvey the property to the seller. Further, if the Developer or homebuilders within the Improvement Area #1 do not provide the required notice and become liable for monetary damages, the anticipated buildout and absorption schedule may be affected. No assurances can be given that the projected buildout and absorption schedules presented in this Limited Offering Memorandum will be realized. The form of notice to be provided to homebuyers is attached as Exhibit N to the Service and Assessment Plan. See "Appendix C – Form of Service and Assessment Plan."

Potential Future Changes in State Law Regarding Public Improvement Districts

During Texas legislative sessions and interim business of the Texas legislature, various proposals and reports have been presented by committees of Texas Senate and Texas House of Representative which suggest or recommend changes to the PID Act relating to oversight of bonds secured by special assessments, including adopting requirements relating to levels of build out or adding State level oversight in connection with the issuance of bonds secured by special assessments under the PID Act. The 87th Legislative Session of the State ended on May 31, 2021, without any legislation being passed by either chamber of the Texas legislature recommending oversight of bonds secured by assessments. The Governor called three special legislative sessions, which all concluded without any legislation being introduced or passed related to the oversight of bonds secured by assessments. It is impossible to predict what bills may be introduced during upcoming legislative sessions and, if passed, the impact that any future legislation will or may have on the security for the Bonds.

100-Year Flood Plain and Severe Weather Events

According to the Federal Emergency Management Agency's flood map 48201C0230L, effective June 2007, none of Improvement Area #1 is located within the 100-year flood plain. Approximately one-third of the District is located within the 100-year flood plain, all within the Future Improvement Areas. The Developer expects the majority of the areas within the flood plain to be used for detention, mitigation and park space. Areas within the flood plain that the Developer expects to be used for residential Lots have been filled and are expected to be subject to a future Letter of Map Revision.

The District is located near the Texas Gulf Coast. Land located in this area is susceptible to high winds, heavy rain and flooding caused by hurricanes, tropical storms, and other tropical disturbances. The greater Houston area has experienced four storms exceeding a 0.2% probability (i.e., "500-year flood" event) since 2015. Several of these storms, including Hurricane Harvey and Tropical Storm Imelda, resulted in widespread damages to residential and commercial properties in the greater Houston area. If a future weather event significantly damaged all or part of the properties comprising the tax base within the City, the assessed value of property within the City could be substantially reduced, which could result in a decrease in tax revenues and/or necessitate an increase the City's tax rate. There can be no assurance that a casualty loss to taxable property within the City or the District will be covered by insurance (or that property owners will even carry flood or other casualty insurance), that any insurance company will fulfill its obligation to provide insurance proceeds, or that insurance proceeds will be used to rebuild or repair any damaged improvements within the City or the District. Even if insurance proceeds are available and improvements are rebuilt, there could be a lengthy period in which assessed values within the City or the value of property within the District could be adversely affected.

In February 2021, much of Texas, including the City, was impacted by Winter Storm Uri, which resulted in disruptions in the Electric Reliability Council of Texas power grid and prolonged blackouts throughout the State. It is impossible to predict whether similar events will occur in the future and the impact they may have on the City, including land within the District.

Exercise of Mineral Rights

As described herein under "THE DEVELOPMENT – Existing Mineral and Groundwater Rights," there are certain mineral rights reservations located within the District and not owned by the Developer. There may also be additional mineral rights and related real property rights reflected in the chain of title for the real property within the District recorded in the real property records of Harris County.

The Developer does not expect the existence or exercise of any mineral rights or related real property rights in or around the District to have a material adverse effect on the Development, the property within the District, or the ability of landowners within the District to pay Assessments. However, none of the City, the Financial Advisor or the Underwriter provide any assurances as to such Developer expectations.

Bondholders' Remedies and Bankruptcy

In the event of default in the payment of principal of or interest on the Bonds or the occurrence of any other Event of Default under the Indenture, the Trustee may, and at the written direction of the Owners of at least twenty-five percent (25%) of the Bonds then Outstanding and its receipt of indemnity satisfactory to it shall, proceed against the City for the purpose of protecting and enforcing the rights of the Owners under the Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by the Indenture or Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained therein, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted.

The issuance of a writ of mandamus may be sought if there is no other available remedy at law to compel performance of the City's obligations under the Bonds or the Indenture and such obligations are not uncertain or disputed. The remedy of mandamus is controlled by equitable principles, so its use rests within the discretion of the court but may not be arbitrarily refused. There is no acceleration of maturity of the Bonds in the event of default and, consequently, the remedy of mandamus may have to be relied upon from year to year. The owners of the Bonds cannot themselves foreclose on property within Improvement Area #1 or sell property within Improvement Area #1 in order to pay the principal of and interest on the Bonds. The enforceability of the rights and remedies of the owners of the Bonds further may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the City. In this regard, should the City file a petition for protection from creditors under federal bankruptcy laws, the remedy of mandamus or the right of the City to seek judicial foreclosure of its Assessment Lien would be automatically stayed and could not be pursued unless authorized by a federal bankruptcy judge. See "BONDHOLDERS' RISKS – Bankruptcy Limitation to Bondholders' Rights."

Any bankruptcy court with jurisdiction over bankruptcy proceedings initiated by or against a property owner within the District pursuant to the Federal Bankruptcy Code could, subject to its discretion, delay or limit any attempt by the City to collect delinquent Assessments, or delinquent ad valorem taxes, against such property owner.

In addition, in 2006, the Texas Supreme Court ruled in *Tooke v. City of Mexia*, 197 S.W.3d 325 (Tex. 2006) ("*Tooke*") that a waiver of sovereign immunity must be provided for by statute in "clear and unambiguous" language. In so ruling, the Court declared that statutory language such as "sue and be sued," in and of itself, did not constitute a clear and unambiguous waiver of sovereign immunity. In *Tooke*, the Court noted the enactment in 2005 of sections 271.151-.160, Texas Local Government Code (the "Local Government Immunity Waiver Act"), which, according to the Court, waives "immunity from suit for contract claims against most local governmental entities in certain circumstances." The Local Government Immunity Waiver Act covers cities and relates to contracts entered into by cities for providing goods or services to cities.

In *Wasson Interests, Ltd. v. City of Jacksonville*, 489 S.W.3d 427 (Tex. 2016) ("*Wasson*"), the Texas Supreme Court (the "Court") addressed whether the distinction between governmental and proprietary acts (as found in tort-based causes of action) applies to breach of contract claims against municipalities. The Court analyzed the rationale behind the Proprietary-Governmental Dichotomy to determine that "a city's proprietary functions are not done pursuant to the 'will of the people'" and protecting such municipalities "via the [S]tate's immunity is not an efficient way to ensure efficient allocation of [S]tate resources." While the Court recognized that the distinction between governmental and proprietary functions is not clear, the Wasson opinion held that the Proprietary-Governmental Dichotomy applies in a contract-claims context. The Court reviewed Wasson for a second time and issued an opinion on October 5, 2018, clarifying that to determine whether governmental immunity applies to a breach of contract claim, the proper inquiry is whether the municipality was engaged in a governmental or proprietary function when it entered into the contract, not at the time of the alleged breach. Therefore, in regard to municipal contract cases (as in tort claims), it is incumbent on the courts to determine whether a function was proprietary or governmental based upon the statutory and common law guidance at the time of inception of the contractual relationship. Texas jurisprudence has generally held that proprietary functions are those conducted by a city in its private capacity, for the benefit only of those within its corporate limits, and not as an arm of the government or under authority or for the benefit of the State; these are usually activities that can be, and often are, provided by private persons, and therefore are not done as a branch of the State, and do not implicate the state's immunity since they are not performed under the authority, or for the benefit, of the State as sovereign. Notwithstanding the foregoing new case law issued by the Court, such

sovereign immunity issues have not been adjudicated in relation to bond matters (specifically, in regard to the issuance of municipal debt). Each situation will be prospectively evaluated based on the facts and circumstances surrounding the contract in question to determine if a suit, and subsequently, a judgment, is justiciable against a municipality.

The City is not aware of any Texas court construing the Local Government Immunity Waiver Act in the context of whether contractual undertakings of local governments that relate to their borrowing powers are contracts covered by such act. Because it is unclear whether the Texas legislature has effectively waived the City's sovereign immunity from a suit for money damages in the absence of City action, the Trustee or the owners of the Bonds may not be able to bring such a suit against the City for breach of the Bonds or the Indenture covenants. As noted above, the Indenture provides that owners of the Bonds may exercise the remedy of mandamus to enforce the obligations of the City under the Indenture. Neither the remedy of mandamus nor any other type of injunctive relief was at issue in *Tooke*, and it is unclear whether *Tooke* will be construed to have any effect with respect to the exercise of mandamus, as such remedy has been interpreted by Texas courts. In general, Texas courts have held that a writ of mandamus may be issued to require public officials to perform ministerial acts that clearly pertain to their duties. Texas courts have held that a ministerial act is defined as a legal duty that is prescribed and defined with a precision and certainty that leaves nothing to the exercise of discretion or judgment, though mandamus is not available to enforce purely contractual duties. However, mandamus may be used to require a public officer to perform legally imposed ministerial duties necessary for the performance of a valid contract to which the State or a political subdivision of the State is a party (including the payment of moneys due under a contract).

Judicial Foreclosures

Judicial foreclosure proceedings are not mandatory; however, the City has covenanted to order and cause such actions to be commenced. In the event a foreclosure is necessary, there could be a delay in payments to owners of the Bonds pending prosecution of the foreclosure proceedings and receipt by the City of the proceeds of the foreclosure sale. It is possible that no bid would be received at the foreclosure sale, and, in such event, there could be an additional delay in payment of the principal of and interest on the Bonds or such payment may not be made in full. Moreover, in filing a suit to foreclose, the City must join other taxing units that have claims for delinquent taxes against all or part of the same property; the proceeds of any sale of property within Improvement Area #1 available to pay debt service on the Bonds may be limited by the existence of other tax liens on the property. See "OVERLAPPING TAXES AND DEBT." Collection of delinquent taxes, assessments and the Assessments may be adversely affected by the effects of market conditions on the foreclose sale price, and by other factors, including taxpayers' right to redeem property within two years of foreclosure for residential and agricultural use property and six months for other property, and by a time-consuming and expensive collection procedure.

No Acceleration

The Indenture expressly denies the right of acceleration in the event of a payment default or other default under the terms of the Bonds or the Indenture.

Limited Secondary Market for the Bonds

The Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Bonds in the event an Owner thereof determines to solicit purchasers for the Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Bonds may be sold. Such price may be lower than that paid by the current Owners of the Bonds, depending on the progress of development of the District subject to the Assessments, existing real estate and financial market conditions and other factors.

No Credit Rating

The City has not applied for or received a rating on the Bonds. Even if a credit rating had been sought for the Bonds, it is not anticipated that such a rating would have been investment grade. The absence of a rating could affect the future marketability of the Bonds. There is no assurance that a secondary market for the Bonds will develop or that holders who desire to sell their Bonds prior to the stated maturity will be able to do so. Occasionally, because of general market conditions or because of adverse history or economic prospects connected with a particular issue,

secondary market trading in connection with a particular issue is suspended or terminated. Additionally, prices of issues for which a market is being made will depend upon then generally prevailing circumstances. Such prices could be substantially different from the original purchase price.

Bankruptcy Limitation to Bondholders' Rights

The enforceability of the rights and remedies of the owners of the Bonds may be limited by laws relating to bankruptcy, reorganization or other similar laws of general application affecting the rights of creditors of political subdivisions such as the City. The City is authorized under Texas law to voluntarily proceed under Chapter 9 of the Federal Bankruptcy Code, 11 U.S.C. 901-946 ("Chapter 9"). The City may proceed under Chapter 9 if it (1) is generally not paying its debts, or unable to meet its debts, as they become due, (2) desires to effect a plan to adjust such debts, and (3) has either obtained the agreement of or negotiated in good faith with its creditors, is unable to negotiate with its creditors because negotiation is impracticable, or reasonably believes that a creditor may attempt to obtain a preferential transfer.

If the City decides in the future to proceed voluntarily under the Chapter 9, the City would develop and file a plan for the adjustment of its debts, and the Bankruptcy Court would confirm the plan if (1) the plan complies with the applicable provisions of the Chapter 9, (2) all payments to be made in connection with the plan are fully disclosed and reasonable, (3) the City is not prohibited by law from taking any action necessary to carry out the plan, (4) administrative expenses are paid in full, (5) all regulatory or electoral approvals required under Texas law are obtained and (6) the plan is in the best interests of creditors and is feasible. The rights and remedies of the owners of the Bonds would be adjusted in accordance with the confirmed plan of adjustment of the City's debt.

Management and Ownership

The management and ownership of the Developer and related or affiliated property owners could change in the future. Purchasers of the Bonds should not rely on the management experience of such entities. There are no assurances that such entities will not sell the subject property or that officers will not resign or be replaced. In such circumstances, a new developer or new officers in management positions may not have comparable experience in projects comparable to the Development.

Tax-Exempt Status of the Bonds

The Indenture contains covenants by the City intended to preserve the exclusion from gross income of interest on the Bonds for federal income tax purposes. As discussed under the caption "TAX MATTERS," interest on the Bonds could become includable in gross income for purposes of federal income taxation retroactive to the date the Bonds were issued as a result of future acts or omissions of the City in violation of its covenants in the Indenture.

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the federal or State level, may adversely affect the tax-exempt status of interest on the Bonds under federal or State law and could affect the market price or marketability of the Bonds. Any such proposal could limit the value of certain deductions and exclusions, including the exclusion for tax-exempt interest. The likelihood of any such proposal being enacted cannot be predicted. Prospective purchasers of the Bonds should consult their own tax advisors regarding the foregoing matters.

As further described in "TAX MATTERS" below, failure of the City to comply with the requirements of the Internal Revenue Code of 1986 (the "Code") and the related legal authorities, or changes in the federal tax law or its application, could cause interest on the Bonds to be included in the gross income of owners of the Bonds for federal income tax purposes, possibly from the date of original issuance of the Bonds. Further, the opinion of Bond Counsel is based on current legal authority, covers certain matters not directly addressed by such authorities, and represents Bond Counsel's judgment as to the proper treatment of interest on the Bonds for federal income tax purposes. It is not binding on the Internal Revenue Service ("IRS") or the courts. The IRS has an ongoing program of auditing obligations that are issued and sold as bearing tax-exempt interest to determine whether, in the view of the IRS, interest on such obligations is included in the gross income of the owners thereof for federal income tax purposes. It cannot be predicted if this IRS focus could lead to an audit of the Bonds or what the result would be of any such audit. If an

audit of the Bonds is commenced, under current procedures parties other than the City would have little, if any, right to participate in the audit process. Moreover, because achieving judicial review in connection with an audit of tax-exempt obligations is difficult, obtaining an independent review of IRS positions with which the City legitimately disagrees may not be practicable. Any action of the IRS, regardless of the outcome, including but not limited to selection of the Bonds for audit, or the course or result of such audit, or an audit of obligations presenting similar tax issues, may affect the market price for, or the marketability of, the Bonds. Finally, if the IRS ultimately determines that the interest on the Bonds is not excluded from the gross income of Bondholders for federal income tax purposes, the City may not have the resources to settle with the IRS, the Bonds are not required to be redeemed, and the interest rate on the Bonds will not increase.

General Risks of Real Estate Investment and Development

The Developer may, in certain limited circumstances, have the right to modify or change its plan for development of the District, including, without limitation, land use changes, changes in the overall land and phasing plans, and changes to the type, mix, size, and number of units to be developed. No defined "true-up" agreement has been entered into between the City and the Developer, nor is there a requirement that future developers enter into such an agreement. There can be no assurance, in the event the Developer or a subsequent developer modifies or changes its plan for development that the necessary revisions to the Service and Assessment Plan will be made. Nor can there be an assurance that the eventual assessment burden on the property will be marketable.

The ability of the Developer and homebuilders to develop lots and sell single-family residential homes within the District may be affected by unforeseen changes in general economic conditions, fluctuations in the real estate market and other factors beyond the control of the owner of the single-family residential lots. In the event that a large number of single-family projects are constructed outside of the District and compete with the Development, the demand for residential housing within the District could be reduced, thereby adversely affecting the continued development of the Development, or its attraction to and residents.

Investments in undeveloped or developing real estate are generally considered to be speculative in nature and to involve a high degree of risk. The Development will be subject to the risks generally incident to real estate investments and development. Many factors that may affect the Development, as well as the operating revenues of the Developer, including those derived from the Development, are not within the control of the Developer. Such factors include changes in national, regional and local economic conditions; changes in long and short term interest rates; changes in the climate for real estate purchases; changes in demand for or supply of competing properties; changes in local, regional and national market and economic conditions; unanticipated development costs, market preferences and architectural trends; unforeseen environmental risks and controls; the adverse use of adjacent and neighboring real estate; changes in interest rates and the availability of mortgage funds to buyers of the homes to be built in the Development, which may render the sale of such homes difficult or unattractive; acts of war, terrorism or other political instability; delays or inability to obtain governmental approvals; changes in laws; moratorium; acts of God (which may result in uninsured losses); strikes; labor shortages; energy shortages; material shortages; inflation; adverse weather conditions; contractor or subcontractor defaults; and other unknown contingencies and factors beyond the control of the Developer.

The Development cannot be completed without the Developer obtaining a variety of governmental approvals and permits, some of which have already been obtained. Certain permits are necessary to initiate construction of the Development and to allow the occupancy of residences and to satisfy conditions included in the approvals and permits. There can be no assurance that all of these permits and approvals can be obtained or that the conditions to the approvals and permits can be fulfilled. The failure to obtain any of the required approvals or fulfill any one of the conditions could cause materially adverse financial results for the Developer.

A slowdown of the development process and the related absorption rate within the Development because of any or all of the foregoing could affect adversely land values. The timely payment of the Bonds depends on the willingness and ability of the Developer, the Homebuilder and any subsequent owners to pay the Assessments when due. Any or all of the foregoing could reduce the willingness and ability of such owners to pay the Assessments and could greatly reduce the value of the property within the District in the event such property has to be foreclosed. If Annual Installments of Assessments are not timely paid and there are insufficient funds in the accounts of the Reserve Fund, a nonpayment could result in a payment default under the Indenture.

Risks Related to the Current Residential Real Estate Market

In the past, the real estate market has experienced significant slowing of new home sales and new home closings due in part to the subprime mortgage crisis involving adjustable-rate mortgages and other creative mortgage financing tools that allowed persons with higher credit risk to buy homes. The economic crisis that resulted from higher interest rates, at a time when many subprime mortgages were due to reset their interest rates, has served to reduce the availability of mortgages to many potential home buyers, making entry into the real estate market more difficult. Downturns in the real estate market and other factors beyond the control of the Developer, including general economic conditions, may impact the timing of Parcel, Lot and home sales within the District. No assurances can be given that projected home prices and buildout values presented in this Limited Offering Memorandum will be realized.

Risks Related to Exposure to the Oil and Gas Industry

The economy of the greater Houston area has, in the past, been particularly affected by adverse conditions in the oil and gas industry, and such conditions and their spillover effects into other industries could result in declines in the demand of residential and commercial property in the area and could reduce or negatively affect property values or homebuilding activity within the District.

Availability of Utilities

The progress of development within the District is also dependent upon the City providing an adequate water and wastewater service to the Development. If the City fails to provide water and wastewater services to the property in the District, the Development cannot be substantially completed, and builders will not purchase lots to construct homes. See "THE DEVELOPMENT – Utilities."

Dependence Upon Developer

Initial Liability for Assessments. The Developer, as the sole owner of assessable property within Improvement Area #1, has the obligation for the payment of all of the Assessments. The Developer will construct homes on 62 of the Lots in Improvement Area #1. Until the Developer completes and sells homes on those 62 Lots, and until the Developer closes on the sale of the remaining 61 Lots to the Homebuilder or other third-parties, the ability of the Developer to make full and timely payment of the Assessments will directly affect the ability of the City to meet its debt service obligations with respect to the Bonds.

The source of funding for future land development activities and infrastructure construction to develop the lots proposed for the District also consists of proceeds from Future Improvement Area Bonds, if issued by the City as anticipated, and proceeds from Lot sales, as well as equity contributions by the Developer and its equity holders and affiliates. There can be no assurances given as to the financial ability of the Developer to advance any funds to the City to supplement revenues from the Assessments if necessary, or as to whether the Developer will advance such funds.

Agricultural Use Valuation and Redemption Rights

None of the property in the District is currently entitled to valuation for ad valorem tax purposes based upon its agricultural use. Under Texas law, an owner of land that is entitled to an agricultural valuation has the right to redeem such property after a tax sale for a period of two years after the tax sale by paying to the tax sale purchaser a twenty-five percent (25%) premium, if redeemed during the first year, or a 50% premium, if redeemed during the second year, over the purchase price paid at the tax sale and certain qualifying costs incurred by the purchaser. Although the Assessments are not considered a tax under Texas law, the PID Act provides that the lien for Assessments may be enforced in the same manner as a lien for ad valorem taxes. This shared enforcement mechanism raises the possibility that the right to redeem agricultural valuation property may be available following a foreclosure of a lien for Assessments, though there is no indication in Texas law that such redemption rights would be available in such a case.

TAX MATTERS

The following discussion of certain federal income tax considerations is for general information only and is not tax advice. Each prospective purchaser of the Bonds should consult its own tax advisor as to the tax consequences of the acquisition, ownership and disposition of the Bonds.

Tax Exemption

In the opinion of Bond Counsel, under existing law, interest on the Bonds (i) is excludable from gross income for federal income tax purposes under section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), and (ii) is not an item of tax preference for purposes of the alternative minimum tax on individuals.

The Code imposes a number of requirements that must be satisfied for interest on state or local obligations, such as the Bonds, to be excludable from gross income for federal income tax purposes. These requirements include limitations on the use of bond proceeds and the source of repayment of bonds, limitations on the investment of bond proceeds prior to expenditure, a requirement that excess arbitrage earned on the investment of bond proceeds be paid periodically to the United States and a requirement that the issuer file an information report with the Internal Revenue Service (the "Service"). The City has covenanted in the Indenture that it will comply with these requirements.

Bond Counsel's opinion will assume continuing compliance with the covenants of the Indenture pertaining to those sections of the Code that affect the excludability of interest on the Bonds from gross income for federal income tax purposes and, in addition, will rely on representations by the City and other parties involved with the issuance of the Bonds with respect to matters solely within the knowledge of the City and such parties, which Bond Counsel has not independently verified. If the City fails to comply with the covenants in the Indenture or if the foregoing representations are determined to be inaccurate or incomplete, interest on the Bonds could become includable in gross income from the date of delivery of the Bonds, regardless of the date on which the event causing such inclusion occurs.

Except as stated above, Bond Counsel will express no opinion as to the amount of interest on the Bonds or any federal, state or local tax consequences resulting from the receipt or accrual of interest on, or acquisition, ownership or disposition of, the Bonds. Certain actions may be taken or omitted subject to the terms and conditions set forth in the Indenture upon the advice or with the approving opinion of Bond Counsel. Bond Counsel will express no opinion with respect to Bond Counsel's ability to render an opinion that such actions, if taken or omitted, will not adversely affect the excludability of interest of the Bonds from gross income for federal income tax purposes.

Bond Counsel's opinions are based on existing law, which is subject to change. Such opinions are further based on Bond Counsel's knowledge of facts as of the date thereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention or to reflect any changes in any law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of result and are not binding on the Service; rather, such opinions represent Bond Counsel's legal judgment based upon its review of existing law and in reliance upon the representations and covenants referenced above that it deems relevant to such opinions. The Service has an ongoing audit program to determine compliance with rules that relate to whether interest on state or local obligations is includable in gross income for federal income tax purposes. No assurance can be given as to whether or not the Service will commence an audit of the Bonds. If an audit is commenced, in accordance with its current published procedures the Service is likely to treat the City as the taxpayer, and the Owners may not have a right to participate in such audit. Public awareness of any future audit of the Bonds could adversely affect the value and liquidity of the Bonds regardless of the ultimate outcome of the audit.

Collateral Tax Consequences

Prospective purchasers of the Bonds should be aware that the ownership of tax-exempt obligations may result in collateral federal income tax consequences, including but not limited those noted below. Therefore, prospective purchasers of the Bonds should consult their own tax advisors as to the tax consequences of the acquisition, ownership and disposition of the Bonds.

For tax years beginning after December 31, 2022, an "applicable corporation" (as defined in section 59(k) of the Code) may be subject to a 15% alternative minimum tax imposed under section 55 of the Code on its "adjusted financial statement income" (as defined in section 56A of the Code) for such taxable year. Because interest on tax-exempt obligations, such as the Bonds, is included in a corporation's "adjusted financial statement income," ownership of the Bonds could subject certain corporations to alternative minimum tax consequences.

Ownership of tax-exempt obligations also may result in collateral federal income tax consequences to financial institutions, life insurance and property and casualty insurance companies, certain S corporations with Subchapter C earnings and profits, individual recipients of Social Security or Railroad Retirement benefits, taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, low and middle income taxpayers otherwise qualifying for the health insurance premium assistance credit and individuals otherwise qualifying for the earned income tax credit. In addition, certain foreign corporations doing business in the United States may be subject to the "branch profits tax" on their effectively connected earnings and profits, including tax-exempt interest such as interest on the Bonds.

Prospective purchasers of the Bonds should also be aware that, under the Code, taxpayers are required to report on their returns the amount of tax-exempt interest, such as interest on the Bonds, received or accrued during the year.

Tax Accounting Treatment of Original Issue Premium

The issue price of all or a portion of the Bonds may exceed the stated redemption price payable at maturity of such Bonds. Such Bonds (the "Premium Bonds") are considered for federal income tax purposes to have "bond premium" equal to the amount of such excess. The basis of a Premium Bond in the hands of an initial owner is reduced by the amount of such excess that is amortized during the period such initial owner holds such Premium Bond in determining gain or loss for federal income tax purposes. This reduction in basis will increase the amount of any gain or decrease the amount of any loss recognized for federal income tax purposes on the sale or other taxable disposition of a Premium Bond by the initial owner. No corresponding deduction is allowed for federal income tax purposes for the reduction in basis resulting from amortizable bond premium. The amount of bond premium on a Premium Bond that is amortizable each year (or shorter period in the event of a sale or disposition of a Premium Bond) is determined using the yield to maturity on the Premium Bond based on the initial offering price of such Premium Bond.

The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of Premium Bonds that are not purchased in the initial offering at the initial offering price may be determined according to rules that differ from those described above. All owners of Premium Bonds should consult their own tax advisors with respect to the determination for federal, state, and local income tax purposes of amortized bond premium upon the redemption, sale or other disposition of a Premium Bond and with respect to the federal, state, local, and foreign tax consequences of the purchase, ownership, and sale, redemption or other disposition of such Premium Bonds.

Tax Accounting Treatment of Original Issue Discount

The issue price of all or a portion of the Bonds may be less than the stated redemption price payable at maturity of such Bonds (the "Original Issue Discount Bonds"). In such case, the difference between (i) the amount payable at the maturity of each Original Issue Discount Bond, and (ii) the initial offering price to the public of such Original Issue Discount Bond constitutes original issue discount with respect to such Original Issue Discount Bond in the hands of any owner who has purchased such Original Issue Discount Bond in the initial public offering of the Bonds. Generally, such initial owner is entitled to exclude from gross income (as defined in Section 61 of the Code) an amount of income with respect to such Original Issue Discount Bond equal to that portion of the amount of such original issue discount allocable to the period that such Original Issue Discount Bond continues to be owned by such owner. Because original issue discount is treated as interest for federal income tax purposes, the discussions regarding interest on the Bonds under the captions "TAX MATTERS – Tax Exemption," "– Collateral Tax Consequences" and "– Tax Legislative Changes" generally apply and should be considered in connection with the discussion in this portion of the Limited Offering Memorandum.

In the event of the redemption, sale or other taxable disposition of such Original Issue Discount Bond prior to stated maturity, however, the amount realized by such owner in excess of the basis of such Original Issue Discount Bond in the hands of such owner (adjusted upward by the portion of the original issue discount allocable to the period for which such Original Issue Discount Bond was held by such initial owner) is includable in gross income.

The foregoing discussion assumes that (i) the Underwriter has purchased the Bonds for contemporaneous sale to the public and (ii) all of the Original Issue Discount Bonds have been initially offered, and a substantial amount of each maturity thereof has been sold, to the general public in arm's-length transactions for a price (and with no other consideration being included) not more than the initial offering prices thereof stated on the inside cover page of this Limited Offering Memorandum. Neither the City nor Bond Counsel has made any investigation or offers any comfort that the Original Issue Discount Bonds will be offered and sold in accordance with such assumptions.

Under existing law, the original issue discount on each Original Issue Discount Bond accrues daily to the stated maturity thereof (in amounts calculated as described below for each six-month period ending on the date before the semiannual anniversary dates of the date of the Bonds and ratably within each such six-month period) and the accrued amount is added to an initial owner's basis for such Original Issue Discount Bond for purposes of determining the amount of gain or loss recognized by such owner upon the redemption, sale or other disposition thereof. The amount to be added to basis for each accrual period is equal to (i) the sum of the issue price and the amount of original issue discount accrued in prior periods multiplied by the yield to stated maturity (determined on the basis of compounding at the close of each accrual period and properly adjusted for the length of the accrual period) less (ii) the amounts payable as current interest during such accrual period on such Original Issue Discount Bond.

The federal income tax consequences of the purchase, ownership, and redemption, sale or other disposition of Original Issue Discount Bonds that are not purchased in the initial offering at the initial offering price may be determined according to rules that differ from those described above. All owners of Original Issue Discount Bonds should consult their own tax advisors with respect to the determination for federal, state, and local income tax purposes of interest accrued upon redemption, sale or other disposition of such Original Issue Discount Bonds and with respect to the federal, state, local and foreign tax consequences of the purchase, ownership, redemption, sale or other disposition of such Original Issue Discount Bonds.

Tax Legislative Changes

Current law may change so as to directly or indirectly reduce or eliminate the benefit of the excludability of interest on the Bonds from gross income for federal income tax purposes. Any proposed legislation, whether or not enacted, could also affect the value and liquidity of the Bonds. Prospective purchasers of the Bonds should consult with their own tax advisors with respect to any recently enacted, proposed, pending or future legislation.

LEGAL MATTERS

Legal Proceedings

Delivery of the Bonds will be accompanied by the unqualified approving legal opinion of the Attorney General to the effect that the Bonds are valid and legally binding obligations of the City under the Constitution and laws of the State, payable from the Trust Estate and, based upon their examination of a transcript of certified proceedings relating to the issuance and sale of the Bonds, the legal opinion of Bond Counsel, to a like effect.

Bracewell LLP serves as Bond Counsel to the City. Orrick, Herrington & Sutcliffe LLP serves as Underwriter's Counsel. The legal fees paid to Bond Counsel and Underwriter's Counsel are contingent upon the sale and delivery of the Bonds.

Legal Opinions

The City will furnish the Underwriter a transcript of certain certified proceedings incident to the authorization and issuance of the Bonds. Such transcript will include a certified copy of the approving opinion of the Attorney General of Texas, as recorded in the Bond Register of the Comptroller of Public Accounts of the State, to the effect

that the Bonds are valid and binding special, limited obligations of the City. The City will also furnish the legal opinion of Bond Counsel, to the effect that, based upon an examination of such transcript, the Bonds are valid and binding special, limited obligations of the City under the Constitution and laws of the State. The legal opinion of Bond Counsel will further state that the Bonds, including principal of and interest thereon, are payable from and secured by a pledge of and lien on the Trust Estate. Bond Counsel will also provide a legal opinion to the effect that interest on the Bonds will be excludable from gross income for federal income tax purposes under Section 103(a) of the Code, subject to the matters described above under the caption "TAX MATTERS." A copy of the form of the opinion of Bond Counsel is attached hereto as "APPENDIX D – Form of Opinion of Bond Counsel."

Except as noted below, Bond Counsel did not take part in the preparation of the Limited Offering Memorandum, and such firm has not assumed any responsibility with respect thereto or undertaken independently to verify any of the information contained therein, except that, in its capacity as Bond Counsel, such firm has reviewed the information describing the Bonds in the Limited Offering Memorandum under the captions or subcaptions "PLAN OF FINANCE – The Bonds," "DESCRIPTION OF THE BONDS," "SECURITY FOR THE BONDS," "ASSESSMENT PROCEDURES" (except for the subcaptions "Assessment Methodology" and "Assessment Amounts"), "THE DISTRICT," "TAX MATTERS," "LEGAL MATTERS – Legal Proceedings," "– Legal Opinions," "CONTINUING DISCLOSURE – The City," "REGISTRATION AND QUALIFICATION OF BONDS FOR SALE," "LEGAL INVESTMENTS AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS" and APPENDIX B and such firm is of the opinion that the information relating to the Bonds, the Bond Ordinance, the Assessment Ordinance and the Indenture contained therein fairly and accurately describes the laws and legal issues addressed therein and, with respect to the Bonds, such information conforms to the Bond Ordinance, the Assessment Ordinance and the Indenture.

The various legal opinions to be delivered concurrently with the delivery of the Bonds express the professional judgment of the attorneys rendering the opinions as to the legal issues explicitly addressed therein. In rendering a legal opinion, the attorney does not become an insurer or guarantor of that expression of professional judgment, of the transaction opined upon, or of the future performance of the parties to the transaction. Nor does the rendering of an opinion guarantee the outcome of any legal dispute that may arise out of the transaction.

Litigation — The City

At the time of delivery and payment for the Bonds, the City will certify that, except as disclosed herein, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body, pending or, to its knowledge, overtly threatened against the City affecting the existence of the District, or seeking to restrain or to enjoin the sale or delivery of the Bonds, the application of the proceeds thereof in accordance with the Indenture, or the collection or application of the Assessments securing the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Assessment Ordinance, the Indenture, any action of the City contemplated by any of the said documents, or the collection or application of the Trust Estate, or in any way contesting the completeness or accuracy of this Limited Offering Memorandum or any amendment or supplement thereto, or contesting the powers of the City or its authority with respect to the Bonds or any action of the City contemplated by any documents relating to the Bonds.

Litigation — The Developer

At the time of delivery and payment for the Bonds, Developer will certify that, except as disclosed herein, there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory body, public board or body pending, or, to the best knowledge of Developer, threatened against or affecting Developer wherein an unfavorable decision, ruling or finding would have a material adverse effect on the financial condition or operations of Developer or its officers or would adversely affect (1) the transactions contemplated by, or the validity or enforceability of, the Bonds, the Indenture, the Bond Ordinance, the Service and Assessment Plan, the Reimbursement Agreement, the Development Agreement, or the Bond Purchase Agreement, or otherwise described in this Limited Offering Memorandum, or (2) the tax-exempt status of interest on the Bonds (individually or in the aggregate, a "Material Adverse Effect"). The Developer and its affiliates have been and are parties to pending and threatened litigation related to their commercial and real estate development activities. According to the Developer, such litigation occurs in the ordinary course of business and is not expected to have a Material Adverse Effect.

SUITABILITY FOR INVESTMENT

Investment in the Bonds poses certain economic risks. See "BONDHOLDERS' RISKS." The Bonds are not, at this time, rated by any nationally recognized municipal securities rating service. No dealer, broker, salesman or other person has been authorized by the City or the Underwriter to give any information or make any representations, other than those contained in this Limited Offering Memorandum, and, if given or made, such other information or representations must not be relied upon as having been authorized by either of the foregoing. Additional information will be made available to each prospective investor, including the benefit of a site visit to the City and the opportunity to ask questions of the Developer, as such prospective investor deems necessary in order to make an informed decision with respect to the purchase of the Bonds.

ENFORCEABILITY OF REMEDIES

The remedies available to the owners of the Bonds upon an event of default under the Indenture are in many respects dependent upon judicial actions, which are often subject to discretion and delay. See "BONDHOLDERS' RISKS – Remedies and Bankruptcy." Under existing constitutional and statutory law and judicial decisions, including the federal bankruptcy code, the remedies specified by the Indenture and the Bonds may not be readily available or may be limited. The various legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the remedies provided in the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors and enacted before or after such delivery.

NO RATING

No application for a rating on the Bonds has been made to any rating agency, nor is there any reason to believe that the City would have been successful in obtaining an investment grade rating for the Bonds had application been made.

CONTINUING DISCLOSURE

The City

Pursuant to Rule 15c2-12 of the Securities and Exchange Commission (the "Rule"), the City, the Administrator and HTS Continuing Disclosure Services, a Division of Hilltop Securities Inc. (the "Dissemination Agent") have entered into a Continuing Disclosure Agreement (the "Disclosure Agreement of the Issuer") for the benefit of the Owners of the Bonds (including owners of beneficial interests in the Bonds), to provide, by certain dates prescribed in the Disclosure Agreement of the Issuer, certain financial information and operating data relating to the City (collectively, the "City Reports"). The specific nature of the information to be contained in the City Reports is set forth in "APPENDIX E-1 – Form of Disclosure Agreement of the Issuer." Under certain circumstances, the failure of the City to comply with its obligations under the Disclosure Agreement of the Issuer constitutes an event of default thereunder. Such a default will not constitute an event of default under the Indenture, but such event of default under the Disclosure Agreement of the Issuer would allow the Owners of the Bonds (including owners of beneficial interests in the Bonds) to bring an action for specific performance.

The City has agreed to update information and to provide notices of certain specified events only as provided in the Disclosure Agreement of the Issuer. The City has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided in this Limited Offering Memorandum, except as provided in the Disclosure Agreement of the Issuer. The City makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell the Bonds at any future date. The City disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of the Disclosure Agreement of the Issuer or from any statement made pursuant to the Disclosure Agreement of the Issuer.

The City's Compliance with Prior Undertakings

In the last five years, the City has not failed to comply in any material respect with any material provisions of the continuing disclosure agreements made by the City in accordance with the Rule.

The Developer

The Developer, the Administrator, and the Dissemination Agent, will, in connection with the issuance of the Bonds, enter into a Continuing Disclosure Agreement (the "Disclosure Agreement of the Developer") for the benefit of the Owners of the Bonds (including owners of beneficial interests in the Bonds), to provide, by certain dates prescribed in the Disclosure Agreement of the Developer, certain information regarding Improvement Area #1 and the Improvement Area #1 Projects (collectively, the "Developer Reports"). The specific nature of the information to be contained in the Developer Reports is set forth in "APPENDIX E-2 – Form of Disclosure Agreement of the Developer." Under certain circumstances, the failure of the Developer or the Administrator to comply with its obligations under the Disclosure Agreement of the Developer constitutes an event of default thereunder. Such a default will not constitute an event of default under the Indenture, but such event of default under the Disclosure Agreement of the Developer would allow the Owners of the Bonds (including owners of beneficial interests in the Bonds) to bring an action for specific performance.

The Developer has agreed to provide (i) certain updated information to the Administrator, which consultant will prepare and provide such updated information in report form and (ii) notices of certain specified events, only as provided in the Disclosure Agreement of the Developer. The Developer has not agreed to provide other information that may be relevant or material to a complete presentation of its financial results of operations, condition, or prospects or agreed to update any information that is provided in this Limited Offering Memorandum, except as provided in the Disclosure Agreement of the Developer. The Developer makes no representation or warranty concerning such information or concerning its usefulness to a decision to invest in or sell the Bonds at any future date. The Developer disclaims any contractual or tort liability for damages resulting in whole or in part from any breach of the Disclosure Agreement of the Developer or from any statement made pursuant to the Disclosure Agreement of the Developer.

The Developer's Compliance with Prior Undertakings

In the last five years, the Developer has not failed to comply in any material respect with any material provisions of the continuing disclosure agreements made by the Developer in accordance with the Rule.

UNDERWRITING

FMSbonds, Inc. (the "Underwriter") has agreed to purchase the Bonds from the City at a purchase price of $_____ (representing the par amount of the Bonds, less an underwriting discount of $_____) and no accrued interest. The Underwriter's obligations are subject to certain conditions precedent and if obligated to purchase any of the Bonds the Underwriter will be obligated to purchase all of the Bonds. Subject to certain restrictions contained in the bond purchase agreement, the Bonds may be offered and sold by the Underwriter at prices lower than the initial offering prices stated on the inside cover page hereof, and such initial offering prices may be changed from time to time by the Underwriter.

Additionally, there are no assurances that if a secondary market for the Bonds were to develop, that it will not be disrupted by events including, but not limited to, the current Pandemic associated with the COVID-19 virus. Consequently, investors may not be able to resell the Bonds purchased should they need or wish to do so for emergency or other purposes. See "BONDHOLDERS' RISKS – Infectious Disease Outbreak."

REGISTRATION AND QUALIFICATION OF BONDS FOR SALE

The sale of the Bonds has not been registered under the Federal Securities Act of 1933, as amended, in reliance upon the exemption provided thereunder by Section 3(a)(2); and the Bonds have not been qualified under the Securities Act of Texas in reliance upon various exemptions contained therein; nor have the Bonds been qualified under the securities acts of any other jurisdiction. The City assumes no responsibility for qualification of the Bonds

under the securities laws of any jurisdiction in which the Bonds may be sold, assigned, pledged, hypothecated or otherwise transferred. This disclaimer of responsibility for qualification for sale or other disposition of the Bonds shall not be construed as an interpretation of any kind with regard to the availability of any exemption from securities registration provisions.

LEGAL INVESTMENTS AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS

The PID Act and Section 1201.041 of the Public Security Procedures Act (Chapter 1201, Texas Government Code, as amended) provide that the Bonds are negotiable instruments and investment securities governed by Chapter 8, Texas Business and Commerce Code, as amended, and are legal and authorized investments for insurance companies, fiduciaries, trustees, or for the sinking funds of municipalities or other political subdivisions or public agencies of the State. With respect to investment in the Bonds by municipalities or other political subdivisions or public agencies of the State, the Texas Public Funds Investment Act (the "PFIA") requires that the Bonds be assigned a rating of at least "A" or its equivalent as to investment quality by a national rating agency. See "NO RATING." In addition, the PID Act and various provisions of the Texas Finance Code provide that, subject to a prudent investor standard, the Bonds are legal investments for state banks, savings banks, trust companies with capital of one million dollars or more, and savings and loan associations. The Bonds are eligible to secure deposits to the extent of their market value. No review by the City has been made of the laws in other states to determine whether the Bonds are legal investments for various institutions in those states. No representation is made that the Bonds will be acceptable to public entities to secure their deposits or acceptable to such institutions for investment purposes.

The City made no investigation of other laws, rules, regulations or investment criteria which might apply to such institutions or entities, or which might limit the suitability of the Bonds for any of the foregoing purposes or limit the authority of such institutions or entities to purchase or invest in the Bonds for such purposes.

INVESTMENTS

The City invests its funds in investments authorized by State law in accordance with investment policies approved by the City Council. Both State law and the City's investment policies are subject to change.

Legal Investments

Under State law, the City is authorized to invest in obligations meeting the requirements of the PFIA, which may include: (1) obligations, including letters of credit, of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks; (2) direct obligations of the State or its agencies and instrumentalities; (3) collateralized mortgage obligations issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States; (4) other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of, the State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation (the "FDIC") or by the explicit full faith and credit of the United States; (5) obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than "A" or its equivalent; (6) bonds issued, assumed, or guaranteed by the State of Israel; (7) interest-bearing banking deposits that are guaranteed or insured by the FDIC or the National Credit Union Share Insurance Fund (the "NCUSIF") or their respective successors; (8) interest-bearing banking deposits, other than those described in clause (7), that (i) are invested through a broker or institution with a main office or branch office in this state and selected by the City in compliance with the PFIA, (ii) the broker or institution arranges for the deposit of the funds in one or more federally insured depository institutions, wherever located, for the City's account, (iii) the full amount of the principal and accrued interest of the banking deposits is insured by the United States or an instrumentality of the United States, and (iv) the City appoints as its custodian of the banking deposits, in compliance with the PFIA, the institution in clause (8)(i) above, a bank, or a broker-dealer; (9) certificates of deposit and share certificates meeting the requirements of the PFIA (i) that are issued by an institution that has its main office or a branch office in the State and are guaranteed or insured by the FDIC or the NCUSIF, or their respective successors, or are secured as to principal by obligations described in clauses (1) through (8), above, or secured in accordance with Chapter 2257, Texas Government Code, or in any other manner and amount provided by law for City deposits, or (ii) where (a) the funds are invested by the City through a broker or institution that has a main office or branch office in the State and selected by the City in compliance

with the PFIA, (b) the broker or institution arranges for the deposit of the funds in one or more federally insured depository institutions, wherever located, for the account of the City, (c) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and (d) the City appoints, in compliance with the PFIA, the institution in clause (9)(ii)(a) above, a bank, or broker-dealer as custodian for the City with respect to the certificates of deposit; (10) fully collateralized repurchase agreements that have a defined termination date, are secured by a combination of cash and obligations described by clause (1) which are pledged to the City, held in the City's name, and deposited at the time the investment is made with the City or with a third party selected and approved by the City, and are placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in the State; (11) certain bankers' acceptances with a stated maturity of 270 days or less, if the short-term obligations of the accepting bank, or of the holding company of which the bank is the largest subsidiary, are rated not less than "A-1" or "P-1" or the equivalent by at least one nationally recognized credit rating agency; (12) commercial paper with a stated maturity of 270 days or less that is rated at least "A-1" or "P-1" or an equivalent by either (i) two nationally recognized credit rating agencies, or (ii) one nationally recognized credit rating agency if the commercial paper is fully secured by an irrevocable letter of credit issued by a United States or state bank; (13) no-load money market mutual funds registered with and regulated by the Securities and Exchange Commission and complies with Securities and Exchange Commission Rule 2a-7; (14) no-load money market mutual funds that are registered and regulated by the Securities and Exchange Commission that have a weighted maturity of less than two years and either (i) have a duration of one year or more and are invested exclusively in obligations approved in this paragraph, or (ii) have a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset backed securities; (15) guaranteed investment contracts that have a defined termination date and are secured by obligations described in clause (1), excluding obligations which the City is explicitly prohibited from investing in, and in an amount at least equal to the amount of bond proceeds invested under such contract; and (16) securities lending programs if (i) the securities loaned under the program are 100% collateralized, including accrued income, (ii) a loan made under the program allows for termination at any time, (iii) a loan made under the program is either secured by (a) obligations described in clauses (1) through (8) above, (b) irrevocable letters of credit issued by a state or national bank that is continuously rated by a nationally recognized investment rating firm at not less than "A" or its equivalent, or (c) cash invested in obligations described in clauses (1) through (8) above, clauses (12) through (14) above, or an authorized investment pool, (iv) the terms of a loan made under the program require that the securities being held as collateral be pledged to the City, held in the City's name, and deposited at the time the investment is made with the City or with a third party designated by the City, (v) a loan made under the program is government securities dealer or a financial institution doing business in the State, and (vi) the agreement to lend securities has a term of one year or less.

The City may invest in such obligations directly or through government investment pools that invest solely in such obligations provided that the pools are rated no lower than "AAA" or "AAA-m" or an equivalent by at least one nationally recognized rating service or no lower than investment grade by at least one nationally recognized rating service with a weighted average maturity no greater than 90 days. The City may also contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control for a term up to two years, but the City retains ultimate responsibility as fiduciary of its assets. In order to renew or extend such a contract, the City must do so by order, ordinance, or resolution.

The City is specifically prohibited from investing in: (1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal; (2) obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security and bears no interest; (3) collateralized mortgage obligations that have a stated final maturity of greater than 10 years; and (4) collateralized mortgage obligations the interest rate of which is determined by an index that adjusts opposite to the changes in a market index.

Investment Policies

Under Texas law, the City is required to invest its funds under written investment policies that primarily emphasize safety of principal and liquidity; that address investment diversification, yield, maturity, and the quality and capability of investment management; and that include a list of authorized investments for City funds, maximum allowable stated maturity of any individual investment, the maximum average dollar-weighted maturity allowed for pooled fund groups, methods to monitor the market price of investments acquired with public funds, a requirement

for settlement of all transactions, except investment pool funds and mutual funds, on a delivery versus payment basis, and procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the PFIA. All City funds must be invested consistent with a formally adopted "Investment Strategy Statement" that specifically addresses each fund's investment. Each Investment Strategy Statement will describe its objectives concerning: (1) suitability of investment type, (2) preservation and safety of principal, (3) liquidity, (4) marketability of each investment, (5) diversification of the portfolio, and (6) yield.

Under Texas law, City investments must be made "with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived." At least quarterly the investment officers of the City shall submit an investment report detailing: (1) the investment position of the City, (2) that all investment officers jointly prepared and signed the report, (3) the beginning market value, any additions and changes to market value and the ending value of each pooled fund group, (4) the book value and market value of each separately listed asset at the beginning and end of the reporting period, (5) the maturity date of each separately invested asset, (6) the account or fund or pooled fund group for which each individual investment was acquired, and (7) the compliance of the investment portfolio as it relates to: (a) adopted investment strategy statements and (b) state law. No person may invest City funds without express written authority from the City Council.

Additional Provisions

Under Texas law, the City is additionally required to: (1) annually review its adopted policies and strategies; (2) require any investment officers with personal business relationships or relatives with firms seeking to sell securities to the City to disclose the relationship and file a statement with the Texas Ethics Commission and the City Council; (3) require the registered principal of firms seeking to sell securities to the City to: (a) receive and review the City's investment policy, (b) acknowledge that reasonable controls and procedures have been implemented to preclude imprudent investment activities, and (c) deliver a written statement attesting to these requirements; (4) perform an annual audit of the management controls on investments and adherence to the City's investment policy; (5) provide specific investment training for the Treasurer, Chief Financial Officer and investment officers; (6) restrict reverse repurchase agreements to not more than 90 days and restrict the investment of reverse repurchase agreement funds to no greater than the term of the reverse repurchase agreement; (7) restrict its investment in mutual funds in the aggregate to no more than 15 percent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, and to invest no portion of bond proceeds, reserves and funds held for debt service, in mutual funds; (8) require local government investment pools to conform to the new disclosure, rating, net asset value, yield calculation, and advisory board requirements; (9) adopt an order or resolution stating that it has reviewed its investment policy and investment strategies and record any changes made to either its investment policy or investment strategy in the said order or resolution, and (10) at least annually review, revise, and adopt a list of qualified brokers that are authorized to engage in the investment transactions with the City.

INFORMATION RELATING TO THE TRUSTEE

The City has appointed Wilmington Trust, N.A., a national banking association organized under the laws of the United States, to serve as Trustee. The Trustee is to carry out those duties assignable to it under the Indenture. Except for the contents of this section, the Trustee has not reviewed or participated in the preparation of this Limited Offering Memorandum and assumes no responsibility for the contents, accuracy, fairness or completeness of the information set forth in this Limited Offering Memorandum or for the recitals contained in the Indenture or the Bonds, or for the validity, sufficiency, or legal effect of any of such documents.

Furthermore, the Trustee has no oversight responsibility, and is not accountable, for the use or application by the City of any of the Bonds authenticated or delivered pursuant to the Indenture or for the use or application of the proceeds of such Bonds by the City. The Trustee has not evaluated the risks, benefits, or propriety of any investment in the Bonds and makes no representation, and has reached no conclusions, regarding the value or condition of any assets or revenues pledged or assigned as security for the Bonds, the technical or financial feasibility of the project, or the investment quality of the Bonds, about all of which the Trustee expresses no opinion and expressly disclaims the expertise to evaluate.

Additional information about the Trustee may be found at its website at www.wilmingtontrust.com. Neither the information on the Trustee's website, nor any links from that website, is a part of this Limited Offering Memorandum, nor should any such information be relied upon to make investment decisions regarding the Bonds.

SOURCES OF INFORMATION

General

The information contained in this Limited Offering Memorandum has been obtained primarily from the City's records, the Developer and its representatives and other sources believed to be reliable. In accordance with its responsibilities under the federal securities law, the Underwriter has reviewed the information in this Limited Offering Memorandum in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of the transaction, but the Underwriter does not guarantee the accuracy or completeness of such information. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Limited Offering Memorandum or any sale hereunder will create any implication that there has been no change in the financial condition or operations of the City or the Developer described herein since the date hereof. This Limited Offering Memorandum contains, in part, estimates and matters of opinion that are not intended as statements of fact, and no representation or warranty is made as to the correctness of such estimates and opinions or that they will be realized. The summaries of the statutes, resolutions, ordinances, indentures and engineering and other related reports set forth herein are included subject to all of the provisions of such documents. These summaries do not purport to be complete statements of such provisions and reference is made to such documents for further information.

Source of Certain Information

The information contained in this Limited Offering Memorandum relating to the description of the Improvement Area #1 Projects generally and, in particular, the information included in the sections captioned "PLAN OF FINANCE – Development Plan" and "– Status of Builder Contracts," "THE IMPROVEMENT AREA #1 PROJECTS," "THE DEVELOPMENT," "THE DEVELOPER," "BONDHOLDERS' RISKS" (only as it pertains to the Developer, the Improvement Area #1 Projects and the Development), "LEGAL MATTERS – Litigation – The Developer," and "CONTINUING DISCLOSURE – The Developer" and "– The Developer's Compliance with Prior Undertakings" has been provided by the Developer, and the Developer warrants and represents that the information contained herein is true and correct and does not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make the statements made herein, in light of the circumstances under which they were made, not misleading. At the time of delivery of the Bonds to the Underwriter, the Developer will deliver a certificate to this effect to the City and the Underwriter.

Experts

The information regarding the Service and Assessment Plan in this Limited Offering Memorandum has been provided by the Administrator and has been included in reliance upon the authority of such firm as experts in the field of development planning and finance.

The information regarding the Appraisal in this Limited Offering Memorandum, which is subject to the assumptions, hypothetical conditions and qualifications set forth therein, has been provided by the Appraiser, and has been included in reliance upon the authority of such firm as experts in the field of the appraisal of real property.

Updating of Limited Offering Memorandum

If, subsequent to the date of the Limited Offering Memorandum, the City learns, through the ordinary course of business and without undertaking any investigation or examination for such purposes, or is notified by the Underwriter, of any adverse event which causes the Limited Offering Memorandum to be materially misleading, and unless the Underwriter elects to terminate its obligation to purchase the Bonds, the City will promptly prepare and supply to the Underwriter an appropriate amendment or supplement to the Limited Offering Memorandum satisfactory to the Underwriter; provided, however, that the obligation of the City to so amend or supplement the Limited Offering

Memorandum will terminate when the City delivers the Bonds to the Underwriter, unless the Underwriter notifies the City on or before such date that less than all of the Bonds have been sold to ultimate customers; in which case the City's obligations hereunder will extend for an additional period of time (but not more than 90 days after the date the City delivers the Bonds) until all of the Bonds have been sold to ultimate customers.

FORWARD-LOOKING STATEMENTS

Certain statements included or incorporated by reference in this Limited Offering Memorandum constitute "forward-looking statements" within the meaning of the United States Private Securities Litigation Reform Act of 1995, Section 21e of the United States Securities Exchange Act of 1934, as amended, and Section 27A of the Securities Act. Such statements are generally identifiable by the terminology used such as "plan," "expect," "estimate," "project," "anticipate," "budget" or other similar words.

THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS DESCRIBED TO BE MATERIALLY DIFFERENT FROM ANY FUTURE RESULTS, PERFORMANCE OR ACHIEVEMENTS EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE CITY DOES NOT PLAN TO ISSUE ANY UPDATES OR REVISIONS TO THOSE FORWARD-LOOKING STATEMENTS IF OR WHEN ANY OF ITS EXPECTATIONS, OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR, OTHER THAN AS DESCRIBED UNDER "CONTINUING DISCLOSURE."

AUTHORIZATION AND APPROVAL

The City has approved of the form and content of this Preliminary Limited Offering Memorandum and authorized this Preliminary Limited Offering Memorandum to be used by the Underwriter in connection with the marketing and sale of the Bonds.

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APPENDIX A

GENERAL INFORMATION REGARDING THE CITY

The City is located in Harris County and is approximately 32 miles northwest of the City of Houston on FM Road 2920. The City covers approximately 12.32 square miles. The City's 2010 population was 10,753. The City's expected 2021 population is 12,341.

The City is a municipal corporation of the State, duly organized and existing under the laws of the State, including the City's Home Rule Charter. The City was incorporated on July 18, 1933, and first adopted its Home Rule Charter on January 17, 1987. The City operates under a Council-City Manager form of government with a City Council comprised of the Mayor and five Council members elected to serve three-year terms. The Mayor is the official head of City government, and the City Manager acts as the chief administrative officer. The City provides a number of services, including water, sanitary sewer collection and treatment, gas service, police, fire, maintaining streets and drainage, municipal court, a community center, and parks.

Historical Employment in Harris County

The following information has been provided for informational purposes only.

Historical Employment in Harris County (Average Annual)

Harris County

	2021	2020	2019	2018	2017
Civilian Labor Force	3,482,713	2,296,811	2,369,313	2,304,397	2,268,057
Total Employed	3,314,497	2,072,143	2,283,355	2,203,924	2,153,104
Total Unemployed	168,216	224,668	85,958	100,473	114,953
Unemployment Rate	4.8%	9.8%	3.6%	4.4%	5.1%

Source: Bureau of Labor Statistics

Major Employers in the City

The major employers in the City are set forth in the table below.

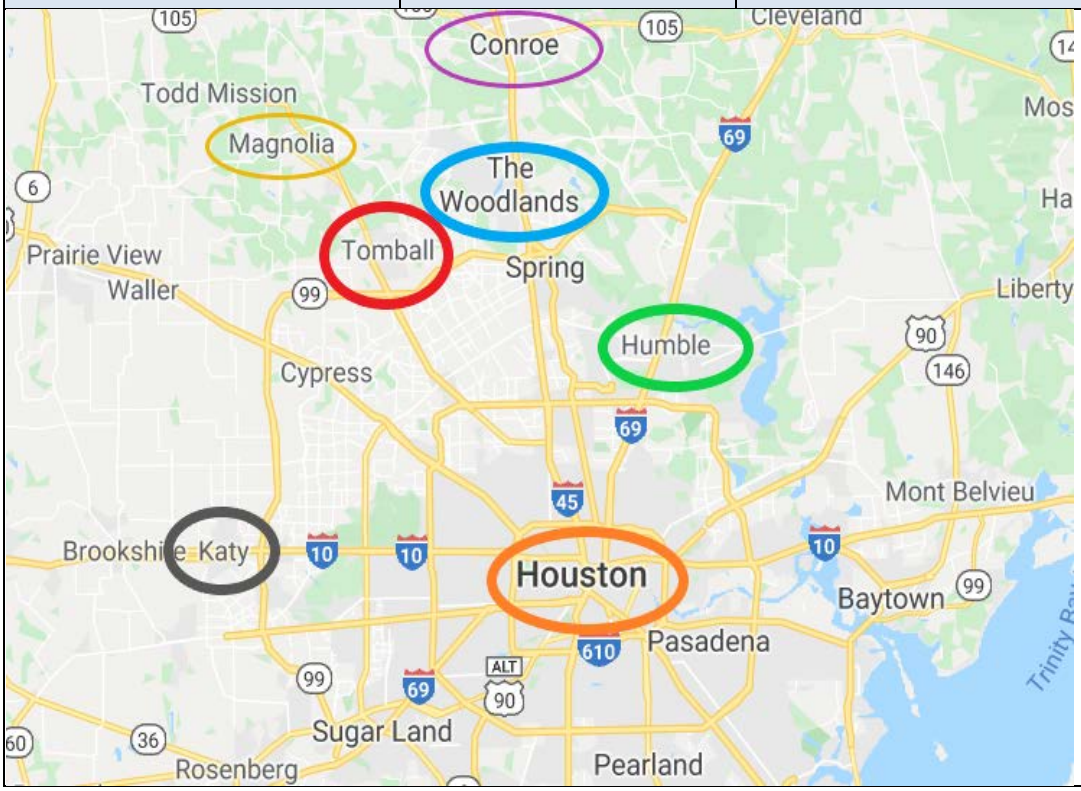
Employer	Employees
Hewlett Packard	10,000
Tomball ISD	1,478
HCA (prev. Tomball Regional Medical Center)	1,300
Lone Star College – Tomball	1,056
Baker Hughes (BJ Services)	680
Wal-Mart	357
H-E-B	218
City of Tomball	193
Kindred Hospital	160
Lowes	159

Source: Municipal Advisory Council of Texas

REGIONAL EMPLOYMENT

The major employers of municipalities surrounding the City are set forth in the table below.

City of Magnolia, TX		City of Conroe, TX		City of Houston, TX		Township of the Woodlands	
Approximately 12 Miles from the City		Approximately 28 Miles from the City		Approximately 32 Miles from the City		Approximately 18 Miles from the City	
Employer	**Employees**	**Employer**	**Employees**	**Employer**	**Employees**	**Employer**	**Employees**
Magnolia ISD	1,600	Conroe ISD	8,503	Memorial Hermann Healthcare System	35,360	Conroe ISD	4,487
Canrig Drilling Technology Inc.	380	Montgomery County	2,415	Wal-Mart	29,797	Memorial Hermann The Woodlands Hosp.	2,927
US Post Office	62	Conroe Regional Medical Center	1,700	H-E-B	29,657	Wildcat PPE	2,415
Magnolia Volunteer Fire Department	61	City of Conroe	763	Houston Methodist	26,098	Houston Methodist, The Woodlands Hosp.	1,647
Arlan's Market	45	Cantel	400	Univ. of TX MD Anderson Cancer Center	21,576	CHI St. Luke's Health	1,600
Montgomery County Precinct 2	42	NOV Wellbore Technologies	400	HCA Houston Healthcare	15,000	ExxonMobil	1,527
Hapeco Inc.	30	NOV Fluid Control	375	Kroger Company	14,868	Lone Star College - Montgomery	1,431
Hyvair Corporation	30	Professional Directional	300	ExxonMobil	13,000	Alight Solutions	1,200
City of Magnolia	28	Borden	225	United Airlines	11,900	TX Children's Hospital	1,188
Rancho Grande Restaurant	26	NOV Texas Oil Tools	220	Schlumberger Limited	11,700	McKesson Specialty Health	1,040



City of Katy, TX	
Approximately 20 Miles from the City	
Employer	**Employees**
Katy Mills	2,900
Katy ISD	1,827
Amazon	1,300
Igloo	1,061
Typhoon Texas	755
Wal-Mart	388
HEB Grocery/Gas	340
Costco	292
City of Katy	265
American Furniture Warehouse	252

City of Humble, TX	
Approximately 27 Miles from the City	
Employer	**Employees**
Memorial Hermann	1,000
Humble ISD	593
Lawler Food	402
Wal-Mart	370
CDI Seals	331
Harris County Annex	272
Macy's	265
City of Humble	194
Target	150
Kroger	130

Sources: Municipal Advisory Council of Texas (employment data).

Note: Map is not to scale and has been edited for ease of use.

APPENDIX B

FORM OF INDENTURE

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APPENDIX C

FORM OF SERVICE AND ASSESSMENT PLAN

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APPENDIX D

FORM OF OPINION OF BOND COUNSEL

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APPENDIX E-1

FORM OF DISCLOSURE AGREEMENT OF THE ISSUER

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APPENDIX E-2

FORM OF DISCLOSURE AGREEMENT OF THE DEVELOPER

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APPENDIX F

APPRAISAL OF IMPROVEMENT AREA #1

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APPENDIX G

DEVELOPMENT AGREEMENT

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APPENDIX H

REIMBURSEMENT AGREEMENT

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City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Consideration to reject all bids received for Request for Proposal (RFP) No. 2022-06 – Meter Reading Services and rebid the project.

Background:

In an effort to obtain the most favorable pricing, sealed bids were solicited for monthly meter reading services for water meters due the amount of meters requiring manual reads, and the large monthly failure rate we are experiencing.

Bid specifications and plans were available at the City Administration Building or could be electronically delivered by request. A total of five (5) vendors received information on the bid specifications, of which one (1) qualifying bids was received.

Upon review of the submitted bid, there is a significant increase in the per meter price that staff anticipated. Staff has reviewed the Request for Proposal packet and will be making minor adjustments to allow for additional companies to submit, including providing historical data of the number of meters requiring manual reads monthly for the last year.

Staff is requesting consideration to reject the submitted bid, and rebid the project.

Origination: Project Management

Recommendation:

Staff recommends rejecting submitted bid received for Request for Proposal No. 2022-06, Meter Reading Services, and rebid the project.

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Manager

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: #600-612-6304

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

Signed Meagan Mageo 8/31/2022 Approved by

Staff Member Date City Manager Date

Request for Proposal No. 2022-06 - Meter Reading Services		Bidder No. 1 Core & Main
Base Price Table		
Item	Description	
1	Per Meter Cost	$7.22

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:

Receive a presentation, hold a discussion, and give direction regarding a development at the northwest corner of FM 2978 and FM 2920, behind the existing Jack in the Box and 7-11 convenience store.

Background:

Newman Kelly, a real estate investment and development firm, would like to present to City Council possible options for development at the corner of FM 2978 and FM 2920. The developers have previously met with staff during a pre-development meeting along with representatives from the Tomball Economic Development Corporation (TEDC).

Origination: Community Development

Recommendation:

There is no consideration associated with this agenda item.

Party(ies) responsible for placing this item on agenda: Nathan Dietrich, Director of Community Development

FUNDING (IF APPLICABLE)

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

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

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

Signed _____ Approved by _____

Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:
Consideration to approve Zoning Case P22-269, request by the City of Tomball to amend Chapter 40, Article III (Subdivision Design Standards) of the Tomball Code of Ordinance by adding sections to address driveway approaches and related requirements to include separation requirements and access management standards.

Adopt, on First Reading, Ordinance No. 2022-22, an ordinance of the City of Tomball, Texas amending its Code of Ordinances by adding Section 40-81 (Driveway and Access Management) to Article III, Design Standards of Chapter 40, Subdivisions; 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: City of Tomball

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda: Nathan Dietrich, Community Development Director

FUNDING (IF APPLICABLE)

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

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

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

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

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
AUGUST 8, 2022
&
CITY COUNCIL
AUGUST 15, 2022

Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, August 8, 2022 at 6:00 P.M.** and by the City Council of the City of Tomball on **Monday, August 15, 2022 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:

Case P22-266: Request by the City of Tomball to amend Section(s) 50-33 (*Board of adjustments*) and 50-34 (*Amendments to zoning chapter and districts, administrative procedures, and enforcement*) of the Tomball Code of Ordinances by increasing the required notification area for public hearings.

Case P22-267: Request by the City of Tomball to amend Section(s) 40-65 (*Streets; specific standards*) of the Tomball Code of Ordinances by adding/revising the right-of-way widths for roadways classifications.

Case P22-268: Request by the City of Tomball to amend Section(s) 40-28 (*Application for Preliminary Plat Approval*) and 40-30 (*Application for Final Plat Approval)* of the Tomball Code of Ordinances by revising the plat review application submission deadline(s).

Case P22-269: Request by the City of Tomball to amend Chapter 40, Article III (*Subdivision Design Standards)* of the Tomball Code of Ordinances by adding sections to address driveway approaches and related requirements to include separation requirements and access management standards.

Case P22-270: Request by the City of Tomball to amend Section 40-74 (*Lots, general provisions*) and 40-75 (*Minimum Lot Sizes)* of the Tomball Code of Ordinances by adding/revising regulations pertaining to lot sizes.

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, Jared Smith, at (281) 290-1491 or at jasmith@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 2022** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Jared Smith
Jared Smith
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.

Ordinance Amendment Staff Report

Planning & Zoning Commission Public Hearing Date: August 8, 2022
City Council Public Hearing Date: August 15, 2022

Case: P22-269

Section(s): Chapter 40, Article III (*Design Standards*)

Subject: Add Sec. 40-81 (*Driveways and Access Management*)

BACKGROUND

The City of Tomball's Code of Ordinance does not currently specify driveway separation requirements, nor does it call out cross-access easement requirements/recommendations. Ingress & egress points to and from properties are essential to site development. Each driveway that serves a parcel of land introduces an accident potential point. Therefore, minimum driveway separation requirements and ordinances that encourage shared access agreements between adjoining property owners are often adopted to help mitigate and reduce accident potential for motor vehicles, pedestrians, and bicyclists. This proposed addition to the code of ordinance is to adopt driveway standards, specifically by formally addressing driveway designs, spacing requirements and encouraging/requiring shared access driveways.

NOTICE OF PUBLIC HEARING:

A public hearing notice was published in the Potpourri on July 27, 2022.

PROPOSED ORDINANCE AMENDMENT(s):

Code of Ordinance Section(s):

ADD:

40-81.- Driveway and Access Management

(a) *Other Standards.* Driveway approaches, curbs, gutters, pavements and appurtenances on public property and other facilities to provide access to abutting properties in the City and ETJ in connection with platting or building construction shall be constructed, provided, altered or repaired in accordance with the City of Tomball Design, Details, and Construction Standards and as prescribed by the standards outlined within this Division.

(b) *All Driveway Approaches.* All driveway approaches shall comply with the following standards.

(1) *Sidewalks to Be Removed.* Where a driveway approach is designed to cross an existing sidewalk, the sidewalk included in the driveway approach area shall be removed and reconstructed as a driveway approach unless the City Engineer has determined that the section of the sidewalk fully complies with the requirements of this section for driveway approaches. The area across the driveway will be jointed and edged as a sidewalk. The depth and design for the sidewalk will be consistent

with the driveway-approved design and will be consistent with the ADA regulations.

(2) *Removal of Curb and Gutter.* Where a driveway approach is to be constructed at a location where a curb and gutter is in place, the curb and gutter shall be removed to the nearest existing construction joint or a new construction joint formed by other methods as may be approved by the City Engineer. The driveway approach shall be constructed in accordance with the City's Design, Details and Construction Standards.

(3) *Drainage.* Driveway approaches shall be designed to prevent the entrance of water from the street onto private property, except that a drainage system may be provided within the property to handle water coming from the street. Driveway approaches and related drainage systems shall be constructed in accordance with the City's Design, Details, and Construction Standards.

(4) *Radius.* Driveway approaches shall be constructed with return radii in accordance with the standards outlined in Table 40-81.1. The driveway radius shall not extend in front of the adjacent property.

(5) *Design Criteria.*

(a) For all gated driveways the gate shall be set back a minimum of 25-feet from the edge of the street pavement. Locking mechanisms for vehicular gates shall be subject to approval by the City Fire Marshal or his/her designee.

(b) Driveway construction shall not occur without a driveway permit.

(c) Divided entrances to parking lots in nonresidential and multifamily developments shall have a minimum ingress lane of 18 feet, a minimum landscaped median width of 5 feet for an unbroken distance of at least 100 feet, and a minimum egress lane of 22 feet. All divided entrances shall be a maximum of 45 feet in width.

(d) Residential driveways shall have a minimum separation equal to the sum of the required curb returns for the two driveways.

(c) All driveway approach dimensions shall comply with Table 40-81.1.

Table 40-81.1

Driveway	Land Use	Width (ft.)		Curb Return (ft.)	
		Minimum	Maximum	Minimum	Maximum
Type I	Single-Family Residential, Duplex	12'	24'	5'	15'
Type II (One Way)	Multi-Family, Commercial	20'	20'	10'	15'
Type II (Two Way)	Multi-Family, Commercial	24'	40'	10'	15'

(d) *Type II Driveway Approaches.* Type II driveway approaches shall comply with the following standards and with Table 40-81.1

(1) *Number of Driveway Approaches.* On local streets, not more than one (1) driveway approach shall be permitted on any parcel of property with a frontage of one hundred feet (100') or less. On collector streets no more than one (1)

driveway approach shall be permitted on any parcel of property with a frontage of one hundred and fifty feet (150') or less. For arterials, no more than one (1) driveway approach shall be permitted on any parcel of property with a frontage of three hundred feet (300') or less. Except that additional openings may be permitted with the approval of the Community Development Director or their designee for the necessity and convenience of the public.

(2) *Driveway Separation.* Driveway approaches shall be separated by a minimum distance, as measured between the edge of the driveway and the adjacent driveway or street right-of-way, as required by Table 40-81.2.

Table 40-81.2

Street Type	Minimum Separation Between Drives (feet)*	Minimum Separation from Intersection (feet)*
Arterial	200'	150'
Minor Arterial	150'	100'
Collector	100'	75'
Local	25'	50'

*Separation may be reduced, at the discretion of the Community Development Director or their designee, where right-in/right-out only driveways are used. Such drives must be on a median-separated road or be designed to physically prevent vehicles from making a left turn.

Notes:

a) Single-family and two-family developments are exempt from these standards on local and collector streets.

b) Where a property at a corner does not have the necessary frontage to accommodate the required spacing from the intersection, or an interior property does not have adequate width to meet the spacing requirements from an existing driveway on adjacent property, a common access easement with adjacent properties shall be utilized to obtain the necessary spacing. Where site limitations preclude such common access easements, or where cooperation of adjacent property owners cannot be obtained (within a period of 90 days), the City Engineer may authorize a noncompliant driveway, which should be spaced as far from the intersection as practical.

c) Where there is a signalized "T" intersection on the opposite side of the street, the spacing requirements shall apply.

(3) *Angle of Driveway Approach.* The angle of the driveway approach with the curb line shall be approximately ninety degrees (90˚) for two-way driveways or forty-five degrees (45˚) to ninety degrees (90˚) for one-way driveways.

(4) *Driveway Approaches at Intersections.* Corner parcels less than one hundred and fifty feet (150') in length along the right-of-way shall combine access with the adjoining property, wherever possible. Where it can be shown that access is effectively denied to a corner parcel because of the required distance from the corner of the intersecting right-of-way and combined access is not available from the adjoining property, a variation to the requirement may be granted by the City Engineer, provided the applicant demonstrates that a variation will not create a traffic hazard.

(5) *Driveway Approaches in Existing On-Street Angle or Head-In Parking Areas.* Driveway approaches shall not be constructed in existing on-street angle or

head-in parking areas unless all curb is restored to a standard location along the roadway in front of the premises.

(e) *Shared Driveways and Cross-Access Drives.*

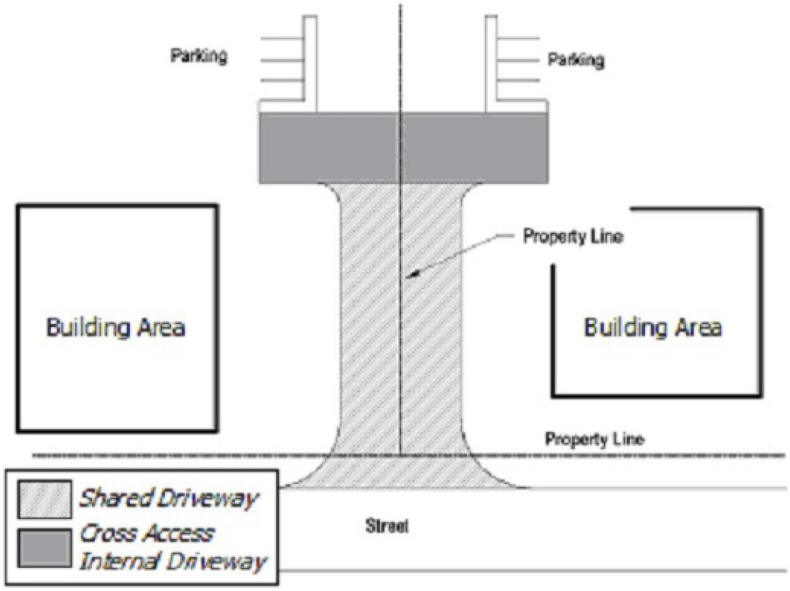
(1) Shared access for all driveways are encouraged by the City in order to ensure public safety access by providing mutual/common access to a median opening, to minimize the number of driveway cuts on streets, thereby maintaining street mobility, and to facilitate traffic flow between adjacent lots. (See Figure 40-81.1)

a. Arterial Streets. Shared mutual access easement(s) for driveway(s) may be required by the City between driveways on adjacent lots fronting on arterial streets.

b. The location and dimensions of shared access easements shall be determined by the Community Development Director and City Engineer.

c. Such easements shall be noted on the Preliminary Plat and Final Plat when possible as "Open and Unobstructed Cross Access Easement".

Figure 40-81.1



ORDINANCE NO. 2022-22

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS AMENDING ITS CODE OF ORDINANCES BY ADDING SECTION 40-81 (DRIVEWAY AND ACCESS MANAGEMENT) TO ARTICLE III, DESIGN STANDARDS OF CHAPTER 40, SUBDIVISIONS; 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, the City Staff presented the proposed text amendment regarding driveway and access management to the Planning and Zoning Commission; and

WHEREAS, at least fifteen (15) days after the publication in the official newspaper of the City of the time and place of a public hearing, the Planning and Zoning Commission held a public hearing regarding the proposed text amendment; and

WHEREAS, the Planning and Zoning Commission recommended in its final report that the City Council approve the requested text amendment; and

WHEREAS, at least fifteen (15) days after the publication in the official newspaper of the City of the time and place of a public hearing, the City Council held a public hearing on the proposed text amendment; and

WHEREAS, the City Council finds it to be in the best interest of the health, safety and welfare of the citizens to approve the text amendment as contained in this ordinance; now, therefore,

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

Section 1. The facts and matters contained in the preamble to this ordinance are hereby found to be true and correct.

Section 2. Article III, Design Standards, of Chapter 40, Subdivisions of the Code of Ordinances of the City of Tomball, Texas is hereby amended, as set out in Exhibit A, attached hereto and made a part of this Ordinance for all purposes.

Section 3. 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 4. Any person who shall intentionally, knowingly, recklessly or with criminal negligence 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 6TH DAY OF SEPTEMBER 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

SECOND READING:

READ, PASSED, AND ORDAINED AS SET OUT BELOW AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE 3RD DAY OF OCTOBER 2022.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DUNAGIN	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN PARR	_____

_____
Lori Klein Quinn, Mayor

ATTEST:

_____
DORIS SPEER, City Secretary

Exhibit "A"

AMEND: Article III of Chapter 40 (Design Standards: Subdivisions)

REVISE: Add the following entries in alphabetical order and renumber accordingly:

ADD:

40-81.- Driveway and Access Management

(a) *Other Standards.* Driveway approaches, curbs, gutters, pavements and appurtenances on public property and other facilities to provide access to abutting properties in the City and ETJ in connection with platting or building construction shall be constructed, provided, altered or repaired in accordance with the City of Tomball Design, Details, and Construction Standards and as prescribed by the standards outlined within this Division.

(b) *All Driveway Approaches.* All driveway approaches shall comply with the following standards.

(1) *Sidewalks to Be Removed.* Where a driveway approach is designed to cross an existing sidewalk, the sidewalk included in the driveway approach area shall be removed and reconstructed as a driveway approach unless the City Engineer has determined that the section of the sidewalk fully complies with the requirements of this section for driveway approaches. The area across the driveway will be jointed and edged as a sidewalk. The depth and design for the sidewalk will be consistent with the driveway-approved design and will be consistent with the ADA regulations.

(2) *Removal of Curb and Gutter*. Where a driveway approach is to be constructed at a location where a curb and gutter is in place, the curb and gutter shall be removed to the nearest existing construction joint or a new construction joint formed by other methods as may be approved by the City Engineer. The driveway approach shall be constructed in accordance with the City's Design, Details and Construction Standards.

(3) *Drainage.* Driveway approaches shall be designed to prevent the entrance of water from the street onto private property, except that a drainage system may be provided within the property to handle water coming from the street. Driveway approaches and related drainage systems shall be constructed in accordance with the City's Design, Details, and Construction Standards.

(4) *Radius.* Driveway approaches shall be constructed with return radii in accordance with the standards outlined in Table 40-81.1. The driveway radius shall not extend in front of the adjacent property.

(5) *Design Criteria.*

(a) For all gated driveways the gate shall be set back a minimum of 25-feet from the edge of the street pavement. Locking mechanisms for vehicular gates shall be subject to approval by the City Fire Marshal or his/her designee.

(b) Driveway construction shall not occur without a driveway permit.

(c) Divided entrances to parking lots in nonresidential and multifamily developments shall have a minimum ingress lane of 18 feet, a minimum landscaped median width of 5 feet for an unbroken distance of at least 100 feet, and a minimum egress lane of 22 feet. All divided entrances shall be a maximum of 45 feet in width.

(d) Residential driveways shall have a minimum separation equal to the sum of the required curb returns for the two driveways.

(c) All driveway approach dimensions shall comply with Table 40-81.1.

Table 40-81.1

Driveway	Land Use	Width (ft.)		Curb Return (ft.)	
		Minimum	Maximum	Minimum	Maximum
Type I	Single-Family Residential, Duplex	12'	24'	5'	15'
Type II (One Way)	Multi-Family, Commercial	20'	20'	10'	15'
Type II (Two Way)	Multi-Family, Commercial	24'	40'	10'	15'

(d) *Type II Driveway Approaches.* Type II driveway approaches shall comply with the following standards and with Table 40-81.1

(1) *Number of Driveway Approaches.* On local streets, not more than one (1) driveway approach shall be permitted on any parcel of property with a frontage of one hundred feet (100') or less. On collector streets no more than one (1) driveway approach shall be permitted on any parcel of property with a frontage of one hundred and fifty feet (150') or less. For arterials, no more than one (1) driveway approach shall be permitted on any parcel of property with a frontage of three hundred feet (300') or less. Except that additional openings may be permitted with the approval of the Community Development Director or their designee for the necessity and convenience of the public.

(2) *Driveway Separation.* Driveway approaches shall be separated by a minimum distance, as measured between the edge of the driveway and the adjacent driveway or street right-of-way, as required by Table 40-81.2.

Table 40-81.2

Street Type	Minimum Separation Between Drives (feet)*	Minimum Separation from Intersection (feet)*
Arterial	200'	150'
Minor Arterial	150'	100'
Collector	100'	75'
Local	25'	50'

*Separation may be reduced, at the discretion of the Community Development Director or their designee, where right-in/right-out only driveways are used. Such drives must be on a median-separated road or be designed to physically prevent vehicles from making a left turn.

Notes:

a) Single-family and two-family developments are exempt from these standards on local and collector streets.

b) Where a property at a corner does not have the necessary frontage to accommodate the required spacing from the intersection, or an interior property does not have adequate width to meet the spacing requirements from an existing driveway on adjacent property, a common access easement with adjacent properties shall be utilized to obtain the necessary spacing. Where site limitations preclude such common access easements, or where cooperation of adjacent property owners cannot be obtained (within a period of 90 days), the City Engineer may authorize a noncompliant driveway, which should be spaced as far from the intersection as practical.

c) Where there is a signalized "T" intersection on the opposite side of the street, the spacing requirements shall apply.

(3) *Angle of Driveway Approach.* The angle of the driveway approach with the curb line shall be approximately ninety degrees (90˚) for two-way driveways or forty-five degrees (45˚) to ninety degrees (90˚) for one-way driveways.

(4) *Driveway Approaches at Intersections.* Corner parcels less than one hundred and fifty feet (150') in length along the right-of-way shall combine access with the adjoining property, wherever possible. Where it can be shown that access is effectively denied to a corner parcel because of the required distance from the corner of the intersecting right-of-way and combined access is not available from the adjoining property, a variation to the requirement may be granted by the City Engineer, provided the applicant demonstrates that a variation will not create a traffic hazard.

(5) *Driveway Approaches in Existing On-Street Angle or Head-In Parking Areas.* Driveway approaches shall not be constructed in existing on-street angle or head-in parking areas unless all curb is restored to a standard location along the roadway in front of the premises.

(e) *Shared Driveways and Cross-Access Drives.*

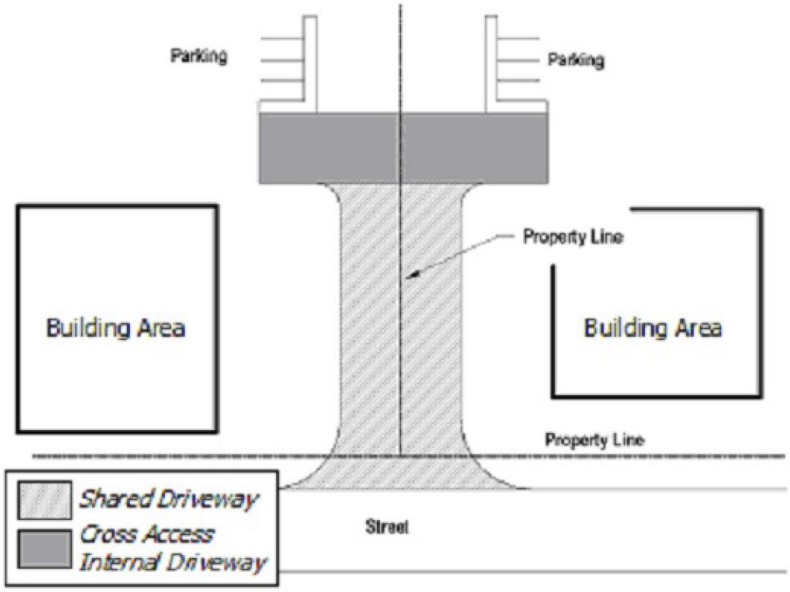
(1) Shared access for all driveways are encouraged by the City in order to ensure public safety access by providing mutual/common access to a median opening, to minimize the number of driveway cuts on streets, thereby maintaining street mobility, and to facilitate traffic flow between adjacent lots. (See Figure 40-81.1)

a. Arterial Streets. Shared mutual access easement(s) for driveway(s) may be required by the City between driveways on adjacent lots fronting on arterial streets.

b. The location and dimensions of shared access easements shall be determined by the Community Development Director and City Engineer.

c. Such easements shall be noted on the Preliminary Plat and Final Plat when possible as "Open and Unobstructed Cross Access Easement".

Figure 40-81.1



-END-

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:
Review, Recommend, and Approve Amendments to the Board & Commissions and Tourism Advisory Committee Applications and the Boards and Commissions Handbook, as Recommended by City Council

Background:

Following several discussions, Council recommended significant changes to the Board and Commissions application, the Tourism Advisory Committee application, and the Boards, Commissions, and Committees Handbook.

Those changes have been incorporated into the documents and are presented to Council for review and possible approval.

Two items have been brought up by Councilmembers that will require Council discussion and direction for possible additional changes to the applications and the Handbook:

1. Question: Should the applications automatically expire on December 31 of each year? This would require that applicants reapply in January, but would keep the applications "fresher" when the time for appointments/reappointments arise (yellow highlight, page 1 of each application).

2. In the Handbook, should the language in the Eligibility Requirements (yellow highlight, item 8, page *vi)* be changed to read: *"Active participation by all appointed members is necessary for proper functioning of boards. A member who is absent for more than 25% of called meetings in any twelve consecutive months or absent from more than two consecutive meetings, for other than medical reasons, will be automatically removed from service."*? The change would agree with the attendance requirements in the Charter for Councilmembers and is the language currently used on both applications.

Should Council make recommendations regarding these two items (or additional changes during the meeting), those changes will also be incorporated into the applications and/or Handbook before distribution and posting on the website.

The revised applications and Handbook will be emailed to all incumbent board members and prospective applicants, for return no later than September 23, 2022. Council will consider board appointments at an October 2022 meeting.

Origination: City Council

Recommendation:

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

CITY OF TOMBALL

APPLICATION FOR CITY BOARDS/COMMISSIONS/COMMITTEES

As an Applicant for a City Board, Commission, or Committee, your application will be public information. You will be contacted before any appointments are considered to confirm your continued interest in serving. All appointments are made by the Tomball City Council. Incumbents whose terms expire are automatically considered for reappointment unless they indicate non-interest or have been appointed to two (2) consecutive terms. A member who is absent for more than 25% of called meetings in any twelve consecutive months or absent from more than two consecutive meetings, for other than medical reasons, will be automatically removed from service. Applicant must be a citizen of the United States and must reside within the city limits of Tomball unless otherwise stated in the position announcement. Applications will be kept on file for two years and will expire at the end of two years; for instance, an application dated in 2022 will expire in 2024.

Please Type or Print Clearly:

Date: _____

Name: _____

Phone: _____ (Home)

Address: _____

Phone: _____ (Work)

City/State/Zip _____

Cell: _____

Email: _____

I have lived in Tomball ___ years.

I am ___ am not ___ a U.S. Citizen

Occupation: _____

Professional and/or Community Activities: _____

Additional Pertinent Information/References: _____

_____

_____

_____

_____

Please attach ~~a resume and~~ a short biography to this application.

Briefly tell us why you would like to be considered for appointment to a City of Tomball Board/Commission.

_____

_____

_____

_____

_____

_____

Please complete the attached Conflict of Interest Questionnaire (CIQ), Conflict of Interest Statement (CIS), Board Member Election on Disclosure, and Appendix D (page 33) *Acknowledgment of Receipt and Understanding* from the Boards, Commissions, and Committees Handbook.

Applications for the following Council-appointed Boards, Commissions, and Committees ~~will be kept on file in the City Secretary's office for two years.~~ *Would you rather it read "expire on December 31 of each year.(?)*

If you are interested in serving on more than one board, please indicate your preference by numbering in order of preference (i.e., 1, 2, 3, etc.)

Decision-Making Boards and Commissions	Meeting Information
( ) Planning & Zoning Commission	Second Monday each month, 6 p.m.
( ) Board of Adjustments	To Be Announced; Evenings

Separate Legal Entities	Meeting Information
( ) Tomball Economic Development Corporation	Six (6) regular scheduled meetings, usually on the second Tuesday of the Month, 5:30 p.m.; the annual meeting is in May (special meetings may be called)
( ) Tomball Regional Health Foundation	Fourth Wednesday each month, 4 p.m.

Ad Hoc/Advisory Committees	Meeting Information
( ) Downtown Tomball Advisory Committee DTAC does not require Tomball residency	As called

Non-profit Corporation Boards	Meeting Information
( ) Tomball Legacy Fund, Inc. Position 7, Tomball Legacy Fund, does not require Tomball residency	As called

****

I AM INTERESTED IN SERVING ON THE ABOVE-INDICATED BOARDS, COMMISSIONS, AND COMMITTEES.

_____

Signature of Applicant
(Must be signed/signature typed in)

Please return this application to:

City Secretary
City of Tomball
401 Market Street
Tomball, TX 77375
cso@tomballtx.gov
office: 281-290-1002
fax: 281-351-6256

Attachments:
Conflict of Interest Questionnaire
Conflict of Interest Statement
Election on Disclosure
Acknowledgment of Receipt and Understanding (Page 33, Handbook)

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

_____
Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

_____ _____
Signature of vendor doing business with the governmental entity Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

FORM CIS

(Instructions for completing and filing this form are provided on the next page.)

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This is the notice to the appropriate local governmental entity that the following local government officer has become aware of facts that require the officer to file this statement in accordance with Chapter 176, Local Government Code.

OFFICE USE ONLY

Date Received

1 **Name of Local Government Officer**

2 **Office Held**

3 **Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code**

4 **Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3.**

5 **List gifts accepted by the local government officer and any family member, if aggregate value of the gifts accepted from vendor named in item 3 exceeds $100 during the 12-month period described by Section 176.003(a)(2)(B).**

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

(attach additional forms as necessary)

6 **SIGNATURE** I swear under penalty of perjury that the above statement is true and correct. I acknowledge that the disclosure applies to each family member (as defined by Section 176.001(2), Local Government Code) of this local government officer. I also acknowledge that this statement covers the 12-month period described by Section 176.003(a)(2)(B), Local Government Code.

_____
Signature of Local Government Officer

Please complete either option below:

(1) Affidavit

NOTARY STAMP / SEAL

Sworn to and subscribed before me by _____ this the _____ day of _____, 20 _____, to certify which, witness my hand and seal of office.

_____

Signature of officer administering oath | Printed name of officer administering oath | Title of officer administering oath

OR

(2) Unsworn Declaration

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

Executed in _____ County, State of _____, on the _____ day of _____ (month), 20_____ (year).

_____
Signature of Local Government Officer (Declarant)

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

Section 176.003 of the Local Government Code requires certain local government officers to file this form. A "local government officer" is defined as a member of the governing body of a local governmental entity; a director, superintendent, administrator, president, or other person designated as the executive officer of a local governmental entity; or an agent of a local governmental entity who exercises discretion in the planning, recommending, selecting, or contracting of a vendor. This form is required to be filed with the records administrator of the local governmental entity not later than 5 p.m. on the seventh business day after the date on which the officer becomes aware of the facts that require the filing of this statement.

A local government officer commits an offense if the officer knowingly violates Section 176.003, Local Government Code. An offense under this section is a misdemeanor.

Refer to chapter 176 of the Local Government Code for detailed information regarding the requirement to file this form.

INSTRUCTIONS FOR COMPLETING THIS FORM

The following numbers correspond to the numbered boxes on the other side.

1. Name of Local Government Officer. Enter the name of the local government officer filing this statement.

2. Office Held. Enter the name of the office held by the local government officer filing this statement.

3. Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code. Enter the name of the vendor described by Section 176.001(7), Local Government Code, if the vendor: a) has an employment or other business relationship with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code; b) has given to the local government officer or a family member of the officer one or more gifts as described by Section 176.003(a)(2)(B), Local Government Code; or c) has a family relationship with the local government officer as defined by Section 176.001(2-a), Local Government Code.

4. Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3. Describe the nature and extent of the employment or other business relationship the vendor has with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code, and each family relationship the vendor has with the local government officer as defined by Section 176.001(2-a), Local Government Code.

5. List gifts accepted, if the aggregate value of the gifts accepted from vendor named in item 3 exceeds $100. List gifts accepted during the 12-month period (described by Section 176.003(a)(2)(B), Local Government Code) by the local government officer or family member of the officer from the vendor named in item 3 that in the aggregate exceed $100 in value.

6. Signature. Signature of local government officer. Complete this section after you finish the rest of this report. You have the option to either: (1) take the completed form to a notary public where you will sign above the first line that says "Signature of Local Government Officer" (an electronic signature is not acceptable) and your signature will be notarized, or (2) sign above both lines that say "Signature of Local Government Officer (Declarant)" (an electronic signature is not acceptable), and fill out the unsworn declaration section.

Local Government Code § 176.001(2-a): "Family relationship" means a relationship between a person and another person within the third degree by consanguinity or the second degree by affinity, as those terms are defined by Subchapter B, Chapter 573, Government Code.

Local Government Code § 176.003(a)(2)(A):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Board Member Election on Disclosure

An appointed Board Member may choose whether or not to allow public access to the information in the custody of the City relating to the Board Member's home address, home telephone number, cellular and pager numbers (if not paid for by City), emergency contact information, personal email address, and information that reveals whether the person has family members.

Each Board Member shall state his/her choice in writing to the City Secretary's Office. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

If during the course of their term a Board Member wishes to close or open public access to the information, the individual may request in writing to the City Secretary's Office to close or open access as the case may be. A Board Member may request to close or open public access to the information by submitting a written request to the City Secretary's Office. Only the City Secretary's Office is allowed to disclose the information listed above.

(Please strike through any information that you do not wish to be made accessible to the public)

Please complete the information below and return
to the City Secretary's Office within fourteen days of receipt.

☐ I **DO** elect public access to my: (please indicate items you would like available, if any)

___ home address

___ home telephone number

___ personal email address

___ cell or pager numbers not paid for by the City

___ emergency contact information

___ information that reveals whether I have family members.

☐ I **DO NOT** elect public access to my home address, home telephone number, cell or pager numbers, emergency contact information, or any information that reveals whether I have family members.

_____ _____

Board Member's Signature Date

_____

Board Member's Printed Name

CITY OF TOMBALL

APPLICATION FOR THE TOURISM ADVISORY COMMITTEE

As an Applicant for the **Tourism Advisory Committee**, your application will be public information. All appointments are made by the Tomball City Council. Incumbents whose terms expire are automatically considered for reappointment unless they indicate non-interest or have been appointed to two (2) consecutive terms. A member who is absent for more than 25% of called meetings in any twelve consecutive months or absent from more than two consecutive meetings, for other than medical reasons, will be automatically removed from service. Applicant must be a citizen of the United States and must reside within the city limits of Tomball unless otherwise stated in the position announcement. Applications will be kept on file for two years and will expire at the end of two years; for instance, an application dated in 2022 will expire on December 31, 2024.

Please Type or Print Clearly: Date: _____

Name: _____ Phone: _____ (Home)

Address: _____ Phone: _____ (Work)

Email _____

I have lived in Tomball ___ years. I am ___ am not ___ a U.S. Citizen

~~**I am a registered voter ___ yes ___ no**~~

I am applying as (please check all that apply):

_____ a Tomball Resident, residing within the city limits of Tomball

_____ an Owner, Officer or Director of a business, other than a hotel or motel, with offices within the city limits of Tomball

_____ an Employee or Officer of a hotel or motel located in the city limits of Tomball

Occupation: _____

_____

_____

_____

_____

_____

Professional and/or Community Activities: _____

_____

_____

_____

Additional Pertinent Information/References: _____

_____

_____

_____

Please attach ~~a resume and~~ a short biography to this application.

Briefly tell us why you would like to be considered for appointment to a City of Tomball Board/Commission.

_____

_____

_____

_____

_____

_____

Please complete the attached Conflict of Interest Questionnaire (CIQ), Conflict of Interest Statement (CIS), Board Member Election on Disclosure, and Appendix D (page 33) *Acknowledgment of Receipt and Understanding* from the Boards, Commissions, and Committees Handbook.

Applications for the Tourism Advisory Committee will be kept on file in the City Secretary's office ~~for two years.~~ *Would you rather it read "expire on December 31 of each year.(?)*

****

I AM INTERESTED IN SERVING ON THE TOURISM ADVISORY COMMITTEE.

_____

Signature of Applicant
(Must be signed/signature typed in)

Please return this application to:

City Secretary
City of Tomball
401 Market Street
Tomball, TX 77375
cso@ci.tomball.tx.us
office: 281-290-1002
fax: 281-351-6256

Attachments: Conflict of Interest Questionnaire
Conflict of Interest Statement
Election on Disclosure
Acknowledgment of Receipt and Understanding (Page 33, Handbook)

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

_____
Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

_____ _____
Signature of vendor doing business with the governmental entity Date

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

FORM CIS

(Instructions for completing and filing this form are provided on the next page.)

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This is the notice to the appropriate local governmental entity that the following local government officer has become aware of facts that require the officer to file this statement in accordance with Chapter 176, Local Government Code.

OFFICE USE ONLY

Date Received

1 **Name of Local Government Officer**

2 **Office Held**

3 **Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code**

4 **Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3.**

5 **List gifts accepted by the local government officer and any family member, if aggregate value of the gifts accepted from vendor named in item 3 exceeds $100 during the 12-month period described by Section 176.003(a)(2)(B).**

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

(attach additional forms as necessary)

6 **SIGNATURE** I swear under penalty of perjury that the above statement is true and correct. I acknowledge that the disclosure applies to each family member (as defined by Section 176.001(2), Local Government Code) of this local government officer. I also acknowledge that this statement covers the 12-month period described by Section 176.003(a)(2)(B), Local Government Code.

_____
Signature of Local Government Officer

Please complete either option below:

(1) Affidavit

NOTARY STAMP / SEAL

Sworn to and subscribed before me by _____ this the _____ day of _____,

20 _____, to certify which, witness my hand and seal of office.

_____

Signature of officer administering oath | Printed name of officer administering oath | Title of officer administering oath

OR

(2) Unsworn Declaration

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.

(street) (city) (state) (zip code) (country)

Executed in _____ County, State of _____, on the _____ day of _____ (month), 20_____ (year).

_____
Signature of Local Government Officer (Declarant)

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

Section 176.003 of the Local Government Code requires certain local government officers to file this form. A "local government officer" is defined as a member of the governing body of a local governmental entity; a director, superintendent, administrator, president, or other person designated as the executive officer of a local governmental entity; or an agent of a local governmental entity who exercises discretion in the planning, recommending, selecting, or contracting of a vendor. This form is required to be filed with the records administrator of the local governmental entity not later than 5 p.m. on the seventh business day after the date on which the officer becomes aware of the facts that require the filing of this statement.

A local government officer commits an offense if the officer knowingly violates Section 176.003, Local Government Code. An offense under this section is a misdemeanor.

Refer to chapter 176 of the Local Government Code for detailed information regarding the requirement to file this form.

INSTRUCTIONS FOR COMPLETING THIS FORM

The following numbers correspond to the numbered boxes on the other side.

1. Name of Local Government Officer. Enter the name of the local government officer filing this statement.

2. Office Held. Enter the name of the office held by the local government officer filing this statement.

3. Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code. Enter the name of the vendor described by Section 176.001(7), Local Government Code, if the vendor: a) has an employment or other business relationship with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code; b) has given to the local government officer or a family member of the officer one or more gifts as described by Section 176.003(a)(2)(B), Local Government Code; or c) has a family relationship with the local government officer as defined by Section 176.001(2-a), Local Government Code.

4. Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3. Describe the nature and extent of the employment or other business relationship the vendor has with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code, and each family relationship the vendor has with the local government officer as defined by Section 176.001(2-a), Local Government Code.

5. List gifts accepted, if the aggregate value of the gifts accepted from vendor named in item 3 exceeds $100. List gifts accepted during the 12-month period (described by Section 176.003(a)(2)(B), Local Government Code) by the local government officer or family member of the officer from the vendor named in item 3 that in the aggregate exceed $100 in value.

6. Signature. Signature of local government officer. Complete this section after you finish the rest of this report. You have the option to either: (1) take the completed form to a notary public where you will sign above the first line that says "Signature of Local Government Officer" (an electronic signature is not acceptable) and your signature will be notarized, or (2) sign above both lines that say "Signature of Local Government Officer (Declarant)" (an electronic signature is not acceptable), and fill out the unsworn declaration section.

Local Government Code § 176.001(2-a): "Family relationship" means a relationship between a person and another person within the third degree by consanguinity or the second degree by affinity, as those terms are defined by Subchapter B, Chapter 573, Government Code.

Local Government Code § 176.003(a)(2)(A):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Board Member Election on Disclosure

An elected/appointed Board Member may choose whether or not to allow public access to the information in the custody of the City relating to the Board Member's home address, home telephone number, cellular and pager numbers (if not paid for by City), emergency contact information, personal email address, and information that reveals whether the person has family members.

Each Board Member shall state his/her choice in writing to the City Secretary's Office. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

If during the course of their term a Board Member wishes to close or open public access to the information, the individual may request in writing to the City Secretary's Office to close or open access as the case may be. A Board Member may request to close or open public access to the information by submitting a written request to the City Secretary's Office. Only the City Secretary's Office is allowed to disclose the information listed above.

(Please strike through any information that you do not wish to be made accessible to the public)

Please complete the information below and return
to the City Secretary's Office within fourteen days of receipt.

I **DO** elect public access to my: (please indicate items you would like available, if any)

___ home address

___ home telephone number

___ personal email address

___ cell or pager numbers not paid for by the City

___ emergency contact information

___ information that reveals whether I have family members.

I **DO NOT** elect public access to my home address, home telephone number, cell or pager numbers, emergency contact information, or any information that reveals whether I have family members.

_____ _____

Board Member's Signature Date

_____

Board Member's Printed Name

The City of Tomball, Texas



Boards, Commissions, and Committees Handbook

Rev. ~~8/15/2022~~ 9/6/2022

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New Letter

City of Tomball

Lori Klein Quinn
Mayor

David Esquivel, PE
City Manager

Dear Citizen:

I would like to thank you on behalf of the Citizens of Tomball for your willingness to serve the City as an appointed member of a Board, Commission, or Committee. Your commitment of time and talent is a very important contribution to our community.

The work done by citizens who serve on Boards, Commissions, and Committees is a vital part of our city government. Board, Commission, and Committee members assist the City Council in setting public policy, implementing public policy and in communicating that policy to the community as a whole.

In recognition of the important civic commitment members of Boards, Commissions, and Committees have made, we have prepared this orientation handbook for those who are interested in possible service and to assist appointed members in performing their duties.

It is our hope that your service to the City of Tomball will be both rewarding and fulfilling. Again, thank you for your willingness to serve.

Sincerely,

Lori Klein Quinn

Lori Klein Quinn
Mayor

401 MARKET STREET • TOMBALL, TEXAS 77375-4645 • 281-351-5484

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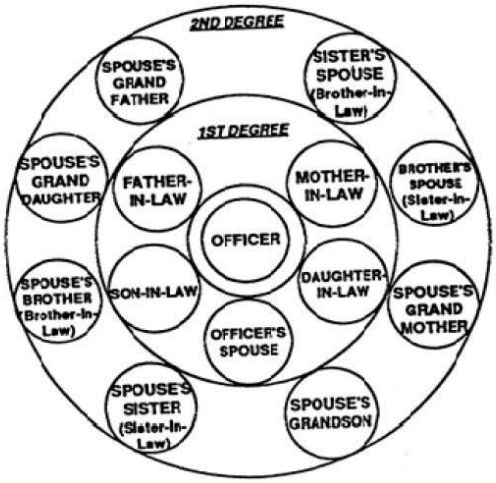
The following eligibility requirements must be met by all applicants:

1. Each member must be a *U. S. Citizen and a resident of the State of Texas and the* City of Tomball, who has resided in the City of Tomball for at least six (6) months, *with the exception of the Business Owner and Hotel/Motel Positions on the Tourism Advisory Committee.* The member shall not be related to any City Council Member in the following manner:

    - Relatives by Consanguinity shall include: parents, children, siblings, grandchildren and grandparents, great-grandparents and great-grandchildren, aunts, uncles, nieces and nephews.

    - Relatives by Affinity shall include: spouse, parents of spouse, siblings of spouse, grandparents and grandchildren of spouse.

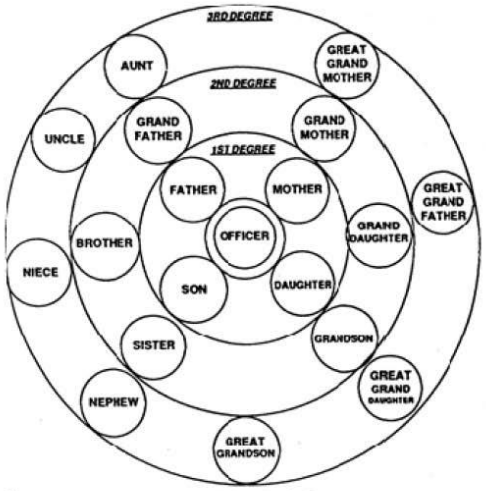
CHART OF KINSHIP



Affinity Kinship Chart
(Marriage)

The chart to the left shows: *Affinity Kinship (relationship by marriage)

The chart to the right shows: *Consanguinity Kinship (relationship by blood) for purposes on interpreting nepotism as defined in VTCA Government Code, Chapter 573, §§573.021-.025.



Consanguinity Kinship Chart
(Blood)

2. No member shall have a conflict of interest (business) and/or any appearance of impropriety where his/her position on that board or committee could result in a personal advantage or monetary benefit to accrue because of his/her position on the board. *A member with a conflict of interest shall file an affidavit with the Board Secretary, shall state the conflict of interest, and shall leave the Chambers/meeting room during discussion and vote.*

3. No person shall be eligible for appointment or reappointment if previously convicted of a felony or a crime involving moral turpitude.

4. Persons seeking appointment or reappointment to the Planning & Zoning Commission, Zoning Board of Adjustment, Tomball Economic Development Corporation, or the Tomball Regional Health Foundation shall be required to include, along with their application, a ~~detailed resume~~ *a brief bio* to include complete work history, description of positions held and tasks responsible for, ~~educational background~~ and professional certifications.

~~5.~~ Prior to appointment, each applicant must certify that they have read ~~this article as it pertains to attendance and acknowledge that they understand the duties and responsibilities of the position.~~ ***the Boards, Commissions, and Committees Handbook and return the Acknowledgement Form from the Handbook, Page XX.***

6. No member shall serve simultaneously on more than two (2) boards. Boards that have direct working relationships with each other may have non-voting, ex-officio members on the board with whom such working relationships exist. ~~Those direct working relationships must be documented in writing by the Chair of the board or committee and approved by the Mayor~~ *The City Council shall appoint* ~~in order for the~~ non-voting, ex-officio members ~~to be utilized~~ *as Council liaisons to City-appointed boards, commissions, and committees.*

7. All members, including ex-officio members, shall serve without salary.

8. ~~Active participation by all appointed members is necessary for proper functioning of boards. If a member fails to attend more than three (3) consecutive regular meetings, or 75% of the time, without the absence being excused, he/she will automatically forfeit his/her position.~~ Active participation by all appointed members is necessary for proper functioning of boards. A member who is absent for more than 25% of called meetings in any twelve consecutive months or absent from more than two consecutive meetings, for other than medical reasons, will be automatically removed from service.

9. No member shall use their position for any personal influence or monetary gain and shall not purport to represent the board, commission, or committee in any way ~~without obtaining the prior approval of a majority of the board~~.

10. The City Council, by majority vote, shall have the authority to remove any member of a board from office whenever, in its discretion, the best interest of the City shall be served, *with the exception of the Board of Adjustments.*

CITY OF TOMBALL

APPLICATION FOR CITY BOARDS/COMMISSIONS/COMMITTEES

As an Applicant for a City Board, Commission, or Committee, your application will be public information. You will be contacted before any appointments are considered to confirm your continued interest in serving. All appointments are made by the Tomball City Council. Incumbents whose terms expire ~~are~~ ***may be*** automatically considered for reappointment unless they indicate non-interest or have been appointed to two (2) consecutive terms. A member who is absent for more than 25% of called meetings in any twelve consecutive months or absent from more than two consecutive meetings, for other than medical reasons, will be automatically removed from service. Applicant must be a citizen of the United States and must reside within the city limits of Tomball unless otherwise stated in the position announcement. Applications will be kept on file for two years and will expire at the end of two years; for instance, an application dated in 2022 will expire in 2024 ***(Would you rather it read – "Applications expire on December 31 of each year"?***

Please Type or Print Clearly: Date: _____

Name: _____ Phone: _____ (Home)

Address: _____ Phone: _____ (Work)

City/State/Zip _____ Cell: _____

Email: _____

I have lived in Tomball ___ years. I am ___ am not ___ a U.S. Citizen

Occupation: _____

_____

_____

_____

_____

_____

Professional and/or Community Activities: _____

_____

_____

_____

_____

_____

Additional Pertinent Information/References: _____

_____

_____

_____

_____

_____

Please attach ~~a resume and~~ a short biography to this application.

Briefly tell us why you would like to be considered for appointment to a City of Tomball Board/Commission.

_____

_____

_____

_____

_____

_____

_____

Please complete the attached Conflict of Interest Questionnaire (CIQ), Conflict of Interest Statement (CIS), Board Member Election on Disclosure, and Appendix D (page 33) *Acknowledgment of Receipt and Understanding* from the Boards, Commissions, and Committees Handbook.

Applications for the following Council-appointed Boards, Commissions, and Committees ~~will be kept on file in the City Secretary's office for two years.~~ *expire on December 31 of each year.(?)*

If you are interested in serving on more than one board, please indicate your preference by numbering in order of preference (i.e., 1, 2, 3, etc.)

Decision-Making Boards and Commissions	Meeting Information
( ) Planning & Zoning Commission	Second Monday each month, 6 p.m.
( ) Board of Adjustments	To Be Announced; Evenings

Separate Legal Entities	Meeting Information
( ) Tomball Economic Development Corporation	Six (6) regular scheduled meetings, usually on the second Tuesday of the Month, 5:30 p.m.; the annual meeting is in May (special meetings may be called)
( ) Tomball Regional Health Foundation	Fourth Wednesday each month, 4 p.m.

Ad Hoc/Advisory Committees	Meeting Information
( ) Downtown Tomball Advisory Committee DTAC does not require Tomball residency	As called

Non-profit Corporation Boards	Meeting Information
( ) Tomball Legacy Fund, Inc. Position 7, Tomball Legacy Fund, does not require Tomball residency	As called

****

I AM INTERESTED IN SERVING ON THE ABOVE-INDICATED BOARDS, COMMISSIONS, AND COMMITTEES.

_____

Signature of Applicant
(Must be signed/signature typed in)

Please return this application to:

City Secretary
City of Tomball
401 Market Street
Tomball, TX 77375
cso@tomballtx.gov
office: 281-290-1002
fax: 281-351-6256

Attachments: Conflict of Interest Questionnaire
Conflict of Interest Statement
Election on Disclosure
Acknowledgment of Receipt and Understanding (Page 33, Handbook)

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

_____

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

_____ _____

Signature of vendor doing business with the governmental entity Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 1/1/2021

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

FORM CIS

(Instructions for completing and filing this form are provided on the next page.)

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This is the notice to the appropriate local governmental entity that the following local government officer has become aware of facts that require the officer to file this statement in accordance with Chapter 176, Local Government Code.

OFFICE USE ONLY

Date Received

1 **Name of Local Government Officer**

2 **Office Held**

3 **Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code**

4 **Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3.**

5 **List gifts accepted by the local government officer and any family member, if aggregate value of the gifts accepted from vendor named in item 3 exceeds $100 during the 12-month period described by Section 176.003(a)(2)(B).**

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

(attach additional forms as necessary)

6 **SIGNATURE** I swear under penalty of perjury that the above statement is true and correct. I acknowledge that the disclosure applies to each family member (as defined by Section 176.001(2), Local Government Code) of this local government officer. I also acknowledge that this statement covers the 12-month period described by Section 176.003(a)(2)(B), Local Government Code.

_____
Signature of Local Government Officer

Please complete either option below:

(1) Affidavit

NOTARY STAMP / SEAL

Sworn to and subscribed before me by _____ this the _____ day of _____,

20 _____, to certify which, witness my hand and seal of office.

_____

Signature of officer administering oath | Printed name of officer administering oath | Title of officer administering oath

OR

(2) Unsworn Declaration

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.

(street) (city) (state) (zip code) (country)

Executed in _____ County, State of _____, on the _____ day of _____ (month), 20_____ (year).

_____
Signature of Local Government Officer (Declarant)

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 8/17/2020

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

Section 176.003 of the Local Government Code requires certain local government officers to file this form. A "local government officer" is defined as a member of the governing body of a local governmental entity; a director, superintendent, administrator, president, or other person designated as the executive officer of a local governmental entity; or an agent of a local governmental entity who exercises discretion in the planning, recommending, selecting, or contracting of a vendor. This form is required to be filed with the records administrator of the local governmental entity not later than 5 p.m. on the seventh business day after the date on which the officer becomes aware of the facts that require the filing of this statement.

A local government officer commits an offense if the officer knowingly violates Section 176.003, Local Government Code. An offense under this section is a misdemeanor.

Refer to chapter 176 of the Local Government Code for detailed information regarding the requirement to file this form.

INSTRUCTIONS FOR COMPLETING THIS FORM

The following numbers correspond to the numbered boxes on the other side.

1. Name of Local Government Officer. Enter the name of the local government officer filing this statement.

2. Office Held. Enter the name of the office held by the local government officer filing this statement.

3. Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code. Enter the name of the vendor described by Section 176.001(7), Local Government Code, if the vendor: a) has an employment or other business relationship with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code; b) has given to the local government officer or a family member of the officer one or more gifts as described by Section 176.003(a)(2)(B), Local Government Code; or c) has a family relationship with the local government officer as defined by Section 176.001(2-a), Local Government Code.

4. Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3. Describe the nature and extent of the employment or other business relationship the vendor has with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code, and each family relationship the vendor has with the local government officer as defined by Section 176.001(2-a), Local Government Code.

5. List gifts accepted, if the aggregate value of the gifts accepted from vendor named in item 3 exceeds $100. List gifts accepted during the 12-month period (described by Section 176.003(a)(2)(B), Local Government Code) by the local government officer or family member of the officer from the vendor named in item 3 that in the aggregate exceed $100 in value.

6. Signature. Signature of local government officer. Complete this section after you finish the rest of this report. You have the option to either: (1) take the completed form to a notary public where you will sign above the first line that says "Signature of Local Government Officer" (an electronic signature is not acceptable) and your signature will be notarized, or (2) sign above both lines that say "Signature of Local Government Officer (Declarant)" (an electronic signature is not acceptable), and fill out the unsworn declaration section.

Local Government Code § 176.001(2-a): "Family relationship" means a relationship between a person and another person within the third degree by consanguinity or the second degree by affinity, as those terms are defined by Subchapter B, Chapter 573, Government Code.

Local Government Code § 176.003(a)(2)(A):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 8/17/2020

Board Member Election on Disclosure

An appointed Board Member may choose whether or not to allow public access to the information in the custody of the City relating to the Board Member's home address, home telephone number, cellular and pager numbers (if not paid for by City), emergency contact information, personal email address, and information that reveals whether the person has family members.

Each Board Member shall state his/her choice in writing to the City Secretary's Office. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

If during the course of their term a Board Member wishes to close or open public access to the information, the individual may request in writing to the City Secretary's Office to close or open access as the case may be. A Board Member may request to close or open public access to the information by submitting a written request to the City Secretary's Office. Only the City Secretary's Office is allowed to disclose the information listed above.

(Please strike through any information that you do not wish to be made accessible to the public)

Please complete the information below and return
to the City Secretary's Office within fourteen days of receipt.

☐ I **DO** elect public access to my: (please indicate items you would like available, if any)

___ home address

___ home telephone number

___ personal email address

___ cell or pager numbers not paid for by the City

___ emergency contact information

___ information that reveals whether I have family members.

☐ I **DO NOT** elect public access to my home address, home telephone number, cell or pager numbers, emergency contact information, or any information that reveals whether I have family members.

_____ _____

Board Member's Signature Date

_____

Board Member's Printed Name

This page left blank intentionally.

CITY OF TOMBALL

APPLICATION FOR THE TOURISM ADVISORY COMMITTEE

As an Applicant for the **Tourism Advisory Committee**, your application will be public information. All appointments are made by the Tomball City Council. Incumbents whose terms expire ~~are~~ ***may be*** automatically considered for reappointment unless they indicate non-interest or have been appointed to two (2) consecutive terms. A member who is absent for more than 25% of called meetings in any twelve consecutive months or absent from more than two consecutive meetings, for other than medical reasons, will be automatically removed from service. Applicant must be a citizen of the United States and must reside within the city limits of Tomball unless otherwise stated in the position announcement. Applications will be kept on file for two years and will expire at the end of two years; for instance, an application dated in 2022 will expire on December 31, 2024 ***(Would you rather – "Applications expire on December 31 of each year"?***.

Please Type or Print Clearly: Date: _____

Name: _____ Phone: _____
(Home)

Address: _____ Phone: _____
(Work)

Email _____

I have lived in Tomball ___ years. I am ___ am not ___ a U.S. Citizen

~~**I am a registered voter ___ yes ___ no**~~

I am applying as (please check all that apply):

_____ a Tomball Resident, residing within the city limits of Tomball

_____ an Owner, Officer or Director of a business, other than a hotel or motel, with offices within the city limits of Tomball

_____ an Employee or Officer of a hotel or motel located in the city limits of Tomball

Occupation: _____

_____

_____

_____

_____

_____

Professional and/or Community Activities: _____

_____

_____

_____

Additional Pertinent Information/References: _____

_____

_____

_____

Please attach ~~a resume and~~ a short biography to this application.

Briefly tell us why you would like to be considered for appointment to a City of Tomball Board/Commission.

_____

_____

_____

_____

_____

_____

Please complete the attached Conflict of Interest Questionnaire (CIQ), Conflict of Interest Statement (CIS), Board Member Election on Disclosure, and Appendix D (page 33) *Acknowledgment of Receipt and Understanding* from the Boards, Commissions, and Committees Handbook.

Applications for the Tourism Advisory Committee will be kept on file in the City Secretary's office ~~for two years.~~ *Would you rather it read "expire on December 31 of each year."(?)*

****

I AM INTERESTED IN SERVING ON THE TOURISM ADVISORY COMMITTEE.

_____

Signature of Applicant
(Must be signed/signature typed in)

Please return this application to:

City Secretary
City of Tomball
401 Market Street
Tomball, TX 77375
cso@ci.tomball.tx.us
office: 281-290-1002
fax: 281-351-6256

Attachments: Conflict of Interest Questionnaire
Conflict of Interest Statement
Election on Disclosure
Acknowledgment of Receipt and Understanding (Page 33, Handbook)

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

_____
Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☐ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☐ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

_____ _____
Signature of vendor doing business with the governmental entity Date

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 1/1/2021

CONFLICT OF INTEREST QUESTIONNAIRE
For vendor doing business with local governmental entity

A complete copy of Chapter 176 of the Local Government Code may be found at http://www.statutes.legis.state.tx.us/Docs/LG/htm/LG.176.htm. For easy reference, below are some of the sections cited on this form.

Local Government Code § 176.001(1-a): "Business relationship" means a connection between two or more parties based on commercial activity of one of the parties. The term does not include a connection based on:

(A) a transaction that is subject to rate or fee regulation by a federal, state, or local governmental entity or an agency of a federal, state, or local governmental entity;

(B) a transaction conducted at a price and subject to terms available to the public; or

(C) a purchase or lease of goods or services from a person that is chartered by a state or federal agency and that is subject to regular examination by, and reporting to, that agency.

Local Government Code § 176.003(a)(2)(A) and (B):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor;

(B) has given to the local government officer or a family member of the officer one or more gifts that have an aggregate value of more than $100 in the 12-month period preceding the date the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Local Government Code § 176.006(a) and (a-1)

(a) A vendor shall file a completed conflict of interest questionnaire if the vendor has a business relationship with a local governmental entity and:

(1) has an employment or other business relationship with a local government officer of that local governmental entity, or a family member of the officer, described by Section 176.003(a)(2)(A);

(2) has given a local government officer of that local governmental entity, or a family member of the officer, one or more gifts with the aggregate value specified by Section 176.003(a)(2)(B), excluding any gift described by Section 176.003(a-1); or

(3) has a family relationship with a local government officer of that local governmental entity.

(a-1) The completed conflict of interest questionnaire must be filed with the appropriate records administrator not later than the seventh business day after the later of:

(1) the date that the vendor:

(A) begins discussions or negotiations to enter into a contract with the local governmental entity; or

(B) submits to the local governmental entity an application, response to a request for proposals or bids, correspondence, or another writing related to a potential contract with the local governmental entity; or

(2) the date the vendor becomes aware:

(A) of an employment or other business relationship with a local government officer, or a family member of the officer, described by Subsection (a);

(B) that the vendor has given one or more gifts described by Subsection (a); or

(C) of a family relationship with a local government officer.

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

FORM CIS

(Instructions for completing and filing this form are provided on the next page.)

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This is the notice to the appropriate local governmental entity that the following local government officer has become aware of facts that require the officer to file this statement in accordance with Chapter 176, Local Government Code.

OFFICE USE ONLY

Date Received

1 **Name of Local Government Officer**

2 **Office Held**

3 **Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code**

4 **Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3.**

5 **List gifts accepted by the local government officer and any family member, if aggregate value of the gifts accepted from vendor named in item 3 exceeds $100 during the 12-month period described by Section 176.003(a)(2)(B).**

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

Date Gift Accepted _____ Description of Gift _____

(attach additional forms as necessary)

6 **SIGNATURE** I swear under penalty of perjury that the above statement is true and correct. I acknowledge that the disclosure applies to each family member (as defined by Section 176.001(2), Local Government Code) of this local government officer. I also acknowledge that this statement covers the 12-month period described by Section 176.003(a)(2)(B), Local Government Code.

_____
Signature of Local Government Officer

Please complete either option below:

(1) Affidavit

NOTARY STAMP / SEAL

Sworn to and subscribed before me by _____ this the _____ day of _____, 20 _____, to certify which, witness my hand and seal of office.

_____
Signature of officer administering oath | Printed name of officer administering oath | Title of officer administering oath

OR

(2) Unsworn Declaration

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

Executed in _____ County, State of _____, on the _____ day of _____ (month), 20_____ (year).

_____
Signature of Local Government Officer (Declarant)

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 8/17/2020

LOCAL GOVERNMENT OFFICER CONFLICTS DISCLOSURE STATEMENT

Section 176.003 of the Local Government Code requires certain local government officers to file this form. A "local government officer" is defined as a member of the governing body of a local governmental entity; a director, superintendent, administrator, president, or other person designated as the executive officer of a local governmental entity; or an agent of a local governmental entity who exercises discretion in the planning, recommending, selecting, or contracting of a vendor. This form is required to be filed with the records administrator of the local governmental entity not later than 5 p.m. on the seventh business day after the date on which the officer becomes aware of the facts that require the filing of this statement.

A local government officer commits an offense if the officer knowingly violates Section 176.003, Local Government Code. An offense under this section is a misdemeanor.

Refer to chapter 176 of the Local Government Code for detailed information regarding the requirement to file this form.

INSTRUCTIONS FOR COMPLETING THIS FORM

The following numbers correspond to the numbered boxes on the other side.

1. Name of Local Government Officer. Enter the name of the local government officer filing this statement.

2. Office Held. Enter the name of the office held by the local government officer filing this statement.

3. Name of vendor described by Sections 176.001(7) and 176.003(a), Local Government Code. Enter the name of the vendor described by Section 176.001(7), Local Government Code, if the vendor: a) has an employment or other business relationship with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code; b) has given to the local government officer or a family member of the officer one or more gifts as described by Section 176.003(a)(2)(B), Local Government Code; or c) has a family relationship with the local government officer as defined by Section 176.001(2-a), Local Government Code.

4. Description of the nature and extent of each employment or other business relationship and each family relationship with vendor named in item 3. Describe the nature and extent of the employment or other business relationship the vendor has with the local government officer or a family member of the officer as described by Section 176.003(a)(2)(A), Local Government Code, and each family relationship the vendor has with the local government officer as defined by Section 176.001(2-a), Local Government Code.

5. List gifts accepted, if the aggregate value of the gifts accepted from vendor named in item 3 exceeds $100. List gifts accepted during the 12-month period (described by Section 176.003(a)(2)(B), Local Government Code) by the local government officer or family member of the officer from the vendor named in item 3 that in the aggregate exceed $100 in value.

6. Signature. Signature of local government officer. Complete this section after you finish the rest of this report. You have the option to either: (1) take the completed form to a notary public where you will sign above the first line that says "Signature of Local Government Officer" (an electronic signature is not acceptable) and your signature will be notarized, or (2) sign above both lines that say "Signature of Local Government Officer (Declarant)" (an electronic signature is not acceptable), and fill out the unsworn declaration section.

Local Government Code § 176.001(2-a): "Family relationship" means a relationship between a person and another person within the third degree by consanguinity or the second degree by affinity, as those terms are defined by Subchapter B, Chapter 573, Government Code.

Local Government Code § 176.003(a)(2)(A):

(a) A local government officer shall file a conflicts disclosure statement with respect to a vendor if:

***

(2) the vendor:

(A) has an employment or other business relationship with the local government officer or a family member of the officer that results in the officer or family member receiving taxable income, other than investment income, that exceeds $2,500 during the 12-month period preceding the date that the officer becomes aware that:

(i) a contract between the local governmental entity and vendor has been executed; or

(ii) the local governmental entity is considering entering into a contract with the vendor.

Form provided by Texas Ethics Commission www.ethics.state.tx.us Revised 8/17/2020

Board Member Election on Disclosure

An elected/appointed Board Member may choose whether or not to allow public access to the information in the custody of the City relating to the Board Member's home address, home telephone number, cellular and pager numbers (if not paid for by City), emergency contact information, personal email address, and information that reveals whether the person has family members.

Each Board Member shall state his/her choice in writing to the City Secretary's Office. If a Board Member elects not to allow public access to this information, the information is protected by Sections 552.024 and 552.117 of the Public Information Act and rulings of the Texas Attorney General. If a Board Member fails to report his/her choice, the information may be subject to public access.

If during the course of their term a Board Member wishes to close or open public access to the information, the individual may request in writing to the City Secretary's Office to close or open access as the case may be. A Board Member may request to close or open public access to the information by submitting a written request to the City Secretary's Office. Only the City Secretary's Office is allowed to disclose the information listed above.

(Please strike through any information that you do not wish to be made accessible to the public)

Please complete the information below and return
to the City Secretary's Office within fourteen days of receipt.

I **DO** elect public access to my: (please indicate items you would like available, if any)

___ home address

___ home telephone number

___ personal email address

___ cell or pager numbers not paid for by the City

___ emergency contact information

___ information that reveals whether I have family members.

I **DO NOT** elect public access to my home address, home telephone number, cell or pager numbers, emergency contact information, or any information that reveals whether I have family members.

_____ _____

Board Member's Signature Date

_____

Board Member's Printed Name

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CHAPTER I

DEFINITIONS

Boards, Commissions, and Committees Defined. The City of Tomball City Council depends on the input from residents serving on Boards, Commissions and Committees. Tomball may have several kinds of Boards, Commissions and Committees, including:

Advisory Boards, Commissions, and Committees
Decision-making Boards
Separate Legal Entities
Standing Committees Sunset Committees
Non-profit Corporation Boards.

Advisory Boards, Commissions and Committees Defined. These Boards, Commissions and Committees advise the City Council, City Manager and City staff. They play a key role in keeping the City government close to the people it serves and providing ideas, feedback, and suggestions and may serve as a sounding board for proposed policy. These Boards, Commissions and Committees currently (or may) include:

Capital Improvement Plan Advisory Committee
Tourism Advisory Committee.



Capital Improvement Plan Advisory Committee

Purpose: To regularly review and update the Capital Improvements Program (CIP) in accordance with the requirements of Vernon's Texas Local Government Code, Chapter 395.

Duties: At least annually review, analyze and interpret the CIP with the City Manager, Director of Engineering and Planning, and Planning and Zoning Commission. Recommend changes indicated by sound planning principals and financial constraints.

Time Commitments: Typically, one to two times annually, approximately 1½ to 2 hours per meeting.

Members: Membership is composed of the members of the Planning and Zoning Commission plus a resident of the City of Tomball's extraterritorial jurisdiction (ETJ) for a total of six (6) members appointed by City Council.

Term: This is an ad hoc committee, called as needed to review the CIP; terms expire when the board is no longer active.

Meetings: Usually held at 6:00 p.m. on the second Monday in the month. The Chair of the Planning and Zoning Commission chairs the meetings. Separate minutes of the meeting are taken and kept.



Tourism Advisory Committee

Purpose: To regularly review applications and advise City Council regarding requests for funding grants from the Hotel-Motel Occupancy Tax revenues.

Duties: Recommend funding grants.

Time Commitments: Typically, four times annually, approximately 1½ to 2 hours per meeting.

Members: Nine (9) members; membership is composed of three Tomball residents, three Tomball business owners, officers or directors other than a hotel or motel, and three employees or officers of a Tomball hotel or motel.

Term: Terms are three-year, staggered terms, expiring in December of each year.

Meetings: Usually held at 6:00 p.m. on the fourth Tuesday in the first month of each quarter. Separate minutes of the meeting are taken and kept.

Decision-making Boards and Commissions Defined. These are legislative and/or 'quasi-judicial' bodies that are empowered by State law to make decisions affecting City policy relating to the public health, safety or welfare. These Boards and Commissions are "governing bodies" under the Texas Open Meetings Act and are thus required to comply in all respects with the Act. These Boards and Commissions include:

Board of Adjustments
Impact Fee Advisory Committee
Planning and Zoning Commission
Building Standards Commission.

Board of Adjustments

Purpose: To consider variances and special exceptions to the terms of the Zoning Ordinance and to hear and decide appeals of decisions and interpretations made by an administrative official in the enforcement of the Zoning Ordinance.

Duties: The duties of the Board of Adjustments shall be to:

1. Determine the true intent and meaning of the Code of Ordinances of the City of Tomball or any of the regulations that have been misconstrued or incorrectly interpreted.

2. To hear and decide cases under the City's Zoning Ordinance, including appeals that allege error in an order, requirement, decision or determination made by an administrative official in the enforcement of the Zoning Ordinance;

3. To hear and decide special exceptions when the Zoning ordinance requires the Board to do so; and

4. To authorize, in specific cases, a variance from the terms of the Zoning Ordinance if the variance is not contrary to the public interest and if, due to special conditions, a literal enforcement of the Zoning Ordinance would result in unnecessary hardship, and so that the spirit of the Zoning Ordinance is observed and substantial justice is done. In order to grant a variance, the Board of Adjustments must make findings that an undue hardship exists, using the following criteria:

    a. That literal enforcement of the controls will create an unnecessary hardship or practical difficulty in the development of the affected property.
    b. That the situation causing the hardship or difficulty is neither self-imposed nor generally affecting all or most properties in the same zoning district.
    c. That the relief sought will not injure the permitted use of adjacent conforming property.
    d. That the granting of a variance will be in harmony with the spirit and purpose of these regulations.
    e. Financial hardship alone is not an "undue hardship" if the property can be used, meeting the requirements of the zoning district it is located in.

    In granting a variance, the Board may impose such conditions, limitations and safeguards as it deems appropriate to protect adjacent property owners and to ensure the public health, safety, convenience and general welfare.

5. To make interpretations on zoning district boundaries shown on the Zoning Map where uncertainty exists because physical features on the ground differ from those on the Zoning Map or where the "Zoning District Boundaries" rules do not apply or are ambiguous.

Limitations on Authority:

1. The Board of Adjustments may not grant a variance authorizing a use other than those permitted in the district for which the variance is sought, except as specifically provided for in the Zoning Ordinance.

2. The Board of Adjustments shall have no power to grant or modify Conditional Use Provisions.

3. The Board of Adjustments shall have no power to grant a zoning amendment. In the event that a request for a zoning amendment is pending before the Planning and Zoning Commission or the City Council, the Board shall neither hear nor grant any variances with respect to the subject property until final disposition of the zoning amendment by the Commission and the City Council.

4. The Board of Adjustments shall not grant a variance for any parcel of property or portion thereof upon which a required site plan or any plat is pending on the agenda of the Planning and Zoning Commission and/or the City Council. All administrative and procedural remedies available to the applicant shall have been exhausted prior to hearing by the Board of Adjustments.

Time Commitments: As needed. Typically every 30-60 days, usually requiring 1 to 2 hours.

Members: The City Council appoints five (5) regular members and up to four (4) alternate members to serve in the absence of one or more of the regular Board members on an alternating basis. Such Board members shall be residents of the City of Tomball. Knowledge of and experience in technical review, design or the development industry is helpful. The members of the Board (and alternate members, as needed) shall regularly attend meetings and public hearings of the Board, shall serve without compensation, and shall not hold any other office or position with the City while serving on the Board. A Board member shall not act in a case in which he has a personal or financial interest.

Term: Two (2) year terms. The terms of office of the Board members shall be staggered so no more than one-half (½) of the Board is appointed or replaced in any 12-month period. The four (4) alternates, if appointed, shall serve two-year terms. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. Continued absence of any member from required meetings of the Board shall, at the discretion of the City Council, render any such member subject to immediate removal from office.

Meetings: As needed, typically every 30-60 days. The Board shall conduct regular biannual meetings in May and November. All regular meetings shall begin at 6:00 p.m. and shall be held at Tomball City Hall unless otherwise posted in accordance with state law.

Planning and Zoning Commission



Purpose: To review, advise and make recommendations to the City Council on matters relating to City and extraterritorial jurisdiction (ETJ) planning and development.

Duties: The Planning and Zoning Commission shall:

1. Serve as an advisory body and adjunct to the City Council, and shall make recommendations regarding amendments to the Master or Comprehensive Plan, changes of zoning, zoning ordinance amendments, and zoning to be given to newly annexed areas, and other planning related matters for the physical development of the City.

2. Recommend to the Council the approval or disapproval of plats of proposed subdivisions submitted in accordance with City ordinances as adopted or hereafter amended.

3. Recommend to the Council plans for the clearance and rebuilding of slum districts and blighted areas that may develop within the City.

4. Conduct an annual review of the City's Comprehensive Plan and make recommendations to the City Council as deemed necessary to keep the City's Comprehensive Plan current with changing conditions and trends and with the planning needs of the City.

5. Serve in an advisory capacity on any planning related item(s) in the City and perform other duties as provided for by the City Charter.

6. Serve as the Building Standards Commission.

7. Recommend to the Council the amendment, extension and revision of the Building Code, which code shall include the minimum standards of construction for building, the minimum standards for plumbing and the minimum standards for electrical and mechanical equipment.

8. Submit annually to the City Manager, not less than ninety (90) days prior to the beginning of the budget year, a list of recommendations for capital improvements that, in the opinion of the Commission, are necessary or desirable to be constructed during the forthcoming five (5) years. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year.

9. The Commission shall have all the rights, powers, privileges and authority authorized and granted by the City Council and through the Statutes of the State of Texas authorizing and granting cities the power of zoning and subdivision regulation as found in Chapters 211 and 212 of the Texas Local Government Code, as amended from time to time.

10. Operate under the guidelines of the powers granted by the Civil Statutes of the State of Texas.

Time Commitments: Once per month, in the evening, if needed, usually requiring 1 to 2 hours. Additional meetings may be required infrequently to accommodate particular circumstances.

Members: The City Council appoints five (5) members. Members must be residents of the City of Tomball, real property owners, and not employees of the City. Members also perform duties as the City's Building Standards Commission and the Capital Improvement Plan Advisory Committee.

Term: All appointees to the Commission shall serve as a member of the Commission for a term of office of three (3) years, expiring June 1 of each year. Terms overlap, creating at least one vacancy each year. Members may be reappointed with no limitation on the number of terms one member may serve.

Meetings: Usually every second Monday of the month at 6:00 p.m. at Tomball City Hall.

Building Standards Commission



Purpose: To administer due process in matters concerning alleged violations of ordinances related to substandard buildings or structures in the City of Tomball.

Duties: The duties of the Building Standards Board shall be:

1. To order the repair, within a fixed period, of buildings found to be in violation of an ordinance.

2. To declare a building substandard in accordance with the powers granted by Chapter 54 of the Local Government Code.

3. To order, in an appropriate case, the immediate removal of persons or property found on private property, enter on private property to secure the removal of persons or property if it is determined that conditions exist on the property that constitute a violation of an ordinance, and order action to be taken as necessary to remedy, alleviate, or remove any substandard building or structure found to exist.

4. To issue orders or directives to any peace officer of the State, including a sheriff or constable or the Police Chief, to enforce and carry out the lawful orders or directives of the Commission.

5. To determine the amount and duration of a civil penalty the City may recover in an amount permitted by State law.

Time Commitments: As needed. Typically, one to two times annually, in the evening, usually requiring 1 to 2 hours. Additional meetings may be required infrequently to accommodate particular circumstances.

Members: The City Council appoints five (5) members. Members must be residents of the City of Tomball, real property owners, and not employees of the City. The Planning and Zoning Commission members serve as the members of the Building Standards Commission, along with the City's Building Official and the City's Fire Marshall as ex officio members.

Term: All appointments to the Commission shall serve as a member of the Commission for a term of office of three (3) years, expiring June 1 of each year. Terms overlap, creating at least one vacancy each year. Members may be reappointed with no limitation on the number of terms one member may serve.

Meetings: Called on a case-by-case basis; typically one to two times annually, generally in conjunction with a Planning and Zoning Commission meeting.

Separate Legal Entities Defined. These are boards that are recognized by the State as separate legal entities with their own Articles of Incorporation and By-Laws and are registered with the office of the Secretary of State and, in the case of the Hospital Board, are created by an act of the State Legislature and recognized as a separate governmental entity. These Boards include:

The Tomball Economic Development Corporation
The Tomball Regional Health Foundation.

Tomball Economic Development Corporation



Purpose: To promote economic development in the City of Tomball and to promote or develop municipal infrastructure related to the development or expansion of business enterprise.

Duties: Directors shall exercise ordinary business judgment in managing the affairs of the Corporation. In acting in their official capacity as Directors of the Corporation, Directors shall act in good faith and take actions they reasonably believe to be in the best interests of the Corporation or which would be lawful and shall refrain from actions not in the best interest of the Corporation or which would be unlawful. A Director shall not be liable if, in the exercise of ordinary care, the Director acts in good faith relying on written financial and legal statements provided by an accountant or attorney retained by the Corporation.

Time Commitment: The time commitment varies somewhat, based on projects being undertaken. Normally, 6 meetings annually, typically the second Tuesday of the month, 5:30 p.m., in meetings of 1 to 2 hours duration; the annual meeting is in May. Some outside reading and study will be required.

Members: Seven (7) members are appointed by the City Council. Each Director must reside within the City of Tomball. The Mayor and members of the Tomball City Council who are not members of the Corporation shall be ex-officio directors of the Corporation. The Mayor and the City Council of Tomball may appoint up to three individuals who meet the special qualifications as outlined in Section 3.09, to serve as ex-officio directors of the Corporation. Ex-officio directors shall be given notice of all meetings of the Board, may participate in discussions at Board meetings, but shall not be entitled to vote on matters considered by the Board.

Term: Two (2) year terms, which may be staggered, if so provided for by the Governing Body (the City of Tomball). Currently, terms are staggered.

Meetings: There are six (6) meetings annually, usually on the second Tuesday of the month, 5:30 p.m., in meetings of 1 to 2 hours duration; the annual meeting is in May. Other meetings are called at the discretion of the Board.

Tomball Regional Health Foundation

(Formerly the Tomball Regional Hospital Authority)



Tomball Regional Health Foundation is the new name of the Tomball Regional Hospital Authority ("TRHA"), following the sale of Tomball Regional Medical Center to a subsidiary of Community Health Systems, Inc. on October 1, 2011. The Tomball Regional Health Foundation will administer the proceeds from the sale of Tomball Regional Medical Center for charitable purposes in the surrounding communities.

Purpose: The Foundation will continue to be a vital part of the community, supporting health and wellness initiatives on behalf of its residents and seeking to meet the broader aspects of health needs in the community.

Duty: The mission of the TRHF is to promote wellness and improve health status for all residents in our communities through programs that enhance access to health care, preventative care and health education. The vision of the TRHF is to be a catalyst for measurably improving access to healthcare and health status of the Tomball, Magnolia, Waller and surrounding communities.

Members: Currently, the total number constituting the members of the Board is eleven; five (5) of the eleven (11) Board Members shall be appointed by City Council and six (6) of the eleven (11) Board Members shall be elected by the Board. No officer or employee of the City of Tomball shall be eligible for appointment or election as a Board Member. Any vacancy occurring in the Board shall be filled by the body appointing the Board Member whose seat is being vacated. The term of the new Board Member shall commence immediately and shall continue until the expiration of the term for which the Board Member was appointed to fill.

Criteria for Selection of Board Members: Board Members selected by the Tomball City Council shall be residents of the City of Tomball. Board Members elected by the Board shall be residents of the Authority's service area as defined by the Board from time to time and those Prospective Directors shall be interviewed to confirm their willingness, interest and qualifications (as determined by the Board) in serving on the Board.

Term: Two (2) year terms. Positions 1, 3 and 5 expire in the same year; Positions 2 and 4 expire in the same year. **(Ord. 2000-03).**

Time Commitment and Meetings: Regular monthly meetings shall be held the fourth Wednesday of every month or as designated by the Chairman of the Board at our office location of 29201 Quinn Road, Suite A, Tomball, Texas 77375.

Special meetings of the Board may be called by or at the direction of, the Chairman of the Board or a majority of the Board Members then in office, to be held at such date, hour and place as shall be designated in the notice of the meeting.

Notice of the date, hour, place and subject of any meeting of the Board shall be given in accordance with applicable statutory requirements including, without limitation, the requirements of the Texas Open Meetings Act (GOV'T CODE ANN. §§ 551.001 *et seq.)*

Standing Committees Defined. Currently, the City of Tomball does not have any Standing Committees. These are permanent advisory committees, in most cases reporting to the City Council and sometimes to the City Manager. Examples of Standing Committees in other cities are insurance advisory committees and oil and gas advisory committees.

Sunset Committees Defined. Sunset Committees are temporarily appointed, advisory boards, committees, or commissions that terminate upon completion of their specific task. Examples of Sunset Committees include:

Comprehensive Plan Advisory Committee (CPAC)
Charter Review Commission (CRC).

There have been other Sunset Committees and Commissions, such as the Zoning Commission, and the Oil and Gas Advisory Committee.

Non-profit Corporation Boards Defined. Non-profit corporations are 501(c)(3) organizations, established by the City of Tomball for the purpose of receiving private and/or corporate grant funds, to supplement the City of Tomball's ability to fund various programs, projects, events and other expenditures benefitting the Tomball community. An example of a Non-Profit Corporation Board is the Tomball Legacy Fund, Inc.

Tomball Legacy Fund, Inc.

Duty: To receive private and/or corporate grant funds, to supplement the City of Tomball's ability to fund various programs, projects, events and other expenditures benefitting the Tomball community.

Members: The Tomball Legacy Fund Board, Inc. shall be composed of seven (7) individuals. Positions 1 through 6 shall be filled by six (6) members who shall be the members of the City Council of the City of Tomball; Position 7 shall be filled by one (1) member who shall be appointed by City Council.

Criteria for Selection. The Mayor and City Council members shall serve in such capacity for a period coinciding with their respective terms of office with the City. Directors in Positions 1 through 6 must reside within the City and if such residence ceases, it shall be deemed as a resignation. The Director for Position 7 is not required to reside within the City and his/her term of office shall coincide with the term of the Mayor. Directors are removable by the governing body of the City at any time without cause. The Directors shall serve without compensation, unless compensation is proposed and approved by the City's governing body, said compensation in no event to exceed the compensation of the elected officers of the City's governing body, except that such Directors shall be reimbursed for their actual expenses incurred in the performance of their duties. Any vacancy occurring on the Board of Directors through death, resignation, or otherwise shall be filled by appointment by the governing body of the City, said appointee to hold office until the expiration of the relinquished term.

Term. The periods of service of the members shall commence on August 5, 2013 and expire as noted above.

CHAPTER II

BOARD, COMMISSION, AND COMMITTEE APPOINTMENT PROCESS

Application Process. Citizens interested in serving on a board, commission, committee or separate legal entity can obtain an application from the City Secretary's office at City Hall or from the City's website, www.tomballtx.gov. The completed application can be submitted directly to the Mayor or returned to the City Secretary's office. Applications are valid for two years, after which a new application must be submitted

Appointment Process. The City of Tomball City Council makes appointments to City of Tomball Boards, Commissions, Committees, and separate legal entities. The City Council considers applications to these boards during regular City Council meetings.

Notice of Appointment. After the City Council appoints a person to serve as a member of a Board, Commission, Committee or separate legal entity, the City Secretary will notify the appointee in writing of the appointment. Generally, the City Council will appoint members to no more than three (3) consecutive terms of service on a single board.

Eligibility and Qualifications. The Tomball City Council seeks qualified persons to serve on Boards, Commissions and Committees. The qualifications required to serve on a particular Board, Commission or Committee are determined by City of Tomball Home Rule Charter, Ordinance, or by the State law which established the Board, Commission, or Committee.

Appointments to Boards, Commissions, Committees or separate legal entities that do have eligibility requirements must be made in accordance with the governing City Home Rule Charter, City Ordinance or State statutes. Board, Commission or Committee members must continue to meet the eligibility requirements during the entire time they serve. If a member cannot continue to maintain the necessary requirements he/she shall resign his/her position.

Nepotism. Section 6.05 of the Home Rule Charter provides that no officer of the City or officer of any City Board shall appoint, or vote for or confirm the appointment to any office, position, clerkship, employment or duty, of any person related within the second-degree of affinity (by marriage) or within the third-degree by consanguinity (by blood) to the person so appoint or so voting, or related to any other member of the governing body or board of the City.

Oath of Office. Upon appointment, an oath of office is administered to all members of Boards, Commissions, and Committees. The oath of office can be administered by the City Secretary or designee or a City-employed Notary Public for the State of Texas.

Open Meetings Act Training. Upon appointment, each new board member is required to complete the Open Meetings Act Training as required by the State of Texas Attorney General within ninety (90) days of his/her appointment and provide a certificate of completion to the City Secretary for the City's records.

CHAPTER III

MEETINGS

Role of the Chair. The function of the Chair is to provide leadership for the group. The Chair is selected by other board members in a method agreeable to all board members. There are certain duties and responsibilities that must be performed.

The Chair can ensure the smooth operation of the board, commission or committee. The Chair must be strong enough to make certain that the meeting is run by the rules, but democratic enough to use the power and authority of the position wisely. The Chair's ability to handle meetings will have a significant impact on operation and effectiveness.

The Chair must make certain that discussions do not get sidetracked on minor issues and must have the ability to remain focused on the agenda.

The Role of Other Officers. The Vice-Chair will serve as Chair in the absence of the Chair. Other officers and duties shall be determined by the respective board, commission, or committee.

The Agenda. The agenda should always be prepared prior to the meeting and copies given to all Board, Commission, or Committee members. Extra copies of the agenda should be available for the public.

The agenda is prepared by the department head or staff person assigned to the Board, Commission or Committee. Certain Boards, Commissions and Committees are required by the state, in the Open Meetings Act, to post the agenda publicly, at least 72 hours prior to the meeting and it is a City of Tomball practice that all boards, commissions and committees follow these procedures.

Parliamentary Procedures. Meetings of Boards, Commissions and Committees are generally conducted under standard parliamentary rules, i.e., *Robert's Rules of Order*, as adopted by that body.

Public Hearings. These hearings are open forums that allow the public an opportunity to express their opinions on a specific issue. Public Hearings are generally conducted in the following manner:

1. The Chairman of the Board, Commission or Committee formally opens the public hearing.
2. The applicant's presentation of his request.
3. Proponents (those in favor) of a measure speak first.
4. Opponents (those against) speak second.

After hearing all who wish to comment on the issue, the proponents are allowed to give a rebuttal and summarize their position, and then the Chair formally closes the Public Hearing.

Members of the Board, Commission or Committee may ask questions at any time of the witness, if recognized by the Chair. Members are encouraged to ask questions even after the hearing is closed. After the Public Hearing is closed, members of the public may speak ONLY when recognized by the Chair.

A time limit for individual speakers may be set by the Board, Commission or Committee for purposes of order and equity before the Public Hearing begins.

Signing the Minutes for the Meeting. The minutes of Boards, Commissions and Committees MUST be signed by the Chair and the Secretary once the minutes are approved by a majority vote of the members of the Board, Commission or Committee.

Meeting Attendance. Every Board, Commission or Committee member is expected to maintain a suitable attendance record. It is important to keep in mind that attendance is very important to the Board, Commission or Committee. Because attendance is important, the City Council has adopted an attendance policy of no more than three (3) consecutive absences without an excuse for regular board, commission or committee members. The Chair of the Board, Commission or Committee can excuse a member's absence.

The term "meetings" includes all meetings of the board and all meetings of the board's subcommittees on which the member serves. The Secretary of the Board, Commission or Committee is responsible for keeping track of the members' attendance. If a member does not follow the attendance policy set for the board, commission or committee, the member can be removed from service by a vote of the City Council.

Working with City Staff. Each Board, Commission, or Committee member is encouraged to work closely with City staff and with the appropriate department staff assigned to that Board, Commission or Committee. City staff is assigned to provide general assistance, such as preparation of agenda materials and general review of department programs and activities, and to perform limited studies and other services.

Reporting to the City Council. The Council is dependent on each Board, Commission or Committee to make recommendations to City projects. It is through the Boards, Commissions and Committees that the City Council can receive community input. All Boards, Commissions and Committees are encouraged to communicate the position of the body to the City Council and, from time-to-time, may want to visit informally with a Council member.

There will be occasions when City staff will be required to prepare an agenda item for City Council review. In preparation of such a report, the staff member should present both the staff position and Board, Commission or Committee's position. The position of a member not voting in the majority on an item should also be presented in the staff report if indicated by the member.

It is the desire of the City Council to have an opportunity to hear and consider all sides of an issue and alternative recommendations to assist in their decision-making process.

CHAPTER IV

RESPONSIBILITIES OF THE MEMBERS OF BOARDS, COMMISSIONS AND COMMITTEES

General. It is an honor to be selected as a City Board, Committee, or Committee member and it provides an unusual opportunity for genuine public service. Although specific duties of each body vary widely, there are certain responsibilities that are common to all members. The following is a summary of those responsibilities:

1. Members should understand the role and scope of their responsibilities and should be informed of the individual board, commission or committee's purpose and of its operating procedures.

2. Members should be careful to represent the majority views of their individual board, commission or committee. Individual "opinions" to the public and press should be identified as such.

3. Members should represent the public interest and not special interest groups.

4. Good communication is essential - members are in a position to serve as liaison between the City and its citizens and can help to reconcile opposing viewpoints and to build a consensus around common goals and objectives. Members serve as a communication link between the community, staff, and City, presenting recommendations and providing a channel for citizen expression.

5. Members are encouraged to review their agenda packets, contact City staff with questions, and be thorough in their recommendations; if possible, members should personally view situations under consideration prior to the meeting in order to be fully prepared to discuss, evaluate, and act on all matters scheduled for consideration. Conclusions based on preparedness will strengthen the value of the group's recommendations.

6. Members are encouraged to establish a good working relationship within the group; respect individual viewpoints; allow other members time to present their views fully before making comments; be open and honest; welcome new members.

7. Council appointments to boards, commissions or committees are made without regard to political party affiliation. Members are not restricted from participating in political activities; however, members should not use or involve their membership in the conduct of political activities.

Open Meetings Act. Texas Law requires that every meeting of the City Council be open to the public. The law also requires all Boards and Commissions, other than Advisory Boards, Commissions, and Committees, to follow this as well. In Tomball, all Boards, Commissions and Committees follow the procedures for open meetings.

   a. A Posted Notice is required of a meeting. Written notice of the date, hour, place and subject of each meeting must be posted on a public bulletin board, located at a place convenient to the public for at least 72 hours preceding the scheduled time of the meeting. Only those matters posted can be discussed and acted on by the governmental body.

b. Minutes are required to be prepared or a tape recording made of each open meeting. Minutes must state the subject of each deliberation and indicate each vote, order, decision or other action taken.

c. Closed Meetings. The Texas Open Meetings Act does allow for closed or executive meetings on a few limited subjects. Generally, Boards, Commissions or Committees will not have occasion or legal basis to meet in closed or executive session. Closed meetings are allowed to discuss pending litigation, certain personnel matters, and the lease or acquisition of land. However, before a closed meeting can be held, a quorum of the governmental body must convene in an open meeting and the presiding officer publicly announce that a closed meeting will be held and identify the sections of the Open Meeting Act authorizing the closed meeting. No final action, decision, or vote can be made in a closed meeting. All final actions, decisions, and votes must be made in open meetings. Further, the governmental body is required to keep a certified agenda of the matters discussed in the closed meeting and a record of any further action taken. The presiding officer must include an announcement at the beginning and end of the closed meeting indicating the time and place, and must certify that the agenda is a true and correct record of the proceedings. Blank certified agenda forms for use by presiding officers are available in the City Secretary's office. In lieu of maintaining a certified agenda, a tape recording of the closed meeting may be made.

d. Penalties. A fine of not less than $100 nor more than $500 or imprisonment in the county jail for not less than one month nor more than six months, or both fine and imprisonment, can be imposed for violating the provisions of the Open Meetings Act or conspiring to circumvent the provisions of the Open Meetings Act by meeting in numbers less than a quorum for the purposes of secret deliberations.

Open Records Act. Texas law also requires that virtually all information held by a governmental body must fall under the rules of the Texas Open Records Act. If a request for information is received by a Board, Commission or Committee, the City Secretary should be notified for the proper procedure.

CHAPTER V

LEGAL LIABILITY

Personal Liability. Board, commission or committee members cannot be held personally liable for erroneous acts while honestly exercising the functions of their offices in good faith. The only time a member can be held personally liable is when they act outside the scope of their office and in bad faith. When members of City Boards, Commissions or Committees are acting in good faith and within the bounds allowed by the City, state and federal law, the City will provide a defense for such members to the greatest extent permissible. However, if a Board, Commission or Committee member acts fraudulently, maliciously, or in violation of a criminal law while serving in his/her official capacity, the City generally will not provide that member a defense.

Board Liability. A city, its officers, and members of boards, commissions or committees as a governmental entity, must treat all individuals or groups in the same manner unless there is a compelling governmental interest to treat someone or some group differently. Therefore, the City Attorney should be consulted concerning whether or not an individual or group can be treated differently. If an officer or board, commission or committee member illegally discriminates against an individual or group, that individual or group can seek damages from the City and from the individual officer for a violation of rights under the state and federal civil rights statutes.

The above discussion is by no means intended to be a comprehensive and complete discussion of legal liabilities to which the City or Board, Commission or Committee member may be subjected.

Board, Commission or Committee members are strongly encouraged to consult with the City Attorney anytime they feel their actions while serving on such Board, Commission or Committee may have some legal consequences. The law in this area is quite complex and requires a thorough analysis of the law and facts pertaining to each particular situation.



CHAPTER VI

CODE OF ETHICS OF THE CITY OF TOMBALL, TEXAS

ORDINANCE NO. 93-06

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING THE CODE OF ORDINANCES BY ADDING A NEW ARTICLE III, DIVISION 4, TO CHAPTER 2 OF THE CODE TO ESTABLISH A CODE OF ETHICS FOR CITY OFFICERS AND EMPLOYEES; CONTAINING DEFINITIONS; PROVIDING A PENALTY IN AN AMOUNT OF $500 PER OFFENSE, OR AS PROVIDED BY STATE LAW; DIRECTING PUBLICATION OF THE CAPTION OF THIS ORDINANCE; FINDING THAT THE MEETINGS AT WHICH THIS ORDINANCE IS CONSIDERED ARE OPEN TO THE PUBLIC; PROVIDING FOR SEVERABILITY AND THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING OTHER DETAILS RELATING TO THE PASSAGE OF THIS ORDINANCE.

* * * * * * * * * *

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

Section 1.0. That Chapter 2 of the Code of Ordinances of the City of Tomball, Texas, is hereby amended by adding a new Article III, Division 4, which provides as follows, and which shall be renumbered to conform to the numbering system of such Code:

"CODE OF ETHICS OF THE CITY OF TOMBALL, TEXAS"

1.0. Declaration of Policy.

It is hereby determined by the City Council of the City of Tomball, Texas, that the proper operation of government requires that public officers and employees be independent and impartial; that the government's decisions and policies be made within the proper channels of the governmental structure; that a public office not be used for personal gain; and that the public have confidence in the integrity of its government and its governmental officials.

The purpose of this Code is to enumerate existing state laws which regulate the conduct and activities of City officers and employees, and to promulgate such additional minimum standards as are deemed necessary and appropriate to assure the faithful and impartial administration of the City's government.

2.0. Definitions.

For the purposes of this Code of Ethics the following words, terms, and phrases shall have the meanings ascribed thereto:

2.01. **City Employee.** Any person employed by the City, including those individuals employed on a part-time basis.

2.02. **City Officer.** The Mayor, members of the City Council, the City Manager, City Secretary, Municipal Court Judge and Clerk, Alternate Judges, and Substitute Judges, and each member and alternate member of all of the City Boards, Commissions, and Committees.

2.03. **City Official.** A City officer or City employee.

3.0. Ethical Principles.

The following Code of Ethics for all City officers and employees is adopted. To further the objectives of this Code of Ethics, certain ethical principles shall govern the conduct of every officer or employee, who shall:

1. Be dedicated to the highest ideals of honor and integrity in all public and personal relationships in order to merit the respect and confidence of the citizens of Tomball;

2. Recognize that the chief function of local government at all times is to serve the best interests of all of the people;

3. Be dedicated to public service by being cooperative and constructive, and by making the best and most efficient use of available resources;

4. Refrain from any activity or action that may hinder one's ability to be objective and impartial on any matter coming before the Council or the City. Do not seek or accept gifts or special favors; believe that personal gain by use of confidential information or by misuse of public funds or time is dishonest;

5. Recognize that public and political policy decisions, based on established values, are ultimately the responsibility of the City and City Council; and

6. Conduct business in open, duly noticed meetings in order to be directly accountable to the citizens of Tomball. It is recognized that certain exceptions are made by the State for executive sessions; however, any action as a result of that type of meeting will be handled later in open session.

4.0. Standards of Conduct.

In order to more fully effectuate the policy declared in this Code of Ethics, to assure that all City officials act and conduct themselves both inside and outside the City's service so as to give no occasion for distrust of their integrity, and to avoid even the appearance of impropriety by any City official, the following standards of conduct are adopted.

4.01. Grant of Special Consideration.

No City official shall grant any special consideration, treatment, or advantage to any citizen, individual, business organization, or group beyond that which is normally available to every other citizen, individual, business organization, or group. This shall not prevent special considerations authorized and granted by the City Council for the purpose of creating incentives necessary to secure or retain employees.

4.02. Appearances on Behalf of Private Interests.

No City official shall represent or appear on behalf of private interests of others before any agency of the City, or any City board, commission, committee, or City Council concerning any case, project, or matter over which the official exercises discretionary authority, nor shall a City official represent any private interest of others in any action or proceeding involving the City, nor voluntarily participate on behalf of others in any litigation to which the City is a party.

4.03. Appearances by Past Officials.

No City official, holding a position which involves decision-making, advisory, or supervisory responsibility, shall, within twelve (12) months following the end of service with the City, represent or appear on behalf of private interests of others before the City or any agency thereof concerning any case, project, or matter over which the official has exercised discretionary authority.

4.04. Securing Special Privileges.

No City official shall use his official position to secure special privilege or exemption for himself or others.

4.05. Gifts.

No City official shall accept or solicit any gift or favor that could reasonably tend to influence that individual in the discharge of official duties or that the official knows or should know has been offered with the intent to influence or reward official conduct.

4.06. Disclosure or Use of Confidential Information.

No City official shall disclose any confidential information gained by reason of his office or employment with the City, concerning any property, operation, policy, or affair of the City, or use such confidential information to advance any personal interest, financial or otherwise, of such official or others.

4.07. Incompatible Outside Activities.

No City official shall engage in any outside activity which will conflict with, or be incompatible with, the City office or employment.

4.08. Incompatible Employment.

No City official shall accept outside employment which is incompatible with the full and proper discharge of his or her duties and responsibilities with the City, or which might impair his or her independent judgment in the performance of his or her public duty.

4.09. Use of City Property for Personal Use.

No City official shall use City supplies, equipment, vehicles, or facilities for any purpose other than the conduct of official City business, unless otherwise specifically provided for by law, ordinance, or City policy.

5.0. State Laws Governing Conduct.

5.01. Conflicts of Interest.

5.01.01. Pursuant to §171.001 et seq., Texas Local Government Code, a local public official having a substantial interest in a business entity or piece of real property must file, before any vote or decision is made on any matter affecting the business entity or real property, an affidavit stating the nature and extent of the interest. The official must file the affidavit with the City Secretary, and is required to abstain from any further participation in the matter if (1) the proposed action would have a special economic effect on the business entity that is distinguishable from the effect on the public, or (2) it is reasonably foreseeable that the action would have a special economic effect on the value of the real property which is distinguishable from its effect on the public. An exception to the abstention rule is provided in cases where a majority of members of the entity are likewise required to and do file affidavits.

5.01.02. A substantial interest in a business entity exists when the official (1) owns ten percent (10%) or more of the voting stock or shares of the business entity, or (2) owns ten percent (10%) or more or $5,000 or more of the fair market value of the business entity, or (3) has received from the business entity funds which exceed ten percent (10%) of the official's gross income for the prior year.

5.01.03. A substantial interest in real property exists when the official has an equitable or legal interest in such property which has a fair market value of $2,500 or more.

5.01.04. A local public official means a member of the City Council or other official of the City, paid or unpaid, who exercises responsibilities which are more than advisory only. A business entity means any entity recognized by law.

5.01.05. It is an offense for a local public official to act as a surety for a business entity that is contracting the with the City, or to act as a surety on any official bond required of an officer of the City. §171.003.

5.01.06. A local public official is considered to have a substantial interest if a person related to the official in the first degree by consanguinity or affinity has a substantial interest. §171.002(c).

5.01.07. The provisions of §171.001 et seq., are IN ADDITION to any other municipal charter provisions or municipal ordinances defining and prohibiting conflicts of interest.

5.02. Bribery.

It is unlawful for a City official to accept or agree to accept (1) any benefit as consideration for a decision, opinion, recommendation, vote, or other exercise of discretion as a public servant or (2) any benefit as consideration for a decision, vote, recommendation, or other exercise of official discretion in a judicial or administrative proceeding, or (3) any benefit as consideration for a violation of a duty imposed by law on a public servant. §36.02, Penal Code.

5.03. Gifts to Public Servants.

5.03.01. It is unlawful for a City official to solicit, accept, or agree to accept any benefit from a person the official knows is subject to regulation, inspection, or investigation by the official or the City. §36.08(a), Penal Code.

5.03.02. In the event of litigation involving the City, it is unlawful for any City official to solicit, accept, or agree to accept any benefit from a person against whom the official knows litigation is pending or contemplated by the official or the City. §36.08(c), Penal Code.

5.03.03. It is unlawful for a City official who exercises discretion in connection with contracts, purchases, payments, claims, or other pecuniary transactions of government to solicit, accept, or agree to accept any benefit from a person the official knows is interested in or likely to become interested in any contract, purchase, payment, claim, or transaction involving the exercise of his discretion. §36.08(d), Penal Code.

5.03.04.1 It is unlawful for a City official who has judicial or administrative authority, is employed by or in a tribunal having judicial or administrative authority, or who participates in the enforcement of the tribunal's decision, to solicit, accept, or agree to accept any benefit from a person the official knows is interested in or likely to become interested in any matter before the official or tribunal. §36.08(e), Penal Code.

5.03.05. Exceptions to Gifts to Public Servants.

The provisions of §36.08, Penal Code, described above, do not apply to (1) fees prescribed by law to be received by the public official or any other benefit to which the official is lawfully entitled and for which the

official has given legitimate consideration; (2) gifts or other benefits conferred on account of kinship or personal, professional, or business relationships independent of the official's status with the City; (3) certain honorariums in consideration of legitimate services; (4) benefits consisting of food, lodging, transportation, or entertainment accepted as a guest and reported as required by law; or (5) benefits for which statements must be filed pursuant to §251.001 and §251.012, Texas Election Code, if the benefit and source of any benefit exceeding fifty dollars ($50.00) is reported and the benefit is used solely to defray expenses which accrue in the performance of duties or activities in connection with office which are nonreimbursable by the City. §36.10, Penal Code.

5.04. Tampering with Governmental Records.

It is unlawful for any person to knowingly make a false entry in, or false alteration of, a governmental record, or to make, present, or use any record, document, or thing with knowledge of its falsity with the intent that it be taken as a genuine governmental record, or to intentionally destroy, conceal, remove, or otherwise impair the verity, legibility, or availability of a governmental record. §36.10, Penal Code.

5.05. Impersonating Public Servant.

It is unlawful for any person to impersonate a City official with intent to induce another to submit to his pretended official authority or to rely on his pretended official acts. §37.11, Penal Code.

5.06. Misuse of Official Information.

It is unlawful for a City official, in reliance on information to which he has access as a result of his office and which has not been made public, to acquire or aid another in acquiring a pecuniary interest in any property, transaction, or enterprise that may be affected by the information or to speculate or aid another in speculating on the basis of the information. §39.03, Penal Code.

5.07. Disrupting Meeting or Procession.

It is unlawful for any person, with intent to prevent or disrupt a lawful meeting, to obstruct or interfere with the meeting by physical action or verbal utterance. §42.05, Penal Code.

5.08. Official Oppression.

It is unlawful for a City official to intentionally subject another to mistreatment or to arrest, detention, search, seizure, dispossession, assessment, or lien that he knows is unlawful, to intentionally deny or impede another in the exercise or enjoyment of any right, privilege, power, or immunity, knowing his conduct is unlawful, or to intentionally subject another to sexual harassment. §39.02, Penal Code.

5.09. Official Misconduct.

It is unlawful for a City official, with intent to obtain a benefit or with intent to harm another, to intentionally or knowingly violate a law relating to his office or employment or to misapply any thing of value belonging to the government that has come into his custody or possession by virtue of his office of employment. §39.01, Penal Code.

5.10. Nepotism.

It is unlawful for any City official to appoint, or vote for the appointment, to any office, employment or duty, of any person related within the second degree by affinity or within the third degree by consanguinity to the person so appointing or so voting, or to any other member of a board or governing body to which the person so voting or appointing may be a member, when the salary, fees, or compensation of such appointee is to be paid out of public funds. An exception is provided for persons who have been continuously employed in such office, employment or duty for the following periods prior to the election or appointment, as applicable, of the officer or member related to such employee in the prohibited degree: (1) at least thirty (30) days, if the officer or member is appointed, or (2) at least six (6) months, if the officer or member is elected.

When a person is allowed to continue in an office, position, or duty because of an exception above, the officer who is related to such person in the prohibited degree shall not participate in the deliberation or voting upon the appointment, reappointment, employment, confirmation, reemployment, change in status, compensation, or dismissal of such person, if such action applies only to such person and is not taken with respect to a bona fide class or category of employees. Art. 5996a, Tex. Rev. Civ. Stat. Ann.

5.11. Disclosure of Interest in Property.

It is unlawful for a City official, or a person elected, appointed, or employed as a City official but for which office such person has not yet qualified, to fail to make public disclosure of any legal or equitable interest he may have in property which is acquired with public funds, provided such official has actual notice of the acquisition or intended acquisition. The public disclosure required is the filing of an affidavit with the county clerks of all counties in which the property is located and wherein the official resides at least ten (10) days prior to the acquisition. Article 6252-9e, Tex. Rev. Cit. Stat. Ann.

6.0. Violations.

6.01. Any person violating any standard contained in Article 4.0 above shall be deemed guilty of a misdemeanor and, upon conviction thereof shall be fined in an amount not to exceed $500. Each day of violation shall constitute a separate offense.

6.02. Penalties for violations of conduct described in Article 5.0 above are as set forth in the applicable statutory provision."

Section 7.0. Publication; Effective Date; Open Meetings.

The City Secretary of the City of Tomball, Texas, is hereby directed to publish this Ordinance in the official newspaper of the City of Tomball, Texas, in compliance with the provisions of Section 6.14(A) of the City Charter, which publication shall be sufficient if it contains the caption of this Ordinance. This Ordinance shall be effective after the publication requirement of the City Charter is satisfied.

It is found and determined that the meetings at which this Ordinance was considered were open to the public, as required by Article 6252-17, V.A.T.C.S., and that advance public notice of the time, place, and purpose of the meetings was given.

Section 8.0. Severability. 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 and held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional, and the City Council of the City of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9.0. Rights and Remedies; Repeal; Code of Ordinances.

All rights and remedies which have accrued in favor of the City under this chapter and its amendments shall be and are preserved for the benefit of the City.

All ordinances in force when this Ordinance becomes effective and which ordinances are inconsistent herewith or in conflict with this Ordinance are hereby repealed, insofar as said ordinances are inconsistent or in conflict with this Ordinance.

The provisions of this Ordinance shall be included and incorporated as an amendment to the Code of Ordinances of the City of Tomball, Texas, and shall be appropriately renumbered to conform to the uniform numbering system of the Code.

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 3rd DAY OF May , 1993.

COUNCILMAN FORD	AYE
COUNCILMAN WILEY	AYE
COUNCILMAN MATHESON	AYE
COUNCILMAN OLDHAM	AYE
COUNCILMAN WOOD	AYE

SECOND READING:

READ, PASSED, APPROVED, AND ADOPTED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE 17th DAY OF May, 1993.

COUNCILMAN FORD	AYE
COUNCILMAN WILEY	AYE
COUNCILMAN MATHESON	ABSENT
COUNCILMAN OLDHAM	AYE
COUNCILMAN WOOD	AYE

[signed] H. G. Harrington
H. G. (Hap) Harrington

ATTEST:

[signed] Mary Reagan
Mary Reagan, City Secretary

APPROVED AS TO FORM:

[signed] Mario L. Dell'Osso
Mario L. Dell'Osso
Olson & Olson
Attorneys for the City of Tomball

APPENDIX A

****

DEFINITIONS

"Affinity"	means a relation by marriage.
"Business entity"	means a sole proprietorship, partnership, firm, corporation, holding company, joint stock company, receivership, trust or any other entity recognized by law.
"Board" or "Body"	means any board, commission, agency or committee of the City created by the passage of a City Ordinance or Resolution with decision or advisory making authority designated as a board, commission, agency or committee by the City Council.
"City"	means the City of Tomball.
"City Council"	means the City Council of the City of Tomball.
"Closed meeting"	means a meeting closed to the public that complies with specific state statutes.
"Consanguinity"	means a relation or connection by blood.
"Degree"	relating to consanguinity and affinity. First degree of consanguinity means parents, children and siblings First degree of affinity means spouse, in laws/parents, children and siblings Second degree means grandparents, grandchildren, aunts, uncles, nephews, nieces and first cousins
"Deliberation"	means a verbal exchange during a meeting between a quorum of a governmental body, or between a quorum of a governmental body and another person, concerning an issue within the jurisdiction of the governmental body or any public business.
"Employee"	means a person who is employed by the City.
"Ex officio"	means by virtue or because of an office.
"Governmental"	means a board or commission that has rule-making, quasi-judicial, or advisory power and that is classified as a department, agency or political subdivision of a county or municipality.

"Governing body"	"He," "his" or "him" means the Tomball City Council and every Board, Commission, or Committee that exercises decision-making authority on behalf of the City and shall include the female gender as well as the masculine.
"Incidental Interest"	means an interest in a person, entity or property which is not a substantial interest and which has insignificant value or which would be affected only in a de minimis fashion by a decision.
"Judicial"	the power to judge, to administer justice and interpret laws and ordinances.
"Meeting"	means a deliberation between a quorum of a governmental body, or between a quorum of a governmental body and another person, during which public business or public policy over which the governmental body has supervision or control is discussed or considered or during which the governmental body takes formal action. The term does not include the gathering of a quorum of a governmental body at a social function unrelated to the public business.
"Member"	means a member of a board.
"Person"	means any individual, firm, trust, corporation, partnership or any other legal entity.
"Quorum"	means the prescribed number of members of any body that must be present to legally transact business.
"Remote Interest"	means an interest of a person or entity, including an Officer or Member who would be affected in the same way as the general public. The interest of a council member in the property tax rate, general city fees, city utility charges or a comprehensive zoning ordinance or similar decisions is incidental to the extent that the council member would be affected in common with the general public.
"Substantial Interest in a business entity or real property"	means an individual, firm, trust, corporation, partnership or any other legal entity: 1) with respect to a business entity, the interest is ownership of ten percent (10%) or more of the voting stock or shares of the business entity or ownership of either ten percent (10%) or more or Fifteen Thousand Dollars ($15,000) or more of the fair market value of the business entity.

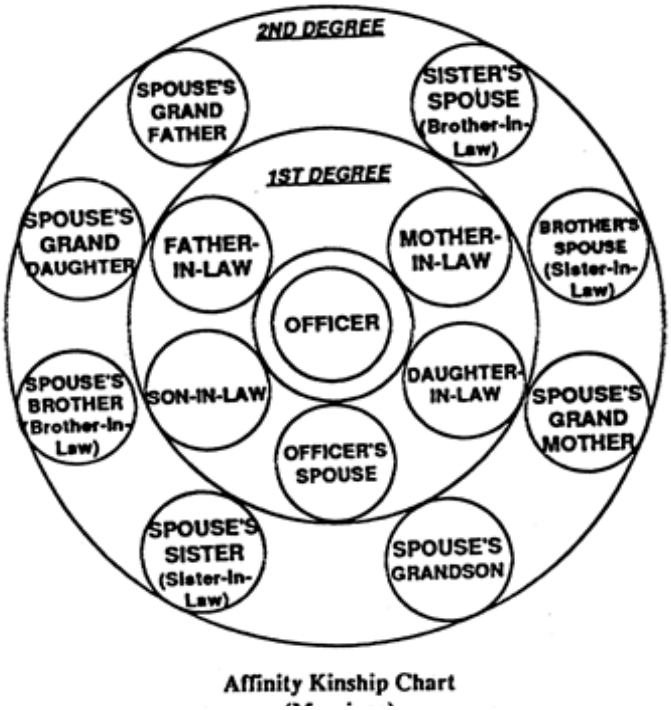
2) with respect to a business entity, funds received by the person from the business entity exceed ten percent (10%) of the officer or member's gross income for the previous year.

3) with respect to real property, equitable or legal ownership with a fair market value of Two Thousand Five Hundred Dollars ($2,00) or more

or, as established from time to time in Section 171.002, Texas Local Government Code.

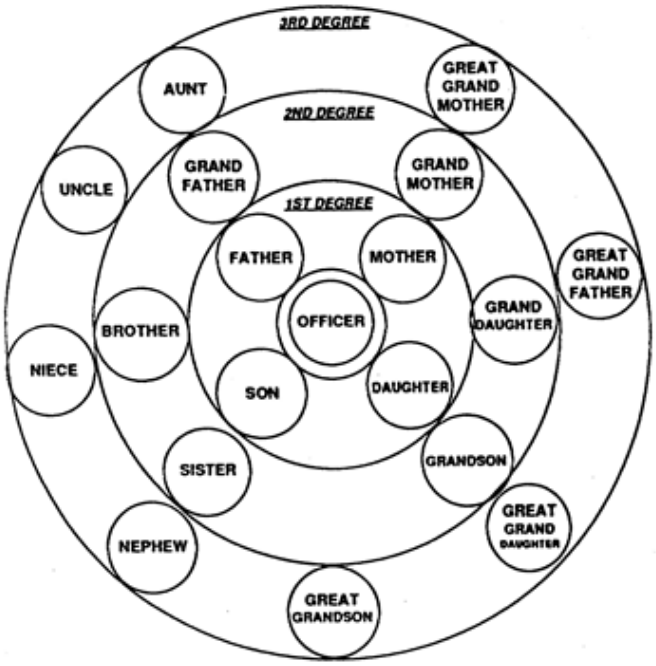
APPENDIX B

CHART OF KINSHIP



Affinity Kinship Chart

The chart to the left shows: *Affinity Kinship (relationship by marriage)



Consanguinity Kinship Chart
(Blood)

The chart to the right shows: *Consanguinity Kinship (relationship by blood) for purposes on interpreting nepotism as defined in VTCA Government Code, Chapter 573, §§573.021-.025.

APPENDIX C
ROBERT'S RULES OF ORDER RELATING TO MOTIONS

MOTION	DEBATABLE	DEBATE CONFINED TO PENDING QUESTION	CAN BE AMENDED	CAN RECONSIDER	REQUIRES MAJORITY VOTE	MUST BE SECONDED	OUT OF ORDER WHEN ANOTHERHAS THE FLOOR
Adjourn	No	Yes	No	No	Yes	Yes	Yes
Adopt/Accept a Report	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Adopt Constitutions, By-laws, and Rules of Order	Yes	Yes	Yes	1	Yes	Yes	Yes
Adopt Standing Rules	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Amend	2	Yes	Yes	Yes	Yes	Yes	Yes
Amend an Amendment	2	Yes	No	Yes	Yes	Yes	Yes
Amend Constitution, By-laws, and Rules or Order	Yes	Yes	Yes	1	3	Yes	Yes
Amend Standing Rules	Yes	Yes	Yes	Yes	4	Yes	Yes
Appeal (excluding Indecorum)	Yes	Yes	No	Yes	Yes	Yes	No
Debate, to Close, Limit or Extend	No	Yes	Yes	Yes	No	Yes	Yes
Division of Assembly	No	Yes	No	No	Yes	No	No
Division of Question	No	Yes	Yes	No	Yes	5	5
Fix the Time to Adjourn	6	Yes	Yes	Yes	Yes	Yes	Yes
Informal Consideration of Question	Yes	Yes	No	1	Yes	Yes	Yes
Lay on the Table	No	Yes	Yes	No	Yes	Yes	Yes
Main Motion or Question	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Nomination, to Make	Yes	Yes	No	No	Yes	No	Yes
Nominations, to Close	No	Yes	Yes	No	No	Yes	Yes
Nomination, to Re-open	No	Yes	Yes	1	Yes	Yes	Yes
Objection to Consideration of a Question	No	Yes	No	1	7	No	No

MOTION	DEBATABLE	DEBATE CONFINED TO PENDING QUESTION	CAN BE AMENDED	CAN RECONSIDER	REQUIRES MAJORITY VOTE	MUST BE SECONDED	OUT OF ORDER WHEN ANOTHERHAS THE FLOOR
Order, Question of	No	Yes	No	No	Yes	No	No
Order, to Make a Special	Yes	Yes	Yes	Yes	No	Yes	Yes
Orders of the Day, to Call for	No	Yes	No	No	Yes	No	No
Parliamentary Inquire	No	Yes	No	No	Yes	No	No
Postpone Definitely (to Certain Time)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Postpone Indefinitely	Yes	No	No	8	Yes	Yes	Yes
Previous Question	No	Yes	No	9	Yes	Yes	Yes
Privilege, to Raise Question of	No	Yes	No	No	Yes	No	No
Recess, to Take a	6	Yes	Yes	No	Yes	Yes	Yes
Reconsider	2	10	No	No	Yes	Yes	Yes
Substitute (same as Amend)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Suspend the Rules	No	Yes	No	No	No	Yes	Yes
Take from the Table	No	Yes	No	No	Yes	Yes	Yes
Withdraw	No	Yes	No	1	Yes	No	Yes

FOOTNOTES TO TABLE OF ROBERT'S RULES OF ORDER

1. An affirmative vote on this motion cannot be reconsidered.

2. Undebatable when the motion to be amended, reconsidered, or rescinded is undebatable.

3. Constitutions, By-Laws, and Rules of Order before adoption are in every respect main motions and may be amended by majority vote. After adoption they require prior notice and 2/3 vote for amendment.

4. Standing Rules may be amended at any time by a majority vote if previous notice has been given, or by a 2/3 vote without notice.

5. If resolutions or propositions relate to different subjects that are independent of each other, they must be divided on the request of a single member, which may be made when another has the floor. If they relate to the same subject and yet each part can stand alone, they may be divided only on a regular motion and vote.

6. Undebatable if made when another question is before the assembly.

7. The objection can be made only when the question is first introduced, before debate. A 2/3 vote must be opposed to the consideration in order to sustain the objection.

8. Negative vote on this motion cannot be reconsidered.

9. Cannot be reconsidered after a vote has been taken under it.

10. Opens to debate main question when latter is debatable.

Appendix D

Acknowledgment of Receipt and Understanding

I acknowledge that I have received a copy of the City of Tomball Boards, Commissions and Committees Handbook on _____(date).

I understand the eligibility requirements, policies, and procedures set forth in this Handbook.

I have read and understood the contents of this handbook and will act in accordance with these eligibility requirements, policies and procedures as a condition of my appointment to a board, commission, or committee.

I have read and understood the Standards of Conduct expected by the City of Tomball and I agree to act in accord with the Standards of Conduct as a condition of my appointment by the City of Tomball.

Finally, I understand that the contents of this Handbook are policies and guidelines established by the City Council of the City of Tomball and that the City Council may amend the Handbook at its discretion.

Please read this Handbook carefully to understand these conditions of appointment before you sign this document.

_____

Signature of Applicant for Appointment

_____

Printed Name of Applicant

_____

Date:

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:
Appoint City Council Members as Liaisons to City-Appointed Boards, Commissions and Committees

Background:

During the July and August discussions by Council regarding changes to the boards and commissions process, Councilmembers reached a consensus regarding appointing individual Councilmembers to attend and serve as liaisons to the various boards to which Council appoints members:

- Board of Adjustments
- Planning and Zoning (Building Standards Commission, Capital Improvement Plan Advisory Committee)
- Tomball Economic Development Corporation
- Tomball Regional Health Foundation
- Tomball Tourism Advisory Committee

Councilmember Liaisons would attend meetings and report/provide information to Council regarding actions taken by 'their' board or items of interest to the Council body.

Origination: Mayor Klein Quinn

Recommendation:

N/A

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

Signed	Doris Speer	8/31/2022	Approved by		
	Staff Member	Date		City Manager	Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

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

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

- Sec. 551.074 - Personnel Matters: Deliberation of the Appointment, Employment, and Duties a Public Officer or Employee – City Manager

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 8-31-2022 Approved by

Staff Member Date City Manager Date

City Council Meeting
Agenda Item
Data Sheet

Meeting Date: September 6, 2022

Topic:
Consideration and Possible Action regarding Amendments to and Extension of the Employment Contract for David Esquivel, City Manager

Background:

Origination: Mayor Klein Quinn

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 9-1-2022 Approved by _____
Staff Member Date City Manager Date