NOTICE OF REGULAR CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS

TUESDAY, SEPTEMBER 4, 2018

6:00 P.M.

Notice is hereby given of a meeting of the Tomball City Council, to be held on Tuesday, September 4, 2018 at 6:00 P.M., 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 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.

1.0 Call to Order

2.0 Invocation

- Led by Pastor Landon Gallaway, Grace Church

3.0 Pledges to U.S. and Texas Flags

- Led by Boy Scout Troop #469

4.0 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.]*

5.0 Reports and Announcements

- September 15, 2018 – ***GroovFest'18*** at the Depot
- October 6, 2018 – **6th "Annual Paces for Pink" 5K Run**
- October 13, 2018 – **"Zomball in Tomball"** at the Depot
- October 20, 2018 – **Freight Train Food Truck Festival** at the Depot
- October 27, 2018 – **8th Annual Tomball Bluegrass Festival,** 12:00 p.m.-6:00 p.m.
- November 16, 2018 – ***Downtown Holiday Lamp Post Stroll***
- November 16, 2018 – **Christmas Tree Lighting at the Depot** – 7:00 p.m.
- Reports by City staff and members of council about items of community interest on which no action will be taken

6.0 Approve the Minutes of the August 20, 2018 Regular Tomball City Council Meeting

7.0 Old Business:

7.1 Adopt, on Second Reading, Ordinance No. 2018-31, an Ordinance of the City Council of the City of Tomball, Texas, Adopting the Budget for the City of Tomball, Texas, for Fiscal Year 2018-2019; and Authorizing the City Manager to Approve Intra-Departmental (Within the Same Department Only) Transfers of Budgeted Funds; and Amending the Budget for the 2017-2018 Fiscal Year in Accordance with Actual Expenditures; and Providing Other Details Relating to the Passage of This Ordinance

7.2 Adopt, on Second Reading, Ordinance No. 2018-23, 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 25.7328 Acres of Land, Legally Described Tract 82, Tract 75B, Tract 93, Tract 94A & 95A and Part of Lots 78 & 79 (AG-USE) Tomball Outlots, Within the City of Tomball, Harris County, Texas, From the Single-Family 9 District to the Planned Development (PD-11) District; Said Property Being Generally Located on East Hufsmith Road Between Hospital Road and Lovett Street; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of any Provision Hereof, Making Findings of Fact; and Providing For Other Related Matters.

7.3 Adopt, on Second Reading, Ordinance No. 2018-28, an Ordinance of the City of Tomball, Texas, Extending the City Limits of Said City to Include All of the Territory within Certain Limits and Boundaries and Annexing to the City of Tomball All of the Territory within Such Limits and Boundaries; Approving a Service Plan for All of the Area within Such Limits and Boundaries; Containing Other Provisions Relating to the Subject; and Providing a Savings and Severability Clause *[Tract One: Being a 0.6123 Acre Portion of Brown Road, (60.00 Feet in Width), According to a Deed Filed for Record in Volume 3194, Page 388 of the Harris County Deed Records and Tract Two: 3.0223 Acres of Land for Proposed Annexation Situated in the Joseph House Survey, A-34 in Harris County, Texas, Same Being Comprised of All of Lot 1 in Block 1 of Fourteen Six Hundred Business Park, a Subdivision in Said Harris County, Texas According to the Map or Plat Thereof Filed for Record under Film Code No. 680728 of the Harris County Map Records, Located at 14600 Brown Road, Tomball, Texas; Located within the Extraterritorial Jurisdiction of the City of Tomball, Harris County, Texas]*

7.4 Adopt, on Second Reading, Ordinance No. 2018-24, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by Establishing the Zoning District of Approximately 2.7 Acres of Land, Legally Described as Lot 1 Block 1 Fourteen Six Hundred Business Park, Within the City of Tomball, Harris County, Texas, to the Commercial District; Said Property Being Generally Located at the Northeast Corner of Brown Road and Park Place Drive; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters.

7.5 Adopt, on Second Reading, Ordinance No. 2018-26, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Tomball Code Of Ordinances by Changing the Zoning District Classification of Approximately 47.675 Acres of Land, Legally Described Tracts 4C, 4C-2, 4H, 4K, 4L & 9A, C.M. Pillot Survey, Abstract 632, Within the City of Tomball, Harris County, Texas, from the Agricultural and General Retail Districts to the Single-Family 6 District; Said Property Being Generally Located on the West Side of South Cherry Street, South of Pine Meadows Subdivision and North of Holderrieth Road; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters.

7.6 Adopt, on Second Reading, Ordinance No. 2018-27, creating Hoelscher Reinvestment Zone No. 6 for a 16.9-acre Tract of Land, out of Lot 5 of the Recorded Plat of the Tomball Business and Technology Park Subdivision, Film Code No. 653006 H.C.M.R., in the Elizabeth Smith Survey, Abstract No. 70, City of Tomball, Harris County, Texas, Generally Located at the Northwest Corner of South Persimmon Street and Holderrieth Road.

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

8.1 Approve Resolution No. 2018-22, a Resolution of the City of Tomball, Texas, Adopting and Ratifying the City of Tomball's Investment Policy, as set forth in the City's Administrative Policy No. 13, entitled "Investment Policy"

8.2 Approve Final One (1) Year Extension to the WCA Solid Waste Collection and Disposal Services Contract

8.3 Approve the Tomball Economic Development Corporation (TEDC) 2018-2019 Strategic Work Plan

8.4 Approve Health Insurance Contracts for City Employees with Blue Cross Blue Shield and Aetna

8.5 Approve Request from the Empty Glass to Host the 5th Annual Texas Wine Festival at the Depot on October 6, 2018

9.0 New Business:

9.1 Ratify the FY 2018-2019 Budget and Find that the Proposed Tax Rate of $0.341455/$100 Does Not Exceed the Effective Tax Rate and Will Generate More Property Tax Revenue than the FY 2017-2018 Budget

9.2 Announce that No Public Hearings on the Proposed Tax Rate for 2018 will be Required

9.3 Announce the Dates for the Vote on the 2018 Tax Levy, at the Regular City Council Meeting on October 1, 2018 at 6:00 p.m. and the Regular City Council Meeting at 6:00 p.m. on October 15, 2018

9.4 Approve Tax Abatement Agreement between City of Tomball and Hoelscher Property Management Ltd. and Hoelscher Weatherstrip Manufacturing Co. Inc. (collectively, "Hoelscher") for Improvements to be Constructed in Hoelscher Reinvestment Zone No. 6

9.5 Approve the Tomball Economic Development Corporation (TEDC) Fiscal Year 2018-2019 Budget

9.6 Approve, on First Reading, Resolution No. 2018-25-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 Houston PFG Inc., to make direct incentives to, or expenditures for, assistance with infrastructure costs related to the development and construction of a commercial facility to be located at 14600 Brown Road, Tomball, Texas 77377. The estimated amount of expenditures for such Project is $39,097.00.

9.7 Discussion and Possible Action of Poly-Cart Pilot Study

9.8 Approve Financing the Purchase of One (1) Pierce Velocity 107-Ft. Ladder Fire Truck and Early Extinguishment of the Remaining Debt on the 2015 Pierce Velocity Pumper, Purchased on October 20, 2014

10.0 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 30th day of August 2018 by 5:30 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Doris Speer

_____

Doris Speer
City Secretary, TRMC

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.

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:

- Led by Pastor Landon Gallaway, Grace Church

Background:

Origination:

Recommendation:

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:

- Led by Boy Scout Troop #469

Background:

Origination:

Recommendation:

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:

- September 15, 2018 – ***GroovFest'18*** at the Depot
- October 6, 2018 – **6th "Annual Paces for Pink" 5K Run**
- October 13, 2018 – **"Zomball in Tomball"** at the Depot
- October 20, 2018 – **Freight Train Food Truck Festival** at the Depot
- October 27, 2018 – **8th Annual Tomball Bluegrass Festival,** 12:00 p.m.-6:00 p.m.
- November 16, 2018 – ***Downtown Holiday Lamp Post Stroll***
- November 16, 2018 – **Christmas Tree Lighting at the Depot** – 7:00 p.m.
- Reports by City staff and members of council about items of community interest on which no action will be taken

Background:

Origination:
Various

Recommendation:
N/A

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Approve the Minutes of the August 20, 2018 Regular Tomball City Council Meeting

Background:

Origination:
City Secretary

Recommendation:
N/A

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Draft Minutes of the August 20, 2018 Regular Tomball City Council Meeting

MINUTES OF REGULAR CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS

MONDAY, AUGUST 20, 2018
6:00 P.M.

1.0 Meeting was called to order by Mayor Fagan. Other members present:

Councilman Ford
Councilman Stoll
Councilman Townsend
Councilman Klein Quinn

Members absent:

Councilman Degges - Excused

Others present:

City Manager – Robert Hauck
Assistant City Manager – David Esquivel
City Secretary – Doris Speer
City Attorney – Loren B. Smith
Fire Chief – Randy Parr
Marketing Director – Mike Baxter
Finance Director – Glenn Windsor
Director of Community Development – Craig Meyers
Director of Public Works – Beth Jones
Admin. Asst. to City Secretary – Sasha Robinson
Community Events Coordinator – Denise Fiore
Asst. Community Events Coordinator – Laryssa Roberts
Fire Marshal – Joe Sykora
Community Center Manager – Rosalie Dillon
Executive Director-TEDC – Kelly Violette
Police Captain – Ricky Doerre

2.0 The invocation was led by Father Tommy Hopper of St. Anne Catholic Church.

3.0 The pledges to U. S. and Texas Flags were led by Randy Parr

4.0 No public comments were received.

5.0 Presentations:

- Mayor Fagan presented a Proclamation to Mary Coats – ***"Mary Peoples Coats – Happy 90th Birthday!" Celebration Day.***

6.0 Reports and Announcements:

- Tomball City Pool – 2018 Swim Season - Jerry Matheson Park Pool, from August 20 through September 2, will be open on Saturday and Sunday only. The pool will be closed every Monday, except Labor Day (September 3). Saturday and Sunday pool hours are: - 12:00 p.m.-8:00 p.m.
- September 15, 2018 – ***GroovFest'18*** at the Depot
- October 6, 2018 – **6th "Annual Paces for Pink" 5K Run**
- October 13, 2018 – **"Zomball in Tomball"** at the Depot
- October 20, 2018 – **Freight Train Food Truck Festival** at the Depot
- October 27, 2018 – **8th Annual Tomball Bluegrass Festival,** 12:00 p.m.-6:00 p.m.
- Reports by City staff and members of Council about items of community interest on which no action will be taken:
  - Denise Fiore and Laryssa Roberts reported on the success of ***TOMBALL KIDS' CLUB*** and distributed Certificates of Appreciation.
  - Mayor Fagan reminded attendees that the last day of early voting for the August 25, 2018 Bond Election is Tuesday, August 21, from 7 a.m.-7 p.m.

7.0 Motion was made by Councilman Townsend, second by Councilman Stoll, to approve the Minutes of the August 6, 2018 Regular Tomball City Council Meeting.

Motion carried unanimously.

8.0 Old Business:

8.1 Motion was made by Councilman Townsend, second by Councilman Stoll, to adopt, on Second Reading, Ordinance No. 2018-20, 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 36 Acres of Land Zoned Agricultural and Approximately 3 Acres of Land Zoned Commercial to the Single-Family 6 District. The Property is Legally Described Tracts 198, 202 & 206 Tomball Outlots and Tracts 4L 21 & 22 Of The C.N. Pillot Survey, Abstract 632, within the City Of Tomball, Harris County, Texas; Said Property Being Generally Located on the South Side of Theis Lane West of Pine Meadows Subdivision and the North Side of Holderrieth Road, West of South Cherry Street; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters. Vote was follows:

Councilman Ford	Aye
Councilman Stoll	Aye
Councilman Degges	Absent
Councilman Townsend	Aye
Councilman Klein Quinn	Aye

Motion carried unanimously.

8.2 Motion was made by Councilman Ford, second by Councilman Townsend, to adopt, on Second Reading, Ordinance No. 2018-25, an Ordinance Amending the Code of Ordinances of The City of Tomball, Texas by Amending Section 8-122, Definitions, and Section 8-126, Potbelly Pigs, of Article III, Livestock, of Chapter 8, Animals, to Add a Definition of Pygmy Goats, and to Apply Regulations to Pygmy Goats; 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. Vote was follows:

Councilman Ford	Aye
Councilman Stoll	Aye
Councilman Degges	Absent
Councilman Townsend	Nay
Councilman Klein Quinn	Aye

Motion carried, 3 votes Ayes, 1 vote Nay.

8.3 Motion was made by Councilman Townsend, second by Councilman Ford, to adopt, on Second Reading, Ordinance No. 2018-30, an Ordinance Amending the Code of Ordinances of the City of Tomball, Texas, by Deleting and Replacing Section 20-28 Amendments to the 2012 International Fire Code, of Article II, Fire Code, of Chapter 20 Fire Prevention and Protection in Its Entirety; by Deleting and Replacing Section 20-47, of Article III. Standards for Installation of Fire Sprinkler Systems in Its Entirety; by Amending Section 20-48, Amendments to NFPA13D of Article III, Standards for Installation of Fire Sprinkler Systems; By Deleting Section 20-94 of Article V. Arson Rewards in Its Entirety; by Deleting Section 20-95 of Article V. Arson Rewards in Its Entirety; by Deleting Section 20-96 of Article V. Arson Rewards in Its Entirety; by Deleting Section 20-97 of Article V. Arson Rewards in Its Entirety; by Deleting Section 20-98 of Article V. Arson Rewards in Its Entirety; by Deleting Article V. Arson Rewards in Its Entirety; Providing a Penalty in an Amount Not to Exceed $2,000.00 Per Day for Violation of Any Provision Hereof, with Each Day Constituting a Separate Offense; Providing a Repealer; Providing for Severability, and Making Other Findings Related Thereto. Vote was follows:

Councilman Ford	Aye
Councilman Stoll	Aye

Councilman Degges	Absent
Councilman Townsend	Aye
Councilman Klein Quinn	Aye

Motion carried unanimously.

9.0 New Business:

9.1 Executive Session: The City Council recessed at 6:25 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 that the Attorney's Duty Requires to be Discussed in Closed Session.

Upon reconvening into regular session at 7:02 p.m., the following items were considered:

9.2 Mayor Fagan opened the Second Public Hearing Regarding the Proposed Budget for Fiscal Year 2018-2019 at 7:04 p.m.

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

9.3 Motion was made by Councilman Townsend, second by Councilman Stoll, to read Ordinance no. 2018-31 by caption only on First Reading.

Motion carried unanimously.

Motion was made by Councilman Townsend, second by Councilman Stoll, to adopt, on First Reading, Ordinance No. 2018-31, an Ordinance of the City Council of the City of Tomball, Texas, Adopting the Budget for the City of Tomball, Texas, for Fiscal Year 2018-2019; and Authorizing the City Manager to Approve Intra-Departmental (Within the Same Department Only) Transfers of Budgeted Funds; and Amending the Budget for the 2017-2018 Fiscal Year in Accordance with Actual Expenditures; and Providing Other Details Relating to the Passage of This Ordinance. Vote was follows:

Councilman Ford	Aye
Councilman Stoll	Aye
Councilman Degges	Absent
Councilman Townsend	Aye
Councilman Klein Quinn	Aye

Motion carried unanimously.

9.4 Mayor Fagan opened the Second Public Hearing to Consider the Annexation of the Following Tract of Land: Being All that Certain Tract or Parcel Containing 1.5153 Acres of Land for Proposed Annexation Purposes Situated in the Joseph House Survey, A-34 in Harris County, Texas, Same being Comprised of a 1.5153 Acre Portion of Brown Road, (60.00 Feet in Width), According to a Deed Filed for Record in Volume 3194, Page 388 of the Harris County Deed Records) [*A Portion of Brown Road from SH 249 to PFG Company Property]* at 7:07 p.m.

Receiving no public comments, Mayor Fagan closed the Public Hearing at 7:07 p.m.

9.5 Motion was made by Councilman Stoll, second by Councilman Townsend, to Reappoint Tina Nash, Steven Vaughan, and Lori Wilson to their respective Positions 1, 3 and 5 on the Tomball Regional Health Foundation for Terms Expiring September 1, 2018.

Motion carried unanimously.

9.6 Mayor Fagan opened the Public Hearing regarding a Proposal to Create City of Tomball, Texas, Reinvestment Zone No. 6, to Include a Tract of Land Containing 16.9 Acres, More or Less, Being Described as Approximately 16.9 acres, situated in the Elizabeth Smith Survey, Abstract No. 70, Being a Portion of Lot 5, Block 1 of Tomball Business and Technology Park, F.C. No. 563006, H.C.M.R., Located at the Northwest Corner of Holderrieth Road and South Persimmon Street, City of Tomball, City Limits, Harris County, Texas at 7:12 p.m.

Receiving no public comments, Mayor Fagan closed the Public Hearing at 7:12 p.m.

9.7 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to read Ordinance No. 2018-27 by caption only on First Reading.

Motion carried unanimously.

Motion was made by Councilman Townsend, second by Councilman Stoll, to adopt, on First Reading, Ordinance No. 2018-27, creating Hoelscher Reinvestment Zone No. 6 for a 16.9-acre Tract of Land, out of Lot 5 of the Recorded Plat of the Tomball Business and Technology Park Subdivision, Film Code No. 653006 H.C.M.R., in the Elizabeth Smith Survey, Abstract No. 70, City of Tomball, Harris County, Texas, Generally Located at the Northwest Corner of South Persimmon Street and Holderrieth Road. Vote was as follows:

Councilman Ford	Aye
Councilman Stoll	Aye
Councilman Degges	Absent
Councilman Townsend	Aye
Councilman Klein Quinn	Aye

Motion carried unanimously.

9.8 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to read Ordinance no. 2018-28 by caption only on First Reading.

Motion carried unanimously.

Motion was made by Councilman Townsend, second by Councilman Stoll, to adopt, on First Reading, Ordinance No. 2018-28, an Ordinance of the City of Tomball, Texas, Extending the City Limits of Said City to Include All of the Territory within Certain Limits and Boundaries and Annexing to the City of Tomball All of the Territory within Such Limits and Boundaries; Approving a Service Plan for All of the Area within Such Limits and Boundaries; Containing Other Provisions Relating to the Subject; and Providing a Savings and Severability Clause [Tract One: Being a 0.6123 Acre Portion of Brown Road, (60.00 Feet in Width), According to a Deed Filed for Record in Volume 3194, Page 388 of the Harris County Deed Records and Tract Two: 3.0223 Acres of Land for Proposed Annexation Situated in the Joseph House Survey, A-34 in Harris County, Texas, Same Being Comprised of All of Lot 1 in Block 1 of Fourteen Six Hundred Business Park, a Subdivision in Said Harris County, Texas According to the Map or Plat Thereof Filed for Record under Film Code No. 680728 of the Harris County Map Records, Located at 14600 Brown Road, Tomball, Texas; Located within the Extraterritorial Jurisdiction of the City of Tomball, Harris County, Texas]. Vote was as follows:

Councilman Ford	Aye
Councilman Stoll	Aye
Councilman Degges	Absent
Councilman Townsend	Aye
Councilman Klein Quinn	Aye

Motion carried unanimously.

9.9 Consideration to Approve **Zoning Case P18-122**: Request by Russell McKee, on Behalf of Houston PFG, to Amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by Zoning Approximately 2.7 Acres of Land Legally Described as Lot 1 Block 1 Fourteen Six Hundred Business Park, Harris County, Texas, as Commercial.

- Mayor Fagan opened the Public Hearing on **Zoning Case P18-122** at 7:17 p.m.

  Receiving no public comments, Mayor Fagan closed the Public Hearing at 7:17 p.m.

- Motion was made by Councilman Townsend, second by Councilman Ford, to read Ordinance No. 2018-24 by caption only on First Reading.

  Motion carried unanimously.

  Motion was made by Councilman Townsend, second by Councilman Ford, to adopt, on First Reading, Ordinance No. 2018-24, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by Establishing the Zoning District of Approximately 2.7 Acres of Land, Legally Described as Lot 1 Block 1 Fourteen Six Hundred Business Park, Within the City of Tomball, Harris County, Texas, to the Commercial District; Said Property Being Generally Located at the Northeast Corner of Brown Road and Park Place Drive; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters. Vote was as follows:

Councilman Ford	Aye
Councilman Stoll	Aye
Councilman Degges	Absent
Councilman Townsend	Aye
Councilman Klein Quinn	Aye

  Motion carried unanimously.

9.10 Consideration to Approve **Zoning Case P18-089**: Request by Rene Rodriguez, on behalf of Cherry Ventures, LP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 47.675 acres of land legally described as Tracts 4C, 4C-2, 4H, 4K, 4L & 9A, C.M. Pillot Survey, Abstract 632 within the City of Tomball, Harris County, Texas, generally located on the west side of South Cherry Street, south of Pine Meadows Subdivision and north of Holderrieth Road, from the Agricultural and General Retail Districts to the Single-Family 6 District.

- Mayor Fagan opened the Public Hearing on **Zoning Case P18-089** at 7:21 p.m.

  Receiving no public comments, Mayor Fagan closed the Public Hearing at 7:21 p.m.

- Motion was made by Councilman Townsend, second by Councilman Stoll, to read Ordinance No. 2018-26 by caption only on First Reading.

  Motion carried unanimously.

Motion was made by Councilman Stoll, second by Councilman Ford, to adopt, on First Reading, Ordinance No. 2018-26, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Tomball Code Of Ordinances by Changing the Zoning District Classification of Approximately 47.675 Acres of Land, Legally Described Tracts 4C, 4C-2, 4H, 4K, 4L & 9A, C.M. Pillot Survey, Abstract 632, Within the City of Tomball, Harris County, Texas, from the Agricultural and General Retail Districts to the Single-Family 6 District; Said Property Being Generally Located on the West Side of South Cherry Street, South of Pine Meadows Subdivision and North of Holderrieth Road; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters. Vote was as follows:

Councilman Ford	Aye
Councilman Stoll	Aye
Councilman Degges	Absent
Councilman Townsend	Aye
Councilman Klein Quinn	Aye

Motion carried unanimously.

9.11 Consideration to Approve **Zoning Case P18-120**: Request by Benson Development, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 25.7328 acres of land legally described as Tract 82, Tract 75B, Tract 93, Tract 94A & 95A and Part of Lots 78 & 79 (AG-USE) Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the south side of East Hufsmith Road between Hospital Road and Lovett Street, from the Single-Family 9 District to the Planned Development District.

- Mayor Fagan opened the Public Hearing on **Zoning Case P18-120** at 7:37 p.m.; the following comments were received:

Michael Clark 519 E. Hufsmith, 77375	-	Expressed his opposition to the proposed zoning change.
Rodney Hutson 9431 Rosie Lane, 77354	-	Expressed his support for the proposed zoning change.
Marinela Valadez 510 E. Hufsmith, 77375	-	Expressed her opposition to the proposed zoning change.

Vivian Michaelson 1022 Hickory Post, 77375	-	Expressed her opposition to the proposed zoning change.
Amadeo Valadez 510 E. Hufsmith, 77375	-	Expressed his opposition to the proposed zoning change.

Receiving no additional public comments, Mayor Fagan closed the Public Hearing at 7:52 p.m.

- Motion was made by Councilman Townsend, second by Councilman Stoll, to read Ordinance No. 2018-23 by caption only on First Reading.

  Motion carried unanimously.

  Motion was made by Councilman Townsend, second by Councilman Stoll, to adopt, on First Reading, Ordinance No. 2018-23, 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 25.7328 Acres of Land, Legally Described Tract 82, Tract 75B, Tract 93, Tract 94A & 95A and Part of Lots 78 & 79 (AG-USE) Tomball Outlots, Within the City of Tomball, Harris County, Texas, From the Single-Family 9 District to the Planned Development (PD-11) District; Said Property Being Generally Located on East Hufsmith Road Between Hospital Road and Lovett Street; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of any Provision Hereof, Making Findings of Fact; and Providing For Other Related Matters.

  Motion to AMEND was made by Councilman Townsend, second by Councilman Stoll, to adopt, on First Reading, Ordinance No. 2018-23, 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 25.7328 Acres of Land, Legally Described Tract 82, Tract 75B, Tract 93, Tract 94A & 95A and Part of Lots 78 & 79 (AG-USE) Tomball Outlots, Within the City of Tomball, Harris County, Texas, From the Single-Family 9 District to the Planned Development (PD-11) District; Said Property Being Generally Located on East Hufsmith Road Between Hospital Road and Lovett Street; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of any Provision Hereof, Making Findings of Fact; and Providing For Other Related Matters, by amending Ordinance No. 2018-23 to include a requirement that the front façade of each residence be brick or stone. Vote was as follows:

Councilman Ford	Aye
Councilman Stoll	Aye
Councilman Degges	Absent
Councilman Townsend	Aye
Councilman Klein Quinn	Nay

Motion, as AMENDED, carried, 3 votes Aye, 1 vote Nay.

9.12 Discussion was held regarding Consideration and Possible Action regarding TML Committees and Direction to Randy Parr, Representative for City of Tomball for Home-Rule Legislation.

No action taken.

10.0 Motion was made by Councilman Townsend, second by Councilman Klein Quinn to adjourn.

Motion carried unanimously.

Meeting adjourned.

PASSED AND APPROVED this the 4th day of September 2018.

Doris Speer, TRMC, MMC
City Secretary

Gretchen Fagan
Mayor

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Adopt, on Second Reading, Ordinance No. 2018-31, an Ordinance of the City Council of the City of Tomball, Texas, Adopting the Budget for the City of Tomball, Texas, for Fiscal Year 2018-2019; and Authorizing the City Manager to Approve Intra-Departmental (Within the Same Department Only) Transfers of Budgeted Funds; and Amending the Budget for the 2017-2018 Fiscal Year in Accordance with Actual Expenditures; and Providing Other Details Relating to the Passage of This Ordinance

Background:
This item is for the first reading of Ordinance No. 2018-31, adopting the Budget for Fiscal Year 2018-2019, provided the Council has not given City Staff additional changes/modifications for incorporation into the Budget following the second public hearing.

Origination:
City Secretary

Recommendation:
Adopt Ordinance No. 2018-31 on First Reading

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Ordinance No.. 2018-31
Final Proposed Budget for FY 2018-2019

ORDINANCE NO. 2018-31

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, ADOPTING THE BUDGET FOR THE CITY OF TOMBALL, TEXAS, FOR FISCAL YEAR 2018-2019; AND AUTHORIZING THE CITY MANAGER TO APPROVE INTRA-DEPARTMENTAL (WITHIN THE SAME DEPARTMENT ONLY) TRANSFERS OF BUDGETED FUNDS; AND AMENDING THE BUDGET FOR THE 2017-2018 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 2018-2019 was presented to the City Council of the City of Tomball on the 16th day of July 2018 and was filed with the City Secretary's Office on July 30, 2018 for the purpose of Public Display; and the City Council has reviewed and amended the proposed budget and changes as approved by the City Council have been identified and their effect included in the budget; and

WHEREAS, NOTICE OF PUBLIC HEARINGS for the Budget of the City of Tomball, Texas, for Fiscal Year 2018-2019 was published in the City's official newspaper advising citizens of the Public Hearing to be conducted on August 6, 2018 and August 20, 2018, and also advising that said Budget was available for their inspection prior to the Public Hearings; and

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

WHEREAS, said Budget shall be in effect for the ensuing Fiscal Year, October 1, 2018, through September 30, 2019;

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, 2018, through September 30, 2019, 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 2018-2019."** 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 2018 as fully adjusted to reflect the final Comprehensive Annual Financial Report for Fiscal Year 2018 when released, for each respective fund. The revised Beginning Fund Balance shall thereafter be used to calculate the Fiscal Year 2019 Ending Fund Balance.

Section 5.0 2017-2018 Budget Amended. That the City Council has reviewed the actual expenditures for the 2017-2018 Fiscal Year and compared them to the projections contained in the 2017-2018 Fiscal Year budget. The 2017-2018 Fiscal Year budget is hereby amended in accordance with the actual expenditures for the 2017-2018 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 20TH DAY OF AUGUST 2018.

COUNCILMAN FORD	AYE
COUNCILMAN STOLL	AYE
COUNCILMAN DEGGES	ABSENT
COUNCILMAN TOWNSEND	AYE
COUNCILMAN KLEIN QUINN	AYE

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 4TH DAY OF SEPTEMBER 2018.

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

_____
GRETCHEN FAGAN
Mayor

ATTEST:

_____
DORIS SPEER
City Secretary

City of Tomball

FY 2018-2019 Proposed Budget

CITY OF TOMBALL

Office of the City Manager

To: Honorable Mayor and Council

From: Robert S. Hauck, City Manager

Subject: Budget Memo – City Manager's Proposed FY2019 Budget

Date: July 30, 2018

As required in Section 8.03 of the Tomball City Charter, please find attached the proposed budget for fiscal year 2018-2019 (FY2019). The budget is a planning tool, providing guidance and direction to City staff for the upcoming budget year.

The City staff continues to remain very conservative in our forecasting approach. That approach has served us well as revenue projections and spending are well within the current budget.

Sales tax revenues have increased for each of the first seven months of this fiscal year. A colder than normal winter has resulted in increased Enterprise Fund revenues, while other revenues have remained stable. We continue to provide high levels of service to our citizens, while identifying opportunities for service enhancements.

FY2019 Proposed Budget

The total proposed budget for FY2019, including all funds and capital projects, totals $65,658,418. Total budgeted ending fund balances of $49,854,142 provide reserve levels of 76% of operating expenditures which exceed the Charter requirement of 25%.

General Fund Overview

Revenues for FY2018 will be approximately $1,889,276 more than projected, and expenditures $174,028 below budget.

We estimate revenues for FY2019 to increase $410,139 over FY2018, and expenditures will be approximately $1,317,385 more, due to transfers to capital projects, supplemental items, and salary adjustment\survey. Overall, our ending fund balance will remain strong at $13,043,014, or 55%.

The preliminary assessed property tax value provided by the Harris County Appraisal District (HCAD) is $2,028,815,979, a 9.9% increase over last year. A significant number of appraisals are still under protest. Therefore, the actual tax rate cannot be adopted until after the City receives the Certified Appraisal Roll in late August.

Personnel

In an effort to maintain a competitive salary level and benefits for employees, a three percent (3%) salary increase and salary survey adjustment is proposed in FY2019, with a total estimated cost of $ 858,866 for all funds.
The City contribution to the Texas Municipal Retirement System will increase from 13.61% to 13.68% a cost of approximately $5,637.

A number of new personnel were requested by departments during the budget process. After thoughtful consideration, and based on organizational capacity\needs at this time, the following positions are proposed:

a. Finance – PT to FT Accountant $68,173 – General Fund
b. Court – PT to FT Assistant Court Clerk $54,270 – General Fund
c. Fire Department – Six (6) FT Firefighters $ 256,811 – General Fund (Net cost after restructuring PT deployment).

Supplemental Items

During the budget preparation process, a variety of supplemental projects were identified as priorities and incorporated into the budget document. Those proposed expenditures are projected in the budget document and range from park improvements, technology, safety, water quality issues, and major utility system improvements. The total for supplemental items in the General Fund this fiscal year is $1,363,501; Enterprise Fund $1,965,244; Sewer Recovery Fund $240,000; Water Recovery Fund $60,000; and Seizure Fund $15,000.

Enterprise Fund Overview

Revenues for FY2018 will be approximately $1,542,050 more than projected, and expenditures $382,781 higher than originally budgeted.

We estimate revenues for FY2019 to increase $297,494 over FY2018, and expenditures will be approximately $1,534,167 more, due to transfers to capital projects, supplemental items, and salary adjustment\survey. Overall, our ending fund balance will remain strong at $6,294,492, or 49%.

The City is in the process of conducting a utility rate study that will include recommendations associated with water and sewer model findings. While all elements of the study have not been completed, the rate specific portion indicates no change in FY2019. Upon completion of the final project, Council will be provided with results and recommendations. Fees paid to North Harris County Regional Water Authority have increased from $2.90 to $3.40.

Debt Service Fund Overview

The FY2019 ending fund balance in the Debt Service Fund is budgeted to be $5,395,842 and represents a reserve level of 124% of proposed debt service expenditures. Our high reserve levels give us flexibility to issue debt to facilitate projects proposed in the Capital Improvement Plan. This is a positive factor in maintaining our high Standard & Poor's bond rating of AA+.

Capital Projects Fund

The City sponsored a joint H-GAC grant application with TxDOT in April, 2015 for major improvements to FM2920 (Main Street) from Four Corners to Willow Street. The City Council authorized local funding participation in the amount of $3.0 million toward this estimated $30 million dollar TxDOT project. In FY2017 the City appropriated an initial $1.5 million, then in FY2018 an additional $250,000 was appropriated, and it is proposed to fund another $250,000 in FY2019. We will continue to monitor project timelines, and recommend funding of the remaining $1.0 million dollars as needed. This deliberate delay in making large appropriations provides additional stability to the General Fund.

Additional capital projects receiving funding for FY2019 include:

- Broussard Park $350,000
- Matheson Park $100,000
- Critical Needs Assessment Phase III $1.2 million
- SCADA System $60,000
- Impact Fee Update $60,000
- CAD System $300,000 (½ FY2019 and ½ FY2020)
- Alleys/sidewalks $713,000

Hotel / Motel Tax

The Tourism Advisory Committee meets quarterly to review projects and activities. The Marketing Department continues to promote and make the City of Tomball name more prevalent for outside tourism. Revenues have recovered from a lull in FY2017, resulting in a projected increase of $126,096 for FY2018. Ending fund balance of $237,291, remains solid at 31%.

Fleet Replacement

Based on the staff review of maintenance, condition of the vehicle/equipment, and the vehicle replacement schedule, 10 vehicles and 1 piece of equipment are proposed to be replaced at a cost of $464,008. The general fund accounts for $324,808 and the enterprise fund $139,200. The remaining vehicles not proposed to be replaced ($314,690) are still in good condition. The ending fund balance for the vehicle replacement fund is $2,583,970.

Additional Information

In 2015, the City of Tomball received the Platinum Leadership Award from the State Comptroller's Office. For the past five (5) years, the City has continued to maintain this highest

level of transparency. Recently, the Comptroller's Office added the Transparency Stars program that allows municipalities to "go above and beyond" in their transparency efforts. To date, we have received two stars, and staff is currently working on obtaining two more. The Finance Department also received the Government Finance Officers Association Distinguished Budget Award for FY2017-2018.

City staff prepared and submitted the first five-year financial plan during FY2018. This plan will be updated and presented to Council during FY2019.

I appreciate the time and effort Council has taken to review the proposed budget. This is an important document that will assist us in providing our community with the quality of service they deserve.

There are many who assisted with this process, but special recognition goes to the following individuals who spent countless hours and many long meetings in the preparation of this budget. They have been a great budget team and simply stated, I could not have done it without them:

David Esquivel, Assistant City Manager
Glenn Windsor, Finance Director
Kacie Richardson, Senior Accountant
Christine Brookshire, Senior Accountant

I am blessed to work with a wonderful group of employees who are truly dedicated to providing the highest levels of service, and we pledge our commitment to you and the community at-large!

Yours truly,

Robert S. Hauck
City Manager

Fund Summaries

Consolidated Statement of Anticipated Receipts and Revenues and Expenditures and Changes in Fund Balance- All Funds
City Manager 2018-2019 Proposed Budget

	Governmental			Proprietary	Internal Service					Consolidated
	General Fund	Special Revenue Funds	Debt Service	Enterprise Fund	Fleet Replacement Fund	Health Insurance Trust Fund	Water Captial Recovery	Sewer Capital Recovery	Capital Projects Fund	All Funds FY 2019
Funds	100	200-290/990	300	600	650	910	730	740	400/460	
Revenues:										
Property taxes	2,245,000	-	$ 4,600,000	-	-	-	-	-	-	6,845,000
Hotel Occupancy	-	625,000	-	-	-	-	-	-	-	625,000
Sales taxes	12,500,000	-	-	-	-	-	-	-	-	12,500,000
Franchise taxes	1,265,000	-	-	-	-	-	-	-	-	1,265,000
Permits and licenses	485,700	-	-	-	-	-	-	-	-	485,700
Fines and warrants	531,200	177,050	-	-	-	-	-	-	-	708,250
Service fees	2,000,000	-	-	10,797,500	-	-	-	-	-	12,797,500
Transfers In	2,530,209	-	-	-	415,000	2,950,558	-	-	2,986,644	8,882,411
Contributions/Grants	392,817	-	536,113	558,148	-	-	-	-	-	1,487,078
Interest	185,528	13,250	52,500	71,250	25,000	20,000	26,000	23,000	505,000	921,528
Other	1,325,291	181,000	-	301,244	10,000	82,000	200,000	200,000	-	2,299,535
Total Revenues	$ 23,460,745	$ 996,300	$ 5,188,613	$ 11,728,142	$ 450,000	$ 3,052,558	$ 226,000	$ 223,000	$ 3,491,644	$ 48,817,002
Expenditures:										
General Government	4,144,326	-	-	-	-	2,968,558	-	-	15,502,836	22,615,720
Transfers out	2,617,391	-	-	-	-	-	-	-	-	2,617,391
Public Safety	9,847,173	303,039	-	-	-	-	-	-	-	10,150,212
Public Works	5,389,436	-	-	-	-	-	-	-	-	5,389,436
Engineering and Planning	645,496	-	-	-	-	-	-	-	-	645,496
Parks and Recreation	1,279,537	22,200	-	-	-	-	-	-	-	1,301,737
Tourism & Arts	-	772,403	-	-	-	-	-	-	-	772,403
Utilities	-	-	-	12,954,269	-	-	106,656	322,088	3,237,927	16,620,940
Capital Projects/Outlay	-	-	-	-	464,008	-	-	-	-	464,008
Debt Service	-	-	4,430,044	651,031	-	-	-	-	-	5,081,075
Total Expenditures	$ 23,923,359	$ 1,097,642	$ 4,430,044	$ 13,605,300	$ 464,008	$ 2,968,558	$ 106,656	$ 322,088	$ 18,740,763	$ 65,658,418
Other Sources (Uses):										
Debt Proceeds	-	-	-	-	-	-			-	-
Total Other Sources (Uses)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Revenues Over (Under) Expenditures	$ (462,615)	$ (101,343)	$ 758,569	$ (1,877,158)	$ (14,008)	$ 84,000	$ 119,344	$ (99,088)	$ (15,249,119)	$ (16,841,417)
Beginning Fund Balance	$ 13,505,628	$ 945,567	$ 4,637,273	$ 8,171,652	$ 2,597,978	$ 1,393,595	$ 1,908,486	$ 1,599,540	$ 31,935,839	$ 66,695,559
Ending Fund Balance	$ 13,043,014	$ 844,224	$ 5,395,842	$ 6,294,494	$ 2,583,970	$ 1,477,595	$ 2,027,830	$ 1,500,452	$ 16,686,720	$ 49,854,142
Adopted Reserve Level	55%	77%	122%	49%	557%	50%	1901%	466%		76%

General Fund - 100
Statement of Revenues, Expenditures, and Changes in Fund Balance
2018-2019 Proposed Budget Worksheet

	FY 2016 Actuals	FY 2017 Actuals	Current FY2018	FY2018 Projections	FY 2019 Budget
Revenues:					
Contributions	$ 298,988	$ 603,390	$ 445,603	$ 453,412	$ 392,817
Fines & Warrants	536,934	500,309	556,200	496,200	531,200
Franchise Taxes	1,331,077	1,307,171	1,328,000	1,265,000	1,265,000
Interest	39,148	95,325	125,000	177,395	185,528
Lease Proceeds					
Other Revenue	670,626	753,992	773,861	1,348,933	1,325,291
Permits & Licenses	424,164	464,344	423,500	480,500	485,700
Property Taxes	1,855,706	1,964,345	2,040,000	2,045,000	2,245,000
Sales Taxes	10,578,683	10,791,147	10,850,000	12,500,000	12,500,000
Services	2,234,322	2,236,863	2,235,000	1,900,000	2,000,000
Total Revenues	**17,969,648**	**18,716,886**	**18,777,164**	**20,666,440**	**20,930,536**
Expenditures:					
Administrative	387,152	393,950	415,452	459,976	389,832
Building Permits and Inspections	391,462	386,153	491,216	445,724	458,449
Mayor and Council	72,481	52,185	93,248	73,868	97,198
City Secretary	321,301	352,470	406,511	344,207	414,819
Human Resources	383,106	374,009	492,725	440,443	478,447
Finance	628,800	632,843	694,482	756,031	754,098
Information Systems	637,916	654,974	721,553	688,974	853,203
Legal	127,311	159,704	142,000	142,250	142,000
Non-Departmental*	460,715	513,547	515,394	473,150	756,280
Police	5,036,804	5,379,589	5,789,418	5,656,768	5,708,159
Municipal Court	318,387	347,067	384,316	377,581	446,906
Community Center	182,087	147,046	164,296	164,280	167,624
Fire Marshal	98,358	-	-	-	-
Fire	2,714,292	2,896,840	2,918,950	2,673,934	2,826,961
Emergency Management	14,865	18,381	21,645	22,239	27,850
ESD#15 Station 5	169,594	301,990	286,171	694,989	837,297
Public Works Administration	56,644	57,323	55,120	58,039	57,375
Garage	172,310	141,261	154,061	132,221	165,474
Parks	1,002,939	867,978	1,133,845	1,134,926	1,111,913
Streets	2,210,941	2,383,979	2,020,085	2,055,815	2,141,449
Sanitation	2,166,414	1,975,363	2,162,844	2,153,474	2,227,772
Engineering and Planning	517,350	486,670	724,629	654,256	645,496
Facilities Maintenance	645,936	636,940	760,800	771,588	797,366
Transfer Out to Hotel Occupancy *	20,000	20,000	20,000	20,000	30,000
Transfer Out to Health Insurance *	1,822,403	2,110,591	2,211,241	2,211,241	2,387,391
Total Expenditures	**20,559,568**	**21,290,853**	**22,780,002**	**22,605,974**	**23,923,359**
Net Income from Operations	**(2,589,920)**	**(2,573,967)**	**(4,002,838)**	**(1,939,534)**	**(2,992,824)**
Other Sources/(Uses):					
Transfer In from Enterprise Fund	2,400,125	2,342,169	2,384,166	2,384,166	2,530,209
Total Other Sources/(Uses)	**2,400,125**	**2,342,169**	**2,384,166**	**2,384,166**	**2,530,209**
Revenues Over/(Under) Expenditures	**(189,795)**	**(231,798)**	**(1,618,672)**	**444,632**	**(462,615)**
Beginning Fund Balance	**13,482,578**	**13,292,789**	**13,060,996**	**13,060,996**	**13,505,628**
Ending Fund Balance	**$ 13,292,789**	**$ 13,060,996**	**$ 11,442,324**	**$ 13,505,628**	**$ 13,043,014**
25% of Operating Expenses - Target	65%	61%	50%	60%	55%

CITY OF TOMBALL
GENERAL FUND REVENUES - 100

GENERAL FUND	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
5110 CURRENT TAXES	1,815,589	1,919,752	2,000,000	2,000,000	2,200,000
5120 DELINQUENT TAXES	25,988	25,027	25,000	30,000	30,000
5130 PENALTY,INTEREST,ATTY FEES	14,129	19,566	15,000	15,000	15,000
5140 SALES TAX	10,578,683	10,791,147	10,850,000	12,500,000	12,500,000
5141 ALCOHOLIC BEVERAGE TAX	63,154	69,215	65,000	75,000	70,000
5150 ELECTRICAL FRANCHISE TAX	702,886	704,353	700,000	700,000	700,000
5160 T.V. CABLE FRANCHISE TAX	191,227	182,225	190,000	150,000	150,000
5161 1% IN KIND/ PEG FEES	38,297	36,445	38,000	30,000	30,000
5170 COMMUNICATIONS ROW LINE FEE	200,581	206,355	200,000	225,000	225,000
5175 SANITATION FRANCHISE TAX	198,086	177,793	200,000	160,000	160,000
5190 BINGO TAX	10	66	65	25	25
5200 BUILDING PERMITS	227,014	204,812	210,000	225,000	225,000
5210 CONSTRUCTION PERMITS	32,494	55,701	45,000	50,000	50,000
5215 PLUMBING PERMIT	23,230	22,504	25,000	30,000	30,000
5220 MECHANICAL PERMITS	26,087	44,792	22,000	25,000	25,000
5230 ELECTRICAL PERMITS	30,492	26,639	24,000	35,000	35,000
5235 FIRE PERMIT FEES	29,774	50,965	40,000	60,000	60,000
5240 OTHER PERMITS	5,157	3,147	3,000	3,000	3,000
5245 MISCELLANEOUS PERMIT FEES	156	-	300	300	500
5250 MIXED BEVERAGE FEES	15,515	13,590	15,000	15,000	15,000
5255 LICENSE FEES	3,940	4,477	4,000	4,000	4,000
5260 AMBULANCE PERMITS	6,300	4,000	3,400	7,000	7,000
5300 MUNICIPAL COURT FINES	301,319	281,092	325,000	270,000	300,000
5310 COURT COSTS/ADMIN FEES	157,200	145,935	150,000	165,000	165,000
5320 COURT WARRANT FEES	71,281	66,733	75,000	55,000	60,000
5340 TIME PYMT.FEE-10% CITY JUDICL.	1,425	1,310	1,200	1,200	1,200
5341 TIME PAYMENT FEE-40% FOR CITY	5,709	5,239	5,000	5,000	5,000
5430 SANITATION FEES	2,234,322	2,236,863	2,235,000	1,900,000	2,000,000
5440 PLAT FEES	12,264	18,802	17,000	15,000	15,000
5441 REZONING APPLICATION FEE	6,128	7,768	6,200	8,000	9,000
5442 CONDITIONAL USE PERMIT	1,200	4,869	5,500	1,000	4,000
5444 SITE PLAN REVIEW	17,753	11,325	15,000	15,000	15,000
5445 PLAN REVIEW FEES- OTHER	50	1,398	100	200	200
5446 ZONING FEES- OTHER	2,125	3,145	3,000	2,000	3,000
5450 BIRTH AND DEATH CERTIFICATE FEES	43,520	50,597	43,000	50,000	55,000
5451 NOTARY FEES	26	66	50	75	75
5460 ALARM SYSTEM REGISTRATION FEES	36,085	28,635	30,000	25,000	25,000
5461 FALSE ALARM SERVICE FEE	39,550	27,075	32,000	18,500	20,000
5470 EMERGENCY SERVICE DISTRCT FEES	112,701	145,382	154,000	173,884	180,000
5472 ESD#15 S5 OPERATING COST REIMBURSEMENT	16,298	19,483	21,775	23,140	25,707
5474 ESD#15 STATION 5 PAYROLL REIMBURSEMENT	136,998	263,023	242,121	648,709	785,884
5480 LIFE SAFETY PLAN REVIEW	3,743	3,301	3,000	3,000	3,000
5481 STATE LICENSED FACILITIES	675	1,555	2,000	1,500	1,500
5482 ANNUAL FIRE INSPECTIONS	1,200	725	750	-	-
5500 SALE OF CITY PROPERTY	82,153	6,838	30,000	211,000	35,000
5505 RENT REVENUES	7,800	3,250	-	-	-
5510 COMMUNITY CENTER FEES	31,428	27,985	28,000	25,000	25,000
5515 CONGREGATE MEAL SERV. REVENUE	6,242	8,929	7,000	9,000	9,000

CITY OF TOMBALL
GENERAL FUND REVENUES - 100

GENERAL FUND	2016 ACTUAL	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
5520 PARK RENTAL FEE	12,249	12,000	15,000	15,000	15,000
5550 MISCELLANEOUS INCOME	28,608	44,363	50,000	25,000	30,000
5560 RETURNED CHECK FINES	90	60	100	100	100
5690 SANITATION PENALTY	32,581	27,854	35,000	30,000	30,000
5730 SCHOOL RESOURCE OFFICERS (SRO)	288,988	412,214	431,603	424,412	366,817
5740 OTHER GRANTS	-	181,176	4,000	4,000	1,000
5770 TEDC CONTRIBUTIONS	10,000	10,000	10,000	25,000	25,000
5800 INTEREST INCOME	46,688	97,140	125,000	177,395	185,528
5801 UNREALIZED GAIN ON INVESTMENTS	(7,540)	(1,815)	-	-	-
5961 TRANSFERS IN	2,400,125	2,342,169	2,384,166	2,384,166	2,530,209
TOTAL GENERAL FUND REVENUES	**$ 20,369,773**	**$ 21,059,055**	**$ 21,161,330**	**$ 23,050,606**	**$ 23,460,745**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	ADMINISTRATIVE	100-111 ADMINISTRATIVE

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$267,300	$309,084	$279,492	$253,820
6003 WAGES-FULL TIME	$0	$0	$0	$0
6005 WAGES-OVERTIME	$0	$0	$0	$0
6009 WAGES-OTHER	$14,358	$0	$8,710	$0
6011 VACATION PAY	$17,450	$0	$20,656	$13,588
6012 SICK PAY	$3,553	$4,755	$37,496	$14,975
6019 MISCELLANEOUS PAY	$905	$1,025	$1,025	$875
6021 FICA-MED/SS	$19,700	$25,554	$24,763	$23,379
6022 TMRS-EMPLOYER	$44,228	$45,597	$50,065	$41,754
6024 HEALTH INSURANCE	$0	$0	$0	$0
6025 WORKER COMPENSATION INSURANCE	$200	$237	$212	$237
PERSONNEL SERVICES	**$367,694**	**$386,252**	**$422,419**	**$348,628**
6101 OFFICE AND COMPUTER SUPPLIES	$360	$500	$2,500	$1,000
6105 FOOD SUPPLIES	$68	$100	$500	$500
6107 CLOTHING AND UNIFORMS	$0	$0	$200	$200
SUPPLIES	**$428**	**$600**	**$3,200**	**$1,700**
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$0**	**$0**
6312 COMMUNICATION SERVICES	$1,920	$2,000	$2,117	$2,304
6332 TRAVEL AND MEALS	$4,613	$6,000	$6,000	$8,000
6333 DUES AND SUBSCRIPTIONS	$4,200	$3,700	$5,000	$5,000
6334 AUTOMOBILE ALLOWANCES	$14,400	$14,400	$16,740	$19,200
6337 TRAINING	$695	$2,500	$4,500	$5,000
SERVICES AND CHARGES	**$25,828**	**$28,600**	**$34,357**	**$39,504**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
TRANSFERS	**$0**	**$0**	**$0**	**$0**
TOTAL GENERAL-ADMINISTRATIVE	**$393,950**	**$415,452**	**$459,976**	**$389,832**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	PERMITS/INSPCTNS.	100-112 PERMITS/INSPCTNS.

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$58,470	$73,603	$69,417	$67,238
6003 WAGES-FULL TIME	$180,760	$230,910	$209,756	$226,450
6005 WAGES-OVERTIME	$5,011	$4,120	$4,100	$5,408
6009 WAGES-OTHER	$12,520	$0	$6,852	$0
6011 VACATION PAY	$15,045	$0	$4,247	$15,044
6012 SICK PAY	$6,447	$1,979	$3,220	$14,786
6019 MISCELLANEOUS PAY	$970	$1,380	$1,530	$1,955
6021 FICA-MED/SS	$19,999	$24,028	$22,199	$25,537
6022 TMRS-EMPLOYER	$38,567	$42,873	$41,089	$45,608
6025 WORKER COMPENSATION INSURANCE	$1,017	$1,523	$914	$1,523
PERSONNEL SERVICES	**$338,806**	**$380,416**	**$363,324**	**$403,549**
6101 OFFICE AND COMPUTER SUPPLIES	$2,830	$2,500	$3,500	$2,500
6102 EDUCATIONAL SUPPLIES	$1,537	$4,000	$1,500	$4,000
6106 MATERIALS AND PARTS	$0	$0	$0	$1,000
6107 CLOTHING AND UNIFORMS	$2,945	$3,000	$3,000	$3,000
6108 FUEL, OIL AND LUBRICANTS	$5,653	$6,800	$7,500	$7,500
6119 OTHER SUPPLIES	$347	$500	$0	$0
SUPPLIES	**$13,312**	**$16,800**	**$15,500**	**$18,000**
6205 VEHICLE MAINTENANCE	$5,414	$6,000	$6,000	$6,000
REPAIRS AND MAINTENANCE	**$5,414**	**$6,000**	**$6,000**	**$6,000**
6304 PROFESSIONAL SERVICES, OTHER	$10,114	$30,000	$5,000	$5,000
6312 COMMUNICATION SERVICES	$5,028	$5,000	$5,100	$5,100
6332 TRAVEL AND MEALS	$8,734	$12,000	$10,000	$10,000
6333 DUES AND SUBSCRIPTIONS	$141	$1,000	$1,000	$1,000
6337 TRAINING	$3,975	$9,200	$9,000	$9,000
6362 PERMITS AND LICENSES	$629	$800	$800	$800
SERVICES AND CHARGES	**$28,621**	**$58,000**	**$30,900**	**$30,900**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
6998 TRANSFER TO FLEET REPLACEMENT	$0	$30,000	$30,000	$0
TRANSFERS	**$0**	**$30,000**	**$30,000**	**$0**
TOTAL GENERAL-PERMITS/INSPCTNS.	**$386,153**	**$491,216**	**$445,724**	**$458,449**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6004 WAGES- PART TIME	$26,200	$30,600	$27,200	$30,600
6021 FICA- MED/ SS	$2,004	$2,341	$2,081	$2,341
6025 WORKER COMPENSATION INSURANCE	$40	$57	$37	$57
PERSONNEL SERVICES	**$28,244**	**$32,998**	**$29,318**	**$32,998**
6101 OFFICE AND COMPUTER SUPPLIES	$82	$150	$150	$100
6105 FOOD SUPPLIES	$1,787	$2,000	$1,800	$2,000
6119 OTHER SUPPLIES	$8,544	$8,000	$8,000	$9,000
SUPPLIES	**$10,413**	**$10,150**	**$9,950**	**$11,100**
6304 PROFESSIONAL SERVICES- OTHER	$0	$25,000	$12,000	$20,000
6329 OTHER SERVICES	$0	$100	$100	$100
6332 TRAVEL AND MEALS	$1,820	$7,000	$4,500	$10,000
6333 DUES AND SUBSCRIPTIONS	$3,496	$5,000	$6,000	$7,000
6337 TRAINING	$325	$3,000	$2,000	$3,000
6398 BANQUETS, DEDICATION, RECEP	$7,887	$10,000	$10,000	$13,000
SERVICES AND CHARGES	**$13,528**	**$50,100**	**$34,600**	**$53,100**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
TOTAL MAYOR AND COUNCIL	**$52,185**	**$93,248**	**$73,868**	**$97,198**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$83,288	$99,793	$93,656	$88,955
6003 WAGES-FULL TIME	$108,837	$122,531	$113,142	$115,606
6005 WAGES-OVERTIME	$4,508	$3,605	$4,000	$4,120
6009 WAGES-OTHER	$10,262	$0	$6,069	$0
6011 VACATION PAY	$16,063	$0	$5,264	$16,436
6012 SICK PAY	$8,345	$2,868	$4,628	$11,159
6013 EMERGENCY PAY	$636	$0	$0	$0
6019 MISCELLANEOUS PAY	$2,585	$2,175	$2,175	$2,455
6021 FICA-S.S. AND MEDICARE TAXES	$16,950	$17,867	$17,287	$18,466
6022 TMRS-EMPLOYER	$32,511	$31,880	$31,594	$32,980
6025 WORKER COMPENSATION INS.	$451	$474	$424	$474
PERSONNEL SERVICES	**$284,436**	**$281,193**	**$278,239**	**$290,651**
6101 OFFICE AND COMPUTER SUPPLIES	$14,021	$15,000	$14,000	$15,000
6102 EDUCATIONAL SUPPLIES	$626	$1,200	$900	$1,200
6104 JANITORIAL AND CLEANING SUPPLY	$346	$500	$450	$600
6105 FOOD SUPPLIES	$738	$800	$1,000	$1,100
6109 POSTAGE	$630	$1,400	$1,400	$1,400
6119 OTHER SUPPLIES	$290	$600	$400	$600
SUPPLIES	**$16,651**	**$19,500**	**$18,150**	**$19,900**
6201 OFFICE EQUIPMENT MAINT.	$0	$600	$400	$600
6206 BUILDING MAINTENANCE	$25,139	$0	$0	$0
REPAIRS AND MAINTENANCE	**$25,139**	**$600**	**$400**	**$600**
6304 PROF.SERV.-OTHER	$1,108	$8,500	$8,500	$10,000
6312 COMMUNICATION SERVICES	$768	$868	$868	$868
6316 PRINTING AND BINDING	$32	$50	$50	$100
6329 OTHER SERVICES	$1,915	$1,000	$1,000	$1,200
6332 TRAVEL AND MEALS	$5,483	$10,800	$7,000	$11,000
6333 DUES AND SUBSCRIPTIONS	$1,368	$3,000	$3,000	$4,000
6335 ADVERTISING COST	$11,933	$20,000	$20,000	$20,000
6337 TRAINING	$2,320	$6,000	$4,500	$6,500
6348 PROPERTY ACQUISITION COSTS	$0	$5,000	$0	$0
6371 ELECTION SERVICES	$1,317	$50,000	$2,500	$50,000
SERVICES AND CHARGES	**$26,244**	**$105,218**	**$47,418**	**$103,668**
TOTAL CITY SECRETARY	**$352,470**	**$406,511**	**$344,207**	**$414,819**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$100,579	$117,789	$109,406	$107,325
6003 WAGES-FULL TIME	$92,257	$108,148	$98,654	$102,312
6004 WAGES-PART TIME	$26,739	$30,900	$32,000	$32,960
6005 WAGES-OVERTIME	$3,047	$5,150	$6,150	$6,180
6009 WAGES-OTHER	$10,509	$0	$6,777	$0
6011 VACATION PAY	$12,016	$0	$4,963	$14,758
6012 SICK PAY	$4,841	$3,476	$6,611	$11,730
6013 EMERGENCY PAY	$402	$0	$170	$0
6014 RETIREMENT PAYOUT	$0	$50,000	$0	$0
6019 MISCELLANEOUS PAY	$1,220	$1,400	$1,400	$1,580
6021 FICA-S.S. AND MEDICARE TAXES	$17,945	$20,528	$19,724	$21,294
6022 TMRS-EMPLOYER	$30,908	$32,411	$32,152	$33,385
6025 WORKER COMPENSATION INS.	$301	$355	$318	$355
6026 STATE UNEMPLOYMENT TAXES	$3,678	$10,000	$10,000	$10,000
PERSONNEL SERVICES	**$304,442**	**$380,157**	**$328,325**	**$341,879**
6101 OFFICE AND COMPUTER SUPPLIES	$5,503	$6,000	$6,000	$6,000
6102 EDUCATIONAL SUPPLIES	$1,392	$1,500	$1,500	$1,500
6105 FOOD SUPPLIES	$2,516	$2,800	$2,800	$3,000
6107 CLOTHING AND UNIFORMS	$0	$300	$300	$300
6108 FUEL, OIL AND LUBRICANTS	$0	$400	$200	$200
6109 POSTAGE	$134	$200	$200	$200
6119 OTHER SUPPLIES	$7,453	$8,000	$8,000	$8,000
SUPPLIES	**$16,998**	**$19,200**	**$19,000**	**$19,200**
6205 VEHICLE MAINTENANCE	$608	$500	$250	$500
REPAIRS AND MAINTENANCE	**$608**	**$500**	**$250**	**$500**
6304 PROF.SERV.-OTHER	$0	$6,000	$6,000	$30,000
6312 COMMUNICATION SERVICES	$768	$768	$768	$768
6329 OTHER SERVICES	$34,092	$40,000	$40,000	$40,000
6332 TRAVEL AND MEALS	$52	$5,800	$5,800	$5,800
6333 DUES AND SUBSCRIPTIONS	$1,334	$1,800	$1,800	$1,800
6335 ADVERTISING COST	$0	$3,500	$3,500	$3,500
6337 TRAINING	$5,560	$24,000	$24,000	$24,000
6398 BANQUETS, DEDICATION, RECEP	$10,155	$11,000	$11,000	$11,000
SERVICES AND CHARGES	**$51,961**	**$92,868**	**$92,868**	**$116,868**
TOTAL HUMAN RESOURCES	**$374,009**	**$492,725**	**$440,443**	**$478,447**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	FINANCE	100-116 FINANCE

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$201,692	$241,256	$257,076	$259,712
6003 WAGES-FULL TIME	$69,081	$84,025	$69,389	$75,404
Supplemental FY19 - Upgrade PT to FT Accoutant - $68,173				
6004 WAGES-PART TIME	$7,675	$10,712	$12,020	$0
6005 WAGES-OVERTIME	$1,645	$1,545	$1,545	$1,545
6009 WAGES-OTHER	$14,802	$0	$7,269	$0
6011 VACATION PAY	$16,531	$0	$10,916	$18,482
6012 SICK PAY	$8,056	$2,846	$19,037	$17,554
6013 EMERGENCY PAY	$1,797	$0	$0	$0
6019 MISCELLANEOUS PAY	$1,650	$1,950	$1,710	$1,300
6021 FICA-S.S. AND MEDICARE TAXES	$24,120	$26,486	$28,928	$28,968
6022 TMRS-EMPLOYER	$43,738	$47,260	$50,584	$51,736
6024 HEALTH INSURANCE	$0	$0	$0	$0
6025 WORKER COMPENSATION INS.	$551	$652	$583	$711
PERSONNEL SERVICES	**$391,338**	**$416,732**	**$459,057**	**$455,412**
6101 OFFICE AND COMPUTER SUPPLIES	$3,635	$6,500	$4,000	$6,000
6105 FOOD SUPPLIES	$150	$150	$100	$100
6107 CLOTHING AND UNIFORMS	$379	$450	$450	$600
6109 POSTAGE	$100	$300	$100	$300
6119 OTHER SUPPLIES	$0	$0	$200	$200
SUPPLIES	**$4,264**	**$7,400**	**$4,850**	**$7,200**
6204 OTHER EQUIPMENT MAINTENANCE	$345	$350	$800	$350
REPAIRS AND MAINTENANCE	**$345**	**$350**	**$800**	**$350**
6301 PROF.SERV.-AUDIT AND ACCTNG.	$50,860	$70,000	$70,000	$70,000
6304 PROF.SERV.-OTHER	$9,372	$15,000	$15,000	$15,000
6312 COMMUNICATION SERVICES	$1,362	$1,400	$2,100	$2,236
6316 PRINTING AND BINDING	$870	$1,200	$1,000	$1,000
6317 APPRAISAL SERVICES	$43,973	$46,500	$46,500	$46,500
6332 TRAVEL AND MEALS	$4,267	$4,800	$7,000	$5,900
6333 DUES AND SUBSCRIPTIONS	$1,715	$5,350	$2,000	$2,500
6335 ADVERTISING COST	$6,869	$4,500	$6,000	$6,000
6337 TRAINING	$2,511	$4,250	$5,000	$5,000
6397 CREDIT CARD PROCESSING FEE	$96,651	$95,000	$114,724	$115,000
6399 SERVICE CHARGES	$18,446	$22,000	$22,000	$22,000
SERVICES AND CHARGES	**$236,896**	**$270,000**	**$291,324**	**$291,136**
TOTAL FINANCE	**$632,843**	**$694,482**	**$756,031**	**$754,098**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	INFORMATION SYSTEMS	100-117 INFORMATION

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES- ADMINISTRATIVE	$191,718	$217,068	$203,412	$204,945
6009 WAGES- OTHER	$10,167	$0	$5,928	$0
6011 VACATION PAY	$9,894	$0	$7,592	$13,003
6012 SICK PAY	$3,226	$3,323	$3,525	$12,136
6019 MISCELLANEOUS PAY	$1,435	$1,615	$1,615	$1,795
6021 FICA-S.S. AND MEDICARE TAXES	$17,324	$18,069	$17,928	$18,827
6022 TMRS-EMPLOYER	$31,576	$32,241	$32,241	$33,625
6025 WORKER COMPENSATION INS.	$1,042	$1,287	$1,070	$1,050
PERSONNEL SERVICES	**$266,382**	**$273,603**	**$273,311**	**$285,381**
6101 OFFICE AND COMPUTER SUPPLIES	$42,153	$59,000	$55,000	$40,000
6103 COMPUTER EQUIPMENT <$20,000	$2,550	$0	$0	$0
6107 CLOTHING AND UNIFORMS	$192	$100	$100	$300
6109 POSTAGE	$46	$100	$113	$100
SUPPLIES	**$44,941**	**$59,200**	**$55,213**	**$40,400**
6201 OFFICE EQUIPMENT MAINTENANCE	$12,026	$7,500	$7,500	$7,500
6202 COMPUTER EQUIPMENT MAINT	$291	$1,200	$900	$1,200
REPAIRS AND MAINTENANCE	**$12,317**	**$8,700**	**$8,400**	**$8,700**
6304 PROF.SERV.-OTHER	$39,720	$45,000	$20,000	$40,000
6312 COMMUNICATION SERVICES	$79,025	$87,000	$87,000	$87,000
6320 COMPUTER SOFTWARE SERV.	$199,589	$232,950	$232,950	$226,622
6332 TRAVEL AND MEALS	$691	$1,500	$500	$1,500
6333 DUES AND SUBSCRIPTIONS	$1,064	$1,000	$1,000	$1,000
6334 AUTOMOBILE ALLOWANCES	$9,600	$9,600	$9,600	$9,600
6337 TRAINING	$1,645	$3,000	$1,000	$3,000
SERVICES AND CHARGES	**$331,334**	**$380,050**	**$352,050**	**$368,722**
6999 CAPITAL PROJECTS	$0	$0	$0	$150,000
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$150,000**
TOTAL INFORMATION SYSTEMS	**$654,974**	**$721,553**	**$688,974**	**$853,203**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	LEGAL	100-118 LEGAL

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6102 EDUCATIONAL SUPPLIES	$0	$0	$250	$0
SUPPLIES	**$0**	**$0**	**$250**	**$0**
6303 PROF.SERV.-LEGAL	$159,704	$142,000	$142,000	$142,000
SERVICES AND CHARGES	**$159,704**	**$142,000**	**$142,000**	**$142,000**
TOTAL LEGAL	**$159,704**	**$142,000**	**$142,250**	**$142,000**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
PERSONNEL SERVICES	**$0**	**$0**	**$0**	**$0**
6101 OFFICE AND COMPUTER SUPPLIES	$5,248	$4,000	$4,300	$4,700
6108 FUEL, OIL AND LUBRICANTS	$0	$0	$0	$9,000
6109 POSTAGE	$12,223	$11,920	$10,200	$12,200
SUPPLIES	**$17,471**	**$15,920**	**$14,500**	**$25,900**
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$0**	**$0**
6329 OTHER SERVICES	$33,709	$26,400	$19,600	$22,800
6330 INSURANCE	$237,903	$245,000	$260,000	$260,000
6336 EQUIPMENT RENTALS	$50,302	$40,824	$32,080	$30,280
6340 SPECIAL EVENTS	$0	$0	$0	$47,300
6346 ECONOMIC DEVELOPMENT AGREEMENT	$174,162	$187,250	$146,970	$170,000
SERVICES AND CHARGES	**$496,076**	**$499,474**	**$458,650**	**$530,380**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
6691 TRANSFER OUT	$20,000	$20,000	$20,000	$30,000
6692 TRANSFER TO EMP. BEN. TRUST	$2,110,591	$2,211,241	$2,211,241	$2,387,391
6698 TRANSFER TO FLEET REPLACEMENT	$0	$0	$0	$200,000
TRANSFERS	**$2,130,591**	**$2,231,241**	**$2,231,241**	**$2,617,391**
TOTAL NON-DEPARTMENTAL	**$2,644,138**	**$2,746,635**	**$2,704,391**	**$3,173,671**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$280,801	$324,455	$292,912	$298,384
6003 WAGES-FULL TIME	$2,637,588	$3,319,504	$2,955,145	$3,099,565
6004 WAGES-PART TIME	$43,902	$54,856	$54,841	$60,384
6005 WAGES-OVERTIME	$429,202	$398,340	$400,000	$371,948
6009 WAGES-OTHER	$165,358	$0	$98,445	$0
6011 VACATION PAY	$190,114	$0	$120,846	$206,850
6012 SICK PAY	$99,144	$32,181	$90,411	$168,658
6013 EMERGENCY PAY	$6,075	$0	$763	$0
6019 MISCELLANEOUS PAY	$29,835	$31,600	$30,175	$26,595
6021 FICA-MED/SS	$286,194	$320,529	$305,190	$325,734
6022 TMRS-EMPLOYER	$529,061	$564,436	$547,696	$573,495
6024 HEALTH INSURANCE	$0	$0	$0	$0
6025 WORKER COMPENSATION INSURANCE	$58,311	$75,597	$59,424	$58,626
PERSONNEL SERVICES	**$4,755,585**	**$5,121,498**	**$4,955,848**	**$5,190,239**
6101 OFFICE AND COMPUTER SUPPLIES	$11,935	$15,000	$17,000	$15,000
6102 EDUCATIONAL SUPPLIES	$3,659	$1,500	$1,500	$1,500
6104 JANITORIAL SUPPLIES	$311	$500	$500	$500
6105 FOOD SUPPLIES	$6,530	$5,000	$6,500	$6,500
6106 MATERIALS AND PARTS	$61,346	$60,000	$60,000	$60,000
6107 CLOTHING AND UNIFORMS	$57,358	$40,000	$40,000	$40,000
6108 FUEL, OIL AND LUBRICANTS	$80,347	$95,000	$95,000	$95,000
6109 POSTAGE	$517	$2,000	$2,000	$2,000
6119 OTHER SUPPLIES	$3,312	$1,000	$1,500	$1,500
SUPPLIES	**$225,315**	**$220,000**	**$224,000**	**$222,000**
6201 OFFICE EQUIPMENT MAINTENANCE	$363	$1,500	$1,500	$1,500
6204 OTHER EQUIPMENT MAINTENANCE	$8,221	$20,000	$20,000	$10,000
6205 VEHICLE MAINTENANCE	$70,357	$55,000	$80,000	$55,000
6206 BUILDING MAINTENANCE	$0	$23,500	$10,000	$30,000
REPAIRS AND MAINTENANCE	**$78,941**	**$100,000**	**$111,500**	**$96,500**
6304 PROFESSIONAL SERVICES,OTHER	$25,292	$12,000	$16,000	$12,000
6312 COMMUNICATION SERVICES	$83,924	$70,000	$80,000	$70,000
6316 PRINTING AND BINDING	$0	$500	$500	$500
6318 ANIMAL CONTROL-HARRIS COUNTY	$22,000	$30,000	$30,000	$30,000
6324 JAIL SERVICE EXPENSE	$2,994	$10,000	$10,000	$10,000
6325 BUY MONEY	$2,500	$4,000	$4,000	$4,000
6328 BIKE PATROL	$1,050	$3,000	$3,000	$3,000
6329 OTHER SERVICES	$850	$2,500	$2,500	$2,500
6332 TRAVEL AND MEALS	$33,800	$20,000	$28,000	$20,000
6333 DUES AND SUBSCRIPTIONS	$3,944	$7,000	$7,000	$7,000
6336 EQUIPMENT RENTALS	$524	$420	$420	$420

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6337 TRAINING	$38,058	$40,000	$40,000	$40,000
SERVICES AND CHARGES	**$214,936**	**$199,420**	**$221,420**	**$199,420**
6402 COMPUTER EQUIPMENT	$0	$9,000	$4,500	$0
6404 RADIO EQUIPMENT	$0	$0	$0	$0
CAPITAL OUTLAY	**$0**	**$9,000**	**$4,500**	**$0**
6998 TRANSFER TO FLEET REPLACEMENT	$104,812	$139,500	$139,500	$0
TRANSFERS	**$104,812**	**$139,500**	**$139,500**	**$0**
TOTAL GENERAL-POLICE DEPARTMENT	**$5,379,589**	**$5,789,418**	**$5,656,768**	**$5,708,159**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$55,951	$68,863	$64,912	$70,152
6003 WAGES-FULL TIME	$102,967	$130,322	$122,876	$152,727
6004 WAGES-PART TIME	$43,405	$45,569	$44,326	$38,156
6005 WAGES-OVERTIME	$2,318	$6,180	$6,180	$8,240
6009 WAGES-OTHER	$8,634	$0	$6,292	$0
6011 VACATION PAY	$12,960	$0	$4,498	$13,857
6012 SICK PAY	$3,968	$1,696	$2,170	$12,083
6019 MISCELLANEOUS PAY	$1,860	$2,115	$2,115	$2,220
6021 FICA-MED/SS	$17,329	$19,546	$19,216	$22,877
6022 TMRS-EMPLOYER	$25,946	$30,118	$28,631	$35,644
6024 HEALTH INSURANCE	$0	$0	$0	$0
6025 WORKER COMPENSATION INSURANCE	$561	$592	$535	$652
PERSONNEL SERVICES	**$275,899**	**$305,001**	**$301,751**	**$356,608**
6101 OFFICE AND COMPUTER SUPPLIES	$3,387	$3,000	$2,500	$3,000
6102 EDUCATIONAL SUPPLIES	$556	$400	$400	$400
6107 CLOTHING AND UNIFORMS	$0	$400	$400	$500
SUPPLIES	**$3,943**	**$3,800**	**$3,300**	**$3,900**
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$0**	**$0**
6303 PROFESSIONAL SERVICES,LEGAL	$59,500	$62,000	$62,000	$70,000
6312 COMMUNICATION SERVICES	$0	$0	$320	$768
6316 PRINTING AND BINDING	$1,316	$2,000	$1,200	$1,600
6329 OTHER SERVICES	$396	$2,080	$1,380	$2,080
6332 TRAVEL AND MEALS	$2,154	$5,300	$4,150	$5,000
6333 DUES AND SUBSCRIPTIONS	$1,602	$635	$880	$1,100
6337 TRAINING	$2,257	$3,500	$2,600	$5,850
SERVICES AND CHARGES	**$67,225**	**$75,515**	**$72,530**	**$86,398**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
TRANSFERS	**$0**	**$0**	**$0**	**$0**
TOTAL GENERAL-MUNICIPAL COURT	**$347,067**	**$384,316**	**$377,581**	**$446,906**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$43,832	$48,911	$46,836	$45,525
6003 WAGES-FULL TIME	$31,435	$38,135	$34,713	$34,758
6004 WAGES-PART TIME	$18,781	$24,723	$20,201	$25,473
6005 WAGES-OVERTIME	$1,036	$1,030	$1,500	$1,545
6009 WAGES-OTHER	$4,226	$0	$1,967	$0
6011 VACATION PAY	$4,447	$0	$1,908	$5,928
6012 SICK PAY	$1,443	$1,339	$2,366	$4,223
6013 EMERGENCY PAY	$427	$0	$0	$0
6019 MISCELLANEOUS PAY	$980	$1,100	$1,100	$1,220
6021 FICA-MED/SS	$7,669	$8,863	$8,253	$9,127
6022 TMRS-EMPLOYER	$12,115	$12,440	$12,418	$12,820
6025 WORKER COMPENSATION INSURANCE	$301	$355	$318	$355
PERSONNEL SERVICES	**$126,692**	**$136,896**	**$131,580**	**$140,974**
6101 OFFICE AND COMPUTER SUPPLIES	$432	$1,000	$1,000	$1,000
6104 JANITORIAL SUPPLIES	$172	$400	$400	$500
6105 FOOD SUPPLIES	$6,332	$5,500	$6,000	$6,750
6108 FUEL,OIL AND LUBRICANTS	$187	$500	$500	$500
6119 OTHER SUPPLIES	$3,769	$5,000	$10,000	$6,500
6130 FURNITURE <$20,000	$1,028	$1,600	$1,600	$1,500
SUPPLIES	**$11,920**	**$14,000**	**$19,500**	**$16,750**
6204 OTHER EQUIPMENT MAINTENANCE	$0	$400	$400	$400
6205 VEHICLE MAINTENANCE	$1,041	$400	$400	$400
6206 BUILDING MAINTENANCE	$0	$5,000	$4,800	$0
REPAIRS AND MAINTENANCE	**$1,041**	**$5,800**	**$5,600**	**$800**
6329 OTHER SERVICES	$585	$1,000	$1,000	$1,750
6332 TRAVEL AND MEALS	$2,984	$3,650	$3,650	$3,650
6335 ADVERTISING COST	$3,763	$2,800	$2,800	$3,500
6362 PERMITS AND LICENSES	$61	$150	$150	$200
SERVICES AND CHARGES	**$7,393**	**$7,600**	**$7,600**	**$9,100**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
TRANSFERS	**$0**	**$0**	**$0**	**$0**
TOTAL GENERAL-COMMUNITY CENTER	**$147,046**	**$164,296**	**$164,280**	**$167,624**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$230,717	$274,583	$256,510	$261,469
6003 WAGES - FULL TIME	$784,084	$978,855	$737,865	$1,018,889
6004 WAGES - PART TIME	$364,976	$308,580	$279,599	$119,348
6005 WAGES - OVERTIME	$257,524	$176,307	$141,638	$184,957
6009 WAGES - OTHER	$50,908	$0	$31,501	$0
6010 FIRE RUN PAYMENTS	$46,200	$35,000	$31,240	$29,200
6011 VACATION PAY	$35,821	$0	$24,599	$69,977
6012 SICK PAY	$21,168	$10,083	$23,311	$66,909
6013 EMERGENCY PAY	$134	$0	$0	$0
6019 MISCELLANEOUS PAY	$4,305	$5,330	$5,545	$4,835
6020 VOLUNTEERS' STATE RETIREMENT	$0	$15,000	$5,000	$5,000
6021 SOCIAL SECURITY AND MEDICARE TAX	$133,724	$134,726	$114,496	$134,936
6022 TMRS-RETIREMENT-EMPLOYER	$186,117	$194,368	$164,559	$219,159
6024 HEALTH INSURANCE	$0	$0	$0	$0
6025 WORKERS' COMPENSATION INS	$20,227	$22,398	$23,821	$19,567
6030 EMPLOYEE TUITION REIMBURSEMENT	$2,558	$8,000	$8,000	$8,000
PERSONNEL SERVICES	**$2,138,463**	**$2,163,230**	**$1,847,684**	**$2,142,246**
6101 OFFICE AND COMPUTER SUPPLIES	$8,111	$5,900	$6,000	$6,250
6102 EDUCATIONAL SUPPLIES	$12,054	$14,450	$13,700	$10,600
6104 JANITORIAL SUPPLIES	$5,677	$16,600	$17,004	$5,750
6105 FOOD SUPPLIES	$7,584	$15,150	$13,550	$13,550
6106 MATERIALS AND PARTS	$1,765	$10,500	$9,300	$7,300
6107 CLOTHING AND UNIFORMS	$88,118	$111,850	$128,410	$107,350
6108 FUEL, OIL AND LUBRICANTS	$32,578	$42,000	$39,100	$39,750
6109 POSTAGE	$78	$385	$135	$135
6110 CHEMICAL SUPPLIES	$3,421	$14,250	$12,020	$12,720
6119 OTHER SUPPLIES	$73,216	$54,100	$56,850	$14,550
6130 FURNITURE <$20,000	$600	$4,000	$4,000	$4,000
6141 SCBA PARTS AND SUPPLIES	$40,971	$53,300	$53,300	$25,100
6142 COMMUNICATION PARTS AND SUPPLIES	$27,156	$29,500	$29,500	$39,000
6143 FF TOOL PARTS AND SUPPLIES	$18,129	$30,000	$27,000	$34,000
SUPPLIES	**$319,458**	**$401,985**	**$409,869**	**$320,055**
6201 OFFICE EQUIPMENT MAINTENANCE	$96	$1,100	$1,100	$1,100
6204 OTHER EQUIPMENT MAINTENANCE	$5,746	$9,800	$7,500	$7,500
6205 VEHICLE MAINTENANCE	$145,802	$107,600	$170,851	$113,500
6206 BUILDING MAINTENANCE	$3,759	$0	$0	$0
6219 OTHER MAINTENANCE	$18,379	$16,500	$28,500	$16,500
6241 SCBA MAINTENANCE AND TESTING	$9,425	$16,300	$18,200	$15,900
6242 COMMUNICATION MAINTENANCE	$1,340	$14,000	$14,250	$13,950

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6243 FIREFIGHTING TOOL MAINTENANCE	$9,437	$17,500	$14,000	$14,000
REPAIRS AND MAINTENANCE	**$193,984**	**$182,800**	**$254,401**	**$182,450**
6304 PROFESSIONAL SERVICES-OTHER	$36,504	$30,600	$30,600	$38,400
6312 COMMUNICATION SERVICES	$40,257	$34,080	$30,800	$29,000
6316 PRINTING AND BINDING	$1,945	$4,000	$3,000	$3,000
6320 COMPUTER SOFTWARE SERVICES	$5,369	$0	$0	$0
6329 OTHER SERVICES	$4,552	$4,200	$4,200	$4,200
6332 TRAVEL AND MEALS	$23,805	$30,700	$26,700	$17,700
6333 DUES AND SUBSCRIPTIONS	$10,756	$12,155	$11,200	$9,000
6335 ADVERTISING COST	$2,475	$2,000	$3,400	$2,500
6336 EQUIPMENT RENTALS	$3,192	$1,300	$1,600	$1,600
6337 TRAINING	$33,256	$40,800	$39,660	$38,060
6343 FIREFIGHTING TOOL RENTALS	$0	$1,500	$1,500	$1,500
6350 CHILD SAFETY EDUCATION	$4,806	$4,600	$3,600	$3,900
6398 BANQUETS, DEDICATIONS AND RECEPT	$5,065	$5,000	$5,720	$6,350
SERVICES AND CHARGES	**$171,982**	**$170,935**	**$161,980**	**$155,210**
6405 VEHICLE EQUIPMENT	$35,953	$0	$0	$27,000
6406 LAND AND BUILDINGS	$0	$0	$0	$0
CAPITAL OUTLAY	**$35,953**	**$0**	**$0**	**$27,000**
6998 TRANSFER TO FLEET REPLACEMENT	$37,000	$0	$0	$0
TRANSFERS	**$37,000**	**$0**	**$0**	**$0**
DEBT	**$0**	**$0**	**$0**	**$0**
TOTAL GENERAL-FIRE DEPARTMENT	**$2,896,840**	**$2,918,950**	**$2,673,934**	**$2,826,961**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	EMERGENCY MANAGEMENT	100-143 EMERGENCY

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6101 OFFICE AND COMPUTER SUPPLIES	$0	$500	$200	$500
6102 EDUCATIONAL SUPPLIES	$0	$750	$750	$750
6105 FOOD SUPPLIES	$923	$300	$300	$300
6107 CLOTHING AND UNIFORMS	$0	$800	$1,639	$1,800
6119 OTHER SUPPLIES	$187	$0	$0	$0
SUPPLIES	**$1,110**	**$2,350**	**$2,889**	**$3,350**
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$0**	**$0**
6312 COMMUNICATION SERVICES	$4,355	$5,000	$4,650	$4,700
6316 PRINTING AND BINDING	$480	$0	$0	$0
6332 TRAVEL AND MEALS	$1,130	$1,500	$0	$1,500
6333 DUES AND SUBSCRIPTIONS	$240	$595	$1,000	$600
6335 ADVERTISING COST	$0	$0	$1,700	$1,500
6337 TRAINING	$675	$1,200	$1,000	$1,200
6345 KTTF EXPENSES	$10,391	$11,000	$11,000	$15,000
SERVICES AND CHARGES	**$17,271**	**$19,295**	**$19,350**	**$24,500**
TOTAL EMERGENCY MANAGEMENT	**$18,381**	**$21,645**	**$22,239**	**$27,850**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	ESD#15 STATION 5	100-145 ESD#15 STATION 5

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6003 WAGES-FULL TIME	$147,023	$162,744	$293,664	$328,787
6004 WAGES-PART TIME	$0	$0	$147,552	$155,490
6005 WAGES-OVERTIME	$52,620	$28,763	$66,350	$65,345
6009 WAGES-OTHER	$6,160	$0	$6,536	$0
6010 FIRE RUN PAYMENTS	$0	$0	$14,720	$14,600
6011 VACATION PAY	$3,389	$0	$7,678	$16,796
6012 SICK PAY	$965	$1,215	$3,310	$16,093
6019 MISCELLANEOUS PAY	$0	$280	$0	$1,265
6021 FICA-S.S. AND MEDICARE TAXES	$15,685	$14,777	$40,208	$44,688
6022 TMRS-EMPLOYER	$28,820	$26,367	$49,403	$57,816
6025 WORKER COMPENSATION INS.	$2,150	$2,500	$6,688	$6,864
6030 EMPLOYEE TUITION REIMBURSE	$0	$0	$0	$4,000
PERSONNEL SERVICES	**$256,812**	**$236,646**	**$636,109**	**$711,744**
6101 OFFICE AND COMPUTER SUPPLIES	$1,447	$1,000	$750	$750
6102 EDUCATIONAL SUPPLIES	$0	$100	$100	$3,700
6104 JANITORIAL AND CLEANING SUPPLY	$3,159	$2,800	$3,000	$3,000
6105 FOOD SUPPLIES	$1,277	$1,200	$1,800	$1,800
6106 MATERIALS AND PARTS	$0	$0	$0	$2,000
6107 CLOTHING AND UNIFORMS	$2,655	$2,600	$8,300	$53,740
6119 OTHER SUPPLIES	$1,315	$500	$1,000	$1,000
6130 FURNITURE<$20,000	$901	$250	$250	$250
SUPPLIES	**$10,754**	**$8,450**	**$15,200**	**$66,240**
6204 OTHER EQUIPMENT MAINT.	$0	$0	$0	$600
6206 BUILDING MAINTENANCE	$8,186	$7,600	$9,545	$8,195
6242 COMMUNICATION MAINTENANCE	$0	$0	$0	$300
REPAIRS AND MAINTENANCE	**$8,186**	**$7,600**	**$9,545**	**$9,095**
6304 PROF.SERV.-OTHER	$900	$1,000	$1,800	$3,200
6312 COMMUNICATION SERVICES	$2,559	$3,200	$3,710	$3,360
6313 UTILITIES	$20,122	$26,000	$26,125	$26,125
6316 PRINTING AND BINDING	$0	$0	$0	$333
6332 TRAVEL AND MEALS	$1,432	$500	$0	$5,800
6333 DUES AND SUBSCRIPTIONS	$0	$275	$0	$1,700
6337 TRAINING	$1,225	$2,500	$2,500	$9,700
SERVICES AND CHARGES	**$26,238**	**$33,475**	**$34,135**	**$50,218**
TOTAL GENERAL-ESD#15 STATION 5	**$301,990**	**$286,171**	**$694,989**	**$837,297**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	PUBLIC WORKS ADM.	100-151 PUBLIC WORKS ADM.

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6003 WAGES-FULL TIME	$34,910	$34,921	$32,665	$33,777
6005 WAGES-OVERTIME	$342	$1,030	$1,030	$1,030
6009 WAGES-OTHER	$1,560	$0	$970	$0
6011 VACATION PAY	$1,823	$0	$604	$1,407
6012 SICK PAY	$1,387	$0	$420	$1,407
6019 MISCELLANEOUS PAY	$0	$75	$75	$135
6021 FICA-MED/SS	$3,036	$2,757	$2,737	$2,890
6022 TMRS-EMPLOYER	$5,479	$4,919	$4,882	$5,161
6025 WORKER COMPENSATION INSURANCE	$100	$118	$106	$118
PERSONNEL SERVICES	**$48,637**	**$43,820**	**$43,489**	**$45,925**
6101 OFFICE AND COMPUTER SUPPLIES	$1,012	$1,100	$1,000	$1,200
6102 EDUCATIONAL SUPPLIES	$124	$400	$400	$400
6105 FOOD SUPPLIES	$2,801	$1,800	$3,000	$3,000
6107 CLOTHING AND UNIFORMS	$275	$300	$300	$300
6108 FUEL, OIL AND LUBRICANTS	$3,623	$4,000	$5,000	$1,500
6119 OTHER SUPPLIES	$252	$120	$250	$250
SUPPLIES	**$8,087**	**$7,720**	**$9,950**	**$6,650**
6205 VEHICLE MAINTENANCE	$238	$150	$800	$1,000
REPAIRS AND MAINTENANCE	**$238**	**$150**	**$800**	**$1,000**
6312 COMMUNICATION SERVICES	$361	$380	$500	$500
6332 TRAVEL AND MEALS	$0	$50	$300	$300
6337 TRAINING	$0	$3,000	$3,000	$3,000
SERVICES AND CHARGES	**$361**	**$3,430**	**$3,800**	**$3,800**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
TRANSFERS	**$0**	**$0**	**$0**	**$0**
TOTAL GENERAL-PUBLIC WORKS ADM.	**$57,323**	**$55,120**	**$58,039**	**$57,375**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	GARAGE	100-152 GARAGE

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6003 WAGES-FULL TIME	$86,616	$105,412	$74,226	$84,812
6005 WAGES-OVERTIME	$7,699	$8,240	$10,000	$8,240
6009 WAGES-OTHER	$4,498	$0	$1,315	$0
6011 VACATION PAY	$4,968	$0	$2,015	$5,354
6012 SICK PAY	$2,897	$0	$513	$4,997
6013 EMERGENCY PAY	$526	$0	$0	$0
6019 MISCELLANEOUS PAY	$965	$1,085	$490	$880
6021 FICA-MED/SS	$7,883	$8,839	$6,703	$8,045
6022 TMRS-EMPLOYER	$14,926	$15,771	$12,192	$14,366
6025 WORKER COMPENSATION INSURANCE	$1,994	$2,345	$1,986	$2,000
PERSONNEL SERVICES	**$132,972**	**$141,692**	**$109,440**	**$128,694**
6101 OFFICE AND COMPUTER SUPPLIES	$243	$50	$50	$50
6106 MATERIALS AND PARTS	$976	$1,500	$2,500	$4,000
6107 CLOTHING AND UNIFORMS	$1,096	$1,430	$1,430	$1,130
6108 FUEL, OIL AND LUBRICANTS	$780	$1,100	$900	$1,100
6119 OTHER SUPPLIES	$1,393	$800	$2,000	$5,000
SUPPLIES	**$4,488**	**$4,880**	**$6,880**	**$11,280**
6204 OTHER EQUIPMENT MAINTENANCE	$0	$300	$300	$300
6205 VEHICLE MAINTENANCE	$33	$500	$400	$500
6206 BUILDING MAINTENANCE	$169	$0	$0	$10,000
6207 SYSTEM MAINTENANCE	$497	$3,000	$4,600	$4,000
REPAIRS AND MAINTENANCE	**$699**	**$3,800**	**$5,300**	**$14,800**
6312 COMMUNICATION SERVICES	$721	$750	$1,100	$800
6329 OTHER SERVICES	$0	$0	$6,600	$6,000
6333 DUES AND SUBSCRIPTIONS	$1,728	$1,728	$1,728	$2,000
6336 EQUIPMENT RENTALS	$473	$473	$473	$500
6337 TRAINING	$180	$600	$600	$1,200
6362 PERMITS AND LICENSES	$0	$138	$100	$200
SERVICES AND CHARGES	**$3,102**	**$3,689**	**$10,601**	**$10,700**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
TRANSFERS	**$0**	**$0**	**$0**	**$0**
TOTAL GENERAL-GARAGE	**$141,261**	**$154,061**	**$132,221**	**$165,474**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	GENERAL-PARKS	100-153 PARKS

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6003 WAGES-FULL TIME	$145,283	$222,151	$197,640	$211,884
6004 WAGES-PART TIME	$36,756	$42,907	$49,729	$48,707
6005 WAGES-OVERTIME	$13,969	$10,815	$13,800	$13,390
6009 WAGES-OTHER	$8,375	$0	$6,843	$0
6011 VACATION PAY	$6,802	$0	$6,480	$11,770
6012 SICK PAY	$4,355	$1,145	$3,324	$9,371
6013 EMERGENCY PAY	$0	$0	$505	$0
6019 MISCELLANEOUS PAY	$1,595	$1,800	$2,430	$2,325
6021 FICA-MED/SS	$16,022	$21,573	$21,216	$22,926
6022 TMRS-EMPLOYER	$24,775	$32,637	$31,740	$34,290
6025 WORKER COMPENSATION INSURANCE	$2,666	$3,932	$3,169	$3,200
PERSONNEL SERVICES	**$260,598**	**$336,960**	**$336,876**	**$357,863**
6106 MATERIALS AND PARTS	$17,148	$19,000	$24,000	$30,000
6107 CLOTHING AND UNIFORMS	$2,571	$4,575	$4,450	$3,750
6108 FUEL, OIL AND LUBRICANTS	$9,132	$10,000	$9,000	$10,000
6110 CHEMICAL SUPPLIES	$5,365	$6,000	$6,000	$6,000
6119 OTHER SUPPLIES	$9,929	$34,950	$40,000	$17,000
SUPPLIES	**$44,145**	**$74,525**	**$83,450**	**$66,750**
6204 OTHER EQUIPMENT MAINTENANCE	$4,581	$5,000	$6,000	$5,000
6205 VEHICLE MAINTENANCE	$1,411	$1,000	$2,000	$3,100
6206 BUILDING MAINTENANCE	$0	$0	$0	$15,000
6207 SYSTEM MAINTENANCE	$56,751	$50,000	$60,000	$109,000
REPAIRS AND MAINTENANCE	**$62,743**	**$56,000**	**$68,000**	**$132,100**
6304 PROFESSIONAL SERVICES,OTHER	$555	$0	$0	$0
6312 COMMUNICATION SERVICES	$2,497	$2,200	$2,700	$2,700
6321 SYSTEM CONTRACT SERVICES	$10,249	$20,000	$10,000	$10,000
6329 OTHER SERVICES	$456	$500	$700	$500
6332 TRAVEL AND MEALS	$200	$0	$200	$500
6336 EQUIPMENT RENTALS	$2,340	$2,160	$5,500	$5,500
6337 TRAINING	$445	$1,000	$1,000	$1,000
SERVICES AND CHARGES	**$16,742**	**$25,860**	**$20,100**	**$20,200**
6403 MACHINERY AND EQUIPMENT	$0	$56,000	$42,000	$0
6409 SYSTEM EXPANSION	$3,750	$0	$0	$85,000
6412 JUERGENS PARK	$0	$4,500	$4,500	$0
CAPITAL OUTLAY	**$3,750**	**$60,500**	**$46,500**	**$85,000**
6999 TRANSFER TO CAPITAL PROJ. FUND	$480,000	$580,000	$580,000	$450,000
TRANSFERS	**$480,000**	**$580,000**	**$580,000**	**$450,000**
TOTAL GENERAL-PARKS	**$867,978**	**$1,133,845**	**$1,134,926**	**$1,111,913**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	STREETS	100-154 STREETS

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$62,091	$73,506	$68,421	$66,976
6003 WAGES-FULL TIME	$196,747	$289,545	$254,389	$274,289
6004 WAGES-PART TIME	$2,264	$4,635	$10,000	$5,150
6005 WAGES-OVERTIME	$18,933	$26,265	$26,242	$26,265
6009 WAGES-OTHER	$15,052	$0	$10,317	$0
6011 VACATION PAY	$18,901	$0	$10,960	$20,903
6012 SICK PAY	$18,702	$2,781	$5,579	$16,394
6013 EMERGENCY PAY	$1,647	$0	$0	$0
6019 MISCELLANEOUS PAY	$3,150	$2,825	$2,715	$2,900
6021 FICA-MED/SS	$25,467	$30,906	$29,567	$31,785
6022 TMRS-EMPLOYER	$46,635	$54,514	$51,983	$56,062
6024 HEALTH INSURANCE	$0	$0	$0	$0
6025 WORKER COMPENSATION INSURANCE	$13,956	$19,208	$16,587	$16,900
PERSONNEL SERVICES	**$423,545**	**$504,185**	**$486,760**	**$517,624**
6101 OFFICE AND COMPUTER SUPPLIES	$148	$70	$250	$250
6106 MATERIALS AND PARTS	$34,959	$35,000	$35,000	$55,500
6107 CLOTHING AND UNIFORMS	$4,172	$7,305	$7,550	$7,050
6108 FUEL, OIL AND LUBRICANTS	$15,308	$20,000	$20,000	$20,000
6119 OTHER SUPPLIES	$5,860	$6,500	$6,500	$20,000
SUPPLIES	**$60,447**	**$68,875**	**$69,300**	**$102,800**
6204 OTHER EQUIPMENT MAINTENANCE	$13,064	$15,000	$27,000	$15,000
6205 VEHICLE MAINTENANCE	$3,426	$5,000	$5,000	$5,000
6207 SYSTEM MAINTENANCE	$235,469	$258,000	$258,000	$358,000
REPAIRS AND MAINTENANCE	**$251,959**	**$278,000**	**$290,000**	**$378,000**
6302 PROFESSIONAL SERVICES, ENG	$0	$0	$8,000	$10,000
6304 PROFESSIONAL SERVICES,OTHER	$13,261	$14,000	$14,000	$14,000
6312 COMMUNICATION SERVICES	$2,723	$2,800	$2,800	$2,800
6319 MOSQUITO CONTROL	$13,038	$15,000	$15,000	$15,000
6329 OTHER SERVICES	$11,048	$10,000	$10,000	$10,000
6336 EQUIPMENT RENTALS	$0	$1,500	$1,500	$1,500
6337 TRAINING	$502	$400	$400	$400
6338 STREET LIGHTS	$107,256	$110,000	$110,000	$110,000
6362 PERMITS AND LICENSES	$200	$325	$200	$325
SERVICES AND CHARGES	**$148,028**	**$154,025**	**$161,900**	**$164,025**
6403 MACHINERY AND EQUIPMENT	$0	$0	$0	$16,000
6409 SYSTEM EXPANSION	$0	$0	$32,855	$0
CAPITAL OUTLAY	**$0**	**$0**	**$32,855**	**$16,000**
6998 TRANSFER TO FLEET REPLACEMENT	$0	$105,000	$105,000	$0
6999 TRANSFER TO CAPITAL PROJ. FUND	$1,500,000	$910,000	$910,000	$963,000
TRANSFERS	**$1,500,000**	**$1,015,000**	**$1,015,000**	**$963,000**
TOTAL GENERAL-STREETS	**$2,383,979**	**$2,020,085**	**$2,055,815**	**$2,141,449**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	SANITATION	100-155 SANITATION

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
PERSONNEL SERVICES	**$0**	**$0**	**$0**	**$0**
6119 OTHER SUPPLIES	$39,760	$42,000	$42,000	$42,000
SUPPLIES	**$39,760**	**$42,000**	**$42,000**	**$42,000**
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$0**	**$0**
6304 PROFESSIONAL SERVICES-OTHER	$155,201	$120,000	$120,000	$150,000
6327 GARBAGE SERVICES	$1,777,932	$1,973,274	$1,973,274	$2,032,472
6329 OTHER SERVICES	$2,270	$2,270	$3,000	$3,000
6362 PERMITS AND LICENSES	$200	$300	$200	$300
SERVICES AND CHARGES	**$1,935,603**	**$2,095,844**	**$2,096,474**	**$2,185,772**
6409 SYSTEM EXPANSION	$0	$25,000	$15,000	$0
CAPITAL OUTLAY	**$0**	**$25,000**	**$15,000**	**$0**
TRANSFERS	**$0**	**$0**	**$0**	**$0**
TOTAL SANITATION	**$1,975,363**	**$2,162,844**	**$2,153,474**	**$2,227,772**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$239,230	$321,981	$300,645	$309,973
6003 WAGES-FULL TIME	$34,903	$41,670	$38,967	$38,128
6005 WAGES-OVERTIME	$1,473	$2,060	$2,060	$773
6009 WAGES-OTHER	$13,687	$0	$8,926	$0
6011 VACATION PAY	$8,790	$0	$10,683	$16,848
6012 SICK PAY	$4,273	$3,450	$4,633	$17,466
6013 EMERGENCY PAY	$0	$0	$481	$0
6019 MISCELLANEOUS PAY	$480	$765	$765	$870
6021 FICA-S.S. AND MEDICARE TAXES	$22,747	$28,948	$28,280	$30,026
6022 TMRS-EMPLOYER	$42,580	$51,653	$51,268	$53,625
6025 WORKER COMPENSATION INS.	$1,058	$1,630	$898	$987
PERSONNEL SERVICES	**$369,221**	**$452,157**	**$447,606**	**$468,696**
6101 OFFICE AND COMPUTER SUPPLIES	$5,893	$6,000	$7,500	$7,500
6102 EDUCATIONAL SUPPLIES	$0	$300	$0	$0
6105 FOOD SUPPLIES	$282	$1,000	$1,000	$500
6107 CLOTHING AND UNIFORMS	$39	$300	$300	$300
6109 POSTAGE	$4,665	$6,000	$6,000	$6,000
SUPPLIES	**$10,879**	**$13,600**	**$14,800**	**$14,300**
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$0**	**$0**
6302 PROF.SERV.-ENGINEERING	$80,750	$90,000	$70,000	$90,000
6304 PROF.SERV.-OTHER	$1,700	$135,000	$90,000	$40,000
6312 COMMUNICATION SERVICES	$2,240	$3,072	$3,100	$3,100
6316 PRINTING AND BINDING	$78	$1,500	$1,250	$500
6332 TRAVEL AND MEALS	$6,943	$11,600	$10,000	$10,500
6333 DUES AND SUBSCRIPTIONS	$365	$1,000	$1,000	$1,000
6334 AUTOMOBILE ALLOWANCES	$4,800	$4,800	$4,800	$4,800
6335 ADVERTISING COST	$4,585	$4,100	$4,100	$5,000
6337 TRAINING	$4,929	$7,200	$7,000	$7,000
6362 PERMITS AND LICENSES	$180	$600	$600	$600
SERVICES AND CHARGES	**$106,570**	**$258,872**	**$191,850**	**$162,500**
TRANSFERS	**$0**	**$0**	**$0**	**$0**
TOTAL ENGINEERING AND PLANNING	**$486,670**	**$724,629**	**$654,256**	**$645,496**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL FUND	FACILITIES MAINTENANCE	100-157 FACILITIES

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6003 WAGES-FULL TIME	$69,553	$89,681	$80,767	$83,582
6005 WAGES-OVERTIME	$3,778	$5,150	$5,311	$5,150
6009 WAGES-OTHER	$4,518	$0	$1,920	$0
6011 VACATION PAY	$7,607	$0	$5,110	$8,191
6012 SICK PAY	$1,602	$665	$2,340	$4,312
6013 EMERGENCY PAY	$586	$0	$0	$0
6019 MISCELLANEOUS PAY	$2,170	$2,290	$2,290	$2,410
6021 FICA-S.S. AND MEDICARE TAXES	$6,879	$7,606	$7,516	$8,026
6022 TMRS-EMPLOYER	$12,519	$13,572	$13,503	$14,334
6025 WORKER COMPENSATION INS.	$2,136	$2,525	$2,131	$2,200
PERSONNEL SERVICES	**$111,348**	**$121,489**	**$120,888**	**$128,205**
6101 OFFICE AND COMPUTER SUPPLIES	$290	$0	$0	$0
6104 JANITORIAL AND CLEANING SUPPLY	$9,549	$9,500	$8,000	$9,500
6105 FOOD SUPPLIES	$5,810	$4,800	$4,800	$5,000
6106 MATERIALS AND PARTS	$314	$500	$500	$500
6107 CLOTHING AND UNIFORMS	$1,195	$1,550	$1,550	$1,250
6108 FUEL, OIL AND LUBRICANTS	$1,732	$1,700	$1,700	$1,700
6119 OTHER SUPPLIES	$1,091	$28,200	$0	$7,500
SUPPLIES	**$19,981**	**$46,250**	**$16,550**	**$25,450**
6205 VEHICLE MAINTENANCE	$665	$200	$200	$200
6206 BUILDING MAINTENANCE	$105,393	$193,000	$226,150	$168,150
6219 OTHER MAINTENANCE	$0	$0	$0	$25,000
REPAIRS AND MAINTENANCE	**$106,058**	**$193,200**	**$226,350**	**$193,350**
6304 PROF. SERV. - OTHER	$0	$0	$0	$40,000
6311 JANITORIAL SERVICES	$69,973	$70,500	$70,500	$73,000
6312 COMMUNICATION SERVICES	$175,193	$167,000	$175,000	$175,000
6313 UTILITIES	$151,669	$160,000	$160,000	$160,000
6329 OTHER SERVICES	$150	$0	$0	$0
6336 EQUIPMENT RENTALS	$2,507	$2,300	$2,300	$2,300
6362 PERMITS AND LICENSES	$61	$61	$0	$61
SERVICES AND CHARGES	**$399,553**	**$399,861**	**$407,800**	**$450,361**
6999 TRANSFER TO CAPITAL PROJECTS	$0	$0	$0	$0
TRANSFERS	**$0**	**$0**	**$0**	**$0**
TOTAL FACILITIES MAINTENANCE	**$636,940**	**$760,800**	**$771,588**	**$797,366**

200 - General Special Revenue Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Budget	FY 2018 Projected	FY 2019 Budget
Revenues:						
Abandoned Vehicles	-			-	-	-
Seized Funds	16,406	2,456	3,310	5,000	7,500	97,500
Child Safety	12,885	13,877	13,037	13,000	13,000	13,000
Interest	132	519	895	200	1,500	750
Other	-			-	-	-
Total	29,423	16,852	17,242	18,200	22,000	111,250
Expenditures:						
Supplies	13,325	17,360	22,740	15,000	15,000	25,000
Services and Charges	14,131	36,662	7,050	23,300	23,300	15,000
Maintenance	-	-	-	-	-	61,000
Total	27,456	54,022	29,790	38,300	38,300	101,000
Revenues Over (Under) Expenditures	1,967	(37,170)	(12,548)	(20,100)	(16,300)	10,250
Beginning Fund Balance	149,547	151,514	114,344	101,796	101,796	85,496
Ending Fund Balance	151,514	114,344	101,796	81,696	85,496	95,746

Fund Description

The General Special Revenue fund accounts for Police forfeiture funds and Child Safety fees. Forfeiture funds are awards of monies or property by the courts related to cases that involve the Tomball Police Department. According to Chapter 59, Article 6, Paragraph (d) of the Code of Criminal Procedure, "Proceeds awarded under this chapter to a law enforcement agency may be spent by the agency after a budget for the expenditures of the proceeds has been submitted to the governing body of the municipality." Child Safety Fees are received through the Harris County Tax Assessor/Collector. These fees represent a portion of each citation written by the Tomball Police Department. The State of Texas allocates a percentage of each court fee to the Child Safety Program and is remitted back to the municipality to be used for educational material for children, coloring books, pencils, goody bags, etc and are distributed at various community events each year.

CITY OF TOMBALL SPECIAL REVENUE FUND - 200						
	2015	2016	2017	2018	2018	2019
GENERAL SPECIAL FUND	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5785 POLICE SEIZED FUNDS	16,406	2,456	3,310	5,000	7,500	97,500
5790 CHILD SAFETY FUND	12,885	13,877	13,037	13,000	13,000	13,000
5800 INTEREST	132	519	895	200	1,500	750
TOTAL GENERAL SPECIAL FUND	29,423	16,852	17,242	18,200	22,000	111,250

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
PERSONNEL SERVICES	**$0**	**$0**	**$0**	**$0**
6103 COMPUTER SUPPLIES	$8,140	$0	$0	$0
6106 MATERIALS AND SUPPLIES	$14,600	$10,000	$10,000	$10,000
6119 OTHER SUPPLIES	$0	$5,000	$5,000	$15,000
SUPPLIES	**$22,740**	**$15,000**	**$15,000**	**$25,000**
6201 EQUIPMENT MAINTENANCE	$0	$0	$0	$61,000
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$0**	**$61,000**
6320 COMPUTER SOFTWARE SERVICES	$0	$8,300	$8,300	$0
SERVICES AND CHARGES	**$0**	**$8,300**	**$8,300**	**$0**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
TRANSFERS	**$0**	**$0**	**$0**	**$0**
TOTAL POLICE SEIZURE FUNDS	**$22,740**	**$23,300**	**$23,300**	**$86,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL SPECIAL FUND	CHILD SAFETY FUND	200-222 CHILD SAFETY FUND

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
SUPPLIES	**$0**	**$0**	**$0**	**$0**
6350 CHILD SAFETY EDUCATION	$7,050	$15,000	$15,000	$15,000
SERVICES AND CHARGES	**$7,050**	**$15,000**	**$15,000**	**$15,000**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
TRANSFERS	**$0**	**$0**	**$0**	**$0**
TOTAL CHILD SAFETY FUND	**$7,050**	**$15,000**	**$15,000**	**$15,000**

220 - Municipal Court Building Security Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Budget	FY 2018 Projection	FY 2019 Budget
Revenues:						
Fines and Warrants	14,530	12,125	10,723	14,000	10,000	11,000
Interest	200	922	1,961	1,200	3,500	2,000
Transfers In	-			-	-	-
Total	14,730	13,047	12,684	15,200	13,500	13,000
Expenditures:						
Personnel	-			-	-	-
Supplies	-	-	46,660	25,000	25,000	50,000
Maintenance				-	-	-
Services and Charges	-	-		-	-	-
Capital				-	-	-
Total	-	-	46,660	25,000	25,000	50,000
Revenues Over (Under) Expenditures	14,730	13,047	(33,976)	(9,800)	(11,500)	(37,000)
Beginning Fund Balance	226,977	241,707	254,754	220,778	220,778	209,278
Ending Fund Balance	241,707	254,754	220,778	210,978	209,278	172,278

Supplemental Programs	Non-Recur.
Keyless Entry System	$20,665
Metal Detector	3,660

Fund Description

In prior years, the General Fund accounted for the City's court building security fees. In order to more accurately account for these funds, in FY 2006-07, the City created the Municipal Court Building Security Fee fund. These fees are generated from court fines. By law, these funds can only be spent on the City's municipal court.

CITY OF TOMBALL
MUNI COURT BLDG SECURITY - 220

	2015	2016	2017	2018	2018	2019
MUNI COURT- BLDG SECURITY	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5311 MUNICIPAL COURT BLDG-SECURITY	14,530	12,125	10,723	14,000	10,000	11,000
5800 INTEREST INCOME	200	922	1,961	1,200	3,500	2,000
TOTAL MUNI COURT- BLDG SECURITY	**$ 14,730**	**$ 13,047**	**$ 12,684**	**$ 15,200**	**$ 13,500**	**$ 13,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
MUNI COURT- BLDG SECURITY	MUNICIPAL COURT	220-122 MUNICIPAL COURT

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
PERSONNEL SERVICES	**$0**	**$0**	**$0**	**$0**
6119 OTHER SUPPLIES	$46,660	$25,000	$25,000	$50,000
SUPPLIES	**$46,660**	**$25,000**	**$25,000**	**$50,000**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
TRANSFERS	**$0**	**$0**	**$0**	**$0**
TOTAL GENERAL-MUNICIPAL COURT	**$46,660**	**$25,000**	**$25,000**	**$50,000**

230 - Municipal Court Technology Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Budget	FY 2018 Projection	FY 2019 Budget
Revenues:						
Fines and Warrants	19,369	16,167	14,297	20,000	15,000	16,000
Interest	191	911	1,654	1,000	3,200	2,000
Transfers In				-	-	-
Total	19,560	17,078	15,951	21,000	18,200	18,000
Expenditures:						
Supplies	6,216	27,348	47,385	39,000	41,000	15,000
Maintenance	-					
Services and Charges	1,500	1,500	7,270	92,400	26,500	15,000
Capital	-			-	-	-
Total	7,716	28,848	54,655	131,400	67,500	30,000
Revenues Over (Under) Expenditures	11,844	(11,770)	(38,704)	(110,400)	(49,300)	(12,000)
Beginning Fund Balance	270,297	282,141	270,371	231,670	231,670	182,370
Ending Fund Balance	282,141	270,371	231,670	121,270	182,370	170,370

Fund Description

In prior years, the General Fund accounted for the City's court technology fees. In order to more accurately account for these funds, in FY 2006-07, the City created the Municipal Court Technology Fund. These fees are generated from court fines. By law, these funds can only be spent on the City's municipal court.

CITY OF TOMBALL
Muni Court Technology Fund Detail - 230

	2015	2016	2017	2018	2018	2019
MUNICIPAL COURT TECH FUND	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5312 COURT TECHNOLOGY FEE	19,369	16,167	14,297	20,000	15,000	16,000
5800 INTEREST INCOME	191	911	1,654	1,000	3,200	2,000
TOTAL MUNICIPAL COURT TECH FUND	**$ 19,560**	**$ 17,078**	**$ 15,951**	**$ 21,000**	**$ 18,200**	**$ 18,000**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6101 OFFICE AND COMPUTER SUPPLIES	$11,587	$39,000	$41,000	$15,000
6103 COMPUTER SUPPLIES	$35,798	$0	$0	$0
SUPPLIES	**$47,385**	**$39,000**	**$41,000**	**$15,000**
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$0**	**$0**
6320 COMPUTER SOFTWARE	$7,270	$92,400	$26,500	$15,000
SERVICES AND CHARGES	**$7,270**	**$92,400**	**$26,500**	**$15,000**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
TRANSFERS	**$0**	**$0**	**$0**	**$0**
TOTAL GENERAL-MUNICIPAL COURT	**$54,655**	**$131,400**	**$67,500**	**$30,000**

240 - Hotel Occupancy Tax Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Budget	FY 2018 Projection	FY 2019 Budget
Revenues:						
Occupancy Tax	471,693	565,768	485,558	525,000	600,000	625,000
Miscellaneous Income	25,411	6,595	5,790	15,000	15,000	15,000
Event Revenue	500	500	2,600	2,500	2,500	2,500
TEDC Contributions	-	-	-	-	-	-
Interest	315	1,574	3,456	1,500	6,000	4,000
Transfers In	20,000	20,000	20,000	20,000	20,000	30,000
Total	517,919	594,437	517,404	564,000	643,500	676,500
Expenditures:						
Chaparral Genealogical						
Grants	164,814	213,581	236,503	223,000	228,000	243,000
Greater Tomball Chamber						
Main Street Advertising						
Second Saturday Events	63,072	65,544	91,881	107,442	104,850	109,467
Spring Creek Historical						
The Regional Arts Council						
Tomball Community Chorus						
Tomball Sister City						
Tourism	216,030	219,116	270,737	386,160	378,652	399,118
Transfer to Employee Benefits Trust Fund	18,532	17,288	19,794	20,224	20,224	20,818
Total	462,449	515,530	618,915	736,827	731,727	772,403
Revenues Over (Under) Expenditures	55,500	78,899	(101,513)	(172,826)	(88,197)	(95,873)
Beginning Fund Balance	388,475	443,975	522,874	421,361	421,361	333,164
Ending Fund Balance	443,975	522,874	421,361	248,535	333,164	237,291

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 **31%**

CITY OF TOMBALL
HOTEL OCCUPANCY TAX FUND - 240

	2015	2016	2017	2018	2018	2019
HOTEL OCCUPANCY FUND	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5180 HOTEL OCCUPANCY TAX	471,693	565,768	485,558	525,000	600,000	625,000
5550 MISCELLANEOUS INCOME	25,411	6,595	5,785	15,000	15,000	15,000
5555 EVENT SPONSORSHIP REVENUE	500	500	2,600	2,500	2,500	2,500
5800 INTEREST INCOME	315	1,574	3,456	1,500	6,000	4,000
5910 TRANSFER FROM GENERAL FUND	20,000	20,000	20,000	20,000	20,000	30,000
TOTAL HOTEL OCCUPANCY FUND	**517,919**	**594,437**	**517,399**	**564,000**	**643,500**	**676,500**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
PERSONNEL SERVICES	**$0**	**$0**	**$0**	**$0**
SUPPLIES	**$0**	**$0**	**$0**	**$0**
6301 PROF.SERV.-AUDIT AND ACCTNG.	$1,000	$3,000	$3,000	$3,000
6342 DEPOT MUSEUM	$0	$0	$0	$5,000
6351 TOMBALL CHAMBER OF COMMERCE	$35,000	$35,000	$35,000	$35,000
6356 TOMBALL SISTER CITY ORG.	$158,003	$125,000	$160,000	$160,000
6359 GRANTS	$42,500	$60,000	$30,000	$40,000
SERVICES AND CHARGES	**$236,503**	**$223,000**	**$228,000**	**$243,000**
TOTAL HOTEL OCCUPANCY TAX	**$236,503**	**$223,000**	**$228,000**	**$243,000**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES- ADMINISTRATIVE	$42,727	$48,911	$47,114	$46,493
6009 WAGES-OTHER	$2,466	$0	$1,034	$0
6011 VACATION PAY	$2,192	$0	$752	$1,937
6012 SICK PAY	$822	$752	$752	$2,712
6019 MISCELLANEOUS PAY	$135	$195	$195	$255
6021 FICA-S.S. AND MEDICARE TAXES	$3,802	$4,303	$3,987	$4,421
6022 TMRS RETIREMENT-EMPLOYER	$7,065	$7,245	$7,242	$7,463
6025 WORKERS COMPENSATION INSURANCE	$100	$118	$106	$118
PERSONNEL SERVICES	**$59,309**	**$61,524**	**$61,182**	**$63,399**
6101 OFFICE SUPPLIES	$799	$2,000	$1,000	$1,000
6105 FOOD SUPPLIES	$970	$1,500	$1,400	$1,500
6119 OTHER SUPPLIES	$6,952	$8,500	$8,500	$8,500
6130 FURNITURE <$20,000	$0	$1,000	$500	$500
SUPPLIES	**$8,721**	**$13,000**	**$11,400**	**$11,500**
REPAIRS AND MAINTENANCE	**$0**	**$0**	**$0**	**$0**
6304 PROFESSIONAL SERVICES, OTHER	$3,960	$5,500	$5,500	$5,500
6312 COMMUNICATION SERVICES	$768	$768	$768	$768
6327 GARBAGE SERVICES	$0	$750	$0	$0
6329 OTHER SERVICES	$7,274	$6,500	$6,500	$7,500
6332 TRAVEL AND MEALS	$0	$0	$750	$1,000
6333 DUES AND SUBSCRIPTIONS	$0	$0	$350	$400
6334 AUTOMOBILE ALLOWANCE	$2,400	$2,400	$2,400	$2,400
6335 ADVERTISING COST	$3,622	$7,500	$6,500	$6,500
6336 EQUIPMENT RENTALS	$907	$2,500	$2,500	$2,500
6337 TRAINING	$0	$0	$0	$500
6358 OTHER TOURISM EXPENDITURE	$4,920	$7,000	$7,000	$7,500
SERVICES AND CHARGES	**$23,851**	**$32,918**	**$32,268**	**$34,568**
6692 TRANSFER TO EMP. BEN. TRUST	$9,857	$10,112	$10,112	$10,382
TRANSFERS	**$9,857**	**$10,112**	**$10,112**	**$10,382**
TOTAL 2ND SATURDAY EVENTS	**$101,738**	**$117,554**	**$114,962**	**$119,849**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
HOTEL OCCUPANCY TAX	VISITORS/CONVENTION CNTR	240-243 VISITORS/CONVENTION

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES- ADMINISTRATIVE	$76,033	$86,639	$82,317	$85,047
6004 WAGES- PART TIME	$6,628	$10,712	$12,000	$17,803
6005 WAGES-OVERTIME	$206	$0	$300	$309
6009 WAGES-OTHER	$3,235	$0	$2,000	$0
6011 VACATION PAY	$4,853	$0	$2,333	$5,429
6012 SICK PAY	$1,294	$1,333	$1,333	$5,067
6019 MISCELLANEOUS PAY	$340	$400	$400	$460
6021 FICA-S.S. AND MEDICARE TAXES	$7,600	$8,580	$8,252	$9,734
6022 TMRS-EMPLOYER	$12,779	$14,550	$13,090	$16,623
6024 HEALTH INSURANCE	$0	$0	$0	$0
6025 WORKER COMPENSATION INS.	$150	$178	$159	$178
PERSONNEL SERVICES	**$113,118**	**$122,392**	**$122,184**	**$140,650**
6101 OFFICE AND COMPUTER SUPPLIES	$432	$4,700	$4,700	$4,700
6105 FOOD SUPPLIES	$200	$1,000	$1,000	$1,000
6107 CLOTHING AND UNIFORMS	$352	$1,700	$1,700	$1,700
6109 POSTAGE	$0	$0	$700	$1,000
6119 OTHER SUPPLIES	$3,406	$6,000	$6,000	$6,000
SUPPLIES	**$4,390**	**$13,400**	**$14,100**	**$14,400**
6304 PROFESSIONAL SERVICES, OTHER	$41,280	$60,000	$60,000	$65,000
6312 COMMUNICATION SERVICES	$768	$768	$768	$768
6320 SOFTWARE SERVICES	$0	$0	$8,300	$0
6327 GARBAGE SERVICES	$1,700	$3,500	$3,500	$3,500
6329 OTHER SERVICES	$10,962	$25,800	$15,000	$20,000
6332 TRAVEL AND MEALS	$5,000	$4,000	$4,000	$4,000
6333 DUES AND SUBSCRIPTIONS	$6,836	$8,000	$8,000	$10,000
6334 AUTOMOBILE ALLOWANCE	$4,800	$4,800	$4,800	$4,800
6335 ADVERTISING COST	$50,022	$82,500	$77,000	$75,000
6336 EQUIPMENT RENTALS	$19,952	$50,000	$50,000	$50,000
6337 TRAINING	$847	$3,000	$3,000	$3,000
6358 OTHER TOURISM EXPENDITURES	$11,062	$8,000	$8,000	$8,000
SERVICES AND CHARGES	**$153,229**	**$250,368**	**$242,368**	**$244,068**
6692 TRANSFER TO EMP. BEN. TRUST	$9,937	$10,112	$10,112	$10,436
TRANSFERS	**$9,937**	**$10,112**	**$10,112**	**$10,436**
TOTAL VISITORS/CONVENTION CNTR	**$280,674**	**$396,272**	**$388,764**	**$409,554**

250 - Red Light Camera Program Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Budget	FY 2018 Projection	FY 2019 Budget
Revenues:						
Fines and Warrants	299,685	327,428	285,755	275,150	140,000	150,050
Interest	191	1,414	4,011	2,000	5,000	4,000
Other Grants	-			-	-	-
Total	299,876	328,842	289,766	277,150	145,000	154,050
Expenditures:						
Personnel Costs	22,064	15,261	18,883	58,692	58,278	61,539
Supplies	37,094	102,545	14,418	40,000	16,000	13,500
Maintenance	-	9,261	24,414	10,000	18,000	10,000
Services and Charges	7,526	10,227	21,094	16,500	25,000	17,000
Capital	-					
Transfer to Veh. Repl. Fund	20,000	20,000	20,000	20,000	20,000	20,000
Transfer to Capital Projects Fund	-	-	323,541	310,000	310,000	-
Total	86,684	157,294	422,350	455,192	447,278	122,039
Revenues Over (Under) Expenditures	213,193	171,549	(132,586)	(178,041)	(302,277)	32,012
Beginning Fund Balance	151,201	364,393	535,941	403,355	403,355	101,078
Ending Fund Balance	364,393	535,941	403,355	225,314	101,078	133,090
25% of Operating Expenses - Target						**109%**

Automated red light photo enforcement cameras were setup during FY 2008. Four intersections were selected for this initiative with a goal of reducing the number of injury accidents caused by "red light running". By law, the use of the revenues is limited to traffic safety programs, including pedestrian safety programs, public safety programs, intersection improvements, and traffic enforcement.

CITY OF TOMBALL RED LIGHT CAMERA - 250						
	2015	2016	2017	2018	2018	2019
RED LIGHT CAMERA FUND	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5300 MUNICIPAL COURT FINES	299,635	327,428	285,705	275,000	140,000	150,000
5310 COURT COSTS/ADM.FEES	50	-	50	150	-	50
5800 INTEREST INCOME	191	1,414	4,011	2,000	5,000	4,000
TOTAL RED LIGHT CAMERA FUND	**299,876**	**328,842**	**289,766**	**277,150**	**145,000**	**154,050**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
RED LIGHT CAMERA PROGRAM	POLICE DEPARTMENT	250-121 POLICE DEPARTMENT

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6004 WAGES-PART TIME	$16,064	$35,720	$35,696	$38,557
6005 WAGES-OVERTIME	$325	$15,450	$15,450	$15,450
6021 FICA-S.S. AND MEDICARE TAXES	$1,254	$3,915	$3,913	$4,132
6022 TMRS-EMPLOYER	$0	$2,000	$2,000	$2,000
6025 WORKERS COMPENSATION	$1,240	$1,607	$1,219	$1,400
PERSONNEL SERVICES	**$18,883**	**$58,692**	**$58,278**	**$61,539**
6102 EDUCATIONAL SUPPLIES	$99	$0	$0	$0
6106 MATERIALS AND PARTS	$13,222	$25,000	$10,000	$10,000
6107 CLOTHING AND UNIFORMS	$0	$5,000	$1,000	$1,000
6108 FUEL, OIL, AND LUBRICANTS	$1,025	$0	$0	$0
6119 OTHER SUPPLIES	$72	$10,000	$5,000	$2,500
SUPPLIES	**$14,418**	**$40,000**	**$16,000**	**$13,500**
6205 VEHICLE MAINTENANCE	$24,414	$10,000	$18,000	$10,000
REPAIRS AND MAINTENANCE	**$24,414**	**$10,000**	**$18,000**	**$10,000**
6303 PROF. SERV. - LEGAL	$124	$500	$0	$0
6304 PROFESSIONAL SERVICES, OTHER	$1,245	$1,000	$10,000	$2,000
6330 INSURANCE	$4,248	$5,000	$10,000	$10,000
6337 TRAINING	$15,477	$10,000	$5,000	$5,000
SERVICES AND CHARGES	**$21,094**	**$16,500**	**$25,000**	**$17,000**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
6998 TRANSFER TO FLEET REPLACEMENT	$20,000	$20,000	$20,000	$20,000
6999 TRANSFER TO CAPITAL PROJ. FUND	$323,541	$310,000	$310,000	$0
TRANSFERS	**$343,541**	**$330,000**	**$330,000**	**$20,000**
TOTAL GENERAL-POLICE DEPARTMENT	**$422,350**	**$455,192**	**$447,278**	**$122,039**

290 - Tomball Fun Runs Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Budget	FY 2018 Projection	FY 2019 Budget
Revenues:						
Event Revenue	18,457	20,233	23,325	17,000	17,000	23,000
Interest	2	2	5	3	60	50
Transfers In	-			-	-	-
Total	18,459	20,235	23,330	17,003	17,060	23,050
Expenditures:						
Supplies	9,064	11,225	8,041	9,200	5,200	7,200
Services and Charges	12,547	10,413	17,368	14,000	15,000	15,000
Total	21,611	21,638	25,409	23,200	20,200	22,200
Revenues Over (Under) Expenditures	(3,152)	(1,403)	(2,079)	(6,197)	(3,140)	850
Beginning Fund Balance	18,698	15,546	14,144	12,065	12,065	8,925
Ending Fund Balance	15,546	14,144	12,065	5,868	8,925	9,775

CITY OF TOMBALL FUN RUN FUND - 290						
	2015	2016	2017	2018	2018	2019
FUN RUN FUND	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5555 EVENT SPONSORSHIP REVENUE	7,550	8,725	13,955	5,000	5,000	5,000
5556 EVENT REGISTRATION FEE	10,907	11,508	9,370	12,000	12,000	18,000
5800 INTEREST INCOME	2	2	5	3	60	50
TOTAL FUN RUN FUND	**18,459**	**20,235**	**23,330**	**17,003**	**17,060**	**23,050**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6101 OFFICE SUPPLIES	$281	$200	$200	$200
6119 OTHER SUPPLIES	$7,760	$9,000	$5,000	$7,000
SUPPLIES	**$8,041**	**$9,200**	**$5,200**	**$7,200**
6304 PROFESSIONAL SERVICES-OTHER	$685	$500	$500	$500
6329 OTHER SERVICES	$8,865	$8,500	$9,500	$8,500
6335 ADVERTISING COST	$7,818	$5,000	$5,000	$6,000
SERVICES AND CHARGES	**$17,368**	**$14,000**	**$15,000**	**$15,000**
TOTAL FUN RUNS	**$25,409**	**$23,200**	**$20,200**	**$22,200**

300 Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
City Manager 2018-2019 Proposed Budget

	FY2015 Actual	FY2016 Actual	FY2017 Actual	FY2018 Budget	FY2018 Projection	FY2019 Budget
Revenues:						
Current taxes	$ 3,470,335	$ 3,741,118	$ 3,953,733	$ 4,025,000	$ 4,100,000	$ 4,500,000
Delinquent taxes	30,147	50,601	50,271	50,000	79,000	60,000
Penalty and interest	25,497	26,772	36,425	28,500	65,000	40,000
Interest	2,402	14,350	36,555	23,800	77,300	52,500
Bond Proceeds	-					
Other	-					
TEDC Contributions	524,913	528,013	530,913	533,613	533,613	536,113
Total Revenues	4,053,294	4,360,854	4,607,897	4,660,913	4,854,913	5,188,613
Expenditures:						
Principal	2,198,000	2,216,750	3,048,250	3,249,250	3,249,250	2,990,250
Interest	854,622	811,986	1,249,301	1,443,284	1,443,284	1,352,131
Lease Payment- Fire Truck	544,812	68,858	71,123	73,463	73,463	75,880
Fees	11,015	10,163	11,780	13,883	13,883	11,783
Total Expenditures	3,608,449	3,107,757	4,380,454	4,779,880	4,779,880	4,430,044
Other Sources/(Uses):						
Premium on issuance of bonds	-			-	-	-
Issuance of refunding bonds	-			-	-	-
Payment to bond refunding escrow	-			-	-	-
Transfers in/Transfers Out (net)	-			-	-	-
Total Other Sources/(Uses)	-			-	-	-
Revenues Over/(Under) Expenditures	444,845	1,253,095	227,442	(118,967)	75,033	758,569
Beginning Fund Balance	2,636,858	3,081,703	4,334,798	4,562,240	4,562,240	4,637,273
Ending Fund Balance	$ 3,081,703	$ 4,334,798	$ 4,562,240	$ 4,443,273	$ 4,637,273	$ 5,395,842
Ending FB as % of Next Year's Debt Service Requirement	99%	99%	95%	93%	105%	124%

CITY OF TOMBALL
DEBT SERVICE FUND - 300

	2015	2016	2017	2018	2018	2019
DEBT SERVICE FUND	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5110 CURRENT TAXES	3,470,335	3,741,118	3,953,733	4,025,000	4,100,000	4,500,000
5120 DELINQUENT TAXES	30,147	50,601	50,271	50,000	79,000	60,000
5130 PENALTY,INTEREST, ATTY FEES	25,497	27,267	38,941	28,500	65,000	40,000
5800 INTEREST INCOME	2,402	14,350	36,555	23,800	77,300	52,500
5801 UNREALIZED GAIN ON INVESTMENTS	-	(495)	(2,516)	-	-	-
5770 TEDC CONTRIBUTIONS	524,913	528,013	530,913	533,613	533,613	536,113
TOTAL DEBT SERVICE FUND	**4,053,294**	**4,360,854**	**4,607,897**	**4,660,913**	**4,854,913**	**5,188,613**

CITY OF TOMBALL

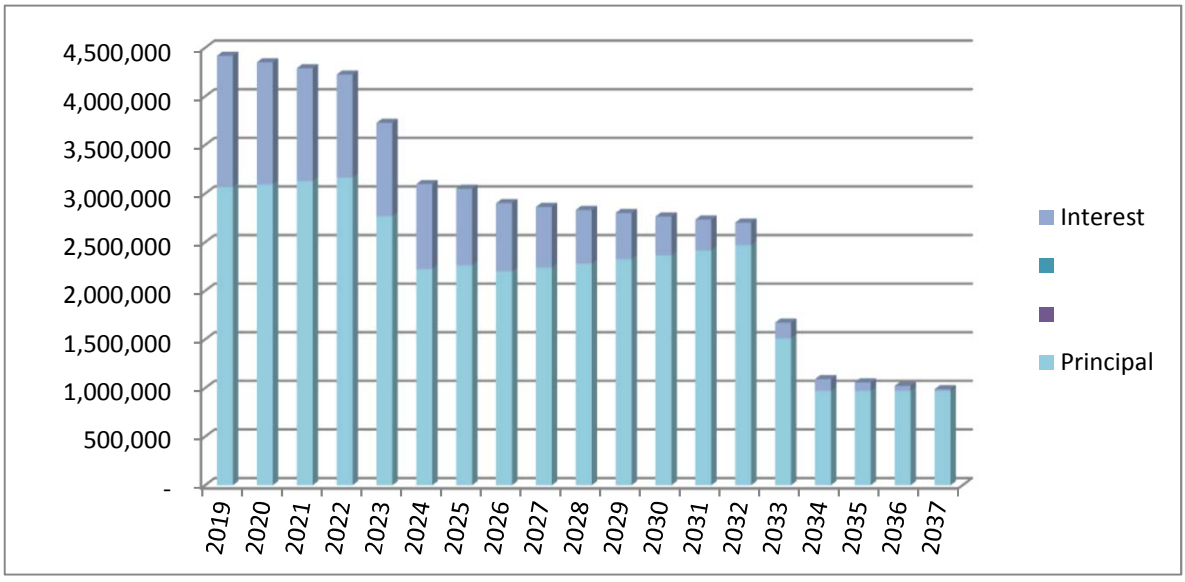
FUND	DEPARTMENT	DIVISION
DEBT SERVICE FUND	DEBT SERVICE	300-300 DEBT SERVICE

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
SERVICES AND CHARGES	**$0**	**$0**	**$0**	**$0**
TRANSFERS	**$0**	**$0**	**$0**	**$0**
6901 INTEREST-BONDS	$1,249,301	$1,443,284	$1,443,284	$1,352,131
6906 BOND FEES AND COST	$11,780	$13,883	$13,883	$11,783
6911 PRINCIPAL-BONDS	$3,048,250	$3,249,250	$3,249,250	$2,990,250
6915 CAPITAL LEASE PAYMENTS	$71,123	$73,463	$73,463	$75,880
DEBT	**$4,380,454**	**$4,779,880**	**$4,779,880**	**$4,430,044**
TOTAL DEBT SERVICE	**$4,380,454**	**$4,779,880**	**$4,779,880**	**$4,430,044**

City of Tomball
Debt Service Fund
Consolidated Debt Payment Schedule
2018-2019 Annual Budget

Fiscal Year	Principal	Interest	Total
2019	3,066,130	1,352,129	4,418,259
2020	3,094,626	1,256,365	4,350,991
2021	3,127,705	1,161,571	4,289,276
2022	3,163,618	1,060,307	4,223,925
2023	2,766,370	961,481	3,727,851
2024	2,224,211	874,142	3,098,353
2025	2,262,146	788,682	3,050,828
2026	2,200,000	700,775	2,900,775
2027	2,240,000	622,975	2,862,975
2028	2,280,000	551,425	2,831,425
2029	2,325,000	476,775	2,801,775
2030	2,365,000	399,406	2,764,406
2031	2,415,000	317,959	2,732,959
2032	2,470,000	232,122	2,702,122
2033	1,510,000	163,300	1,673,300
2034	970,000	121,250	1,091,250
2035	970,000	87,300	1,057,300
2036	970,000	52,744	1,022,744
2037	970,000	17,581	987,581
Total	$ 41,389,806	$ 11,198,288	$ 52,588,094



City of Tomball
Series 2011 General Obligation Refunding Bonds
$8,650,000 - Tax Supported 45%, Utility System 55%
Issue Date : July 1, 2011

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2019	2/15/2019	470,250	3.000%	34,414	504,664	
	8/15/2019			27,360	27,360	532,024
2020	2/15/2020	461,250	4.000%	27,360	488,610	
	8/15/2020			18,135	18,135	506,745
2021	2/15/2021	456,750	4.000%	18,135	474,885	
	8/15/2021			9,000	9,000	483,885
2022	2/15/2022	450,000	4.000%	9,000	459,000	459,000
Total		$ 1,838,250		$ 143,404	$ 1,981,654	$ 1,981,654

City of Tomball
Combination Tax & Revenue Certificates of Obligation, Series 2012
$14,500,000 - Tax Supported 100%
Issue Date : January 1, 2012
Closing Date: January 5, 2012
Projects: Medical Complex Drive; M121 West Drainage Project

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2019	2/15/2019	635,000	3.000%	196,319	831,319	
	8/15/2019			186,794	186,794	1,018,113
2020	2/15/2020	650,000	3.000%	186,794	836,794	
	8/15/2020			177,044	177,044	1,013,838
2021	2/15/2021	670,000	3.000%	177,044	847,044	
	8/15/2021			166,994	166,994	1,014,038
2022	2/15/2022	690,000	3.000%	166,994	856,994	
	8/15/2022			156,644	156,644	1,013,638
2023	2/15/2023	710,000	3.000%	156,644	866,644	
	8/15/2023			145,994	145,994	1,012,638
2024	2/15/2024	730,000	3.250%	145,994	875,994	
	8/15/2024			134,131	134,131	1,010,125
2025	2/15/2025	755,000	3.500%	134,131	889,131	
	8/15/2025			120,919	120,919	1,010,050
2026	2/15/2026	780,000	3.625%	120,919	900,919	
	8/15/2026			106,781	106,781	1,007,700
2027	2/15/2027	810,000	3.750%	106,781	916,781	
	8/15/2027			91,594	91,594	1,008,375
2028	2/15/2028	840,000	4.000%	91,594	931,594	
	8/15/2028			74,794	74,794	1,006,388
2029	2/15/2029	870,000	4.000%	74,794	944,794	
	8/15/2029			57,394	57,394	1,002,188
2030	2/15/2030	900,000	4.000%	57,394	957,394	
	8/15/2030			39,394	39,394	996,788
2031	2/15/2031	935,000	4.125%	39,394	974,394	
	8/15/2031			20,109	20,109	994,503
2032	2/15/2032	975,000	4.125%	20,109	995,109	995,109
Total		$ 10,950,000		$ 3,153,488	$ 14,103,488	$ 14,103,488

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
2019	2/15/2019	530,000	1.050%	19,164	549,164	
	8/15/2019			16,381	16,381	565,545
2020	2/15/2020	545,000	1.250%	16,381	561,381	
	8/15/2020			12,975	12,975	574,356
2021	2/15/2021	550,000	1.400%	12,975	562,975	
	8/15/2021			9,125	9,125	572,100
2022	2/15/2022	560,000	1.550%	9,125	569,125	
	8/15/2022			4,785	4,785	573,910
2023	2/15/2023	580,000	1.650%	4,785	584,785	584,785
Total		$ 2,765,000		$ 105,696	$ 2,870,696	$ 2,870,696

*Tax supported 100% 2015 to 2023

City of Tomball
Combination Tax & Revenue Certificates of Obligation, Series 2013
$ 8,500,000 - Tax Supported 100%
Issue Date : May 15, 2013
Sale Date: May 23, 2013
Project: Business Park

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2019	2/15/2019	380,000	2.000%	79,956	459,956	
	8/15/2019			76,156	76,156	536,113
2020	2/15/2020	385,000	2.000%	76,156	461,156	
	8/15/2020			72,306	72,306	533,463
2021	2/15/2021	395,000	2.000%	72,306	467,306	
	8/15/2021			68,356	68,356	535,663
2022	2/15/2022	405,000	2.000%	68,356	473,356	
	8/15/2022			64,306	64,306	537,663
2023	2/15/2023	415,000	2.000%	64,306	479,306	
	8/15/2023			60,156	60,156	539,463
2024	2/15/2024	430,000	2.000%	60,156	490,156	
	8/15/2024			55,856	55,856	546,013
2025	2/15/2025	440,000	2.000%	55,856	495,856	
	8/15/2025			51,456	51,456	547,313
2026	2/15/2026	450,000	2.000%	51,456	501,456	
	8/15/2026			46,956	46,956	548,413
2027	2/15/2027	460,000	2.250%	46,956	506,956	
	8/15/2027			41,781	41,781	548,738
2028	2/15/2028	470,000	2.250%	41,781	511,781	
	8/15/2028			36,494	36,494	548,275
2029	2/15/2029	485,000	2.500%	36,494	521,494	
	8/15/2029			30,431	30,431	551,925
2030	2/15/2030	495,000	2.750%	30,431	525,431	
	8/15/2030			23,625	23,625	549,056
2031	2/15/2031	510,000	3.000%	23,625	533,625	
	8/15/2031			15,975	15,975	549,600
2032	2/15/2032	525,000	3.000%	15,975	540,975	
	8/15/2032			8,100	8,100	549,075
2033	2/15/2033	540,000	3.000%	8,100	548,100	548,100
Total		$ 6,785,000		$ 1,383,869	$ 8,168,869	$ 8,168,869

City of Tomball
2015 Lease Purchase- Pierce Velocity Fire Truck
Issue Date : October 23, 2014

Fiscal Year	Payment Date	Principal	Interest	Total P & I	Fiscal Year Total
2019	10/23/2018	75,880	19,298	95,178	95,178
2020	10/23/2019	78,376	16,801	95,177	95,177
2021	10/23/2020	80,955	14,223	95,178	95,178
2022	10/23/2021	83,618	11,559	95,177	95,177
2023	10/23/2022	86,370	8,808	95,178	95,178
2024	10/23/2023	89,211	5,967	95,178	95,178
2025	10/23/2024	92,146	3,032	95,178	95,178
Total		$ 586,556	$ 79,688	$ 666,244	$ 666,244

City of Tomball
Combination Tax & Revenue Certificates of Obligation, Series 2016
$20,240,000 - Tax Supported 100%
Issue Date : 12/15/2016
Sale Date: 12/20/16
Projects: Medical Complex Drive Segment 4B; Persimmon Street

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2019	2/15/2019	975,000.00	5.000%	360,331	1,335,331	
	8/15/2019			335,956	335,956	1,671,288
2020	2/15/2020	975,000.00	4.000%	335,956	1,310,956	
	8/15/2020			316,456	316,456	1,627,413
2021	2/15/2021	975,000.00	4.000%	316,456	1,291,456	
	8/15/2021			296,956	296,956	1,588,413
2022	2/15/2022	975,000.00	5.000%	296,956	1,271,956	
	8/15/2022			272,581	272,581	1,544,538
2023	2/15/2023	975,000.00	5.000%	272,581	1,247,581	
	8/15/2023			248,206	248,206	1,495,788
2024	2/15/2024	975,000.00	5.000%	248,206	1,223,206	
	8/15/2024			223,831	223,831	1,447,038
2025	2/15/2025	975,000.00	5.000%	223,831	1,198,831	
	8/15/2025			199,456	199,456	1,398,288
2026	2/15/2026	970,000.00	5.000%	199,456	1,169,456	
	8/15/2026			175,206	175,206	1,344,663
2027	2/15/2027	970,000.00	3.000%	175,206	1,145,206	
	8/15/2027			160,656	160,656	1,305,863
2028	2/15/2028	970,000.00	3.000%	160,656	1,130,656	
	8/15/2028			146,106	146,106	1,276,763
2029	2/15/2029	970,000.00	3.000%	146,106	1,116,106	
	8/15/2029			131,556	131,556	1,247,663
2030	2/15/2030	970,000.00	3.000%	131,556	1,101,556	
	8/15/2030			117,006	117,006	1,218,563
2031	2/15/2031	970,000.00	3.125%	117,006	1,087,006	
	8/15/2031			101,850	101,850	1,188,856
2032	2/15/2032	970,000.00	3.250%	101,850	1,071,850	
	8/15/2032			86,088	86,088	1,157,938
2033	2/15/2033	970,000.00	3.500%	86,088	1,056,088	
	8/15/2033			69,113	69,113	1,125,200
2034	2/15/2034	970,000.00	3.500%	69,113	1,039,113	
	8/15/2034			52,138	52,138	1,091,250
2035	2/15/2035	970,000.00	3.500%	52,138	1,022,138	
	8/15/2035			35,163	35,163	1,057,300
2036	2/15/2036	970,000.00	3.625%	35,163	1,005,163	
	8/15/2036			17,581	17,581	1,022,744
2037	2/15/2037	970,000.00	3.625%	17,581	987,581	987,581
Total		$ 18,465,000		$ 6,332,144	$ 24,797,144	$ 24,797,144

City of Tomball
400 Capital Projects Fund
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Budget	FY 2018 Projection	FY 2019 Budget
Revenues:						
Transfers from General Fund	1,209,747	1,161,277	1,980,000	1,490,000	1,490,000	1,563,000
Transfers from Enterprise Fund	(424,208)	398,053	1,229,505	55,000	855,000	1,123,644
Transfers from Other Sources	-	-	1,789,524	310,000	310,000	300,000
Certificates of Obligation	-	-	21,146,430	-	-	-
TEDC Contributions	71,841	-	-	-	-	-
Other Revenue Sources	73,752	1,498	-	625,000	625,000	-
Interest	11,424	50,147	296,907	261,000	570,000	500,000
Total	$ 942,556	$ 1,610,975	$ 26,442,366	$ 2,741,000	$ 3,850,000	$ 3,486,644
Expenditures:						
Capital Outlay - General Fund	3,152,769	1,431,921	2,555,829	10,675,000	7,114,491	15,502,836
Capital Outlay - Enterprise Fund	-	-	-	2,117,232	1,688,096	3,237,927
Debt Service	-	-	396,430	-	-	-
Total	$ 3,152,769	$ 1,431,921	$ 2,952,259	$ 12,792,232	$ 8,802,587	$ 18,740,763
Revenues Over (Under) Expenditures	$ (2,210,213)	$ 179,054	$ 23,490,107	$ (10,051,232)	$ (4,952,587)	$ (15,254,119)
Beginning Fund Balance	$ 14,491,441	$ 12,281,228	$ 12,460,282	$ 35,950,389	$ 35,950,389	$ 30,997,802
Ending Fund Balance	$ 12,281,228	$ 12,460,282	$ 35,950,389	$ 25,899,157	$ 30,997,802	$ 15,743,683

City of Tomball
400 Capital Projects Fund - Enterprise Fund Projects and Fund 250/730/740
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Budget	FY 2016 Projections	FY 2017 Proposed
Revenues:				
Transfers	($424,208)	$0	$650,000	$2,139,924
Interest	-	-	-	-
Total	$ (424,208)	$ -	$ 650,000	$ 2,139,924
Expenditures:				
Capital Outlay	$ 810,000	$ 1,593,459		
Total	$ 810,000	$ 1,593,459	$ -	$ -
Revenues Over (Under) Expenditures	$ (1,234,208)	$ (1,593,459)	$ 650,000	$ 2,139,924
Beginning Fund Balance	$ 1,416,853	$ 182,645	$ 182,645	$ 832,645
Ending Fund Balance	$ 182,645	$ (1,410,814)	$ 832,645	$ 2,972,569

CITY OF TOMBALL
CAPITAL PROJECTS FUND - 400

	2015	2016	2017	2018	2018	2019
CAPITAL PROJECTS	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5740 GRANTS	-	-	-	625,000	625,000	-
5770 TEDC CONTRIBUTIONS	71,841	-	-	-	-	-
5800 INTEREST INCOME	11,424	50,147	296,907	261,000	570,000	500,000
5820 DRAINAGE CAPITAL RECOVERY FEES	73,752	1,498	-	-	-	-
5900 DEBT PROCEEDS	-	-	20,234,743	-	-	-
5901 PREMIUM ON BONDS	-	-	911,687	-	-	-
5910 TRANSFER FROM GENERAL FUND	1,209,747	1,161,277	1,980,000	1,490,000	1,490,000	1,563,000
5911 TRANSFER FROM UTILITY FUND	(424,208)	398,053	1,229,505	55,000	855,000	1,123,644
5961 TRANSFERS IN	-	-	1,789,524	310,000	310,000	300,000
TOTAL CAPITAL PROJECTS	**942,556**	**1,610,975**	**26,442,366**	**2,741,000**	**3,850,000**	**3,486,644**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	RED LIGHT	400-121

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6409 SYSTEM EXPANSION	$135,584	$0	$310,000	$0
CAPITAL OUTLAY	**$135,584**	**$0**	**$310,000**	**$0**
TOTAL GENERAL-PARKS	**$135,584**	**$0**	**$310,000**	**$0**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	PARKS	400-153 PARKS

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6409 SYSTEM EXPANSION	$201,296	$1,405,000	$1,392,455	$582,870
CAPITAL OUTLAY	**$201,296**	**$1,405,000**	**$1,392,455**	**$582,870**
TOTAL GENERAL-PARKS	**$201,296**	**$1,405,000**	**$1,392,455**	**$582,870**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	STREETS	400-154 STREETS

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
SERVICES AND CHARGES	**$0**	**$0**	**$0**	**$0**
6409 SYSTEM EXPANSION	$2,218,949	$9,270,000	$5,412,036	$14,919,966
CAPITAL OUTLAY	**$2,218,949**	**$9,270,000**	**$5,412,036**	**$14,919,966**
TOTAL GENERAL-STREETS	**$2,218,949**	**$9,270,000**	**$5,412,036**	**$14,919,966**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	DEBT SERVICE	400-300 DEBT SERVICE

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6906 BOND FEES AND COST	$396,430	$0	$0	$0
DEBT	**$396,430**	**$0**	**$0**	**$0**
TOTAL DEBT SERVICE	**$396,430**	**$0**	**$0**	**$0**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	UTILITY-WATER	400-613 UTILITY-WATER

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
SERVICES AND CHARGES	**$0**	**$0**	**$0**	**$0**
6409 SYSTEM EXPANSION	$0	$617,232	$188,096	$601,905
CAPITAL OUTLAY	**$0**	**$617,232**	**$188,096**	**$601,905**
TOTAL UTILITY-WATER	**$0**	**$617,232**	**$188,096**	**$601,905**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
GENERAL CAPITAL PROJECTS	UTILITY-SEWER	400-614 UTILITY-SEWER

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
SERVICES AND CHARGES	**$0**	**$0**	**$0**	**$0**
6409 SYSTEM EXPANSION	$0	$1,500,000	$1,500,000	$2,636,022
CAPITAL OUTLAY	**$0**	**$1,500,000**	**$1,500,000**	**$2,636,022**
TOTAL UTILITY-SEWER	**$0**	**$1,500,000**	**$1,500,000**	**$2,636,022**

City of Tomball
460-Capital Projects Fund - Business Park
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Budget	FY 2018 Projection	FY 2019 Budget
Revenues:						
Transfers	$ -			$ -	$ -	$ -
Certificates of Obligation	-			-	-	-
Premium on Bonds	-			-		
Interest	7,951	16,558	13,264	6,000	15,000	5,000
Total	$ 7,951	$ 16,558	$ 13,264	$ 6,000	$ 15,000	$ 5,000
Expenditures:						
Capital Outlay	1,658,320	5,636,263	125,642	-	-	-
Bond Fees and Costs	$ -			$ -	$ -	$ -
Total	$ 1,658,320	$ 5,636,263	$ 125,642	$ -	$ -	$ -
Revenues Over (Under) Expenditures	$ (1,650,369)	$ (5,619,705)	$ (112,378)	$ 6,000	$ 15,000	$ 5,000
Beginning Fund Balance	$ 8,305,489	$ 6,655,120	$ 1,035,415	$ 923,037	$ 923,037	$ 938,037
Ending Fund Balance	$ 6,655,120	$ 1,035,415	$ 923,037	$ 929,037	$ 938,037	$ 943,037

CITY OF TOMBALL BUSINESS PARK PROJECTS FUND - 460						
	2015	2016	2017	2018	2018	2019
BUSINESS PARK PROJECTS	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5800 INTEREST INCOME	7,951	16,558	13,264	6,000	15,000	15,000
TOTAL BUSINESS PARK PROJECTS	**7,951**	**16,558**	**13,264**	**6,000**	**15,000**	**15,000**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6409 SYSTEM EXPANSION	$125,642	$0	$0	$0
CAPITAL OUTLAY	**$125,642**	**$0**	**$0**	**$0**
DEBT	**$0**	**$0**	**$0**	**$0**
TOTAL TEDC BUSINESS PARK	**$125,642**	**$0**	**$0**	**$0**

CITY OF TOMBALL
CAPITAL IMPROVEMENT PROJECTS
As of 6/30/2018

PROJECT #	PROJECT NAME	PROJECT DESCRIPTION	DETAIL OF CASH ALLOCATED FOR PROJECT	SUMMARY OF CASH ALLOCATED FOR PROJECT	PAID TO DATE	REMAINING CASH ALLOCATED FOR PROJECT	UNOBLIGATED CASH
75	Agg Road Extension (Medical Complex Drive)	Segment 3 of the proposed Medical Complex Corridor commences at SH249 Business and continues easterly to South Cherry St. Medical Complex Corridor is depicted on the COT's Major Thoroughfare Plan as a major east-west connector to FM 2920 (east & west of Tomball).		$ 2,492,071.00	$ 2,069,812.40	$ 422,258.60	
		FY2012 GF 400-154-6409	$ 10,451.00				
		FY2012 EF 400-613-6409	$ 292,500.00				
		FY2012 EF 400-614-6409	$ 495,000.00				
		FY2012 EF 400-615-6409	$ 360,000.00				
		FY2013 GF Reprogrammed from 400-154-6409	$ 165,120.00				
		FY2014 EF 400-613-6409	$ 150,000.00				
		FY2014 EF 400-614-6409	$ 7,000.00				
		FY2015 EF 400-613-6409	$ 100,000.00				
		FY2015 GF 400-154-6409	$ 340,000.00				
		FY2015 GF 400-156-6302	$ 60,000.00				
		FY2016 GF 400-154-6409	$ 500,000.00				
		FY2018 GF 400-156-6302 RCL from Proj 75	$ 12,000.00				
		FY2011 TEDC GRANT	$ 3,000.00				
		FY2012 TEDC GRANT	$ 911,310.05				
		FY2013 TEDC GRANT	$ 389,463.93				
		FY2014 TEDC GRANT	$ 332,030.36				
		FY2015 TEDC GRANT	$ 64,196				
181	Medical Complex Drive Segment 3 (Bond Funded)	Medical Complex corridor is depicted on the COT"s major thoroughfare plan as a major east-west connector to FM 2920 (east & west of Tomball). Commences at SH 249 Business and continues easterly to South Cherry St		$ 4,007,019	$ 4,429,277	$ (422,259)	
		FY2012 Bonds 400-154-6409	$ 3,700,000				
		FY2015 Bonds 400-154-6409 Reprogrammed from Proj 180	$ 266,267				
		FY2019 Bonds 400-154-6409 Reprogrammed from Proj 180	$ 40,752				
					MEDICAL COMPLEX SEG 3 NET TOTAL	**$ -**	**$ -**
103	M124 - Willow Creek Tributaries	The M124 basin occupies a major portion of the westerly area of Tomball, out flowing to Willow Creek. Project to mitigate channel and loss of existing floodplain storage. The project has been divided into M124 North, described as area north of FM 2920 to SH 249, and M124 South, described as area south of FM 2920		$ 134,798.47	$ 134,798.47	$ -	$ -
		FY2012 GF 400-154-6409	$ 156,718.00				
		FY2012 GF 400-154-6409 Reprogrammed	$ 50,000.00				
		FY2019 GF 400-154-6409 Reprogrammed to Proj 205	$ (16,515.53)				
		FY2019 GF 400-154-6409 Reprogrammed to Proj 208	$ (55,404.00)				
161	Rudolph Road and Utilities	Project includes land acquisition and providing street and utility improvements to current standards as a collector street		$ 480,221.01	$ 79,460.53	$ 400,760.48	$ -
		FY2012 EF Reprogrammed from 400-615-6409	$ 62,507				
		FY2012 EF 400-613-6409	$ 46,656				
		FY2012 EF 400-614-6409	$ 45,617				
		FY2012 EF 400-615-6409	$ 49,481				
		FY2012 EF reprogrammed from 400-614-6409	$ 34,387				
		FY2012 GF 400-154-6409	$ 59,489				
		FY2013 EF Reprogrammed from 400-614-6409	$ 2,084				
		FY2019 EF 400-614-6409 (Supplemental)	$ 180,000				
180	M121 Final Phase (Bond Funded)	Consists of two drainage channels, i.e. 121W & 121E. M500 reduce detention Basin. Serving a central area of Tomball. Project to alleviate conditions that cause localized flooding and on-site detention. M121 West is being constructed with bond funds.		$ 11,294,083	$ 3,999,168	$ 7,294,915	$ -
		FY2012 Bonds 400-154-6409	$ 10,801,102				
		FY2015 Bonds 400-154-6409 Reprogrammed from Proj 180 to 181	$ (266,267)				
		Harris county reimbursement for purchase of land (Estimated amount)	$ 800,000				
		FY2019 Bonds 400-154-6409 Reprogrammed to Proj 181	$ (40,752)				
184	Infrastructure Master Plan and Capital Recovery Fee	The 10 Year Master Plan is a planning tool to estimate growth within the city limits and ETJ from 2013 to 2023 and at ultimate buildout. This helps determine the infrastructure needs to accommodate growth and estimate the cost and impact fee related to the infrastructure improvements		$ 49,115	$ 49,115	$ -	$ -
		FY2013 GF 400-454-6304	$ 51,000				
		FY2019 Reprogrammed to Drainage Cap Recovery	$ (1,885)				
186	Downtown Development (Main Street)	Development of the Downtown area, Main street to Four Corners		$ 1,159,633	$ 96,456	$ 1,063,178	
		FY2014 RLC 400-121-6409	$ 100,000				
		FY2014 GF 400-154-6409	$ 75,000				
		FY2014 GF 400-154-6409	$ 500,000				
		FY2015 GF 400-154-6409	$ 50,000				
		FY2015 GF 400-154-6409	$ 400,000				
		FY2015 RLC 400-121-6409 Reprogrammed from Medical District Sidewalks	$ 34,633				
207	2920 Main St. Project	Funding for major improvements to FM2920 (Main Street) from the downtown area to Four Corners in conjunction with H-GAC and TxDOT. Initial funding for surveying, engineering, and right of way acquisition. (Cap $3M)		$ 2,000,000	$ -	$ 2,000,000	
		FY2017 400-154-6409	$ 1,500,000				
		FY2018 400-154-6409	$ 250,000				
		FY2019 400-154-6409	$ 250,000				
					PROJ 186 & 207 NET TOTAL	**$ 3,063,178**	**$ 63,178**
188	Broussard Community Park	Community Park located on E. Hufsmith near the intersection of Zion Rd. The park will include soccer fields and interactive areas.		$ 1,775,000	$ 271,861	$ 1,503,139	$ -
		FY2015 GF 100-153-6409	$ 43,803				
		FY2015 GF 400-153-6409	$ 156,197				
		FY2016 GF 400-153-6409	$ 100,000				
		FY2017 GF 400-153-6409	$ 300,000				
		FY2018 GF 400-153-6409	$ 200,000				
		FY2018 HOSPITAL GRANT - Approved Reim. Grant	$ 225,000				
		FY2018 PARKS AND WILDLIFE - Approved Reim. Grant	$ 400,000				
		FY2019 GF 400-153-6409 (Supplemental)	$ 350,000				
195	Wayne Stovall Sports Complex Improvement	Funding for additional improvements to Wayne Stovall Sports Complex including concession stands and replacement of the barn		$ 755,580	$ 366,954	$ 388,626	$ -
		FY2016 100-153-6207	$ 195,580				
		FY2017 400-153-6409	$ 180,000				
		FY2018 400-153-6409	$ 380,000				
198	Upgrades to NWWTP	Replace electrical conductors, and clarifier equipment, inspect and rehab hydro tanks in the non-potable water system, replace air lift pump controls and new sluice gate, replace electric conduits in the dechlorination and chlorination systems and sludge thickener.		$ 2,838,135	$ -	$ 2,838,135	

CITY OF TOMBALL
CAPITAL IMPROVEMENT PROJECTS
As of 6/30/2018

PROJECT #	PROJECT NAME	PROJECT DESCRIPTION	DETAIL OF CASH ALLOCATED FOR PROJECT	SUMMARY OF CASH ALLOCATED FOR PROJECT	PAID TO DATE	REMAINING CASH ALLOCATED FOR PROJECT	UNOBLIGATED CASH
		FY2016 EF 400-614-6409	$ 450,000				
		FY2017 EF 400-614-6409	$ 1,388,135				
		FY2017 EF 400-614-6409	$ 1,000,000				
199	Upgrades to SWWTP	Install new vertical turbine pumps, extend piping and relocate flow meters, renovate operations building		$ 648,525	$ -	$ 648,525	
		FY2016 EF 400-614-6409	$ 200,000				
		FY2017 EF 400-614-6409	$ 448,525				
202	Critical Needs Assessment - Improvements	Freese & Nichols Critical Needs Assessment Report recommendations for improvements/upgrades to both the north and south wastewater treatment plants.		$ 1,878,744	$ 1,316,477	$ 562,267	
		FY2018 EF 400-614-6409 (Budget Request) - Projection	$ 800,000				
		FY2019 EF 400-614-6409 (Supplemental) - Budget	$ 1,078,744				
					WWTP PROJ 198 / 199 / 202	**$ 4,048,927**	**$ -**
201	Sewer Modeling	Create a computer model of the sewer system using GIS to represent how it performs in the field to assess and predict performance changes		$ 194,900	$ 192,587	$ 2,313	$ -
		FY2017 EF 400-614-6409	$ 150,000				
		FY2019 EF 400-614-6409	$ 44,900				
203	Medical Complex Drive Segment 4B and M118 (Proposed bond funded)	Construct a two lane roadway and install utilities between South Persimmon east to Hufsmith Kohrville and construct M118 drainage channel south of the Medical Complex Drive location.		$ 20,225,000	$ 817,628	$ 19,407,372	$ -
		FY2017 GF 400-154-6409	$ 20,225,000				
205	Sidewalks	FY2017- Quinn and Holderreith - $323,541 (121) FY2018 -Theis and Johnson - $310,000 (121) FY2018 - S of Commerce, Elm to Cherry $100,406 (154) FY2018 - W of Walnut, Commerce to N of Main $18,646 (154) FY2018 - S of Market, Whisp.Willow to Cherry $22,950 (154) FY2018 - N of Market from Cherry to Walnut $48,768 (154)		$ 767,097	$ 312,175	$ 454,922	$ (26,528)
		FY2017 Red Light - RLC 400-121-6409	$ 323,541				
		FY2017 Red Light - RCL 400-121-6409 to Proj 194	$ (82,959)				
		FY2018 Red Light - 400-121-6409	$ 310,000				
		FY2018 GF - 400-154-6409	$ 200,000				
		FY2019 GF - 400-154-6409 Reprogrammed from Proj 103	$ 16,515				
206	East Side Water Loop Line	Install water line beginning at Snook, east on Hufsmith, around to Broussard Park and then west on Zion Rd. to form a loop on the east side of the City.		$ 800,001	$ 150,886	$ 649,115	$ -
		FY2017 EF 400-613-6409 Reprogrammed	$ 145,479				
		FY2017 EF 400-613-6409 Reprogrammed	$ 69,718				
		FY2017 EF 400-613-6409 Reprogrammed	$ 29,014				
		FY2017 EF 400-613-6409 Reprogrammed	$ 89,806				
		FY2017 EF 400-613-6409 Reprogrammed	$ 465,983				
208	Sherwood Forest Drainage Improvements	Drainage improvements along Winfro Drive, Limerick Lane, Wickford Drive within the Sherwood Forest Subdivision at Zion Road		$ 331,762	$ 268,819	$ 62,943	$ -
		FY2018 GF 400-154-6409 Reprogrammed from proj 205 - Sidewalks	$ 276,358				
		FY2019 GF 400-154-6409 Reprogrammed from Proj 103	$ 55,404				
210	2017 Water Modeling	Study showing different water demand scenarios including fire flow demands will be modeled through the City.		$ 75,798	$ 75,798	$ -	$ 1,298
		FY2017 EF 400-613-6409	$ 20,000				
		FY2018 EF 400-613-6409	$ 55,000				
		FY2019 EF 400-613-6409	$ 798				
211	Public Works Parking Lot Expansion	Expanding Public Works Parking lot in two phases. Phase 1 will be directly in front of the administrative building. Phase 2 will be directly in front of the service center. Each phase is $230,000		$ 460,000	$ 25,376	$ 434,624	$ -
		FY2018 GF 400-154-6409	$ 460,000				
179	Tomball Business and Technology Park (bond funded)	Located at the NW corner of Hufsmith Kohrville and Holderrieth Road for the development of a Business Park		$ 8,500,000	$ 7,636,574	$ 863,426	
		FY2013-Bond Funded - 460-460-6409	$ 8,500,000				
NWWTP Sewer Effluent Reuse		Study to determine if the treated water can be used for irrigation		$ 75,000	$ -	$ 75,000	
		FY2014 EF 400-614-6409	$ 75,000				
SWWTP Expansion		Initial Study to determine if the SWWTP needs to be expanded and when design should begin		$ 75,000	$ -	$ 75,000	
		FY2014 EF 400-614-6409	$ 75,000				
M&R Matheson Park		Needed improvements to Mathson Park including completion of replacement of fencing, mulch, addition of retaining wall, and new playground equipment. Two year estimated project		$ 100,000	$ -	$ 100,000	
		FY2019 GF 400-153-6409 (Supplemental)	$ 100,000				
Computer Aided Dispatch		Upgrade of aging public safety CAD system city-wide; Two year estimated project		$ 150,000	$ -	$ 150,000	
		FY2019 GF 400-117-6409 (Supplemental)	$ 150,000				
Design of SCADA		Create the platform and basis of a SCADA (Supervisory control and data acquisition) system for all the utilities - water, sewer, and gas		$ 60,000	$ -	$ 60,000	
		FY2019 EF 400-614-6409 (Supplemental)	$ 30,000				
		FY2019 EF 400-613-6409 (Supplemental)	$ 30,000				
Impact Fee Update				$ 60,000	$ -	$ 60,000	
		FY2019 EF 400-614-6409 (Supplemental)	$ 30,000				
		FY2019 EF 400-613-6409 (Supplemental)	$ 30,000				
Drainage Capital Recovery		Fund Balance		$ 165,747	$ -	$ 165,747	
		FY2012	$ 139,611				
		FY2013 Budget for project 184	$ (51,000)				
		FY2015	$ 73,752				
		FY2016	$ 1,498				
		FY2019	$ 1,885				

PROJECT DESCRIPTION	DETAIL OF CASH ALLOCATED FOR PROJECT	EXPENSE TO DATE	REMAINING CASH ALLOCATED FOR PROJECT
100-153-6207	195,580	195,580.00	-
100-153-6409	43,803	43,803.00	-
400-117-6409	150,000		
400-121-6409	685,216	312,175.10	373,040.55
400-153-6409	1,766,197	399,432.06	1,366,764.94
400-154-6409	35,746,648	5,385,153.78	30,361,493.92
400-454-6304	49,115	49,114.98	-
400-613-6304	-	2,160.00	(2,160.00)
400-613-6409	982,454	241,586.05	740,868.18
400-614-6409	6,030,079	1,524,579.11	4,505,499.62
400-615-6304	-	1,369.52	(1,369.52)
400-615-6409	111,988	2,603.50	109,384.30
HOSPITAL GRANT	225,000	-	225,000.00
PARKS AND WILDLIFE	400,000	-	400,000.00
460-460-6409	8,500,000	7,636,574.34	863,425.66
TOTAL FOR FUND 400	**$ 54,886,079.09**	**$ - $ 15,794,131.44**	**$ 38,941,947.65**
		Funding vs. Contract Variance	**$ 37,948.35**

Enterprise Fund - 600

Statement of Revenues, Expenditures, and Changes in Fund Balance
City Manager 2018-2019 Proposed Budget

	FY2015 Actuals	FY2016 Actuals	FY2017 Actuals	FY2018 Budget	FY2018 Projection	FY2019 Budget
Operating Revenues:						
Water sales	4,447,785	4,654,043	5,092,916	4,250,000	4,750,000	4,800,000
Sewer sales	2,320,748	2,316,495	2,434,143	2,125,000	2,450,000	2,500,000
Gas sales	3,295,521	2,844,005	2,655,884	2,600,000	3,200,000	3,300,000
Tap fees	173,983	105,060	129,410	105,000	205,000	170,000
Reconnect fees	24,919	27,394	26,681	27,500	27,000	27,500
Interest	22,668	32,465	60,912	65,000	87,250	71,250
Contributions	670,000	558,148	558,148	558,148	558,148	558,148
Other	167,155	199,590	142,892	157,950	153,250	301,244
Transfers	-			-	-	-
Total Operating Revenues	11,122,777	10,737,200	11,100,984	9,888,596	11,430,646	11,728,140
Expenses:						
Enterprise Administration	4,195,752	4,758,133	4,805,717	3,358,652	3,389,014	3,741,683
Utility Billing	246,465	268,105	275,695	383,943	377,856	351,927
Water	2,268,271	2,593,340	3,032,640	3,536,679	3,634,436	4,169,565
Wastewater	1,601,951	2,296,380	2,777,501	1,977,548	2,215,256	2,785,317
Gas	1,687,978	1,215,878	1,353,339	1,752,091	1,775,132	1,905,777
Total Operating Expenses	10,000,417	11,131,836	12,244,892	11,008,913	11,391,694	12,954,269
Net Revenue Available for Debt	1,122,360	(394,636)	(1,143,908)	(1,120,317)	38,952	(1,226,129)
Debt Service	3,314,651	113,075	96,284	679,439	679,439	651,031
Total Debt Service	3,314,651	113,075	96,284	679,439	679,439	651,031
Net Income (Excluding Depr.)	(2,192,291)	(507,711)	(1,240,191)	(1,799,756)	(640,487)	(1,877,160)
Beginning Fund Balance	12,752,332	10,560,041	10,052,330	8,812,139	8,812,139	8,171,652
Ending Fund Balance	10,560,041	10,052,330	8,812,139	7,012,383	8,171,652	6,294,492
Operating Costs per Day						
Fund Balance as % of Operating Costs	106%	90%	72%	64%	72%	49%

CITY OF TOMBALL ENTERPRISE FUND - 600						
	2015	2016	2017	2018	2018	2019
ENTERPRISE FUND	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5500 SALE OF CITY PROPERTY	-	39,850	11,511	15,000	15,000	25,000
5550 MISCELLANEOUS INCOME	873	-	1,158	1,200	1,000	750
5560 RETURNED CHECK FINES	768	433	626	750	750	750
5600 WATER SALES	4,447,785	4,654,043	5,092,916	4,250,000	4,750,000	4,800,000
5610 WATER TAPS	60,035	40,790	46,640	50,000	75,000	55,000
5620 WATER RECONNECT FEES	24,919	27,394	26,681	27,500	27,000	27,500
5630 AMP PLAN BALANCE	1,598	570	(2,021)	1,000	1,500	1,000
5640 SEWER SALES	2,320,748	2,316,495	2,434,143	2,125,000	2,450,000	2,500,000
5650 SEWER TAPS	47,515	21,435	30,940	25,000	55,000	55,000
5670 GAS SALES	3,295,521	2,844,005	2,655,884	2,600,000	3,200,000	3,300,000
5680 GAS TAPS	66,433	42,835	51,830	30,000	75,000	60,000
5690 PENALTIES	108,374	111,565	86,379	100,000	90,000	100,000
5695 ADMINISTRATIVE CHARGES	46,221	47,021	47,794	40,000	45,000	45,000
5770 TEDC CONTRIBUTIONS	670,000	558,148	558,148	558,148	558,148	558,148
5800 INTEREST INCOME	22,668	32,465	60,912	65,000	87,250	71,250
5961 TRANSFER IN	-	-	-	-	-	128,744
5801 UNREALIZED GAIN ON INVESTMENTS	9,321	151	(2,555)	-	-	-
TOTAL ENTERPRISE FUND	**11,122,779**	**10,737,200**	**11,100,986**	**9,888,598**	**11,430,648**	**11,728,142**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	ADMINISTRATIVE	600-611 ADMINISTRATIVE

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$218,458	$253,403	$240,883	$230,245
6003 WAGES-FULL TIME	$32,900	$40,491	$37,747	$38,504
6005 WAGES-OVERTIME	$918	$2,060	$2,060	$2,060
6009 WAGES-OTHER	$13,365	$0	$10,254	$0
6011 VACATION PAY	$18,588	$0	$4,052	$19,075
6012 SICK PAY	$8,179	$2,857	$3,980	$15,442
6013 EMERGENCY PAY	$576	$0	$0	$0
6019 MISCELLANEOUS PAY	$2,495	$2,735	$2,735	$2,900
6021 FICA-MED/SS	$21,934	$23,696	$23,303	$24,177
6022 TMRS-EMPLOYER	$122,668	$42,281	$42,554	$43,179
6025 WORKER COMPENSATION INSURANCE	$2,842	$4,138	$3,255	$3,518
6030 EMPLOYEE TUITION REIMBURSEMENT	$2,941	$4,000	$4,000	$4,000
6040 OTHER POST EMPLOYEMENT BEN.	$19,158	$0	$0	$0
PERSONNEL SERVICES	**$465,022**	**$375,661**	**$374,823**	**$383,100**
6101 OFFICE AND COMPUTER SUPPLIES	$534	$1,100	$1,000	$1,100
6102 EDUCATIONAL SUPPLIES	$0	$800	$800	$800
6105 FOOD SUPPLIES	$1,206	$750	$1,500	$2,000
6107 CLOTHING AND UNIFORMS	$1,165	$1,555	$1,405	$1,000
6108 FUEL, OIL AND LUBRICANTS	$2,552	$2,500	$2,500	$3,000
6109 POSTAGE	$63	$100	$100	$100
6119 OTHER SUPPLIES	$68	$350	$350	$350
SUPPLIES	**$5,588**	**$7,155**	**$7,655**	**$8,350**
6205 VEHICLE EQUIPMENT MAINTENANCE	$372	$150	$200	$200
REPAIRS AND MAINTENANCE	**$372**	**$150**	**$200**	**$200**
6302 PROFESSIONAL SERVICES,ENGINEER	$0	$30,000	$55,000	$0
6304 PROFESSIONAL SERVICES, OTHER	$0	$0	$0	$20,000
6312 COMMUNICATION SERVICES	$43,461	$42,000	$46,000	$46,000
6320 SOFTWARE SERVICE	$0	$3,300	$2,550	$3,300
6332 TRAVEL AND MEALS	$794	$1,000	$1,000	$1,000
6333 DUES AND SUBSCRIPTIONS	$371	$400	$400	$400
6334 AUTOMOBILE ALLOWANCES	$4,800	$4,800	$7,200	$7,200
6335 ADVERTISING COST	$1,146	$0	$0	$0
6337 TRAINING	$1,222	$4,300	$4,300	$4,300
6362 PERMITS AND LICENSES	$255	$275	$275	$275
SERVICES AND CHARGES	**$52,049**	**$86,075**	**$116,725**	**$82,475**
6410 DEPRECIATION EXPENSE	$1,472,653	$0	$0	$0
CAPITAL OUTLAY	**$1,472,653**	**$0**	**$0**	**$0**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	ADMINISTRATIVE	600-611 ADMINISTRATIVE

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6691 TRANSFERS OUT	$2,342,169	$2,384,166	$2,384,166	$2,530,209
6692 TRANSFER TO EMP. BEN. TRUST	$467,864	$505,445	$505,445	$542,349
6998 TRANSFER TO FLEET REPLACEMENT	$0	$0	$0	$195,000
6999 TRANSFER TO CAPITAL PROJECTS			$0	$0
TRANSFERS	**$2,810,033**	**$2,889,611**	**$2,889,611**	**$3,267,558**
TOTAL UTILITY-ADMINISTRATIVE	**$4,805,717**	**$3,358,652**	**$3,389,014**	**$3,741,683**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6001 SALARIES-ADMINISTRATIVE	$41,887	$48,954	$45,649	$46,533
6003 WAGES-FULL TIME	$99,304	$145,833	$131,893	$146,718
6005 WAGES-OVERTIME	$653	$3,348	$3,348	$3,348
6009 WAGES-OTHER	$7,729	$0	$5,190	$0
6011 VACATION PAY	$6,910	$0	$2,656	$10,730
6012 SICK PAY	$5,237	$0	$2,792	$9,494
6013 EMERGENCY PAY	$366	$0	$0	$0
6019 MISCELLANEOUS PAY	$895	$1,145	$1,145	$1,865
6021 FICA-S.S. AND MEDICARE TAXES	$11,867	$15,293	$14,556	$16,847
6022 TMRS-EMPLOYER	$22,498	$27,288	$26,464	$30,087
6025 WORKER COMPENSATION INS.	$1,589	$3,182	$2,613	$2,755
PERSONNEL SERVICES	**$198,935**	**$245,043**	**$236,306**	**$268,377**
6101 OFFICE AND COMPUTER SUPPLIES	$16,168	$3,200	$18,200	$3,200
6105 FOOD SUPPLIES	$33	$100	$100	$100
6106 MATERIALS AND PARTS	$177	$800	$800	$800
6107 CLOTHING AND UNIFORMS	$759	$3,000	$3,000	$3,000
6108 FUEL, OIL AND LUBRICANTS	$1,400	$3,500	$2,000	$3,500
6109 POSTAGE	$21,055	$22,000	$22,000	$22,000
6119 OTHER SUPPLIES	$295	$500	$250	$250
SUPPLIES	**$39,887**	**$33,100**	**$46,350**	**$32,850**
6203 RADIO EQUIPMENT MAINTENANCE	$1,945	$6,500	$3,000	$4,000
6205 VEHICLE MAINTENANCE	$705	$1,000	$1,000	$1,000
REPAIRS AND MAINTENANCE	**$2,650**	**$7,500**	**$4,000**	**$5,000**
6304 PROFESSIONAL SERVICES,OTHER	$14,971	$27,500	$20,000	$20,000
6312 COMMUNICATION SERVICES	$1,863	$2,000	$2,400	$2,400
6320 SOFTWARE SERVICE	$0	$20,000	$20,000	$0
6329 OTHER SERVICES	$13,364	$17,000	$17,000	$17,000
6332 TRAVEL AND MEALS	$1,288	$1,500	$1,800	$1,500
6333 DUES AND SUBSCRIPTIONS	$95	$300	$300	$300
6337 TRAINING	$850	$1,500	$1,200	$1,000
6362 PERMITS AND LICENSES	$1,792	$3,500	$3,500	$3,500
SERVICES AND CHARGES	**$34,223**	**$73,300**	**$66,200**	**$45,700**
CAPITAL OUTLAY	**$0**	**$0**	**$0**	**$0**
6998 TRANSFER TO FLEET REPLACEMENT	$0	$25,000	$25,000	$0
TRANSFERS	**$0**	**$25,000**	**$25,000**	**$0**
TOTAL UTILITY BILLING	**$275,695**	**$383,943**	**$377,856**	**$351,927**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6003 WAGES-FULL TIME	$280,945	$339,249	$264,031	$313,278
6004 WAGES-PART TIME	$3,071	$4,635	$10,000	$5,150
6005 WAGES-OVERTIME	$17,528	$9,785	$13,285	$13,648
6006 WAGES-ON CALL	$0	$10,300	$4,000	$10,300
6009 WAGES-OTHER	$16,753	$0	$5,844	$0
6011 VACATION PAY	$19,906	$0	$6,254	$21,143
6012 SICK PAY	$15,595	$2,832	$6,775	$14,684
6013 EMERGENCY PAY	$147	$0	$636	$0
6019 MISCELLANEOUS PAY	$3,840	$4,345	$3,305	$3,675
6021 FICA-MED/SS	$25,825	$28,726	$23,590	$29,359
6022 TMRS-EMPLOYER	$49,320	$50,623	$41,741	$51,730
6025 WORKER COMPENSATION INSURANCE	$10,560	$11,589	$9,408	$9,850
6030 EMPLOYEE TUITION REIMBURSEMENT	$0	$4,000	$2,000	$4,000
PERSONNEL SERVICES	**$443,490**	**$466,084**	**$390,869**	**$476,817**
6101 OFFICE SUPPLIES	$486	$200	$300	$300
6106 MATERIALS AND PARTS	$101,738	$90,000	$90,000	$90,000
6107 CLOTHING AND UNIFORMS	$4,724	$6,520	$6,650	$6,300
6108 FUEL, OIL AND LUBRICANTS	$11,158	$12,000	$12,000	$12,000
6109 POSTAGE	$81	$0	$0	$0
6110 CHEMICAL SUPPLIES	$57,889	$75,000	$65,000	$65,000
6111 TAP SUPPLIES AND COMPONENTS	$99,441	$30,000	$110,000	$120,000
6119 OTHER SUPPLIES	$6,874	$7,500	$7,500	$23,700
SUPPLIES	**$282,391**	**$221,220**	**$291,450**	**$317,300**
6204 OTHER EQUIPMENT MAINTENANCE	$1,576	$2,500	$55,000	$5,000
6205 VEHICLE MAINTENANCE	$2,407	$2,500	$4,000	$3,000
6207 SYSTEM MAINTENANCE	$49,968	$125,000	$194,817	$250,000
6219 OTHER MAINTENANCE	$0	$0	$0	$250,000
REPAIRS AND MAINTENANCE	**$53,951**	**$130,000**	**$253,817**	**$508,000**
6303 PROFESSIONAL SERVICES,LEGAL	$24,786	$0	$350	$2,500
6304 PROFESSIONAL SERVICES,OTHER	$19,818	$29,000	$0	$2,550
6305 N.HARRIS CTY.REG.WATER AUTH.	$2,084,615	$2,282,000	$2,300,000	$2,600,000
6312 COMMUNICATION SERVICES	$5,580	$6,000	$5,900	$6,000
6313 UTILITIES-ELECTRIC	$152,575	$200,000	$160,000	$175,000
6316 PRINTING AND BINDING	$1,520	$1,825	$1,800	$1,800
6329 OTHER SERVICES	$3,787	$1,000	$0	$0
6332 TRAVEL AND MEALS	$62	$300	$300	$300
6333 DUES AND SUBSCRIPTIONS	$1,019	$750	$1,100	$1,100

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6335 ADVERTISING COST	$432	$850	$450	$450
6336 EQUIPMENT RENTALS	$539	$150	$150	$150
6337 TRAINING	$4,287	$3,500	$4,500	$4,500
6361 STUDIES AND ANALYSIS	$10,342	$8,500	$8,500	$8,500
6362 PERMITS AND LICENSES	$9,736	$15,500	$10,000	$15,500
SERVICES AND CHARGES	**$2,319,098**	**$2,549,375**	**$2,493,050**	**$2,818,350**
6403 MACHINERY AND EQUIPMENT	$1,890	$0	$0	$0
6409 SYSTEM EXPANSION	$0	$25,000	$60,250	$48,300
CAPITAL OUTLAY	**$1,890**	**$25,000**	**$60,250**	**$48,300**
BAD DEBTS	**$0**	**$0**	**$0**	**$0**
6998 TRANSFER TO FLEET REPLACEMENT	$40,000	$90,000	$90,000	$0
6999 TRANSFER TO CAPITAL PROJ. FUND	($108,180)	$55,000	$55,000	$798
TRANSFERS	**($68,180)**	**$145,000**	**$145,000**	**$798**
TOTAL UTILITY-WATER	**$3,032,640**	**$3,536,679**	**$3,634,436**	**$4,169,565**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6003 WAGES-FULL TIME	$368,495	$442,620	$408,511	$404,830
6004 WAGES-PART TIME	$1,670	$4,635	$10,000	$5,150
6005 WAGES-OVERTIME	$15,184	$15,862	$15,862	$15,862
6006 WAGES-ON CALL	$40,880	$25,750	$30,450	$25,750
6009 WAGES-OTHER	$20,908	$0	$11,126	$0
6011 VACATION PAY	$28,770	$0	$10,471	$28,042
6012 SICK PAY	$19,086	$3,861	$6,613	$20,478
6013 EMERGENCY PAY	$725	$0	$802	$0
6019 MISCELLANEOUS PAY	$4,395	$4,940	$4,935	$4,930
6021 FICA-MED/SS	$37,085	$38,409	$37,481	$38,796
6022 TMRS-EMPLOYER	$69,043	$67,902	$68,342	$68,585
6025 WORKER COMPENSATION INSURANCE	$7,005	$8,219	$7,206	$7,650
PERSONNEL SERVICES	**$613,246**	**$612,198**	**$611,799**	**$620,073**
6101 OFFICE AND COMPUTER SUPPLIES	$238	$130	$250	$300
6105 FOOD SUPPLIES	$74	$100	$50	$100
6106 MATERIALS AND PARTS	$47,117	$20,000	$20,000	$20,000
6107 CLOTHING AND UNIFORMS	$4,912	$7,240	$6,200	$6,500
6108 FUEL, OIL AND LUBRICANTS	$12,069	$18,000	$15,000	$15,000
6109 POSTAGE	$69	$100	$75	$100
6110 CHEMICAL SUPPLIES	$76,959	$80,000	$80,000	$80,000
6119 OTHER SUPPLIES	$8,884	$9,300	$17,300	$18,000
SUPPLIES	**$150,322**	**$134,870**	**$138,875**	**$140,000**
6204 OTHER EQUIPMENT MAINTENANCE	$19,255	$20,000	$20,000	$20,000
6205 VEHICLE MAINTENANCE	$7,729	$4,000	$6,000	$5,000
6206 BUILDING MAINTENANCE	$0	$0	$0	$44,000
6207 SYSTEM MAINTENANCE	$172,718	$800,000	$169,817	$346,000
6219 OTHER MAINTENANCE	$5,045	$10,000	$5,000	$10,000
REPAIRS AND MAINTENANCE	**$204,747**	**$834,000**	**$200,817**	**$425,000**
6303 PROFESSIONAL SERVICES,LEGAL	$24,786	$0	$315	$2,500
6304 PROFESSIONAL SERVICES,OTHER	$29,220	$20,000	$25,000	$30,000
6312 COMMUNICATION SERVICES	$3,568	$3,600	$3,600	$3,600
6313 UTILITIES-ELECTRIC	$157,761	$174,000	$165,000	$165,000
6329 OTHER SERVICES	$122,691	$100,000	$120,000	$120,000
6333 DUES AND SUBSCRIPTIONS	$1,148	$880	$1,200	$1,500
6335 ADVERTISING COST	$0	$0	$5,000	$0
6336 EQUIPMENT RENTALS	$3,895	$5,000	$7,000	$5,000
6337 TRAINING	$3,038	$3,000	$3,000	$3,000

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6361 STUDIES AND ANALYSIS	$65,418	$50,000	$55,000	$55,000
6362 PERMITS AND LICENSES	$51,710	$40,000	$50,000	$50,000
SERVICES AND CHARGES	**$463,235**	**$396,480**	**$435,115**	**$435,600**
6403 MACHINERY AND EQUIPMENT	$755	$0	$0	$16,000
6409 SYSTEM EXPANSION	$0	$0	$28,650	$25,000
CAPITAL OUTLAY	**$755**	**$0**	**$28,650**	**$41,000**
6998 TRANSFER TO FLEET REPLACEMENT	$0	$0	$0	$0
6999 TRANSFER TO CAPITAL PROJ. FUND	$1,345,196	$0	$800,000	$1,123,644
TRANSFERS	**$1,345,196**	**$0**	**$800,000**	**$1,123,644**
DEBT	**$0**	**$0**	**$0**	**$0**
TOTAL UTILITY-SEWER	**$2,777,501**	**$1,977,548**	**$2,215,256**	**$2,785,317**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6003 WAGES-FULL TIME	$218,675	$270,242	$245,770	$250,630
6004 WAGES-PART TIME	$4,466	$4,635	$5,000	$5,150
6005 WAGES-OVERTIME	$11,916	$8,240	$12,240	$12,360
6006 WAGES-ON CALL	$23,824	$15,450	$25,450	$25,750
6009 WAGES-OTHER	$12,131	$0	$8,314	$0
6011 VACATION PAY	$16,101	$0	$8,802	$15,657
6012 SICK PAY	$8,726	$2,983	$4,880	$13,617
6013 EMERGENCY PAY	$0	$0	$478	$0
6019 MISCELLANEOUS PAY	$2,665	$2,800	$2,800	$2,990
6021 FICA-MED/SS	$22,137	$23,525	$23,601	$25,057
6022 TMRS-EMPLOYER	$40,792	$41,343	$42,301	$44,046
6025 WORKER COMPENSATION INSURANCE	$2,415	$3,188	$3,104	$3,520
PERSONNEL SERVICES	**$363,848**	**$372,406**	**$382,740**	**$398,777**
6101 OFFICE SUPPLIES	$146	$200	$250	$300
6106 MATERIALS AND PARTS	$56,548	$80,000	$80,000	$80,000
6107 CLOTHING AND UNIFORMS	$3,282	$4,860	$4,975	$4,200
6108 FUEL, OIL AND LUBRICANTS	$11,620	$10,000	$12,000	$12,000
6109 POSTAGE	$430	$375	$500	$500
6110 CHEMICAL SUPPLIES	$1,552	$3,000	$3,000	$3,000
6111 TAP SUPPLIES AND COMPONENTS	$13,530	$3,000	$20,000	$25,000
6119 OTHER SUPPLIES	$14,220	$10,000	$8,000	$18,000
6129 GAS PURCHASES	$818,428	$1,200,000	$1,100,000	$1,200,000
SUPPLIES	**$919,756**	**$1,311,435**	**$1,228,725**	**$1,343,000**
6204 OTHER EQUIPMENT MAINTENANCE	$1,550	$500	$9,500	$2,000
6205 VEHICLE MAINTENANCE	$1,436	$1,000	$1,500	$1,500
6207 SYSTEM MAINTENANCE	$14,658	$5,000	$83,817	$65,000
REPAIRS AND MAINTENANCE	**$17,644**	**$6,500**	**$94,817**	**$68,500**
6304 PROFESSIONAL SERVICES,OTHER	$14,520	$15,000	$18,000	$15,000
6312 COMMUNICATION SERVICES	$2,638	$2,500	$2,650	$2,700
6313 UTILITIES-ELECTRIC	$1,656	$1,800	$1,600	$1,800
6322 INSPECTION SERVICES	$0	$4,000	$2,000	$4,000
6329 OTHER SERVICES	$4,854	$3,000	$4,500	$4,500
6333 DUES AND SUBSCRIPTIONS	$1,438	$1,250	$4,600	$1,500
6335 ADVERTISING COST	$675	$400	$7,200	$7,000
6336 EQUIPMENT RENTALS	$0	$3,000	$2,000	$3,000
6337 TRAINING	$27,444	$28,000	$22,800	$28,000

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6362 PERMITS AND LICENSES	$2,733	$2,800	$3,500	$3,000
SERVICES AND CHARGES	**$55,958**	**$61,750**	**$68,850**	**$70,500**
6403 MACHINERY AND EQUIPMENT	$3,645	$0	$0	$0
6409 SYSTEM EXPANSION	$0	$0	$0	$25,000
CAPITAL OUTLAY	**$3,645**	**$0**	**$0**	**$25,000**
6998 TRANSFER TO FLEET REPLACEMENT	$0	$0	$0	$0
6999 TRANSFER TO CAPITAL PROJ. FUND	($7,512)	$0	$0	$0
TRANSFERS	**($7,512)**	**$0**	**$0**	**$0**
TOTAL UTILITY-GAS	**$1,353,339**	**$1,752,091**	**$1,775,132**	**$1,905,777**

CITY OF TOMBALL

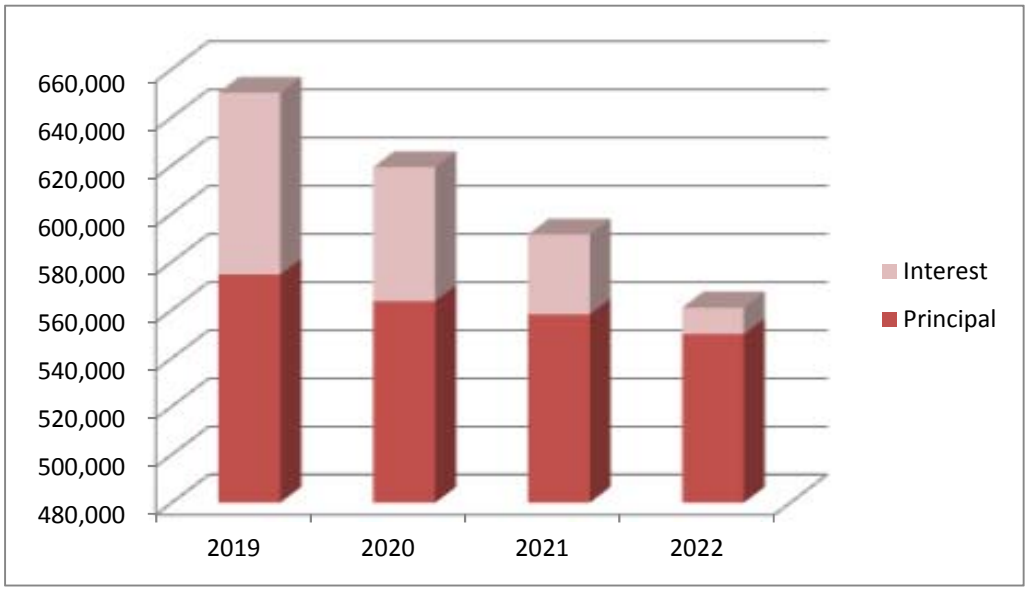
FUND	DEPARTMENT	DIVISION
ENTERPRISE FUND	DEBT	600-616 DEBT

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6901 INTEREST - BONDS	$95,514	$92,909	$92,909	$75,501
Series 2011			$92,909	$75,501
6906 BOND FEES AND COST	$770	$780	$780	$780
Arbitrage calculation- annual			$470	$470
Series 2011 Paying agent fee			$310	$310
6911 PRINCIPAL - BONDS	$0	$585,750	$585,750	$574,750
Series 2011			$585,750	$574,750
DEBT	**$96,284**	**$679,439**	**$679,439**	**$651,031**
TOTAL DEBT	**$96,284**	**$679,439**	**$679,439**	**$651,031**

City of Tomball
Enterprise Fund
Consolidated Debt Payment Schedule
2018-2019 Annual Budget

Fiscal Year	Principal	Interest	Total
2019	574,750	75,501	650,251
2020	563,750	55,605	619,355
2021	558,250	33,165	591,415
2022	550,000	11,000	561,000
Total	$ 2,246,750	$ 175,271	$ 2,422,021



City of Tomball
Series 2011 General Obligation Refunding Bonds- Enterprise Portion
$8,650,000 - Tax Supported 45%, Utility System 55%
Issue Date : July 1, 2011

Fiscal Year	Payment Date	Principal	Coupon	Interest	Total P & I	Fiscal Year Total
2019	2/15/2019	574,750	3.000%	42,061	616,811	
	8/15/2019			33,440	33,440	650,251
2020	2/15/2020	563,750	4.000%	33,440	597,190	
	8/15/2020			22,165	22,165	619,355
2021	2/15/2021	558,250	4.000%	22,165	580,415	
	8/15/2021			11,000	11,000	591,415
2022	2/15/2022	550,000	4.000%	11,000	561,000	561,000
Total		$ 2,246,750		$ 175,271	$ 2,422,021	$ 2,422,021

Fleet Replacement Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Budget	FY 2018 Projection	FY 2019 Budget
Revenues:						
Transfers - General Fund	502,247	390,000	141,812	274,500	274,500	200,000
Transfers - Enterprise Fund	245,063	-	40,000	115,000	115,000	195,000
Transfers - Special Revenue	20,000	20,000	20,000	20,000	20,000	20,000
Other	12,626	44,982	10,083	-	20,000	10,000
Interest	1,201	5,693	13,390	14,000	24,000	25,000
Total	781,137	460,675	225,285	423,500	453,500	450,000
Expenditures:						
Capital Outlay - General Fund	360,537	312,344	328,291	274,500	424,392	324,808
Capital Outlay - Enterprise Fund	76,628	88,839	88,491	115,000	118,722	139,200
Total	437,165	401,183	416,782	389,500	543,114	464,008
Revenues Over (Under) Expenditures	343,972	59,492	(191,497)	34,000	(89,614)	(14,008)
Beginning Fund Balance	2,475,628	2,819,599	2,879,089	2,687,592	2,687,592	2,597,978
Ending Fund Balance	2,819,599	2,879,089	2,687,592	2,721,592	2,597,978	2,583,970

CITY OF TOMBALL
FLEET REPLACEMENT FUND

	2015	2016	2017	2018	2018	2019
FLEET REPLACEMENT FUND	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5500 SALE OF CITY PROPERTY	12,626	70,095	10,083	-	20,000	10,000
5741 GAIN (LOSS) DISPOSAL CITY PROP	-	(25,113)	-	-	-	-
5800 INTEREST INCOME	1,201	5,693	13,390	14,000	24,000	25,000
5910 TRANSFER FROM GENERAL FUND	502,247	390,000	141,812	274,500	274,500	200,000
5911 TRANSFER FROM UTILITY FUND	245,063	-	40,000	115,000	115,000	195,000
5961 TRANSFER IN	20,000	20,000	20,000	20,000	20,000	20,000
TOTAL FLEET REPLACEMENT FUND	**781,137**	**460,675**	**225,285**	**423,500**	**453,500**	**450,000**

CITY OF TOMBALL

FUND	DEPARTMENT	DIVISION
FLEET REPLACEMENT	GEN FUND FLEET REPLACEMEN	650-651 GEN FUND FLEET

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6403 MACHINERY AND EQUIPMENT	$0	$70,000	$80,428	$0
6405 VEHICLE EQUIPMENT	$37,253	$204,500	$343,964	$324,808
6410 DEPRECIATION EXPENSE	$291,038	$0	$0	$0
CAPITAL OUTLAY	**$328,291**	**$274,500**	**$424,392**	**$324,808**
TOTAL GEN FUND FLEET REPLACEMEN	**$328,291**	**$274,500**	**$424,392**	**$324,808**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6403 MACHINERY AND EQUIPMENT	$0	$60,000	$63,000	$85,200
6405 VEHICLE EQUIPMENT	$5,133	$55,000	$55,722	$54,000
6410 DEPRECIATION EXPENSE	$83,358	$0	$0	$0
CAPITAL OUTLAY	**$88,491**	**$115,000**	**$118,722**	**$139,200**
TOTAL UTILITY FUND FLEET REPLAC	**$88,491**	**$115,000**	**$118,722**	**$139,200**

730 - Water Capital Recovery Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Budget	FY 2018 Projection	FY 2019 Budget
Revenues:						
Water Capital Recovery Fee	246,383	333,874	240,183	200,000	235,000	200,000
Interest	810	5,149	12,295	5,000	24,000	26,000
Total	247,193	339,023	252,478	205,000	259,000	226,000
Expenditures:						
Services and Charges	(7,404)	-	-	-	-	-
Transfers Out	-	-	465,983	-	-	106,656
Total	(7,404)	-	465,983	-	-	106,656
Revenues Over (Under) Expenditures	254,598	339,024	(213,504)	205,001	259,001	119,345
Beginning Fund Balance	1,269,367	1,523,965	1,862,989	1,649,485	1,649,485	1,908,486
Ending Fund Balance	1,523,965	1,862,989	1,649,485	1,854,486	1,908,486	2,027,831

CITY OF TOMBALL
WATER CAPITAL RECOVERY FUND - 730

	2015	2016	2017	2018	2018	2019
WATER CAPITAL RECOVERY FUND	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5800 INTEREST INCOME	810	5,149	12,295	5,000	24,000	26,000
5810 WATER CAPITAL RECOVERY FEE	246,383	333,874	240,183	200,000	235,000	200,000
TOTAL WATER CAPITAL RECOVERY FUND	**247,193**	**339,023**	**252,478**	**205,000**	**259,000**	**226,000**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
SERVICES AND CHARGES	**$0**	**$0**	**$0**	**$0**
6690 TRANSFER TO UTILITY SINKING	$0	$0	$0	$0
6691 TRANSFERS OUT	$465,983	$0	$0	$106,656
Update to impact fee			$0	$30,000
Rudolph Road Reimbursement to EF			$0	$46,656
Design of SCADA			$0	$30,000
TRANSFERS	**$465,983**	**$0**	**$0**	**$106,656**
TOTAL WATER CAPITAL RECOVERY	**$465,983**	**$0**	**$0**	**$106,656**

740 - Sewer Capital Recovery Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Budget	FY 2018 Projection	FY 2019 Budget
Revenues:						
Sewer Capital Recovery Fee	288,809	329,761	208,850	200,000	260,000	200,000
Interest	972	5,976	12,139	6,000	21,000	23,000
Total	289,781	335,737	220,989	206,000	281,000	223,000
Expenditures:						
Services and Charges	12,189	-	-	-	-	-
Transfers	-	-	1,000,000	-	-	322,088
Total	12,189	-	1,000,000	-	-	322,088
Revenues Over (Under) Expenditures	277,593	335,738	(779,010)	206,001	281,001	(99,087)
Beginning Fund Balance	1,484,218	1,761,811	2,097,549	1,318,539	1,318,539	1,599,540
Ending Fund Balance	1,761,811	2,097,549	1,318,539	1,524,540	1,599,540	1,500,453

CITY OF TOMBALL SEWER CAPITAL RECOVERY FUND - 740						
	2015	2016	2017	2018	2018	2019
SEWER CAPITAL RECOVERY FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5800 INTEREST	972	5,976	12,139	6,000	21,000	23,000
5840 SEWER CAPITAL RECOVERY FEE	288,809	329,761	208,850	200,000	260,000	200,000
TOTAL SEWER CAPITAL RECOVERY FUND	**289,781**	**335,737**	**220,989**	**206,000**	**281,000**	**223,000**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
SERVICES AND CHARGES	**$0**	**$0**	**$0**	**$0**
6691 TRANSFERS OUT	$1,000,000	$0	$0	$322,088
TRANSFERS	**$1,000,000**	**$0**	**$0**	**$322,088**
TOTAL SEWER CAPITAL RECOVERY	**$1,000,000**	**$0**	**$0**	**$322,088**

City of Tomball
910 Employee Benefit Trust Fund
City Manager 2018-2019 Proposed Budget

	FY 2015 Actual	FY 2016 Actual	FY 2017 Actual	FY 2018 Budget	FY 2018 Projection	FY 2019 Budget
Revenues:						
Transfers	2,188,033	2,291,634	2,598,249	2,736,910	2,736,910	2,950,558
ESD#15 Reimbursement	-	11,004	26,692	31,880	82,000	82,000
Interest	542	2,888	7,948	2,000	17,000	20,000
Total	2,188,575	2,305,526	2,632,889	2,770,790	2,835,910	3,052,558
Expenditures:						
Health Insurance Costs	2,130,436	2,098,002	2,458,772	2,712,975	2,680,764	2,906,140
Services and Charges	42,453	42,061	41,975	62,256	59,461	62,418
Total	2,172,889	2,140,064	2,500,747	2,775,231	2,740,225	2,968,558
Revenues Over (Under) Expenditures	15,686	165,463	132,142	(4,441)	95,685	84,000
Beginning Fund Balance	984,621	1,000,306	1,165,768	1,297,910	1,297,910	1,393,595
Ending Fund Balance	1,000,306	1,165,768	1,297,910	1,293,469	1,393,595	1,477,595

CITY OF TOMBALL EMPLOYEE TRUST FUND - 910						
	2015	2016	2017	2018	2018	2019
EMPLOYEE TRUST FUND	**ACTUAL**	**ACTUAL**	**ACTUAL**	**BUDGET**	**PROJECTION**	**BUDGET**
5474 ESD#15 STATION 5 PAYROLL REIMBURSE.	-	11,004	26,692	31,880	82,000	82,000
5800 INTEREST	542	2,888	7,948	2,000	17,000	20,000
5961 TRANSFER IN	2,188,033	2,291,634	2,598,249	2,736,910	2,736,910	2,950,558
TOTAL EMPLOYEE TRUST FUND	**2,188,575**	**2,305,526**	**2,632,889**	**2,770,790**	**2,835,910**	**3,052,558**

CITY OF TOMBALL

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

DETAILS

LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6024 HEALTH INSURANCE	$2,458,772	$2,712,975	$2,680,764	$2,906,140
PERSONNEL SERVICES	**$2,458,772**	**$2,712,975**	**$2,680,764**	**$2,906,140**
6304 PROF. SERVICES- OTHER	$41,055	$44,256	$41,461	$44,418
6329 OTHER SERVICES	$920	$18,000	$18,000	$18,000
SERVICES AND CHARGES	**$41,975**	**$62,256**	**$59,461**	**$62,418**
TOTAL HEALTH INSURANCE	**$2,500,747**	**$2,775,231**	**$2,740,225**	**$2,968,558**

ACTIVE SUPPLEMENTAL

GENERAL FUND

FUND-DEPT-ACCT	TITLE	TYPE	REOCCURING AMOUNT	NON-REOCCURING AMOUNT	TOTAL
100-116-xxxx	Upgrade PT Accounting Assistant to FT Accountant	Personnel	68,173		68,173
Finance Department Total			**$ 68,173**		**$ 68,173**
100-117-6320	Conference Room Addition - Technology	Facilities Maintenance		5,000	5,000
100-117-6999	Computer Aided Dispatch (CAD) - Reoccurring for 2 years	Capital Projects	150,000		150,000
Information Systems Total			**$ 150,000**	**$ 5,000**	**$ 155,000**
100-121-xxxx	Inventory and Property Technician	Personnel	70,747		70,747
Police Department Total			**$ 70,747**		**$ 70,747**
100-122-xxxx	Upgrade PT Assistant Court Clerk to FT Assistant Court Clerk	Personnel	54,270		54,270
Municipal Court Total			**$ 54,270**		**$ 54,270**
100-142-xxxx	6 FT Firefighters	Personnel	256,811		256,811
100-142-6405	Diesel Exhaust Filter System on All Apparatus	Equipment		27,000	27,000
Fire Department Total			**$ 256,811**	**$ 27,000**	**$ 283,811**
100-143-6345	KTTF Expenses	Equipment		12,000	12,000
Emergency Management Department Total				**$ 12,000**	**$ 12,000**
100-152-6206	Fans & Heaters for Mechanics Bay	Facilities Maintenance		10,000	10,000
Garage Total				**$ 10,000**	**$ 10,000**
100-153-6206	Roof Replacement at Parks Facilities	Facilities Maintenance		15,000	15,000
100-153-6207	Electrical for Depot	Facilities Maintenance		9,000	9,000
100-153-6207	Fencing for MLK	Facilities Maintenance		18,000	18,000
100-153-6207	MLK Lighting Upgrade	Facilities Maintenance		16,000	16,000
100-153-6409	Improvements to Theiss Attaway Nature Preserve	Facilities Maintenance		50,000	50,000
100-153-6409	Pickleball Court	Equipment		35,000	35,000
100-153-6999	Broussard Park	Capital Projects		350,000	350,000
100-153-6999	M&R for Matheson Park - Reoccurring for 2 years	Capital Projects	100,000		100,000
Parks Total			**$ 100,000**	**$ 493,000**	**$ 593,000**
100-154-6119	Breakaway Poles for Street Signs	Equipment		20,000	20,000
100-154-6403	Additional Lawn Mower	Equipment		16,000	16,000
Streets Total				**$ 36,000**	**$ 36,000**
100-157-6119	Wash Bay Heated Power Washer System	Equipment		7,500	7,500
100-157-6206	Conference Room Addition	Facilities Maintenance		8,000	8,000
100-157-6219	Additional Equipment Bays for Public Works	Facilities Maintenance		25,000	25,000
100-157-6304	Facilities Assessment & Master Plan	Services		40,000	40,000
Facilities Maintenance Total				**$ 80,500**	**$ 80,500**
GENERAL FUND TOTAL			**$ 700,001**	**$ 663,500**	**$ 1,363,501**

ACTIVE SUPPLEMENTAL

SEIZURE FUND

FUND-DEPT-ACCT	TITLE	TYPE	REOCCURING AMOUNT	NON-REOCCURING AMOUNT	TOTAL
200-221-6119	Training Room Furniture	Equipment		15,000	15,000
SEIZURE FUND TOTAL				**$ 15,000**	**$ 15,000**

ENTERPRISE FUND

FUND-DEPT-ACCT	TITLE	TYPE	REOCCURING AMOUNT	NON-REOCCURING AMOUNT	TOTAL
600-611-6304	Facilities Assessment & Master Plan	Services		20,000	20,000
Utility Administration Total				**$ 20,000**	**$ 20,000**
600-613-6119	Hydrant Meters	Equipment		8,200	8,200
600-613-6119	Utility Crew Barricades and Response Trailer Modification	Equipment		8,000	8,000
600-613-6219	Rehabilitation of Pine Street Water Tank	Facilities Maintenance		250,000	250,000
600-613-6207	Survey and Clearing of Utility Easement	Facilities Maintenance		105,000	105,000
600-613-6409	Water Meter Conversion to AMR	Equipment		23,300	23,300
600-613-6207	Water Well Maint. Program	Capital Project		20,000	20,000
Water Department Total				**$ 414,500**	**$ 414,500**
600-614-6119	Utility Crew Barricades and Response Trailer Modification	Equipment		8,000	8,000
600-614-6206	Storage Shed/Garage NWWTP	Facilities Maintenance		40,000	40,000
600-614-6207	DRI Prime Backup System at 2920 Lift Station	Equipment		80,000	80,000
600-614-6207	Sanitary Sewer T.V. and C. Point Repairs & Lining	Facilities Maintenance		250,000	250,000
600-614-6403	Additional Lawn Mower	Equipment		16,000	16,000
600-614-6999	Critical Needs Improvement	Capital Project		1,078,744	1,078,744
Sewer Total				**$ 1,472,744**	**$ 1,472,744**
600-615-6119	Utility Crew Barricades and Response Trailer Modification	Equipment		8,000	8,000
600-615-6207	Gas Meter Conversion for Profiling	System Maintenance		50,000	50,000
Gas Total				**$ 58,000**	**$ 58,000**
ENTERPRISE FUND TOTAL				**$ 1,965,244**	**$ 1,965,244**

ACTIVE SUPPLEMENTAL

WATER RECOVERY FUND

FUND-DEPT-ACCT	TITLE	TYPE	REOCCURING AMOUNT	NON-REOCCURING AMOUNT	TOTAL
730-731-6691	Update Impact Fee	Capital Project		$30,000	$30,000
730-731-6691	SCADA Implementation for Asset MGMT and Control	Capital Project		$30,000	$30,000
Sewer Recovery Fund				**$ 60,000**	**$ 60,000**

SEWER RECOVERY FUND

FUND-DEPT-ACCT	TITLE	TYPE	REOCCURING AMOUNT	NON-REOCCURING AMOUNT	TOTAL
740-741-6691	Update Impact Fee	Capital Project		$30,000	$30,000
740-741-6691	SCADA Implementation for Asset MGMT and Control	Capital Project		$30,000	$30,000
740-741-6691	Rudolph Road	Capital Project		$180,000	$180,000
Sewer Recovery Fund				**$ 240,000**	**$ 240,000**

SUPPLEMENTAL TOTAL	**$ 755,871**	**$ 2,943,744**	**$ 3,699,615**

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:

Adopt, on Second Reading, Ordinance No. 2018-23, 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 25.7328 Acres of Land, Legally Described Tract 82, Tract 75B, Tract 93, Tract 94A & 95A and Part of Lots 78 & 79 (AG-USE) Tomball Outlots, Within the City of Tomball, Harris County, Texas, From the Single-Family 9 District to the Planned Development (PD-11) District; Said Property Being Generally Located on East Hufsmith Road Between Hospital Road and Lovett Street; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of any Provision Hereof, Making Findings of Fact; and Providing For Other Related Matters.

Background:

On August 13, 2018, after conducting a public hearing, the Planning and Zoning Commission recommended denial of the rezoning request with one vote Aye three votes Nay. Staff recommends approval.

Origination:

Benson Development, LLC

Recommendation:

Approval

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

Craig T.Meyers, P.E., Community Development Director

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Ordinance No. 2018-23
Exhibit B - Planned Development - Timber Trails
P18-120 Staff Report
P18-120 Property Owner Notification
P18-120 Response Forms
P18-120 Notice of Public Hearing

ORDINANCE NO. 2018-23

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 25.7328 ACRES OF LAND, LEGALLY DESCRIBED TRACT 82, TRACT 75B, TRACT 93, TRACT 94A & 95A AND PART OF LOTS 78 & 79 (AG-USE) TOMBALL OUTLOTS, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS, FROM THE SINGLE-FAMILY 9 DISTRICT TO THE PLANNED DEVELOPMENT (PD-11) DISTRICT; SAID PROPERTY BEING GENERALLY LOCATED ON EAST HUFSMITH ROAD BETWEEN HOSPITAL ROAD AND LOVETT STREET; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * * * * * * *

Whereas, Benson Development, LLC has requested that approximately 25.7328 acres of land, legally described as Tract 82, Tract 75B, Tract 93, Tract 94A & 95A and Part of Lots 78 & 79 (AG-USE) Tomball Outlots, generally located on East Hufsmith Road between Hospital Road and Lovett Street, in the City of Tomball, Harris County, Texas, (the "Property"), be rezoned; and

Whereas, the applicant has presented an application to the City for a Planned Development District to allow for the construction of a single-family development; and

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

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

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

Whereas, the Planning & Zoning Commission recommended in its final report that City Council deny the requested rezoning of Planned Development (PD-11) 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 9 District to the Planned Development (PD-11) District subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as Planned Development (PD-11) District, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Tomball, save and except the change in zoning classification for the Property to the Planned Development (PD-11) District as described above.

Section 5. The Planned Development (PD-11) shall be subject to the following limitations, restrictions and covenants:

A. Compliance with the Application, Regulations and Concept Plan. The granting of the Planned Development (PD-11) District shall be conditioned upon the proposed improvements and lands uses being located, constructed and conducted upon the Property in substantial compliance with the application for the Planned Development District (Exhibit "A"), Planned Development Regulations (Exhibit "B") and concept plan (Exhibit "C") made a part hereof for all purposes.

B. Masonry, as defined in Section 50-2 of the Tomball Code of Ordinances, shall be incorporated into the façade of all single-family homes.

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

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

of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 20TH DAY OF AUGUST 2018.

COUNCILMAN FORD	AYE
COUNCILMAN STOLL	AYE
COUNCILMAN DEGGES	ABSENT
COUNCILMAN TOWNSEND	AYE
COUNCILMAN KLEIN QUINN	NAY

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 4TH DAY OF SEPTEMBER 2018.

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

_____
Gretchen Fagan, Mayor

ATTEST:

_____
Doris Speer, City Secretary

Exhibit "A"
Application for Planned Development

Revised 5/19/15

P18-120

APPLICATION FOR PLANNED DEVELOPMENT

Community Development Department
Planning Division

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

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

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

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

Applicant
Name: BENSON DEVELOPMENT, LLC Title: PRESIDENT
Mailing Address: P.O. Box 2331 City: Tomball State: TX
Zip: 77377
Phone: (281) 932-7836 Fax: (____) _____ Email: will@bensondev.com

Owner
Name: Jayanti K Patel Title: _____
Mailing Address: 6021 Calhoun Rd City: Houston State: TX
Zip: 77021
Phone: (713) 747-3569 Fax: (____) _____ Email: jay@energyflowsystems.com

Engineer/Surveyor (if applicable)
Name: ODYSSEY ENGINEERS / WINDROSE SUR. Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____
Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: GRAND JUNCTION Sections 2+3

Physical Location of Property: 710 E. Hufsmith Rd
[General Location – approximate distance to nearest existing street corner]

HCAD PARCELS

035283000238 ; 035283000214 ; 035283000222

Legal Description of Property: 035283000115 ; 035283000210 ; 035283000211

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

HCAD Identification Number: _____ Acreage: 25.7328 ac

Current Use of Property: undeveloped

Proposed Use of Property: Single family Residential

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 _____ 7.3.2018

Signature of Applicant **Date**

X Jay Patel 7/19/18

Signature of Owner **Date**

PLANNED DEVELOPMENT
for
GRAND JUNCTION SECTIONS 2 & 3

CERTAIN RESTRICTIONS FOR THE PLANNED DEVELOPMENT ARE SET FORTH HEREIN

JULY 3, 2018

PLANNED DEVELOPMENT
FOR
GRAND JUNCTION, SECTIONS 2 & 3

ARTICLE I
GENERAL PROVISIONS

1.1 **GENERAL PROVISIONS:** The following General Provisions shall apply to the boundary of the property and shall have the following meanings, unless otherwise expressly provided herein:

The construction of the improvements within the Planned Development shall substantially conform to the Planned Development proposed herein. Upon acceptance of the completed improvements by the City of Tomball, the installed improvements shall be deemed acceptable to the Planned Development Standards contained herein.

Unless specifically provided herein, any definitions contained within the City's ordinances or Development Codes shall be applicable to the design or construction of infrastructure or structures, shall have the intended meanings and applications contained within the City of Tomball Development and Construction codes within this Planned Development.

The engineering for improvements within the Planned Development shall substantially conform to the City of Tomball engineering or drainage criteria and/or Harris County or Harris County Flood Control District codes or standards where applicable. Once construction permits are issued by the applicable governing jurisdictions, the Engineering Design will have been deemed acceptable to the Planned Development Standards herein in order to commence construction.

Open Spaces are required within the Planned Development. Open Space is defined by that portion of land contained within the Planned Development that is not within the boundary of any lot or right-of-way. Open spaces shall be labeled as Reserves on the Final Plat. Open Space can be used for detention, parks, landscaping, buffers, or other similar uses. Open Space shall substantially conform to the Planned Development proposed herein.

The "Property" means the 25.7328 acres.

The Plat shall mean the Final Plat for Grand Junction Section 2 & Section 3. The Plat shall be designed to substantially conform to the Planned Development Standards contained herein. After the plat is recorded into the public record, the Plat shall be the final design and layout for the Planned Development and deemed acceptable to the Planned Development Standards contained herein.

"Un-contemplated Regulations" means that any regulations that apply to PH or SF50 land uses respectively, that are not contemplated within this Planned Development shall be made applicable to the design or improvements within the Planned Development. Upon acceptance of completed improvements by the City of Tomball, the installed improvements shall be deemed acceptable to the Planned Development Standards contained herein.

ARTICLE II
LAND USE

2.1 **LAND USE:** The following land uses and shall apply to PD herein:

(i) Patio Home – (PH4) Patio Home Residential use with a minimum of 4,000 Square Foot in total lot area.

(ii) Single Family – (SF50) Single Family Residential use with a minimum of 6,000 Square Foot in total lot area.

(iii) Right of Way – (ROW) for use of public infrastructure.

(iv) Reserve –(Res.) Reserves for the use of detention, parks, open space, or similarly related.

ARTICLE III
DESIGN STANDARDS

3.1 **DESIGN STANDARDS:** The following shall apply to the PD herein:

(a) PATIO HOME – (PH-4)

(i) Minimum Dwelling Unit Area – 1,400 Square Feet

(ii) Two Story Unit not to Exceed - 35 Feet Height

(iii) Minimum Lot Area – 4,000 Square Feet

(iv) Minimum Interior Lot Width – 40 Feet

(v) Minimum Lot Depth – 100 Feet

(vi) Minimum Radial Lot Width (at R.O.W.) – 25 Feet

(vii) Minimum Radial Lot Width (at Front B.L.) – 40 Feet

(viii) Minimum Front Building Setback – 20 Feet

(ix) Minimum Rear Building Setback – 15 Feet

(x) Minimum Side Building Setback – 5 Feet

(xi) Minimum Corner Lot Building Line, where the side of the Lot faces the ROW – 10 Feet

(xii) Encroachment by Building Eaves or AC Units may not encroach greater than 3 Feet into any Side Yard or Rear Yard Setback.

(xiii) No minimum or maximum yard sizes are contemplated herein

(xiv) Maximum lot coverage is 60%

(b) SINGLE FAMILY – (SF 50' Lots)

(i) Minimum Dwelling Unit Area – 1,500 Square Feet

(ii) Two Story Unit not to Exceed - 35 Feet Height

(iii) Minimum Lot Area – 6,000 Square Feet

(iv) Minimum Interior Lot Width – 50 Feet

(v) Minimum Lot Depth – 100 Feet

(vi) Minimum Radius Lot Width (at R.O.W.) – 30 Feet

(vii) Minimum Radius Lot Width (at Front B.L.) – 50 Feet

(viii) Minimum Front Building – 20 Feet

(ix) Minimum Rear Building Setback – 15 Feet

(x) Minimum Side Building Line – 5 Feet

(xi) Minimum Corner Lot Building Line, where the side of the Lot faces the ROW – 15 Feet

(xii) Encroachment by Building Eaves or AC Units may not encroach greater than 3 Feet into any Side Yard or Rear Yard Setback.

(xiii) No minimum or maximum yard sizes are contemplated herein

(xiv) Maximum lot coverage is contemplated at 55%.

(xv) No minimum or maximum open space is contemplated herein

(c) RESERVES – (Res.)

(i) A minimum 20% Open Area shall be dedicated for all PH-4 land use areas. The calculation for the open space requirement shall be the total of the area of all lots designated for PH-4 use, multiplied by 20%, to arrive at the minimum open space dedication requirement. The majority of the Open Area(s) shall be strategically placed adjacent to the PH-4 designated land uses, or at other strategic points within the PD. The Open Space shall maintain the following minimum features:

(1) Open areas must be maintained in grass or landscaping

(2) Should any planned wet-bottom detention exist, a water fountain feature shall be required & maintained.

(3) One small park playground area shall be designated

(4) A minimum of 1 Landscaping Tree from the City's approved landscaping tree list shall be installed in Reserve Areas, for each lot designated for PH-4 Land Use in the PD.

ARTICLE IV
EXHIBITS

4.1 **EXHIBITS:** The following Exhibits shall apply to PD herein:

(a) Concept Plan (Below)

Exhibit "C"
Concept Plan

PLANNED DEVELOPMENT
for
TIMBER TRAILS

CERTAIN RESTRICTIONS FOR THE PLANNED DEVELOPMENT ARE SET FORTH HEREIN

JULY 3, 2018

PLANNED DEVELOPMENT
FOR
TIMBER TRAILS

ARTICLE I
GENERAL PROVISIONS

1.1 **GENERAL PROVISIONS:** The following General Provisions shall apply to the boundary of the property and shall have the following meanings, unless otherwise expressly provided herein:

The construction of the improvements within the Planned Development shall substantially conform to the Planned Development proposed herein. Upon acceptance of the completed improvements by the City of Tomball, the installed improvements shall be deemed acceptable to the Planned Development Standards contained herein.

Unless specifically provided herein, any definitions contained within the City's ordinances or Development Codes shall be applicable to the design or construction of infrastructure or structures, shall have the intended meanings and applications contained within the City of Tomball Development and Construction codes within this Planned Development.

The engineering for improvements within the Planned Development shall substantially conform to the City of Tomball engineering or drainage criteria and/or Harris County or Harris County Flood Control District codes or standards where applicable. Once construction permits are issued by the applicable governing jurisdictions, the Engineering Design will have been deemed acceptable to the Planned Development Standards herein in order to commence construction.

Open Spaces are required within the Planned Development. Open Space is defined by that portion of land contained within the Planned Development that is not within the boundary of any lot or right-of-way. Open spaces shall be labeled as Reserves on the Final Plat. Open Space can be used for detention, parks, landscaping, buffers, or other similar uses. Open Space shall substantially conform to the Planned Development proposed herein.

The "Property" means the 25.7328 acres.

The Plat shall mean the Final Plat for Timber Trails. The Plat shall be designed to substantially conform to the Planned Development Standards contained herein. After the plat is recorded into the public record, the Plat shall be the final design and layout for the Planned Development and deemed acceptable to the Planned Development Standards contained herein.

"Un-contemplated Regulations" means that any regulations that apply to PH or SF50 land uses respectively, that are not contemplated within this Planned Development shall be made applicable to the design or improvements within the Planned Development. Upon acceptance of completed improvements by the City of Tomball, the installed improvements shall be deemed acceptable to the Planned Development Standards contained herein.

Masonry shall be defined as: Brick, stone, brick vaneer, stucco, and split face block laid up unit and set in mortar. Cement Board products are considered masonry for facia, soffit, and trim use.

Façade is defined as the front wall of a home facing a street from which the structure is addressed.

ARTICLE II
LAND USE

2.1 **LAND USE:** The following land uses and shall apply to the PD herein:

(i) Patio Home – (PH4) Patio Home Residential use with a minimum of 4,000 Square Foot in total lot area.

(ii) Single Family – (SF50) Single Family Residential use with a minimum of 6,000 Square Foot in total lot area.

(iii) Right of Way – (ROW) for use of public infrastructure.

(iv) Reserve –(Res.) Reserves for the use of detention, parks, open space, or similarly related.

ARTICLE III
DESIGN STANDARDS

3.1 **DESIGN STANDARDS:** The following shall apply to the PD herein:

(a) PATIO HOME – (PH-4)

(i) Minimum Dwelling Unit Area – 1,400 Square Feet

(ii) Two Story Unit not to Exceed - 35 Feet Height

(iii) Minimum Lot Area – 4,000 Square Feet

(iv) Minimum Interior Lot Width – 40 Feet

(v) Minimum Lot Depth – 100 Feet

(vi) Minimum Radial Lot Width (at R.O.W.) – 25 Feet

(vii) Minimum Radial Lot Width (at Front B.L.) – 40 Feet

(viii) Minimum Front Building Setback – 20 Feet

(ix) Minimum Rear Building Setback – 15 Feet

(x) Minimum Side Building Setback – 5 Feet

(xi) Minimum Corner Lot Building Line, where the side of the Lot faces the ROW – 10 Feet

(xii) Encroachment by Building Eaves or AC Units may not encroach greater than 3 Feet into any Side Yard or Rear Yard Setback.

(xiii) No minimum or maximum yard sizes are contemplated herein

(xiv) Maximum lot coverage is 60%

(xv) Except for those areas where glass windows, doors, garage doors, or other architectural features are installed, the façade walls of homes, and a portion of the total side wall area of homes shall be covered in Masonry. The portion of side wall area that applies to this section is measured from the façade wall, to the place where a yard fence or gate is constructed for a side yard. Cement Board Siding use is permitted on the side wall areas of homes behind or inside fences.

(b) SINGLE FAMILY 50 – (SF-50)

(i) Minimum Dwelling Unit Area – 1,500 Square Feet

(ii) Two Story Unit not to Exceed - 35 Feet Height

(iii) Minimum Lot Area – 6,000 Square Feet

(iv) Minimum Interior Lot Width – 50 Feet

(v) Minimum Lot Depth – 100 Feet

(vi) Minimum Radius Lot Width (at R.O.W.) – 30 Feet

(vii) Minimum Radius Lot Width (at Front B.L.) – 50 Feet

(viii) Minimum Front Building – 20 Feet

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(xiii) No minimum or maximum yard sizes are contemplated herein

(xiv) Maximum lot coverage is contemplated at 55%.

(xv) No minimum or maximum open space is contemplated herein

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(c) RESERVES – (Res.)

(i) A minimum 20% Open Area shall be dedicated for all PH-4 land use areas. The calculation for the open space requirement shall be the total of the area of all lots designated for PH-4 use, multiplied by 20%, to arrive at the minimum open space dedication requirement. The majority of the Open Area(s) shall be strategically placed adjacent to the PH-4 designated land uses, or at other strategic points within the PD. The Open Space shall maintain the following minimum features:

(1) Open areas must be maintained in grass or landscaping

(2) Should any planned wet-bottom detention exist, a water fountain feature shall be required & maintained.

(3) One small park playground area shall be designated

(4) A minimum of 1 Landscaping Tree from the City's approved landscaping tree list shall be installed in Reserve Areas, for each lot designated for PH-4 Land Use in the PD.

ARTICLE IV
EXHIBITS

4.1 **EXHIBITS:** The following Exhibits shall apply to PD herein:

(a) Concept Plan (Below)

LOT SUMMARY

40'x120'	38 LOTS	37%
50'x120'	66 LOTS	63%
TOTAL	104 LOTS	

THIS DRAWING IS A PICTORIAL REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. FURTHER, SAID DRAWING IS A SCANNED IMAGE ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. THIS DRAWING MAY OR MAY NOT INCORPORATE INFORMATION AND/OR DATA PROVIDED TO BGE | KERRY R. GILBERT & ASSOCIATES BY OTHER CONSULTANTS RELATIVE TO ENGINEERING AND DRAINAGE, FLOOD PLAINS AND ENVIRONMENTAL ISSUES AND SHOULD NOT BE RELIED UPON FOR ANY PURPOSE. NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACTUAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITATES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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BGE | KERRY R. GILBERT & ASSOCIATES
– Land Planning Consultants –
23501 Cinco Ranch Blvd., Suite A-250
Katy, Texas 77494
Tel: 281-579-0340

SCALE 0 100 200 400

MAY 24, 2018
KGA #42001

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Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: August 13, 2018
City Council Public Hearing Date: August 20, 2018

Rezoning Case:	P18-120
Property Owner(s):	Jayanti K Patel
Applicant(s):	Benson Development, LLC
Legal Description:	Tract 82, Tract 75B, Tract 93, Tract 94A & 95A and Part of Lots 78 & 79 (AG-USE) Tomball Outlots
Location:	East Hufsmith Road between Hospital Road and Lovett Street (Exhibit "A")
Area:	25.7328 acres
Comp Plan Designation:	Medium Density Residential (Exhibit "B")
Present Zoning and Use:	Single-Family 9 District (Exhibit "C") / Mostly undeveloped, single-family residence (Exhibit "D")
Request:	Rezone from the Single-Family 9 District to the Planned Development District (PD-11)

Adjacent Zoning & Land Uses:

North: Single-Family 20 Estate District / Undeveloped and Maple Creek Bed & Breakfast

South: Single-Family 6 and Single-Family 9 Districts / Single-Family residences, church

West: Single-Family 9 and Duplex District / Harris County Flood Control Ditch, Large lot residential, Manufactured Home Park

East: Single-Family 9, Single-Family 6 and Multi-Family Districts / Large lot residential, new single-family residential subdivision, apartment complex (Mid-Town Apartments)

BACKGROUND

City Staff met with the applicant to discuss the development of the property in June 2018.

ANALYSIS

The whole subject site is comprised of multiple lots totaling to approximately 25.7328 acres. The applicant has proposed a Planned Development to allow for a development of single-family lots ranging from a minimum square footage of 4,000 square feet to a minimum of 6,000 square feet.

The property is currently zoned Single-Family 9 District. Properties to the north are zoned Single-Family 20 Estate District. Properties to the east are zoned Single-Family 9, Single-Family 6 and Multifamily. To the south, properties are zoned Single-Family 6 and Single-Family 9 District and properties to the west are zoned Single-Family 9 and Duplex District.

The property and properties to the south and west are designated as Medium Density Residential by the City's Comprehensive Plan Future Land Use Map. Properties to the north are designated as Rural Residential and properties to the east are designated High and Medium Density Residential.

The majority of the surrounding land uses are single-family. There is a wide variety of housing types in the area including large lot residential, 6,000-9,000 square foot single-family detached residential, duplex, multi-family and a manufactured home park. There is a church to the south of the subject site and a bed and breakfast on the north side of East Hufsmith Road. The property also runs parallel to a Harris County Flood Control District drainage channel.

ZONING CONSIDERATIONS

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:

A. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the City as a whole.

The proposed Planned Development District, along with its concept plan and development standards, appears to be compatible with the surrounding residential developments in the area. There is a very diverse mixture of residential uses in the area.

B. Whether the proposed change is in accordance with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.

The proposed rezoning is not anticipated to negatively impact any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area. All public utility mains will be extended, at the developer's expense, to serve the properties.

C. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

There are no vacant tracts in the vicinity classified for similar development.

D. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Planned Development 4 (Yaupon Trails) and Planned Development 5 (Alexander Estates) are similar developments; however, neither development will provide a "patio home" type product such as what is proposed for Planned Development 11.

E. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved.

City Staff does not anticipate any adverse impacts on other areas designated for similar development.

F. Any other factors that will substantially affect the public health, safety, morals, or general welfare.

Generally, the proposed rezoning does not appear to negatively affect the public health, safety, morals, or general welfare.

G. Whether the request is consistent with the Comprehensive Plan.

The Future Land Use plan designates the property Medium Density Residential, which would include lots ranging from 6,000 to 20,000 square feet. The proposed residential development includes lots that are 4,000 – 6,000+ square feet. A portion of the Planned Development meets the Future Land Use designation, however, the Future Land Use Map is not meant to be parcel specific and adjacent properties to the southeast are designated High Density Residential, which includes patio homes.

The Comprehensive Plan also promotes the goal of having a wide variety of housing products and establishing open spaces within neighborhoods to encourage more social interactions in the community. Chapter 4 (Land Use and Development) of the Comprehensive Plan specifically mentions the need for "a diverse mix of housing styles, densities, and price ranges located within appropriate locations" (Page 35). It is also stated that "higher density residential developments [should be] adjacent to or in close proximity to high capacity roadways" and close to public parks. The proposed development will have access to East Hufsmith Road, which is designated as a major arterial by the City's Major Thoroughfare Plan and will be approximately one mile from the City's newest park, Broussard Community Park. Lastly, the Comprehensive Plan encourages the City to "foster distinctive, attractive neighborhoods with a strong sense of place by encouraging amenities such as pocket parks" (Page 36). According to the Development Restrictions (Exhibit "E"), a minimum of 20% open space will be provided as well as a park playground and a water fountain feature in the wet-bottom detention pond. The proposed Planned Development request is consistent with many goals in the Comprehensive Plan.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on July 27, 2018. The Notice of Public Hearing was published in the paper on August 1, 2018. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends APPROVAL of Zoning Case P18-120 for the following reasons:

1. The request meets the goals of City's Comprehensive Plan;

2. The request is generally in conformance with the Future Land Use Map;
3. The proposed development will add to the wide variety of housing types in the area and the City as a whole;
4. The request is generally appropriate with the surrounding zoning districts.

EXHIBITS

A. Aerial Photo
B. Comprehensive Plan
C. Zoning Map
D. Site Photos
E. Application

Exhibit "A"
Aerial Photo

Exhibit "B"
Comprehensive Plan

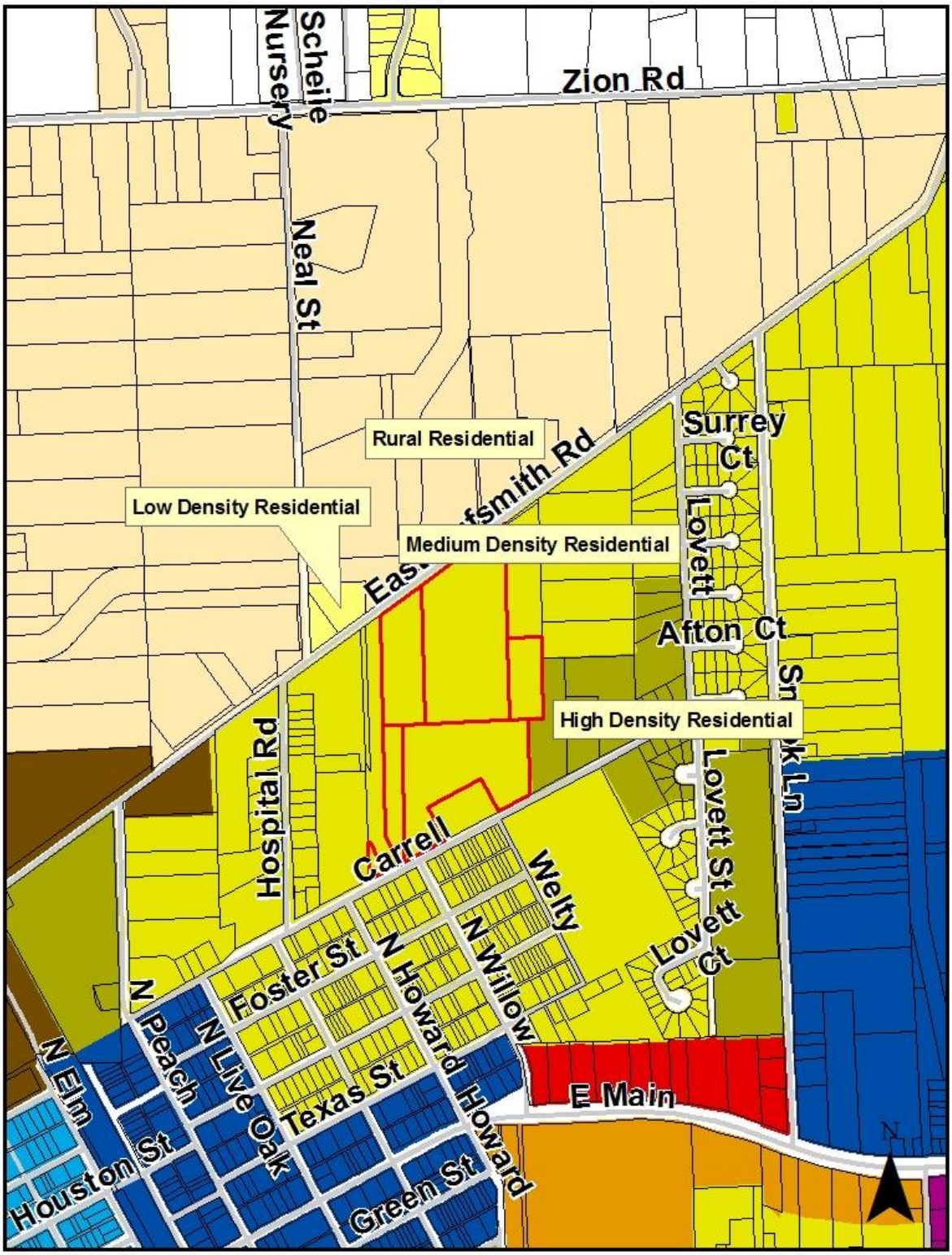

Exhibit "C"
Zoning Map

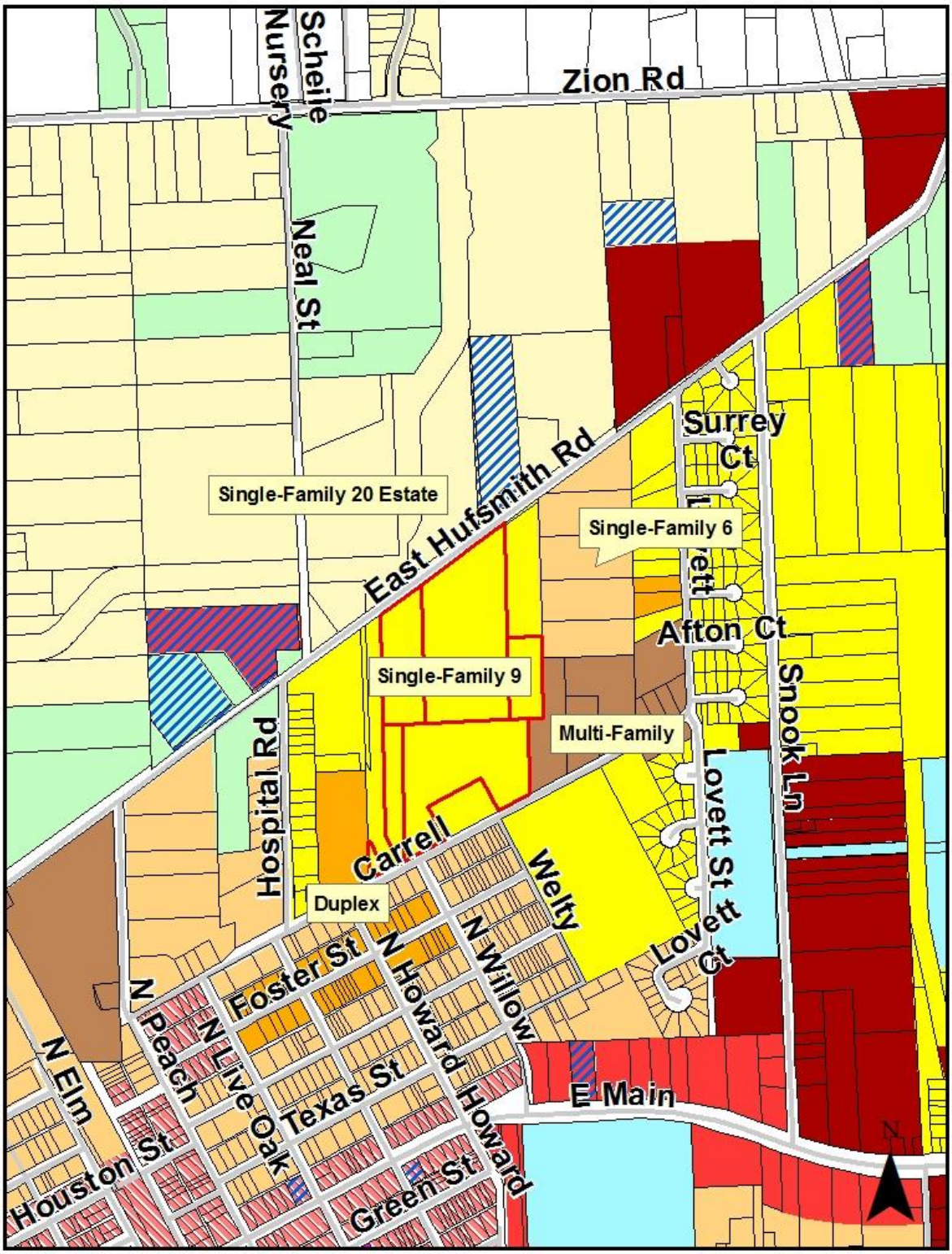

Exhibit "D"
Site Photos

View from East Hufsmith Road

View from Carrell Street

Exhibit "E"
Application

Revised 5/19/15

P18-120

APPLICATION FOR PLANNED DEVELOPMENT

Community Development Department
Planning Division

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

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

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

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

Applicant
Name: BENSON DEVELOPMENT, LLC Title: PRESIDENT
Mailing Address: P.O. Box 2331 City: Tomball State: TX
Zip: 77377
Phone: (281) 932-7836 Fax: (____) _____ Email: will@bensondev.com

Owner
Name: Jayanti K Patel Title: _____
Mailing Address: 6021 Calhoun Rd City: Houston State: TX
Zip: 77021
Phone: (713) 747-3569 Fax: (____) _____ Email: jay@energyflowsystems.com

Engineer/Surveyor (if applicable)
Name: ODYSSEY ENGINEERS / WINDROSE SUR. Title: _____
Mailing Address: _____ City: _____ State: _____
Zip: _____
Phone: (____) _____ Fax: (____) _____ Email: _____

Description of Proposed Project: GRAND JUNCTION Sections 2+3

Physical Location of Property: 710 E. Hufsmith Rd
[General Location – approximate distance to nearest existing street corner]

HCAD PARCELS

Legal Description of Property: 0352830000238 ; 0352830000216 ; 0352830000232
0352830000115 ; 0352830000210 ; 0352830000211
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

HCAD Identification Number: _____ Acreage: 25.7328 ac

Current Use of Property: undeveloped

Proposed Use of Property: Single family Residential

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 _____ 7.3.2018
Signature of Applicant **Date**

X Jay Patel 7/19/18
Signature of Owner **Date**

PLANNED DEVELOPMENT
for
GRAND JUNCTION SECTIONS 2 & 3

CERTAIN RESTRICTIONS FOR THE PLANNED DEVELOPMENT ARE SET FORTH HEREIN

JULY 3, 2018

PLANNED DEVELOPMENT
FOR
GRAND JUNCTION, SECTIONS 2 & 3

ARTICLE I
GENERAL PROVISIONS

1.1 **GENERAL PROVISIONS:** The following General Provisions shall apply to the boundary of the property and shall have the following meanings, unless otherwise expressly provided herein:

The construction of the improvements within the Planned Development shall substantially conform to the Planned Development proposed herein. Upon acceptance of the completed improvements by the City of Tomball, the installed improvements shall be deemed acceptable to the Planned Development Standards contained herein.

Unless specifically provided herein, any definitions contained within the City's ordinances or Development Codes shall be applicable to the design or construction of infrastructure or structures, shall have the intended meanings and applications contained within the City of Tomball Development and Construction codes within this Planned Development.

The engineering for improvements within the Planned Development shall substantially conform to the City of Tomball engineering or drainage criteria and/or Harris County or Harris County Flood Control District codes or standards where applicable. Once construction permits are issued by the applicable governing jurisdictions, the Engineering Design will have been deemed acceptable to the Planned Development Standards herein in order to commence construction.

Open Spaces are required within the Planned Development. Open Space is defined by that portion of land contained within the Planned Development that is not within the boundary of any lot or right-of-way. Open spaces shall be labeled as Reserves on the Final Plat. Open Space can be used for detention, parks, landscaping, buffers, or other similar uses. Open Space shall substantially conform to the Planned Development proposed herein.

The "Property" means the 25.7328 acres.

The Plat shall mean the Final Plat for Grand Junction Section 2 & Section 3. The Plat shall be designed to substantially conform to the Planned Development Standards contained herein. After the plat is recorded into the public record, the Plat shall be the final design and layout for the Planned Development and deemed acceptable to the Planned Development Standards contained herein.

"Un-contemplated Regulations" means that any regulations that apply to PH or SF50 land uses respectively, that are not contemplated within this Planned Development shall be made applicable to the design or improvements within the Planned Development. Upon acceptance of completed improvements by the City of Tomball, the installed improvements shall be deemed acceptable to the Planned Development Standards contained herein.

ARTICLE II
LAND USE

2.1 **LAND USE:** The following land uses and shall apply to PD herein:

(i) Patio Home – (PH4) Patio Home Residential use with a minimum of 4,000 Square Foot in total lot area.

(ii) Single Family – (SF50) Single Family Residential use with a minimum of 6,000 Square Foot in total lot area.

(iii) Right of Way – (ROW) for use of public infrastructure.

(iv) Reserve –(Res.) Reserves for the use of detention, parks, open space, or similarly related.

ARTICLE III
DESIGN STANDARDS

3.1 **DESIGN STANDARDS:** The following shall apply to the PD herein:

(a) PATIO HOME – (PH-4)

(i) Minimum Dwelling Unit Area – 1,400 Square Feet

(ii) Two Story Unit not to Exceed - 35 Feet Height

(iii) Minimum Lot Area – 4,000 Square Feet

(iv) Minimum Interior Lot Width – 40 Feet

(v) Minimum Lot Depth – 100 Feet

(vi) Minimum Radial Lot Width (at R.O.W.) – 25 Feet

(vii) Minimum Radial Lot Width (at Front B.L.) – 40 Feet

(viii) Minimum Front Building Setback – 20 Feet

(ix) Minimum Rear Building Setback – 15 Feet

(x) Minimum Side Building Setback – 5 Feet

(xi) Minimum Corner Lot Building Line, where the side of the Lot faces the ROW – 10 Feet

(xii) Encroachment by Building Eaves or AC Units may not encroach greater than 3 Feet into any Side Yard or Rear Yard Setback.

(xiii) No minimum or maximum yard sizes are contemplated herein

(xiv) Maximum lot coverage is 60%

(b) SINGLE FAMILY – (SF 50' Lots)

(i) Minimum Dwelling Unit Area – 1,500 Square Feet

(ii) Two Story Unit not to Exceed - 35 Feet Height

(iii) Minimum Lot Area – 6,000 Square Feet

(iv) Minimum Interior Lot Width – 50 Feet

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(xiii) No minimum or maximum yard sizes are contemplated herein

(xiv) Maximum lot coverage is contemplated at 55%.

(xv) No minimum or maximum open space is contemplated herein

(c) RESERVES – (Res.)

(i) A minimum 20% Open Area shall be dedicated for all PH-4 land use areas. The calculation for the open space requirement shall be the total of the area of all lots designated for PH-4 use, multiplied by 20%, to arrive at the minimum open space dedication requirement. The majority of the Open Area(s) shall be strategically placed adjacent to the PH-4 designated land uses, or at other strategic points within the PD. The Open Space shall maintain the following minimum features:

(1) Open areas must be maintained in grass or landscaping

(2) Should any planned wet-bottom detention exist, a water fountain feature shall be required & maintained.

(3) One small park playground area shall be designated

(4) A minimum of 1 Landscaping Tree from the City's approved landscaping tree list shall be installed in Reserve Areas, for each lot designated for PH-4 Land Use in the PD.

ARTICLE IV
EXHIBITS

4.1 **EXHIBITS:** The following Exhibits shall apply to PD herein:

(a) Concept Plan (Below)

a schematic development plan for
GRAND JUNCTION
± 25.7 ACRES OF LAND
prepared for:
WILL BENSON
SNOOK LN.
LOVEJOY ST.
SEC 1
38 LOTS
(TYP. 40'x120')
± 7.3 Ac.
SEC 2
66 LOTS
(TYP. 50'x120')
± 14.5 Ac.
DETENTION
N. WILLOW ST.
CARROLL ST.
HOSPITAL ST.
LOT SUMMARY
40'x120' 38 LOTS 37%
50'x120' 66 LOTS 63%
TOTAL 104 LOTS

Page 5

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: P18-120

APPLICANT/OWNER: Request by Benson Development, LLC

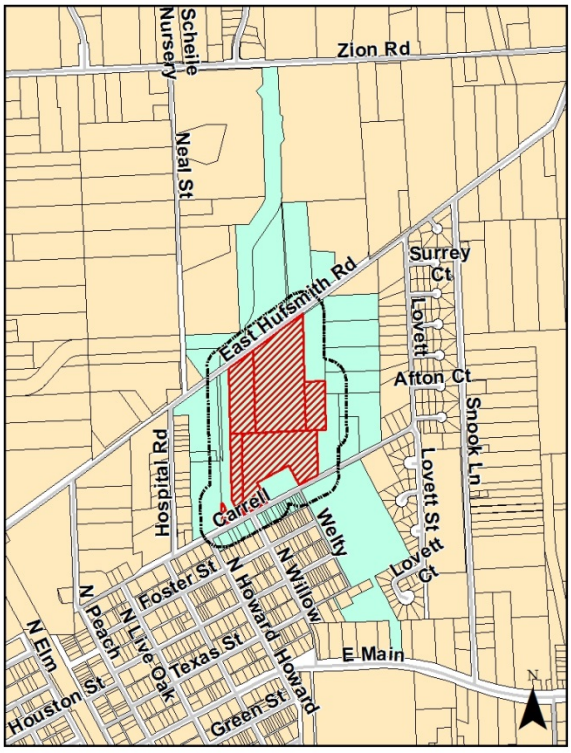
LOCATION: Generally located on the south side of East Hufsmith Road between Hospital Road and Lovett Street

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 25.7328 acres of land legally described as Tract 82, Tract 75B, Tract 93, Tract 94A & 95A and Part of Lots 78 & 79 (AG-USE) Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Single-Family 9 District to the Planned Development District.

CONTACT: Amelia Lindley, Planner
PHONE: (281) 290-1410
E-MAIL: alindley@tomballtx.gov

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

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



Planning & Zoning Commission
Public Hearing:
Monday, August 13, 2018, 6:00 PM

City Council Public Hearing:
***Monday, August 20, 2018, 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: Amelia Lindley
501 James Street
Tomball, TX 77375

Name: _____
(please print)
Address: _____

_____

Signature: _____

Date: _____

_____ I am **FOR** the requested Rezoning as explained on the attached public notice for Z**oning Case P18-120. (Please state reasons below)**

_____ I am **AGAINST** the requested Rezoning as explained on the attached public notice for Z**oning Case P18-120. (Please state reasons below)**

Date, Location & Time of **Planning & Zoning Commission** meeting:
Monday, August 13, 2018 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 20, 2018, 6:00 PM
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

_____

_____

_____

_____

_____

You may also comment via email to ALindley@tomballtx.gov.
Please reference the case number in the subject line.
For questions regarding this request please call Amelia Lindley @ 281-290-1410.

Amelia Lindley

From: David Thompson <dkthouston@gmail.com>
Sent: Monday, August 06, 2018 7:54 PM
To: John Ford; Gretchen Fagan; Mark Stoll; Chad Degges; Derek Townsend; Lori Klein Quinn; Amelia Lindley
Cc: Mike Baxter
Subject: New Development Reboot

Fellow Tomball leaders and enthusiasts,

If I were you I might have taken a bit of offense by my email yesterday. If I did offend I apologize as I am a big fan of the current Tomball city leadership. I haven't met all of you but I look forward in doing so. So I moved to Tomball two years ago because I wanted something different from the typical Houston suburbia. And I got what I wanted. I bought a house on Carrell St. built in 1950 and have devoted many (many) hours and a considerable investment to improve my new home while maintaining its original integrity.

Since I sent my email Amelia has provided me more details about the planned development which I appreciate very much. Gretchen has also weighed in to explain more about the intent of the city in pursuing this opportunity and how it supports the city's vision for expansion. I do appreciate these responses and feel better about the plans now.

One thought. Tomball does a great job in promoting us as a destination for shopping, eating, train enthusiasts, etc. The mayor, city council, and other departments deserve credit for extradorinaiy progress in this direction. I give special credit to Mike Baxter and all his assistants & volunteers for making this a reality. He and many others work every day to make Tomball a destination for FUN. Perhaps we should also tout Tomball as a special place to live for those not content with the monotony of Houston suburbia. That's why I moved here. And there are many more out there who want something different and good. Tomball is not only fun but also a cool place to live. I'd be glad to help in this endeavor. I'm not saying you don't already do this but believe we can do more.

Thanks again for all you do and I appreciate your time and attention.

David Thompson
281-541-1552

> On Aug 5, 2018, at 8:54 PM, David Thompson <dkthouston@gmail.com> wrote:
>
> Tomball Leaders,
>
> My initial comments on the city's suggestion that we rezone a part of our city to accommodate some real estate developer's plan is attached. We need to work to protect what we have and what we want to build.
>
> We are Tomball! Let's keep it that way.
>
> Sincerely,
> David Thompson
>
>
>
> <Letter to Tomball Officials.docx>

August 5, 2018

Honorable Mayor, City Council & Zoning Board Members,

I am writing this because I am a Tomball resident who loves our small town, its history and want us to work to continue to make it better. I moved to 505 Carrell St. two years ago because I wanted something different from the all too common Houston suburbia home. I am a 66 year old native Texan UT Austin Chemical Engineer who raised 3 lovely daughters in the Spring area and am blessed to have 9 grandchildren in the area.

I received a letter from the City just last week informing me that a developer wants to 'develop' (that's what they do, right?) on beautiful treed property across from my home. However, the developer wants the city to change the zoning of that property from a Single Family District to something called a Planned Development District to accommodate their plans. I had no idea just what this means so I asked and was told:

'The developer is proposing 104 single-family residential homes on about 26 acres. The reason this has to be a Planned Development is because the developer is proposing some 40' wide lots, which the City considers a "patio home" product and patio homes are only permitted in a Planned Development. According to the concept plan, 37% of the homes will be 40' wide and the remainder will be 50' wide.'

I don't know whether that means the developer is bringing to our fair town housing that enhances our town. Maybe he envisions small homes that complement our current community – perhaps he plans to save the beautiful oak and pecan trees on the property, maybe energy efficient, an affordable community for artists & other forward thinkers who would enhance Tomball. Or, maybe this is a typical developer's ploy to pack as many houses into a limited space as possible to increase his profit at our expense. These developers build something that makes him a lot of money but does not serve the community. Once it's done they go away and we are left with it forever. I don't have enough information to make that determination. Do we have a plat or an artist's rendering that you could share? My neighbors have expressed the same frustration. Too little information.

Tomball is very unique as we are a small Texas town with a rich history in northwest Harris County (suburbia Houston). We should protect our uniqueness and not let just any developer come in and do what most developers do – cut down all of the trees, build cookie cutter houses (or patio homes) – then go away. We need to be very selective as to what we allow the developers to do to our community. There is no shortage of developers who would love to do their thing in Tomball. It is our duty to only allow those who have our best interests at heart in.

I have the utmost respect for those who have taken us to where we are today. We need to be selective as to who we allow to build in our town. Tomball is unique. Many developers will want to build here. We need to be very selective as to who we allow to do that.

We do not want to become another Old Town Spring which has become a weekend shopping destination. Tomball is much more than that. Yes we have a wonderful array of restaurants, shops, antique stores and a railroad museum to boot – but it is the residents who make it so much more. I highly encourage the Zoning Board to consider this when making your decision. Does this developer have our best interests at heart? Does his 'patio home' development' help us to achieve your (and our) goals for Tomball? Is there someone else out there who might offer a plan which is in align with our goals? We should consider all of these questions carefully before moving ahead. We only get one chance to make this decision.

Until I know more I will oppose the proposal.

Thank you,

David Thompson
505 Carrell St.
281-541-1552

Amelia Lindley

From: Jay Patel (Energy Flow Systems) <jay@energyflowsystems.com>
Sent: Thursday, August 02, 2018 8:19 AM
To: Amelia Lindley
Subject: RE: 8/13/18 Planning & Zoning Commission Meeting

Amelia

I am OK with the change from the Single-Family 9 District to the Planned Development District.

I have No Objection.

Thanks,

Jay Patel
Energy Flow Systems, Inc.
Tel: 713-747-3569
Mobile#: 832 788-8488
Fax: 713-747-7868
jay@energyflowsystems.com

From: Amelia Lindley [mailto:alindley@tomballtx.gov]
Sent: Wednesday, August 1, 2018 2:49 PM
To: Will Benson <will@bensondev.com>
Cc: Jay Patel (Energy Flow Systems) <jay@energyflowsystems.com>
Subject: 8/13/18 Planning & Zoning Commission Meeting

On Monday, August 13, 2018, Tomball's Planning & Zoning Commission will meet at City Hall (401 Market Street) at 6:00 p.m. to discuss the following item:

Zoning Case P18-120: Request by Benson Development, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 25.7328 acres of land legally described as Tract 82, Tract 75B, Tract 93, Tract 94A & 95A and Part of Lots 78 & 79 (AG-USE) Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the south side of East Hufsmith Road between Hospital Road and Lovett Street, from the Single-Family 9 District to the Planned Development District.

The applicant (or his/her designee) must be present at the meeting to answer any questions to the Commission may have. If you have any questions, please let me know.

Thank you,

Amelia Lindley
Planner
Community Development Department
(281) 290-1410
www.tomballtx.gov/cd

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
AUGUST 13, 2018
&
CITY COUNCIL
AUGUST 20, 2018

Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, August 13, 2018, at 6:00 P.M.,** and by the City Council of the City of Tomball on **Monday, August 20, 2018, 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 P18-089: Request by Rene Rodriguez, on behalf of Cherry Ventures, LP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 47.675 acres of land legally described as Tracts 4C, 4C-2, 4H, 4K, 4L & 9A, C.M. Pillot Survey, Abstract 632 within the City of Tomball, Harris County, Texas, generally located on the west side of South Cherry Street, south of Pine Meadows Subdivision and north of Holderrieth Road, from the Agricultural and General Retail Districts to the Single-Family 6 District.

Zoning Case P18-120: Request by Benson Development, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 25.7328 acres of land legally described as Tract 82, Tract 75B, Tract 93, Tract 94A & 95A and Part of Lots 78 & 79 (AG-USE) Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the south side of East Hufsmith Road between Hospital Road and Lovett Street, from the Single-Family 9 District to the Planned Development District.

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 Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **9th** day of **August 2018** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Elizabeth Jones

Elizabeth Jones
Administrative Assistant

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.

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:

Adopt, on Second Reading, Ordinance No. 2018-28, an Ordinance of the City of Tomball, Texas, Extending the City Limits of Said City to Include All of the Territory within Certain Limits and Boundaries and Annexing to the City of Tomball All of the Territory within Such Limits and Boundaries; Approving a Service Plan for All of the Area within Such Limits and Boundaries; Containing Other Provisions Relating to the Subject; and Providing a Savings and Severability Clause *[Tract One: Being a 0.6123 Acre Portion of Brown Road, (60.00 Feet in Width), According to a Deed Filed for Record in Volume 3194, Page 388 of the Harris County Deed Records and Tract Two: 3.0223 Acres of Land for Proposed Annexation Situated in the Joseph House Survey, A-34 in Harris County, Texas, Same Being Comprised of All of Lot 1 in Block 1 of Fourteen Six Hundred Business Park, a Subdivision in Said Harris County, Texas According to the Map or Plat Thereof Filed for Record under Film Code No. 680728 of the Harris County Map Records, Located at 14600 Brown Road, Tomball, Texas; Located within the Extraterritorial Jurisdiction of the City of Tomball, Harris County, Texas]*

Background:

Adoption of Ordinance No. 2018-28 completes the process to annex a portion of Brown Road Right-of-way, to create contiguity, and a 3.0223-acre tract located at 14600 Brown Road, located within the City's ETJ, as requested by the property owner, Russell McKee.

Origination:

Russell McKee, PFG Companies

Recommendation:

Adopt Ordinance No. 2018-28 on Second Reading

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

City Secretary

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Ordinance No. 2018-28
Application for Annexation - PFG Companies
Proposed Annexation Calendar - Brown Road ROW and PFG Companies Property

ORDINANCE NO. 2018-28

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, EXTENDING THE CITY LIMITS OF SAID CITY TO INCLUDE ALL OF THE TERRITORY WITHIN CERTAIN LIMITS AND BOUNDARIES AND ANNEXING TO THE CITY OF TOMBALL ALL OF THE TERRITORY WITHIN SUCH LIMITS AND BOUNDARIES; APPROVING A SERVICE PLAN FOR ALL OF THE AREA WITHIN SUCH LIMITS AND BOUNDARIES; CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT; AND PROVIDING A SAVINGS AND SEVERABILITY CLAUSE [TRACT ONE: BEING A 0.6123 ACRE PORTION OF BROWN ROAD, (60.00 FEET IN WIDTH), ACCORDING TO A DEED FILED FOR RECORD IN VOLUME 3194, PAGE 388 OF THE HARRIS COUNTY DEED RECORDS AND TRACT TWO: 3.0223 ACRES OF LAND FOR PROPOSED ANNEXATION SITUATED IN THE JOSEPH HOUSE SURVEY, A-34 IN HARRIS COUNTY, TEXAS, SAME BEING COMPRISED OF ALL OF LOT 1 IN BLOCK 1 OF FOURTEEN SIX HUNDRED BUSINESS PARK, A SUBDIVISION IN SAID HARRIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD UNDER FILM CODE NO. 680728 OF THE HARRIS COUNTY MAP RECORDS, LOCATED AT 14600 BROWN ROAD, TOMBALL, TEXAS; LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS].

* * * * * * * * * * *

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

Section 1. The boundaries and limits of the City of Tomball, Texas, are hereby extended to embrace and include all of the territory described in **Exhibit "A"** attached hereto and made a part hereof and such territory hereby annexed to and made a part of the city.

Section 2. The plan for extension of municipal services into the territory annexed to the City of Tomball by the provisions of this ordinance is set forth in the "Municipal Service Plan" attached hereto as **Exhibit "B"** and made a part hereof for all purposes. Such Municipal Service Plan is hereby approved.

Section 3. If any section or part of this Ordinance be held unconstitutional, illegal, or invalid, or the application thereof ineffective or inapplicable as to any territory, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no

wise affect, impair, or invalidate the remaining portion or portions thereof, but as to such remaining portion or portions, the same shall be and remain in full force and effect; and should this Ordinance for any reason be ineffective as to any part of the territory hereby annexed to the City of Tomball, such ineffectiveness of this Ordinance as to any such part or parts of any such territory shall not affect the effectiveness of this ordinance as to all of the remainder of such territory or area, and the City Council hereby declares it to be its purpose to annex to the City of Tomball every part of the territory described in Section 1 of this ordinance, regardless of whether any other part of such described territory is hereby effectively annexed to the City. Provided, further, that if there is included in the general description of territory set out in Section 1 of this Ordinance to be hereby annexed to the City of Tomball any territory which is already a part of and included within the general limits of the City of Tomball, or which is presently part of and included in the limits or extraterritorial jurisdiction of any other city, town, or village, or which is not within the City of Tomball's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted territory were especially and specifically described herein.

Section 4. 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 or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part of provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Tomball, Texas declares that it would have passed each and every

part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 20TH DAY OF AUGUST 2018.

COUNCILMAN FORD	AYE
COUNCILMAN STOLL	AYE
COUNCILMAN DEGGES	ABSENT
COUNCILMAN TOWNSEND	AYE
COUNCILMAN KLEIN QUINN	AYE

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 4TH DAY OF SEPTEMBER 2018.

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

_____
GRETCHEN FAGAN, Mayor

ATTEST:

_____
DORIS SPEER, City Secretary

EXHIBIT "A" – Page 1

EIC SURVEYING COMPANY

12345 Jones Road, Suite 270
Houston, TX 77070
281-955-2772 • Fax 281-955-6678
www.eicsurveying.com • eic@eicsurveying.com

FIRM NO. 100334-00

All that certain tract or parcel containing 3.0223 acres of land for proposed annexation situated in the Joseph House Survey, A-34 in Harris County, Texas, same being comprised of all of Lot 1 in Block 1 of Fourteen Six Hundred Business Park, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record under Film Code No. 680728 of the Harris County Map Records and a 0.6123 acre portion of Brown Road, (60.00 feet in width), according to a deed filed for record in Volume 3194, Page 388 of the Harris County Deed Records, said 3.0223 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod (found) marking the intersection of the South line of that certain call 1.0000 acre tract of land out of Tract 22 in Park Place Estates (unrecorded) as described in a deed filed for record under Harris County Clerk's File No. N097400 with the East right-of-way line of Park Place Drive, (60.00 feet in width), same point marking the Northwest corner of said Lot 1 and the Northwest corner of the herein described 3.0223 acre tract of land;

THENCE N 88°01'12" E, a distance of 370.56 feet along the common line of said Tract 22 and said Lot 1 to a 5/8" iron rod with EIC cap (found) in the West line of that certain call 1.88 acre tract comprised of Tracts 10 and 11 in Park West, (unrecorded), as described in a deed filed for record under Harris County Clerk's File No. P885596 marking the Southeast corner of said 1.0000 acre tract of land, the Southeast corner of said Tract 22, the Northeast corner of said Lot 1 and the Northeast corner of the herein described 3.0223 acre tract of land;

THENCE S 01°59'31" E, along the common line of said Lot 1 and said 1.88 acre tract of land, passing at 245.90 feet a 5/8" iron rod with EIC cap (found) marking the Southeast corner of said Lot 1, and passing at 256.72 feet a 5/8" iron rod with EIC cap (found) in the North right-of-way line of said Brown Road marking the Northeast corner of said 0.6123 acre tract of land, the Southwest corner of said Tract 11 and the Southwest corner of said 1.88 acre tract of land, a total distance of 320.99 feet to a5/8" iron rod with EIC cap (set) in the South right-of-way line of said Brown Road and the North line of Block 1 in the Replat of Spring Creek Estates, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record under Film Code No. 520108 of said Harris County Map Records marking the Southeast corner of said 0.6123 acre tract of land and the Southeast corner of the herein described 3.0223 acre tract of land, same point being in a curve to the right having a radius of 602.70 feet;

THENCE Southwesterly, along the South right-of-way line of said Brown Road, the South line of said 0.6123 acre tract of land and the North line of said Block 1, with said curve to the right through a central angle of 15°40'48", a chord bearing and distance of S 75°57'34" W, 164.43 feet, an arc distance of 164.94 feet to a 5/8" iron rod with EIC cap (set) marking a point of tangency;

THENCE S 83°45'54" W, a distance of 212.94 feet along the South right-of-way line of said Brown Road, the South line of said 0.6123 acre tract of land and the North line of said Block 1 to a 5/8" iron rod with EIC cap (set) in the North line of Tract 3 in Park Place estates South (unrecorded) as described in a deed filed for record under Harris County Clerk's File No. 20130602750 marking the Southwest corner of said 0.6123 acre tract of land and the Southwest corner of the herein described 3.0223 acre tract of land;

THENCE N 01°35'28" W, along the West line of said 0.6123 acre tract of land, passing at 60.20 feet a ½" iron rod (found) marking the intersection of the East right-of-way line of said Park Place Drive with the North right-of-way line of said Brown Road, and passing at 90.23 feet the Northwest corner of said 0.6123 acre tract of land and the Westerly-Southwest corner of said Lot 1, a total distance of 371.16 feet to the POINT OF BEGINNING and containing 3.0223 acres of land.

Surveyed on the ground June 6, 2018.
Job No. 18-326-05. (See corresponding plat)
The basis of bearing is N 01°35'28" W, along the East right-of-way line of Park Place Drive per record plat.

EXHIBIT "A" – Page 2

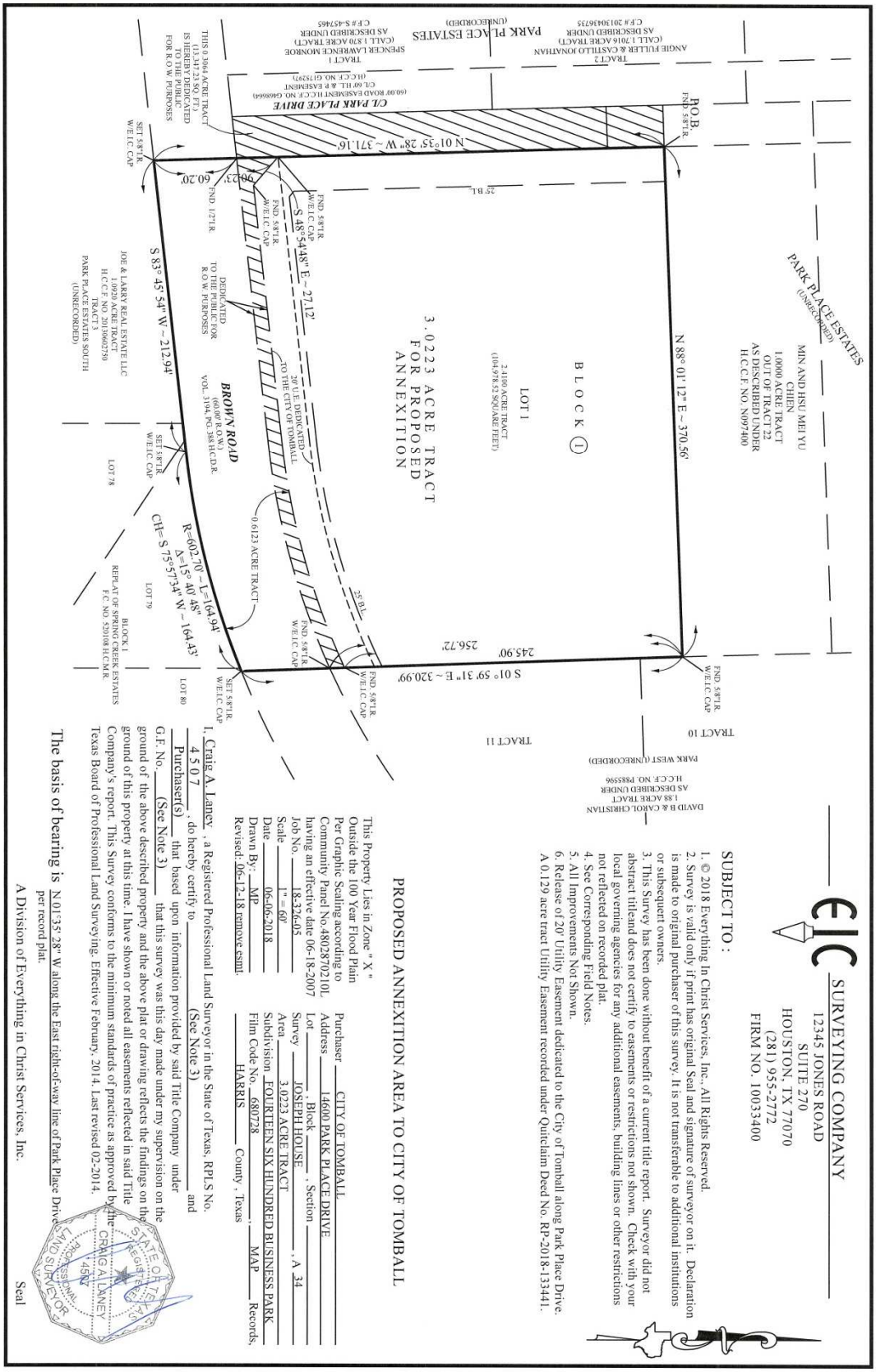


EXHIBIT "B"

CITY OF TOMBALL, TEXAS

MUNICIPAL SERVICE PLAN

I. INTRODUCTION

This Municipal Service Plan (the "Plan") is made by the City of Tomball, Texas (the "City"), pursuant to Chapter 43 of the Texas Local Government Code. This Plan relates to the annexation by the City of the tract of land ("Tract") described by metes and bounds in "Exhibit A," which is attached to this Plan and to the annexation ordinance of which this Plan is a part.

II. EFFECTIVE TERM

This Plan shall be in effect for a period of ten (10) years commencing on the effective date of the annexation of the Tract, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time.

III. INTENT

It is the intent of the City that services under this Plan shall equal the number of services and the level of services in existence within the Tract prior to annexation and which are available in other parts of the City with land uses and population densities similar to those reasonably contemplated or projected within the Tract. However, it is not the intent of this Plan to require that a uniform level of service be provided to all areas of the City, including the Tract, where differing characteristics of topography, land utilization, and population density are considered as a sufficient basis for providing differing service levels.

The City reserves the right, granted to it by Section 43.056(k), Texas Local Government Code, to amend this Plan, if the City Council determines that changed conditions or subsequent occurrences or any other legally sufficient circumstances exist under the Texas Local Government Code, or other Texas laws to make this Plan unworkable, obsolete, or unlawful.

IV. SERVICE PROGRAMS

A. In General.

1. This Plan includes the following service programs: A 60-Day Program and a Capital Improvement Program.

2. As used in this Plan, “providing services” shall include having services provided by any method or means by which the City may extend municipal services to any other area of the City. The City shall provide the area, or cause the area to be provided, with services in accordance with the Plan. This may include, but is not limited to, causing or allowing private utilities, governmental entities, and other public service organizations to provide such services, in whole or in part.

   As used in this Plan, the phrase "standard policies and procedures" shall mean those policies and procedures of the City applicable to a particular service, which are in effect either at the time that the service is requested or at the time the service is made available or provided. Such policies and procedures may require a specific type of request be made, such as an application or a petition, may require that fees or charges be paid, and may include eligibility requirements or other similar provisions.

B. 60-Day Program. The following services will be provided within the Tract within the period required by State law. State law requires the City to provide the following services within sixty (60) days after the effective date of the annexation: police protection, fire protection, solid waste collection, operation and maintenance of water, wastewater, and gas facilities, operation and maintenance of roads and streets, including lighting, operation and maintenance of parks, playgrounds, and swimming pools, and maintenance of any other publicly owned facility, building or service. The 60-Day Program plan is as follows:

   1. Police Protection. The Police Department of the City will provide protection and law enforcement within the Tract. These activities will include routine patrols and responses, handling of complaints and incident reports, and, as appropriate, support by special units. In order to provide the above services, the Police Department will operate from a City facility.

   2. Fire Protection. The Fire Department of the City currently provides fire protection to the Tract. Fire protection will be provided from either the southside or central fire stations. Fire protection will remain at the current level of service.

   3. Solid Waste Collection. All eligible residences and businesses will be provided solid waste collection service, either by City personnel or by contract.

   4. Maintenance of Water, Wastewater, and Gas Facilities. There are no City water, wastewater, or gas facilities currently located within the Tract. If any such facilities are constructed or acquired by the City within the Tract, the City’s Department of Public Works will operate and maintain such facilities at levels of service and maintenance comparable to those available for other such facilities in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.

5. Operation and Maintenance of Roads and Streets (including lighting). The City's Department of Public Works will provide for the maintenance of roads and streets over which the City will have jurisdiction. Such Department will also provide services relating to traffic control devices and will provide street lighting for such roads and streets through an electric utility company or by other means. The operation and maintenance of roads and streets, including street lighting and traffic control devices, shall be provided at levels of service and maintenance comparable to those available for other roads and streets in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.

6. Operation and Maintenance of Parks, Playground and Swimming Pools. There are no public parks, playgrounds, or swimming pools currently located within the Tract. If, as a result of acquisition of park land, any such facilities are constructed by the City within the Tract, the City's Department of Parks and Recreation will operate and maintain such facilities at levels of service and maintenance comparable to those available for other such facilities in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.

7. Operation and Maintenance of Any Other Publicly-Owned Facility, Building, or Service. Those drainage facilities associated with City-maintained public streets will be maintained by the City's Department of Public Works, as needed. Any other facility, building, or service existing or which may be constructed or located by the City within the Tract, will be operated and maintained by an appropriate City department at levels of service and maintenance comparable to those available to other such facilities in other parts of the City with similar topography, load use, and population density as those reasonably contemplated or projected within the Tract.

C. Capital Improvement Program. It is the intent of the City to provide full City services within the Tract not less than four and one-half (4-1/2) years after the effective date of annexation of the Tract, in accordance with the Texas Local Government Code, §43.056(e).

The City will initiate the acquisition and construction of the capital improvements necessary to provide municipal services adequate to serve the Tract. Any necessary construction or acquisition is indicated below, and any such construction or acquisition shall begin within two (2) years of the effective date of this Plan and shall be substantially completed within 4-1/2 years, except as otherwise indicated:

1. Police Protection. No capital improvements are necessary at this time to provide police protection services within the Tract. The Tract will be

included with other City territory in connection with planning for new, revised, or expanded police facilities.

2. Fire Protection. No capital improvements are necessary at this time to provide fire protection services within the Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded fire facilities.

3. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services within the Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded solid waste facilities and/or services.

4. Wastewater Facilities. The Tract will be included with other City territory in connection with planning for new, revised, or expanded public wastewater facilities. Wastewater services will be provided according to the standard policies and procedures of the City's Department of Public Works. A summary of the City's policies with regard to the extension of wastewater services is attached to and made a part of this Plan.

5. Water Distribution. The Tract will be included with other City territory in connection with planning for new, revised, or expanded public water facilities. Water services will be provided according to the standard policies and procedures of the City's Department of Public Works. A summary of the City's policies with regard to the extension of water services is attached to and made a part of this Plan.

6. Gas Distribution. The Tract will be included with other City territory in connection with planning for new, revised, or expanded public gas facilities. Gas services will be provided according to the standard policies and procedures of the City's Department of Public Works. A summary of the City's policies with regard to the extension of gas services is attached to and made a part of this Plan.

7. Roads and Streets (including lighting). The City will acquire jurisdiction in and over all public roads and streets within the Tract upon annexation, pursuant to Section 311.001 of the Texas Transportation Code and other similar provisions, except for public roads and streets subject to the jurisdiction of other governmental entities. Additional roads, streets, or related facilities are not necessary at this time to service the Tract. Future extensions of roads or streets and future installation of related facilities, such as traffic control devices or street lights, within the Tract will be governed by standard policies and procedures of the City. The Tract will be included with other City territory in connection with planning for new, improved, revised, widened, or enlarged roads, streets, or related facilities.

8. Parks, Playgrounds, and Swimming Pools. No capital improvements are necessary at this time to provide park and recreational services to the

Tract. The Tract will be included with other City territory in connection with planning for new, revised, or expanded parks, playgrounds, and/or swimming pools.

9. Other Publicly-Owned Facilities, Buildings or Services: Additional Services. In general, other City functions and services can be provided to the Tract by using existing capital improvements. At this time, additional capital improvements are not necessary to provide City services. However, the Tract will be included with other City territory in connection with planning for new, revised, or expanded facilities, functions, and services.

V. AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed, except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes at any time. This Plan is subject to, and shall be interpreted in accordance with, the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and any orders, rules, or regulations of any other governmental body having jurisdiction.

VI. FORCE MAJEURE

In the event the City is rendered unable, wholly or in part, by force majeure to carry out its obligations under this Plan, notice shall be given with full particulars of such force majeure, in writing, as soon as reasonably possible after the occurrence of the cause relied on, and the City's obligations, so far as effected by such force majeure, shall be suspended during the continuance of such inability so caused but for no longer period, and such cause shall, so far as possible, be remedied with all reasonable dispatch; provided, however, City shall not be required to settle a strike or dispute with workmen when such settlement is against the will of the City. The term "force majeure" shall mean acts of God, strikes, acts of the public enemy, wars, blockades, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, arrests and restraints of rulers and people, explosions, breakage or accident to machinery or lines of pipe, droughts, hurricanes and tornadoes, and any other inability of either party, whether similar to those enumerated or otherwise, not within the control of the City, which, by the exercise of reasonable diligence, the City shall not have been able to avoid.

VIII. ENTIRE PLAN

This document contains the entire and integrated Plan relating to the Tract and supersedes all other negotiations, representations, plans, and agreements, whether written or oral.

If one or more provisions of this Plan is held to be invalid, unenforceable, or illegal in any respect, the remainder the Plan shall remain valid and in full force and effect.

SUMMARY OF EXTENSION POLICY FOR WATER, WASTEWATER, AND GAS SERVICE

The following information is a summary of the City of Tomball's ("City") policies respecting water, wastewater and gas service extensions. This summary is made in compliance with the Texas Local Government Code, which requires that each annexation plan include a summary of the service extension policy. Nothing herein shall repeal any provision of the Code of Ordinances of the City of Tomball, as amended, or any of the uncodified ordinances that contain the City's policies and procedures.

The City extends water, wastewater, and gas services to existing unserved development as follows:

Construction of such service lines is based on a priority schedule that considers potential health hazards, population density, the number of existing buildings, the reasonable cost of providing service, and the desires of the residents of the unserved areas.

Extensions built by the City at its cost are included in its Capital Improvements Plan, which is updated annually. Placement of an extension or enlargement of any water and/or wastewater lines into the Capital Improvement Plan is based primarily on the following requirements: (1) to provide service to unserved areas, (2) and to provide adequate capacity for projected service requirements.

Persons or entities desiring to develop land within unserved areas must construct water, wastewater, and gas service lines and extensions to connect to City trunk lines to serve the new development.

Annexation Request

The City of Tomball requires annexation as a condition of extending municipal water, wastewater and/or other utility services to property located outside of the City's full-purpose jurisdiction. Following annexation, available utility services will be provided to the annexed property under the same terms and conditions as for other property located within the City of Tomball.

The undersigned property owner requests full-purpose annexation of the subject tract into the City of Tomball's full purpose jurisdiction in accordance with Chapter 43 of the Texas Local Government Code.

Requesting annexation does not change the City's obligation to provide municipal services in accordance with Chapter 43 of the Texas Local Government Code.

For information regarding the City's annexation process, please contact the City Secretary at 281-290-1002 or the Community Development Department at 281-290-1405.

Annexation must be completed prior to extension of water, wastewater, and/or other utilities.

I/We, the undersigned, am/are the current owner(s) of the tract described above and I/we request annexation into the City of Tomball for full-purposes in accordance with Chapter 43 of the Texas Local Government Code.

RUSSELL McKEE
Name of Owner(s) (Type or Print)

Owner's Signature — Date: 5/22/18

Received by City Secretary — Date: 6/6/18

Received by Community Development Department — Date

CITY OF TOMBALL
ANNEXATION REQUEST APPLICATION
Part A: Statement of Request

City Secretary
City of Tomball
401 Market Street
Tomball, TX 77375

Mayor and Council:

1. I (we) the undersigned being the owner(s) of the property legally described as: 14600 BROWN RD. TOMBALL, TX 77377

   (Insert legal description [metes and bounds] here or attach separately.

hereby request the annexation of described property into the City of Tomball. Included with this request for annexation are all pertinent property Harris County Appraisal District Account Numbers:

0402700060023

(Obtainable through the County Clerk's Office)

2. The described property is contiguous to the City of Tomball's corporate city limits - ___ Yes X No. WILL BE CONTIGUOUS OF BROWN ROAD ANNEXATION

3. Attached is proof of ownership of the property by the undersigned - X Yes ___ No.

Russell McKee
Full Legal Signature

RUSSELL McKEE
Name *(print)*

HOUSTON PFG INC
Company Name *(if applicable)*

PO BOX 2003
Mailing Address *(print)*

CYPRESS, TX. 77410
City, State, Zip

713 539-8430
Phone Number

RUMCKEE@PFGCOMPANIES.COM
E-mail Address *(print)*

5/22/18
Date

Full Legal Signature

Name *(print)*

Company Name *(if applicable)*

Mailing Address *(print)*

City, State, Zip

Phone Number

E-mail Address *(print)*

Date

Part B: Annexation Property Evaluation & Anticipated Development Information

(Please print or type.)

1. Agent's Contact Information:

Please list any agents acting on behalf of the annexation property owner that should be notified of information pertaining to this annexation request.

(Attach a list of additional agents, if necessary.) SEE OWNERS NAME

Name: _____

Company Name: _____

Mailing Address: _____
City/State/Zip

Phone Number: _____

E-mail Address: _____

2. Property Addresses:

Please list all property addresses associated with the proposed annexation property.
(Attach a list of additional property addresses, if necessary.)

a. 14600 BROWN ROAD TOMBALL TX 77377 BLDGS "A", "B", "C"
b. _____
c. _____
d. _____
e. _____
f. _____
g. _____
h. _____
i. _____
j. _____
k. _____

3. Nature of Existing Property:

Property Location: 14600 BROWN RD. Number of Acres: 2.7164

Existing Zoning: NONE

Is development in conformance with existing zoning districts? Yes ___ No X Don't know

Current Assessed Valuation of Land: $76,912

Improvements: _____

Total: _____

_____ Check if this property does not currently contain any structures, then proceed to #4.

a.) **Residential (existing)**

__✓__ Check here if there are no residential structures on the property.

No. of Units _____
No. of Lots _____ **or Acres** _____
Single-Family _____
Duplexes _____
Four-Plex _____
Patio Homes _____
Townhouses _____
Apartments _____

b.) **Office and Commercial (existing)**

_____ Check here if there are no office or commercial structures on the property.

Size (Sq. Ft.) 19,900
Structure BLDG "A" - 10,001.00 BLDG "B" 9,900
Exterior Site Improvements _____

Total Site Coverage _____

c.) **Institutional (existing)**

__✓__ Check here if there are no institutional structures on the property.

Size (Sq. Ft.) _____
Structure _____
Exterior Site Improvements _____

Total Site Coverage _____

d.) **Industrial (existing)**

__✓__ Check here if there are no industrial structures on the property.

Size (Sq. Ft.) _____
Structure _____
Exterior Site Improvements _____

Total Site Coverage _____

4. Anticipated Development

a.) Platting Status *(Please check the applicable box below)*

_____ **A plat pertaining to this property has been submitted to the Community Development Department for review**

__X__ A plat pertaining to this property will be submitted to the Community Development Department in the near future

_____ A plat will not be submitted within the next 6 months

b.) Zoning Status - Please note that properties are annexed as Agricultural "AG", unless zoning reclassification is requested by the property owner in conjunction with annexation.

__✓__ If a zoning reclassification is desired in conjunction with the annexation process, please check this box and contact the Community Development Department.

Will zoning changes be required and requested in the future to accommodate anticipated development?
__✓__ Yes If yes, please describe: ALL acres of 27/164
_____ No

c.) Residential (anticipated)
__✓__ Check here if no residential structures are anticipated on the proposed property.
No. of Units _____ **Value of Units** _____
No. of Lots or Acres _____ **Total Estimated Value** _____

Single-Family _____
Duplexes _____
Four-Plex _____
Patio Homes _____
Townhouses _____
Apartments _____
Total _____

d.) Office and Commercial (anticipated)
_____ Check here if no office and/or commercial structures are anticipated on the proposed property.
Size (Sq. Ft.) _____
Unit Value ($/Sq. Ft.) _____
Total Estimated Value _____
Structure _____
Exterior Site Improvements _____
_____
Total Site Coverage _____

e.) Institutional (anticipated)
__✓__ Check here if no institutional structures are anticipated on the proposed property.
Size (Sq. Ft.) _____
Unit Value ($/Sq. Ft.) _____
Total Estimated Value _____
Structure _____
Exterior Site Improvements _____
_____
Total Site Coverage _____

f.) Industrial (anticipated) POSSIBLY LIGHT INDUSTRIAL
__✓__ Check here if no industrial structures are anticipated on the proposed property.
Size (Sq. Ft.) _____
Unit Value ($/Sq. Ft.) _____
Total Estimated Value _____
Structure _____
Exterior Site Improvements _____
_____
Total Site Coverage _____
Estimated Number of Employees _____

g.) **Staging of Anticipated Development (In %)**

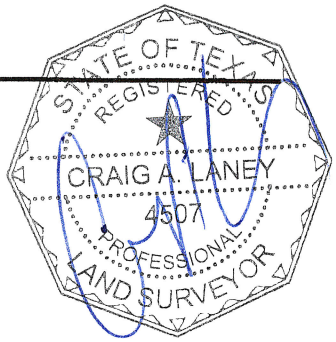
	Current Yr	Yr2	Yr3	Yr4	Yr5	Yr10	Yr20
Residential	___	___	___	___	___	___	___
Office / Commercial	66%	34%	___	___	___	___	___
Institutional	___	___	___	___	___	___	___
Industrial	___	___	___	___	___	___	___

POSSIBLY LIGHT INDUSTRIAL

EIC SURVEYING COMPANY

12345 Jones Road, Suite 270
Houston, TX 77070
281-955-2772 • Fax 281-955-6678
www.eicsurveying.com • eic@eicsurveying.com

FIRM NO. 100334-00



All that certain tract or parcel containing 3.0223 acres of land for proposed annexation situated in the Joseph House Survey, A-34 in Harris County, Texas, same being comprised of all of Lot 1 in Block 1 of Fourteen Six Hundred Business Park, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record under Film Code No. 680728 of the Harris County Map Records and a 0.6123 acre portion of Brown Road, (60.00 feet in width), according to a deed filed for record in Volume 3194, Page 388 of the Harris County Deed Records, said 3.0223 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod (found) marking the intersection of the South line of that certain call 1.0000 acre tract of land out of Tract 22 in Park Place Estates (unrecorded) as described in a deed filed for record under Harris County Clerk's File No. N097400 with the East right-of-way line of Park Place Drive, (60.00 feet in width), same point marking the Northwest corner of said Lot 1 and the Northwest corner of the herein described 3.0223 acre tract of land;

THENCE N 88°01'12" E, a distance of 370.56 feet along the common line of said Tract 22 and said Lot 1 to a 5/8" iron rod with EIC cap (found) in the West line of that certain call 1.88 acre tract comprised of Tracts 10 and 11 in Park West, (unrecorded), as described in a deed filed for record under Harris County Clerk's File No. P885596 marking the Southeast corner of said 1.0000 acre tract of land, the Southeast corner of said Tract 22, the Northeast corner of said Lot 1 and the Northeast corner of the herein described 3.0223 acre tract of land;

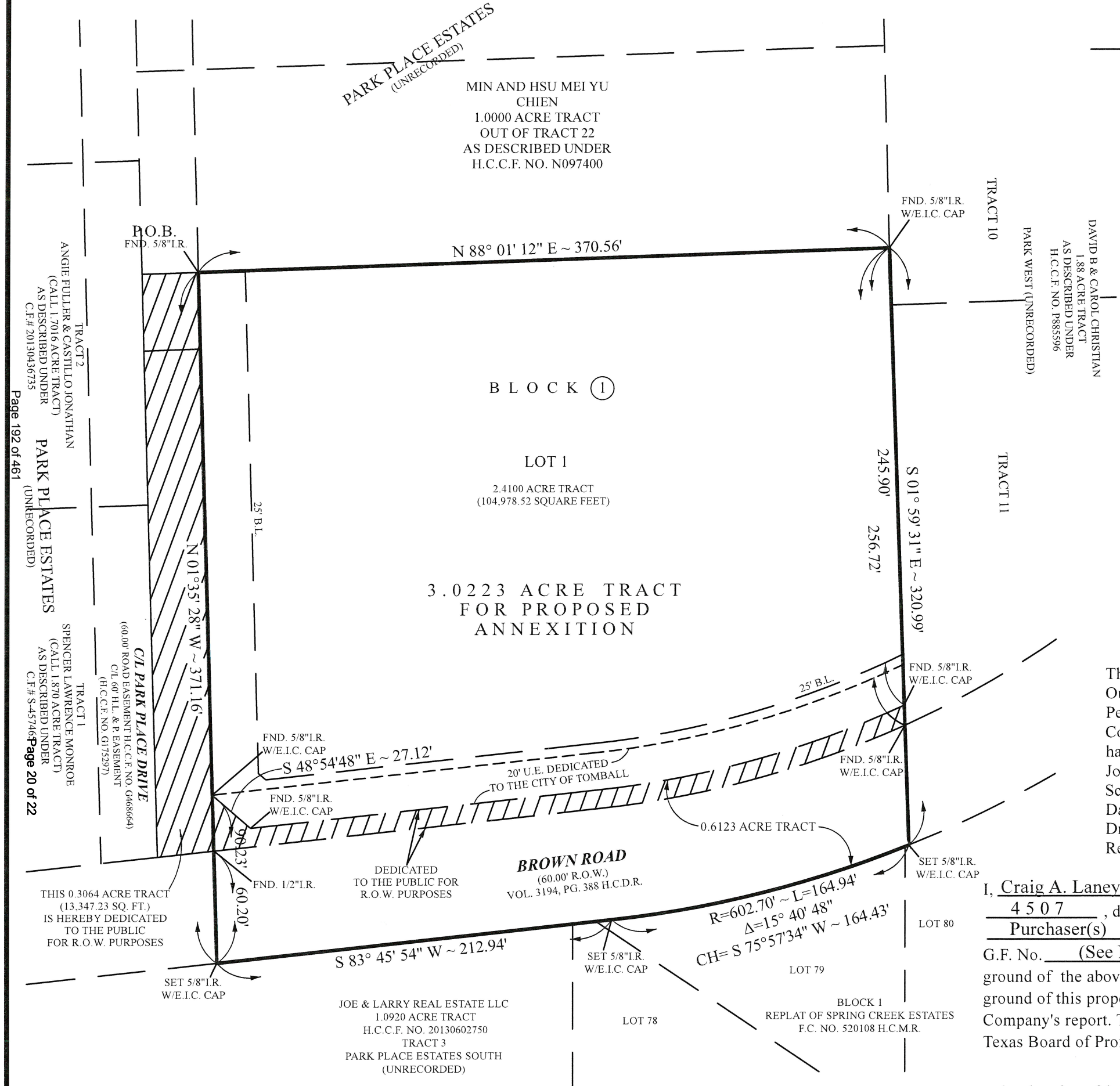
THENCE S 01°59'31" E, along the common line of said Lot 1 and said 1.88 acre tract of land, passing at 245.90 feet a 5/8" iron rod with EIC cap (found) marking the Southeast corner of said Lot 1, and passing at 256.72 feet a 5/8" iron rod with EIC cap (found) in the North right-of-way line of said Brown Road marking the Northeast corner of said 0.6123 acre tract of land, the Southwest corner of said Tract 11 and the Southwest corner of said 1.88 acre tract of land, a total distance of 320.99 feet to a5/8" iron rod with EIC cap (set) in the South right-of-way line of said Brown Road and the North line of Block 1 in the Replat of Spring Creek Estates, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record under Film Code No. 520108 of said Harris County Map Records marking the Southeast corner of said 0.6123 acre tract of land and the Southeast corner of the herein described 3.0223 acre tract of land, same point being in a curve to the right having a radius of 602.70 feet;

THENCE Southwesterly, along the South right-of-way line of said Brown Road, the South line of said 0.6123 acre tract of land and the North line of said Block 1, with said curve to the right through a central angle of 15°40'48", a chord bearing and distance of S 75°57'34" W, 164.43 feet, an arc distance of 164.94 feet to a 5/8" iron rod with EIC cap (set) marking a point of tangency;

THENCE S 83°45'54" W, a distance of 212.94 feet along the South right-of-way line of said Brown Road, the South line of said 0.6123 acre tract of land and the North line of said Block 1 to a 5/8" iron rod with EIC cap (set) in the North line of Tract 3 in Park Place estates South (unrecorded) as described in a deed filed for record under Harris County Clerk's File No. 20130602750 marking the Southwest corner of said 0.6123 acre tract of land and the Southwest corner of the herein described 3.0223 acre tract of land;

THENCE N 01°35'28" W, along the West line of said 0.6123 acre tract of land, passing at 60.20 feet a ½" iron rod (found) marking the intersection of the East right-of-way line of said Park Place Drive with the North right-of-way line of said Brown Road, and passing at 90.23 feet the Northwest corner of said 0.6123 acre tract of land and the Westerly-Southwest corner of said Lot 1, a total distance of 371.16 feet to the POINT OF BEGINNING and containing 3.0223 acres of land.

Surveyed on the ground June 6, 2018.
Job No. 18-326-05. (See corresponding plat)
The basis of bearing is N 01°35'28" W, along the East right-of-way line of Park Place Drive per record plat.



EIC SURVEYING COMPANY
12345 JONES ROAD
SUITE 270
HOUSTON, TX 77070
(281) 955-2772
FIRM NO. 10033400

SUBJECT TO :

1. © 2018 Everything In Christ Services, Inc., All Rights Reserved.
2. Survey is valid only if print has original Seal and signature of surveyor on it. Declaration is made to original purchaser of this survey. It is not transferable to additional institutions or subsequent owners.
3. This Survey has been done without benefit of a current title report. Surveyor did not abstract titleand does not certify to easements or restrictions not shown. Check with your local governing agencies for any additional easements, building lines or other restrictions not reflected on recorded plat.
4. See Corresponding Field Notes.
5. All Improvements Not Shown.
6. Release of 20' Utility Easement dedicated to the City of Tomball along Park Place Drive. A 0.129 acre tract Utility Easement recorded under Quitclaim Deed No. RP-2018-133441.

PROPOSED ANNEXITION AREA TO CITY OF TOMBALL

This Property Lies in Zone " X "
Outside the 100 Year Flood Plain
Per Graphic Scaling according to
Community Panel No.4802870210L
having an effective date 06-18-2007

Job No. 18-326-05
Scale 1" = 60'
Date 06-06-2018
Drawn By: MP
Revised: 06-12-18 remove esmt.

Purchaser CITY OF TOMBALL
Address 14600 PARK PLACE DRIVE
Lot _____ , Block _____ , Section _____
Survey JOSEPH HOUSE , A 34
Area 3.0223 ACRE TRACT
Subdivision FOURTEEN SIX HUNDRED BUSINESS PARK
Film Code No. 680728 , MAP Records,
HARRIS County , Texas

I, Craig A. Laney , a Registered Professional Land Surveyor in the State of Texas, RPLS No. 4507 , do hereby certify to (See Note 3) and Purchaser(s) that based upon information provided by said Title Company under G.F. No. (See Note 3) that this survey was this day made under my supervision on the ground of the above described property and the above plat or drawing reflects the findings on the ground of this property at this time. I have shown or noted all easements reflected in said Title Company's report. This Survey conforms to the minimum standards of practice as approved by the Texas Board of Professional Land Surveying. Effective February, 2014. Last revised 02-2014.

The basis of bearing is N 01°35' 28" W along the East right-of-way line of Park Place Drive per record plat.

A Division of Everything in Christ Services, Inc.

STATE OF TEXAS
REGISTERED
CRAIG A. LANEY
4507
PROFESSIONAL
LAND SURVEYOR

Seal

PROPOSED ANNEXATION – McKee – PFG Companies

Council approves annexation request on 6/18/2018 by adopting Resolutions to annex Brown ROW and PFG property. Sets 7/16 and 7/30 (14 days apart) as dates for public hearings (regular Council meetings). Send to paper on 6/5 to run in paper on 6/27 (19 days' notice for 7/16 meeting) and again on 7/11 (19 days' notice for 7/30 meeting) – ONE Special Council meeting required.

Publish Dates & Public Hearing Dates – Complete Annexation on 9/4/2018	Publish Date	First Public Hearing at **Regular** Meeting	Publish Date	Second Public Hearing at **SPECIAL** Meeting	First Reading of Ordinance at **Regular** Meeting	Second Reading of Ordinance at **Regular** Meeting
Council approves annexation on 6/18 and sets dates for Public Hearings as 7/16 and **7/30:** 1st public hearing to 1st reading is 35 days total; 77 days to complete annexation from resolution approval	6/27/2018	**7/16/2018**	**7/11/2018**	**7/30/2018**	**8/20/2018**	**9/4/2018**
	19 days' notice to 7/16		**19** days' notice to 7/30	14 days apart from 7/16 PH	21 days from 2nd PH on 7/30; 35 days from 1st PH on 7/16	
	To paper 6/19 to run on 6/27 and 7/11		Reminder to paper 7/4 to run 7/11			
(54 days from first publication notice to first reading/institution of proceedings)	(-54 days from 1st publication to 1st reading	(-35 days) to 1st reading		(-21 days) to 1st reading	**(Day 0)**	(+15 days) for completion of annexation

Publication date – more than 10 days' notice, less than 20 days' notice for public hearings [LGC, Sec. 43.063(c)] – **19 days' notice for each P.H.**
Public Hearings must be at least 10 business days apart (Sec. 43.0673) – 14 days apart
Public hearings – more than 20 days, less than 40 days between first public hearing and first reading of ordinance per LGC, Sec. 43.063(a):
NOTE: MUST have a minimum of 21 days between the **second public hearing and the first reading of the ordinance**. – **21 days**
MUST have NO MORE than 40 days between the first public hearing and the first reading of the ordinance.—**35 days**
(We will set public hearing dates between 21 and 39 days)
Annexation must be completed within 90 days of 1st reading of ordinance *[institution of proceedings,* LGC, Sec. 43.064*]* – **15 days after 1st reading**

City must give notice regarding intention to annex area 30 days before first public hearing to public and private entities – school districts, county, fire department, emergency services districts, utility companies [LGC, Sec. 43.062(b)] – **Requirement is not mandatory if we annex by request, but is policy.**

Resolution Nos. 2108-XX (Brown Road) and 2018-XX (McKee) on the 6/18/2018 agenda for Council to approve and to set public hearing dates and special Council meeting date.

New requirements under Sec. 43.0673 for Tier 2 Municipalities:

Sec. 43.0673. PUBLIC HEARINGS. (a) Requires the governing body of a municipality, before the municipality may adopt an ordinance annexing an area under this section, to conduct at least two public hearings.

(b) Requires that the hearings be conducted not less than 10 business days apart.

(c) Requires the governing body, during the first public hearing, to provide persons interested in the ***annexation*** area the opportunity to be heard. Authorizes the governing body, during the final public hearing, to adopt an ordinance annexing the area.

(d) Requires the municipality to post notice of the hearings on the municipality's Internet website if the municipality has an Internet website and publish notice of the hearings in a newspaper of general circulation in the municipality and in the area proposed for ***annexation***. Requires that the notice for each hearing be published at least once on or after the 20th day but before the 10th day before the date of the hearing. Requires that the notice for each hearing be posted on the municipality's Internet website on or after the 20th day but before the 10th day before the date of the hearing and remain posted until the date of the hearing.

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Adopt, on Second Reading, Ordinance No. 2018-24, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by Establishing the Zoning District of Approximately 2.7 Acres of Land, Legally Described as Lot 1 Block 1 Fourteen Six Hundred Business Park, Within the City of Tomball, Harris County, Texas, to the Commercial District; Said Property Being Generally Located at the Northeast Corner of Brown Road and Park Place Drive; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters.

Background:

Origination:
Houston PFG

Recommendation:
Adopt on Second Reading

Party(ies) responsible for placing this item on agenda:
Craig T. Meyers, P.E., Community Development Director

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Ordinance No. 2018-24
P18-122 Staff Report
Notice of Public Hearing
Property Owner Notification

ORDINANCE NO. 2018-24

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING CHAPTER 50 (ZONING) OF THE TOMBALL CODE OF ORDINANCES BY ESTABLISHING THE ZONING DISTRICT OF APPROXIMATELY 2.7 ACRES OF LAND, LEGALLY DESCRIBED AS LOT 1 BLOCK 1 FOURTEEN SIX HUNDRED BUSINESS PARK, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS, TO THE COMMERCIAL DISTRICT; SAID PROPERTY BEING GENERALLY LOCATED AT THE NORTHEAST CORNER OF BROWN ROAD AND PARK PLACE DRIVE; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * * * * * * *

Whereas, Russel McKee, on behalf of Houston PFG, has requested that approximately 2.7 acres of land, legally described as Lot 1 Block 1 Fourteen Six Hundred Business Park, generally located at the northeast corner of Brown Road and Park Place Drive, in the City of Tomball, Harris County, Texas, (the "Property"), be zoned; 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 City Council held a public hearing on the requested zoning; and

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

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 established as the Commercial District subject to the regulations, restrictions, and conditions hereafter set forth.

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

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

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed $2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 20TH DAY OF AUGUST 2018.

COUNCILMAN FORD	AYE
COUNCILMAN STOLL	AYE
COUNCILMAN DEGGES	ABSENT
COUNCILMAN TOWNSEND	AYE
COUNCILMAN QUINN	AYE

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 4TH DAY OF SEPTEMBER 2018.

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

_____
Gretchen Fagan, Mayor

ATTEST:

_____
Doris Speer, City Secretary

Zoning Staff Report

City Council Public Hearing Date: August 20, 2018

Zoning Case:	P18-122
Property Owner(s):	Houston PFG Inc
Applicant(s):	Russell McKee
Legal Description:	Lot 1 Block 1 Fourteen Six Hundred Business Park
Location:	14600 Brown Road (Exhibit "A")
Area:	2.7 acres
Comp Plan Designation:	Medium Density Residential (Exhibit "B")
Present Use:	Business park with various uses (Exhibit "D")
Request:	Establish the Zoning District as Commercial upon annexation

Adjacent Zoning & Land Uses:

North: Outside City Limits / Undeveloped

South: Single-Family 9 District / Single-family residences

West: Outside City Limits / Commercial building (According to HCAD)

East: Outside City Limits / Single-family residence

BACKGROUND

The subject site is currently being annexed into the City Limits and therefore requires the establishment of a Zoning District classification. The owner has started construction on a business park with two buildings and a detention pond already completed. A third building is proposed.

ANALYSIS

The property is mostly surrounded by properties outside the City limits with the exception being the subdivision on the south side of Brown Road that is zoned Single-Family 9 District.

The property does not conform to the Future Land Use May Designation of Medium Density Residential; however, it currently operates as a commercial business park with two buildings and a third proposed.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on July 27, 2018. The Notice of Public Hearing was published in the paper on August 1, 2018. Any public comment forms will be provided in the City Council packets or during the public hearing.

RECOMMENDATION

City staff recommends APPROVAL of Zoning Case P18-122.

1. The property is already developed as a commercial business park;
2. Brown Road, designated as a Major Arterial roadway, can handle traffic generated by a commercial development on this property.

EXHIBITS

A. Aerial Photo
B. Comprehensive Plan
C. Zoning Map
D. Site Photo
E. Application

Exhibit "A"
Aerial Photo

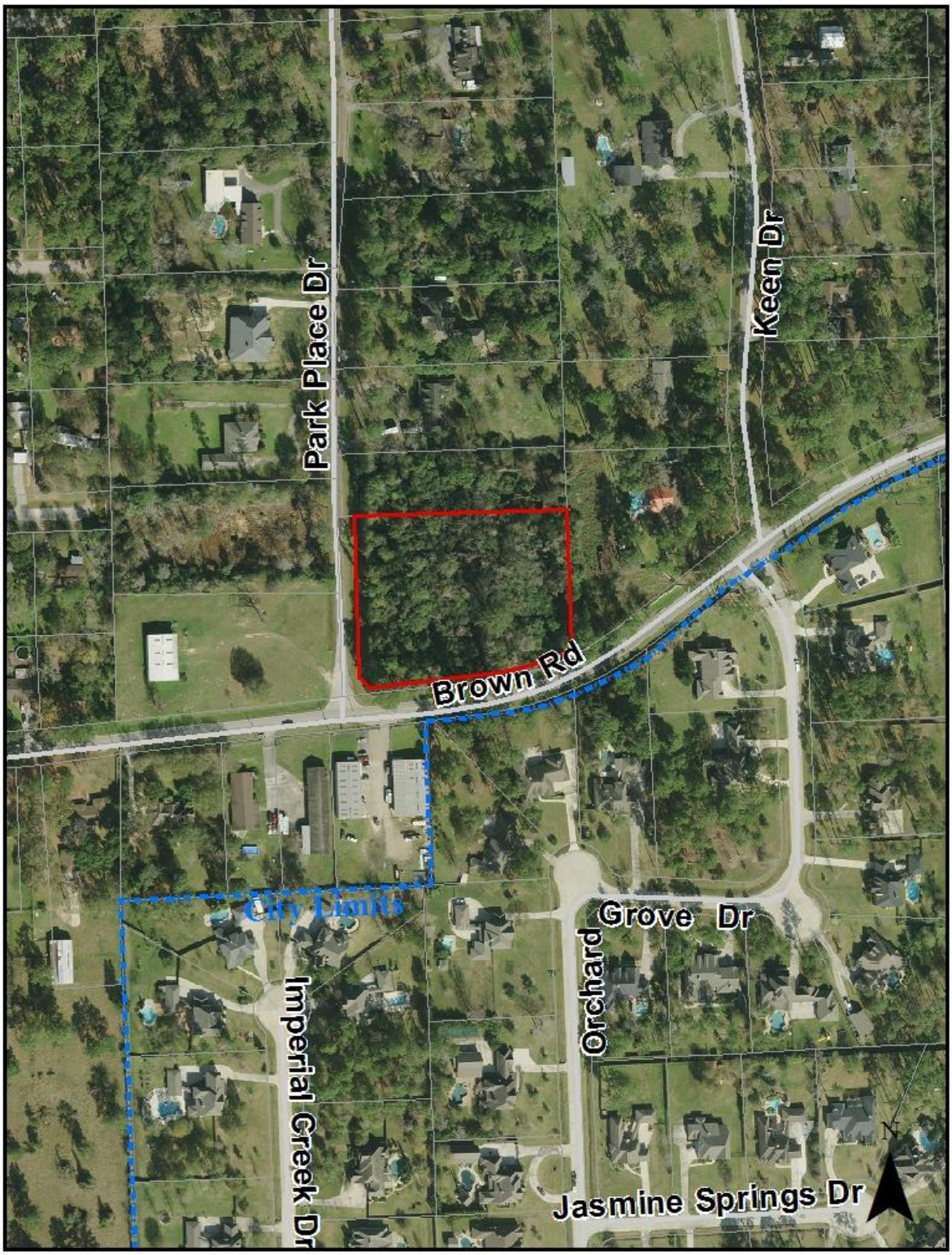


Exhibit "B"
Comprehensive Plan

Exhibit "C"
Zoning Map

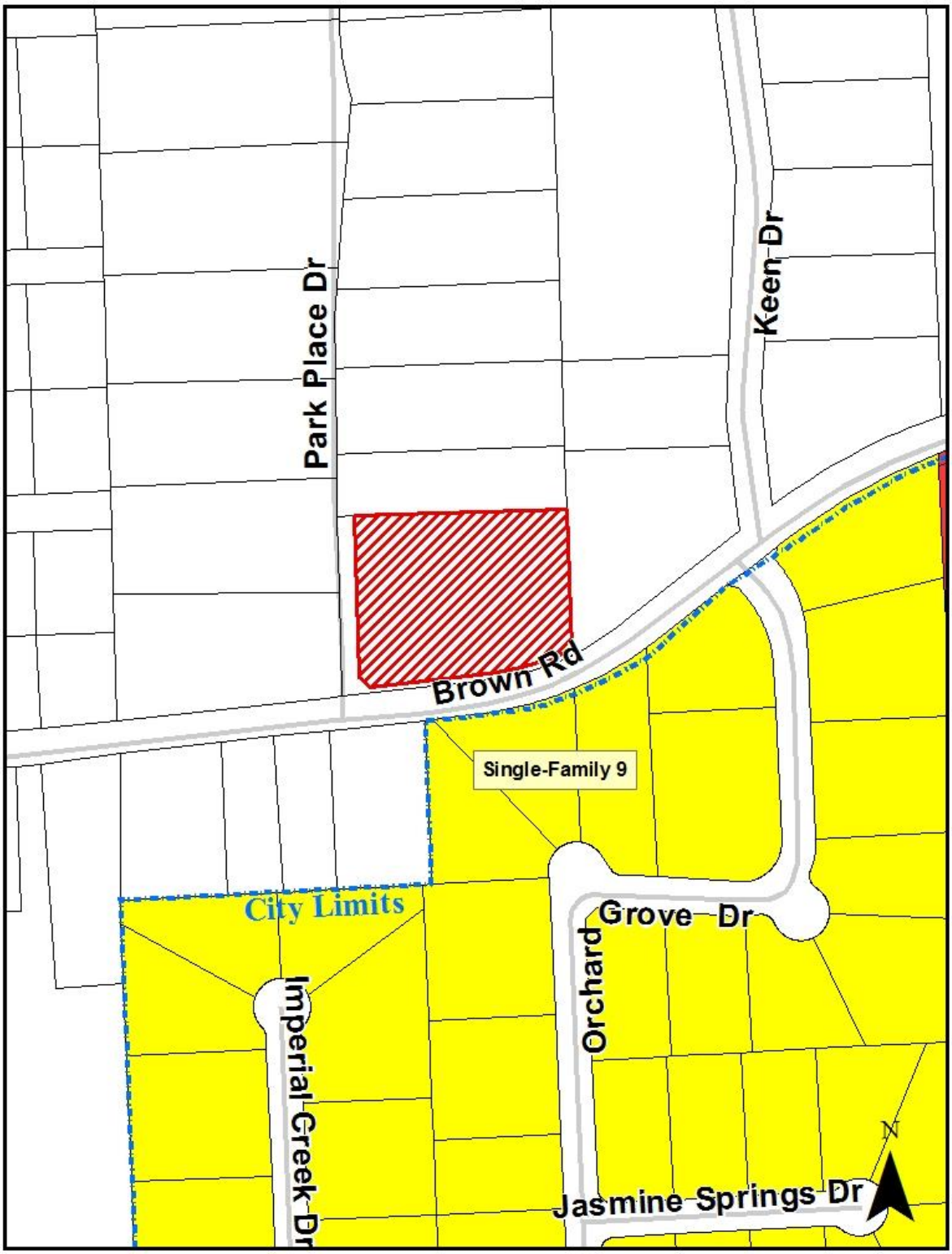


Exhibit "D"
Site Photo

Exhibit "E"
Application

Revised 5/19/15

APPLICATION FOR REZONING

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: HOUSTON PFG (RUSSELL McKEE) Title: PRESIDENT
Mailing Address: PO BOX 2003 City: CYPRESS State: TX
Zip: 77410
Phone: (713) 539-8430 Fax: (713) 827-1834 Email: RUMCKEE@PFGCOMPANIES.COM

Owner
Name: HOUSTON PFG INC (RUSSELL McKEE Title: PRESIDEN
Mailing Address: PO BOX 2003 City: CYPRESS State: TX
Zip: 77410
Phone: (713) 539-8430 Fax: (713) 827 1834 Email: RUMCKEE@PFGCOMPANIES.COM

Engineer/Surveyor (if applicable)
Name: EIC SURVEYING Title:
Mailing Address: 12345 JONES RD. #270 City: HOUSTON State: TX
Zip: 77070
Phone: (281) 955-2772 Fax: (281) 955-6678 Email: EIC@EICSURVEYING.COM

Description of Proposed Project: 14600 BROWN ROAD, TOMBALL TX, 77377

Physical Location of Property: CORNER OF BROWN ROAD AND PARK PLACE DR.
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: IN THE JOSEPH HOUSE SURVEY, ABSTRACT 34 LOT 1 BLOCK 1
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: NONE

Current Use of Property: OFFICE WAREHOUSE

Proposed Zoning District: COMMERCIAL

Proposed Use of Property: OFFICE WAREHOUSE

HCAD Identification Number: 0402700060023 Acreage: 2.7164

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 _____ 7/17/18
Signature of Applicant Date

X _____ 7/17/18
Signature of Owner Date

CITY OF TOMBALL
281-351-5484

REC#: 01036692 7/18/2018 2:23 PM
OPER: MF TERM: 002
REF#: W ZONING APP 5063

TRAN: 130.0000 PLANNING AND ZONING
HOUSTON PFG
14600 BROWN RD
100-5441
REZONING APPLICATIO 430.00CR

TENDERED: 430.00 CHECK
APPLIED: 430.00-

CHANGE: 0.00

Houston PFG Inc.
P.O. BOX 2003
CYPRESS, TX. 77410
713-827-2295

Date: July 17, 2018

The City of Tomball,

I am writing this letter regarding the zoning of 14600 Brown Road. This 2.7-acre lot was initially developed to be a three-building commercial office warehouse park. The 1st two buildings are built and are permitted through Harris County. However, to get Tomball city utilities, we have agreed to be Annexed into the City of Tomball.

It is our wish to keep the property as office warehouse and to be zoned as commercial.

Thank you,

Russell McKee
President
PO Box 2003
Cypress, Texas 77433
Cell: 713-539-8430
Office: 713-827-2295
Email: rumckee@pfgcompanies.com

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
CITY COUNCIL
AUGUST 20, 2018

Notice is Hereby Given that a Public Hearing will be held by the City Council of the City of Tomball on **Monday, August 20, 2018, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, City Council will consider the following:

Zoning Case P18-122: Request by Russel McKee, on behalf of Houston PFG, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by zoning approximately 2.7 acres of land legally described as Lot 1 Block 1 Fourteen Six Hundred Business Park, Harris County, Texas, as Commercial.

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 Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **16th** day of **August 2018** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Elizabeth Jones
Elizabeth Jones
Administrative Assistant

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.

Notice of Public Hearing

YOU ARE INVITED TO ATTEND the Public Hearing before the **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P18-122

APPLICANT/OWNER: Request by Russel McKee, on behalf of Houston PFG

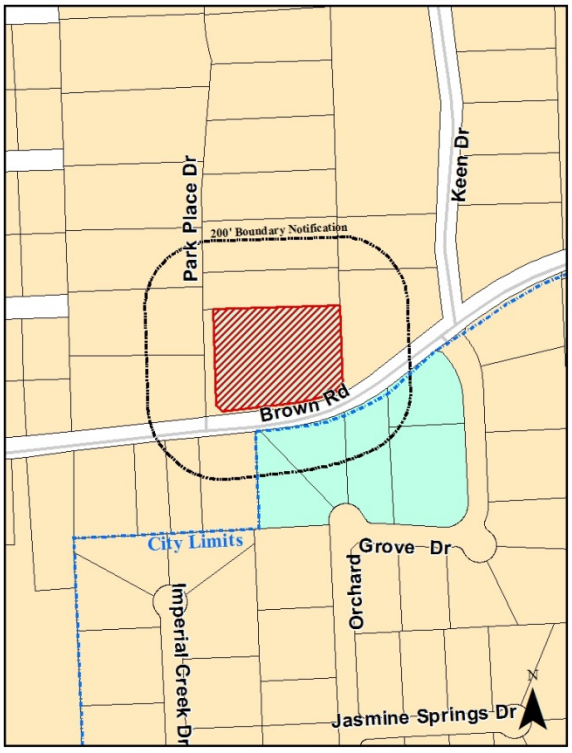
LOCATION: Legally described as Lot 1 Block 1 Fourteen Six Hundred Business Park

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by zoning approximately 2.7 acres of land Harris County, Texas, as Commercial.

CONTACT: Amelia Lindley, Planner
PHONE: (281) 290-1410
E-MAIL: alindley@tomballtx.gov

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

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



City Council Public Hearing:
Monday, August 20, 2018, 6:00 PM

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

Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:
City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name: _____
(please print)
Address: _____

_____

Signature: _____

Date: _____

_____ I am **FOR** the requested Rezoning as explained on the attached public notice for Z**oning Case P18-122. (Please state reasons below)**

_____ I am **AGAINST** the requested Rezoning as explained on the attached public notice for Z**oning Case P18-122. (Please state reasons below)**

Date, Location & Time of **City Council** meeting:
Monday, August 20, 2018, 6:00 PM
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

_____

_____

_____

_____

_____

You may also comment via email to ALindley@tomballtx.gov.
Please reference the case number in the subject line.
For questions regarding this request please call Amelia Lindley @ 281-290-1410.

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:

Adopt, on Second Reading, Ordinance No. 2018-26, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Tomball Code Of Ordinances by Changing the Zoning District Classification of Approximately 47.675 Acres of Land, Legally Described Tracts 4C, 4C-2, 4H, 4K, 4L & 9A, C.M. Pillot Survey, Abstract 632, Within the City of Tomball, Harris County, Texas, from the Agricultural and General Retail Districts to the Single-Family 6 District; Said Property Being Generally Located on the West Side of South Cherry Street, South of Pine Meadows Subdivision and North of Holderrieth Road; Providing for the Amendment of the Official Zoning Map of the City; Providing for Severability; Providing for a Penalty of an Amount Not to Exceed $2,000 for Each Day of Violation of Any Provision Hereof, Making Findings of Fact; and Providing for Other Related Matters.

Background:

On Monday, August 13, 2018, after conducting a public hearing, the Planning and Zoning Commission recommended approval of the rezoning request with a four votes Aye and one vote Nay.

Origination:

Cherry Ventures, LP

Recommendation:

Adopt, on Second Reading

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

Craig T. Meyers, P.E., Community Development Director

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Ordinance No. 2018-26
P18-089 Staff Report
Property Owner Notification
Notice of Public Hearing

ORDINANCE NO. 2018-26

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING CHAPTER 50 (ZONING) OF THE TOMBALL CODE OF ORDINANCES BY CHANGING THE ZONING DISTRICT CLASSIFICATION OF APPROXIMATELY 47.675 ACRES OF LAND, LEGALLY DESCRIBED TRACTS 4C, 4C-2, 4H, 4K, 4L & 9A, C.M. PILLOT SURVEY, ABSTRACT 632, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS, FROM THE AGRICULTURAL AND GENERAL RETAIL DISTRICTS TO THE SINGLE-FAMILY 6 DISTRICT; SAID PROPERTY BEING GENERALLY LOCATED ON THE WEST SIDE OF SOUTH CHERRY STREET, SOUTH OF PINE MEADOWS SUBDIVISION AND NORTH OF HOLDERRIETH ROAD; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP OF THE CITY; PROVIDING FOR SEVERABILITY; PROVIDING FOR A PENALTY OF AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF, MAKING FINDINGS OF FACT; AND PROVIDING FOR OTHER RELATED MATTERS.

* * * * * * * * * *

Whereas, Rene Rodriguez, on behalf of Cherry Ventures, LP, has requested that approximately 47.675 acres of land, legally described as Tracts 4C, 4C-2, 4H, 4K, 4L & 9A, C.M. Pillot Survey, Abstract 632, generally located on the west side of South Cherry Street, south of Pine Meadows Subdivision and north of Holderrieth Road, 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 Single-Family 6 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 Agricultural and General Retail Districts to the Single-Family 6 District subject to the regulations, restrictions, and conditions hereafter set forth.

Section 3. The Official Zoning Map of the City of Tomball, Texas shall be revised and amended to show the designation of the Property as Single-Family 6 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 Single-Family 6 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 20TH DAY OF AUGUST 2018.

COUNCILMAN FORD	AYE
COUNCILMAN STOLL	AYE
COUNCILMAN DEGGES	ABSENT
COUNCILMAN TOWNSEND	AYE
COUNCILMAN QUINN	AYE

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 4TH DAY OF SEPTEMBER 2018.

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

_____
Gretchen Fagan, Mayor

ATTEST:

_____
Doris Speer, City Secretary

Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: August 13, 2018
City Council Public Hearing Date: August 20, 2018

Rezoning Case:	P18-089
Property Owner(s):	Cherry Ventures, LP
Applicant(s):	Rene Rodriguez, with LJA Engineering
Legal Description:	Tracts 4C, 4C-2, 4H, 4K, 4L & 9A, C.M. Pillot Survey, Abstract 632
Location:	West side of South Cherry Street, south of Pine Meadows Subdivision and north of Holderrieth Road (Exhibit "A")
Area:	47.675 acres
Comp Plan Designation:	Medium Density Residential and Employment/Office (Exhibit "B")
Present Zoning and Use:	Agricultural and General Retail Districts (Exhibit "C") / Undeveloped (Exhibit "D")
Request:	Rezone from the Agricultural and General Retail Districts to the Single-Family 6 District

Adjacent Zoning & Land Uses:

North: Agricultural District / Undeveloped

South: Commercial and General Retail Districts / Undeveloped

West: Commercial and Agricultural Districts / M121 West Drainage Ditch and Undeveloped

East: Agricultural, Commercial, Office and Multi-Family Districts / Undeveloped, City Masonry, large lot residential and apartment complex (Home Towne at Tomball)

BACKGROUND

City Staff has had discussions regarding a single-family subdivision on the subject site. In June 2018, Staff received a rezoning application.

ANALYSIS

There are multiple zoning districts in the area. A majority of the surrounding properties are zoned Agricultural District. These properties are located to the north, east and west of the subject site. There are also Commercial zoned properties to the east and south of the property as well as Office and Multi-Family to the east. The property abuts the future M121 West Drainage Channel to the west.

There are not many land uses in the immediate area. A majority of the surrounding properties are undeveloped. There are a couple large lot residences on the west side of South Cherry Street. There is also a business, City Masonry, and an apartment complex, Home Towne at Tomball, on the east side of South Cherry Street. Properties to the north, south and west of the subject site are undeveloped.

The Comprehensive Plan designates the property as Medium Density Residential. This designation is intended for "single-family detached residential development…with lot sizes ranging from 6,000 to 20,000 square feet". A small portion the property, approximately 3.2 acres, is designated Employment/Office. The request appears to be consistent with the City's Comprehensive Plan. Surrounding properties are also designated Medium Density Residential to the north, east and west as well as Employment/Office to the south and High Density Residential to the east.

ZONING CONSIDERATIONS

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission and City Council shall consider the following factors:

A. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the City as a whole.

The uses permitted in the Single-Family 6 District appear to be appropriate for the immediate area. There is a similar single-family residential development at South Cherry and Theis Lane. The M121 West Drainage Channel was constructed to provide drainage conveyance and regional detention for nearby developments.

B. Whether the proposed change is in accordance with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area.

Adequate utilities are available to serve this property. A traffic study will be conducted, if required by Harris County, to ensure the existing streets adjacent to the property can accommodate traffic generated by a Single-Family 6 District development.

C. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

There is not a lot of vacant property in the City zoned Single-Family 6 District.

D. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Recently, there have been multiple rezoning requests for the Single-Family 6 District in the City.

E. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved.

City Staff does not anticipate any adverse impacts on other areas designated for similar development.

F. Any other factors that will substantially affect the public health, safety, morals, or general welfare.

Generally, the proposed rezoning does not appear to negatively affect the public health, safety, morals, or general welfare.

G. Whether the request is consistent with the Comprehensive Plan.

The Future Land Use Map designates the property as Medium Density Residential which is intended for "single-family detached residential development…with lot sizes ranging from 6,000 to 20,000 square feet". The request appears to be consistent with the Future Land Use Map. A goal of the Comprehensive Plan "is to encourage a full range of housing types and residential neighborhoods that preserve and establish connected open spaces".

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on July 27, 2018. The Notice of Public Hearing was published in the paper on August 1, 2018. Any public comment forms will be provided in the Planning & Zoning Commission and City Council packets or during the public hearing.

RECOMMENDATION

Based on the findings outlined in the analysis section of this staff report, City staff recommends APPROVAL of Zoning Case P18-089 for the following reasons:

1. The request meets the goals of City's Comprehensive Plan;
2. The request is in conformance with the Future Land Use Map;
3. The request is generally appropriate with the surrounding land uses in the area;
4. The request is generally appropriate with the surrounding zoning districts.

EXHIBITS

A. Aerial Photo
B. Comprehensive Plan
C. Zoning Map
D. Site Photos
E. Application

Exhibit "A"
Aerial Photo

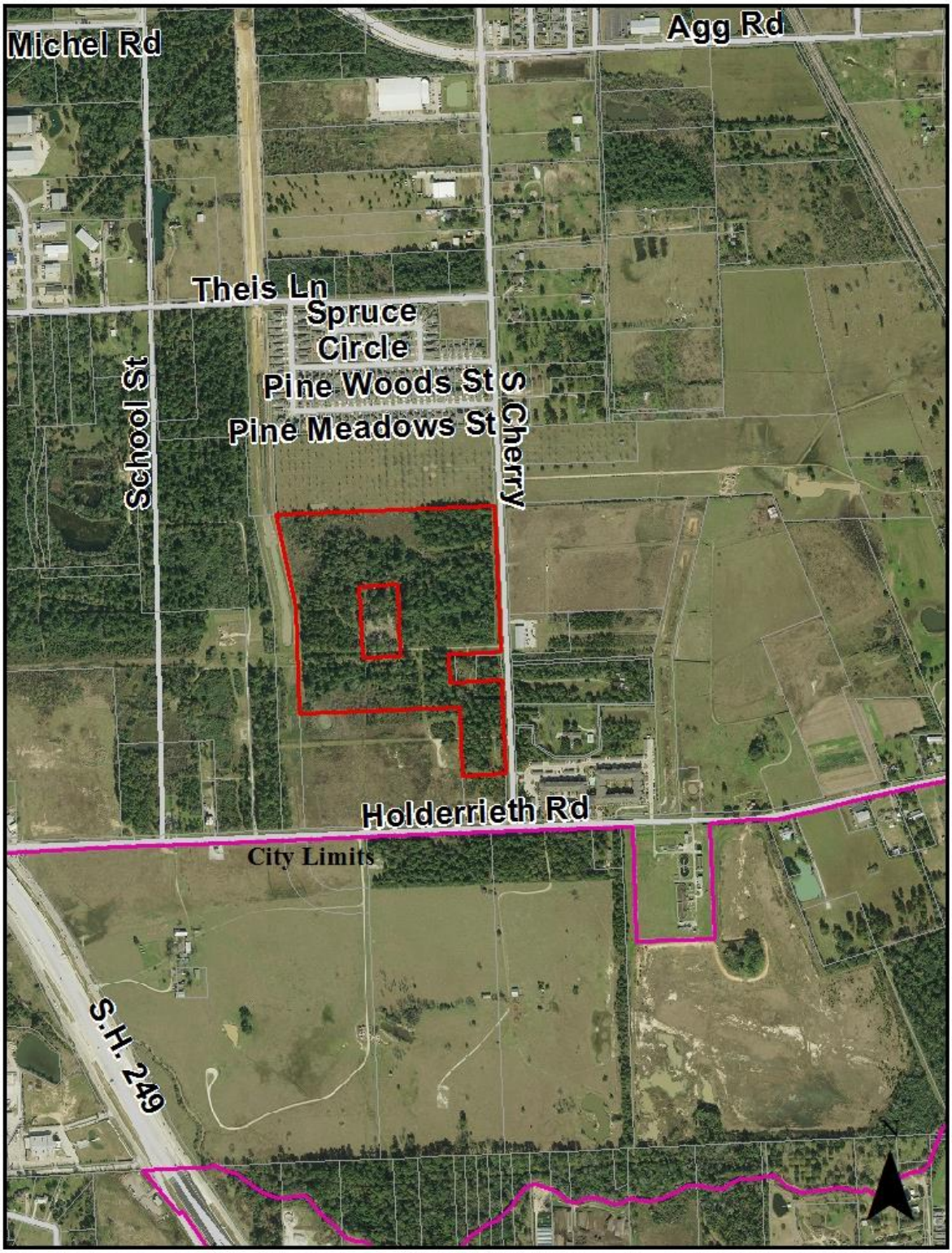


Exhibit "B"
Comprehensive Plan

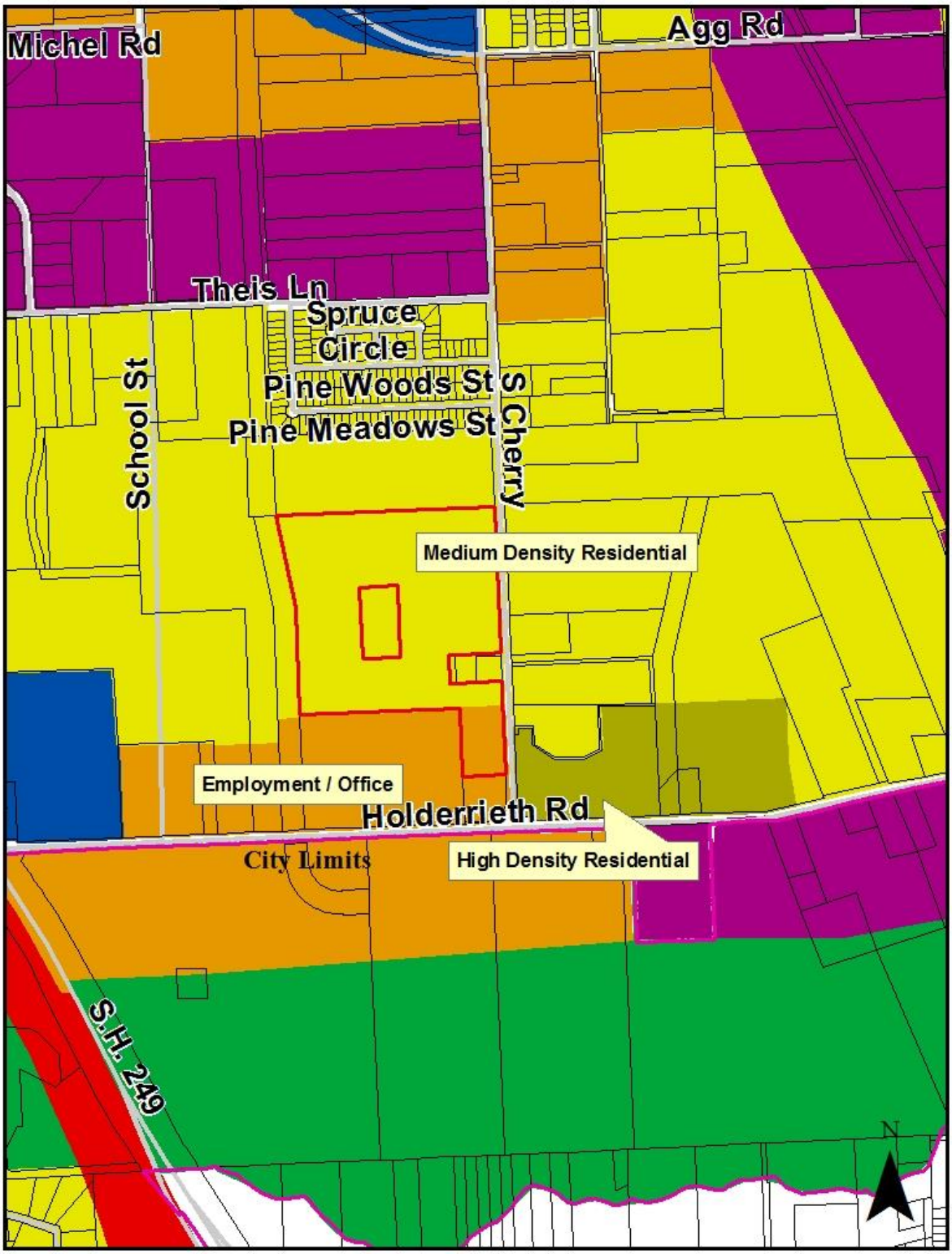


Exhibit "C"
Zoning Map

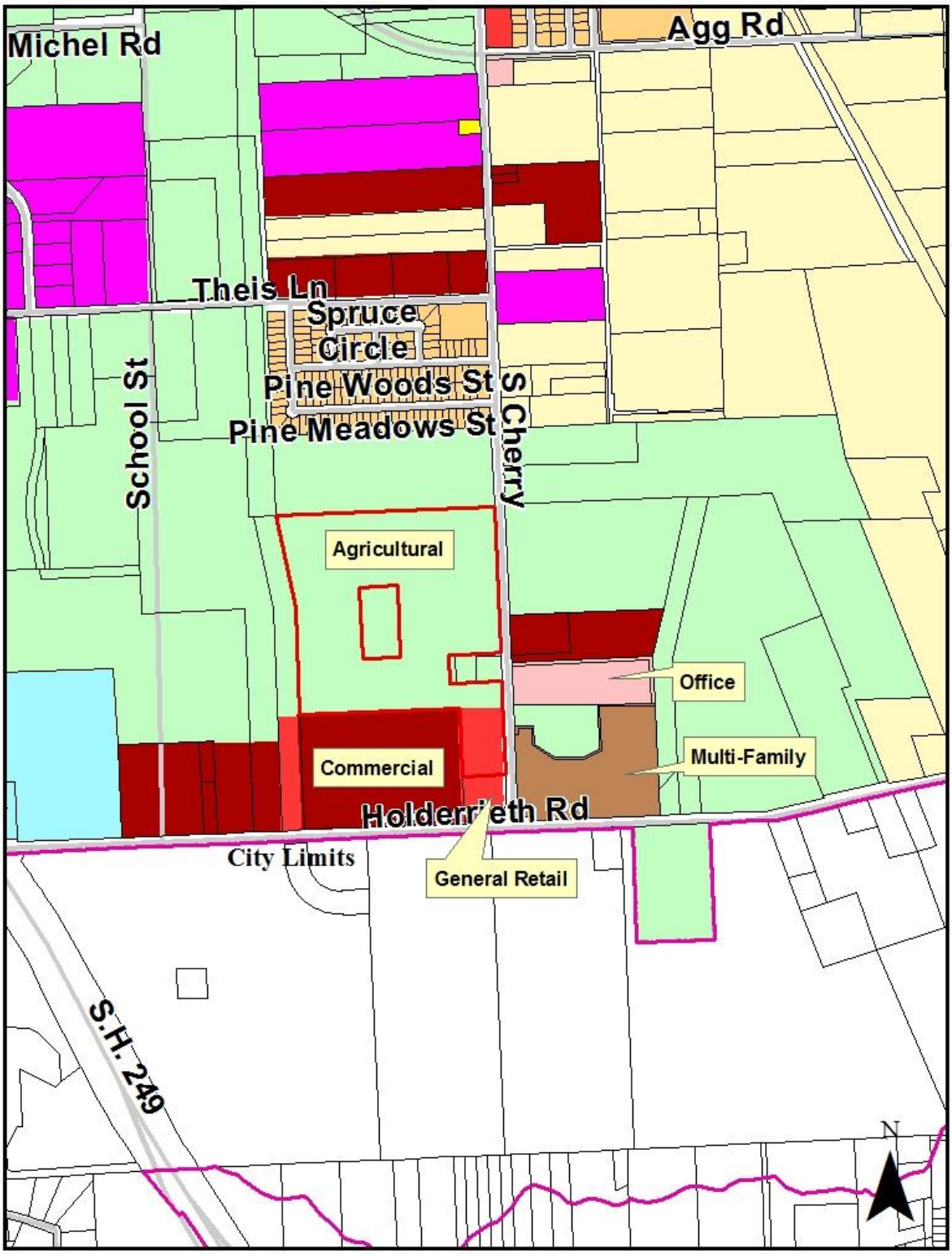


Exhibit "D"
Site Photos

Exhibit "E"
Application

dotloop signature verification:

Revised 5/19/15

APPLICATION FOR REZONING

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: Rene Rodriguez Title: Platting Manager
Mailing Address: 2929 Briarpark, Suite 600 City: Houston State: TX
Zip: 77042
Phone: (713) 953-5228 Fax: (713) 953-5026 Email: rerodriguez@lja.com

Owner
Name: Cherry Ventures, LP Title:
Mailing Address: 27993 Bays Cemeetary Road City: Richards State: TX
Zip: 77873
Phone: (___) ___ Fax: (___) ___ Email:

Engineer/Surveyor (if applicable)
Name: Clayton Weishuhn, PE Title: Project Manager
Mailing Address: 2929 Briarpark, Suite 600 City: Houston State: TX
Zip: 77042
Phone: (713) 953-5103 Fax: (713) 953-5026 Email: cweishuhn@lja.com

Description of Proposed Project: 47.675 Ac situated in the C.M. Pilot Survey, Abstract 632

Physical Location of **Property:** 0 S. Cherry Street, 156-ft north of Holderrieth
[General Location – approximate distance to nearest existing street corner]

Legal Description of **Property:** Tracts 4C, 4H, 4K, 4L & 9A, C.M. Pilot Survey, Abstract 632
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: AG-Agricultural District & GR-General Retail District

Current Use of **Property:** Vacant

Proposed Zoning District: SF-6-Single Family 6 District

Proposed Use of **Property:** Single Family Residential

HCAD Identification Number: 044-058-000-0051 Acreage: 47.675

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

dotloop signature verification: www.dotloop.com/my/verification/01-355460553-1.2IOG

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 Rene Rodriguez Digitally signed by Rene Rodriguez Date: 2018.06.06 17:42:36 -05'00' June 6, 2018

Signature of Applicant **Date**

X Cherry Ventures c/o Alton Thues dotloop verified 06/07/18 11:02AM CDT TZDC-XTQC-MAKO-CWWE 06/07/2018

Signature of Owner **Date**

CITY OF TOMBALL
281-351-5484

REC#: 01033527 6/21/2018 2:59 PM
OPER: MF TERM: 002
REF#: PERMIT W 49578

TRAN: 130.0000 PLANNING AND ZONING
RENE RODRIGUEZ
0 S CHERRY ST.
100-5441
REZONING APPLICATIO 880.00CR

TENDERED: 880.00 CHECK
APPLIED: 880.00-

CHANGE: 0.00

LJA ENGINEERING

2929 Briarpark Drive, Suite 600, Houston, Texas 77042
t 713.953.5200 f 713.953.5026 LJA.com TBPE F-1386 TBPLS 10110501

June 21, 2018

Ms. Amelia Lindley
City Planner
City of Tomball
401 Market Street
Tomball, Texas 77375

Re: Re-Zoning, Tomball, Texas
47 Acre Tract
LJA Job No. 2040-5201 (6.1)

Dear Ms. Lindley:

LJA Engineering, Inc. on behalf of Cherry Ventures, L.P., request to amend Chapter 50 (Zoning) of the Tomball Code of Ordinance by rezoning approximately 47 acres from the Agricultural District & General Retail District to the Single-Family 6 District. The properties are legally described as Tracts 4C, 4H, 4K, 4L &9A, of the C.N. Pilot Survey, Abstract 632, Harris County, Texas and generally located on the east side of South Cherry Street just north of Holderrieth Road.

If you have any questions or need any additional information pertaining to the re-zoning, please call me at 713.953.5228. Thank you for your consideration.

Sincerely,

Rene Rodriguez
Platting Manager

RR/ew

Enclosure(s)

O:\LAND\2040\2040-5201\47 Zoning Notification Letter.doc

STATE OF TEXAS §
§
§
§
COUNTY OF HARRIS §

BEING A TRACT OR PARCEL OF LAND CONTAINING 47.675 ACRES (2,076738 SQUARE FEET) OF LAND SITUATED IN THE C.M. PILLOT SURVEY, ABSTRACT No. 632, HARRIS COUNTY, TEXAS AND BEING A TRACT CONVEYED TO CHERRY VENTURES, LP. IN A DEED RECORDED IN COUNTY CLERK FILE No. (C.C.F. No.) 20140543393, OFFICIAL RECORDS HARRIS COUNTY, TEXAS (O.R.H.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (BEARINGS ARE BASED IN C.C.F. No. L990867, O.R.H.C.T.)

BEGINNING at a found ½ Inch iron rod in the west right-of-way (R.O.W.) line of South Cherry Street (80 Foot R.O.W.) for the common Northeast corner of herein described tract and the southeast corner of a tract conveyed to Arlene Holderrieth Wottrich and Donald Alfred Wottrich, recorded in C.C.F. No. B402174, O.R.H.C.T.;

THENCE, SOUTH 00°00'07" EAST, 1,017.44 Feet, along the common East line of herein described tract and the west R.O.W. line of said South Cherry Street to a found ½ Inch iron rod for a common Exterior corner of herein described tract and the northeast corner of a tract conveyed to Richard A. Metcalf, et ux, recorded in C.C.F. No. 20100116207, O.R.H.C.T.,

THENCE, NORTH 89°53'00" WEST, 360.85 Feet, departing the west R.O.W. line of said South Cherry Street and along a common South line of herein described tract and the north line of said tract conveyed to Richard A. Metcalf, et ux, to a found ½ Inch iron rod for a common Interior corner of herein described tract and the northwest corner of said tract conveyed to Richard A. Metcalf, et ux;

THENCE, SOUTH 00°00'07" WEST, 200.00 Feet, along a common East line of herein described tract and the west line of said tract conveyed to Richard A. Metcalf, et ux, to a 1/2 Inch iron rod with a "Precision" cap set for a common Interior corner of herein described tract and the southwest corner of said tract conveyed to Richard A. Metcalf, et ux;

THENCE, SOUTH 89°53'00" EAST, 360.85 Feet, along a common North line of herein described tract and the south line of said tract conveyed to Richard A. Metcalf, et ux, to a 1/2 Inch iron rod with a "Precision" cap set in the west R.O.W. line of said South Cherry Street for a common Exterior corner of herein described tract and the southeast corner of said tract conveyed to Richard A. Metcalf, et ux;

THENCE, SOUTH 00°00'07" EAST, 648.65 Feet, along a common East line of herein described tract and the west R.O.W. line of said South Cherry Street to a found capped iron rod for the common Southeast corner of herein described tract and the northeast corner of Tomball Forest Estates, recorded under Film Code No. 625280, Map Records Harris County, Texas;

THENCE, SOUTH 89°48'04" WEST, 300.00 Feet, departing the west R.O.W. line of said South Cherry Street and along a common South line of herein described tract and the north line of said Tomball Forest Estates, to a 1/2 Inch iron rod with a "Precision" cap set in the east line of a tract conveyed to 249 Holderrieht, LLC., recorded in C.C.F. No. 20150186441, O.R.H.C.T. for a common Exterior corner of herein described tract and the northwest corner of said Tomball Forest Estates;

THENCE, NORTH 00°03'49" WEST, 477.50 Feet, along a common West line of herein described tract and the east line of said tract conveyed to 249 Holderrieht, LLC., to a 1/2 Inch iron rod with a "Precision" cap set for a common Interior corner of herein described tract and the northeast corner of said tract conveyed to 249 Holderrieht, LLC.;

THENCE, NORTH 89°56'15" WEST, 1,116.30 Feet, along a common South line of herein described tract and the north line of said tract conveyed to 249 Holderrieht, LLC., to a 1/2 Inch iron rod with a "Precision" cap set in the east line of a tract conveyed to City of Tomball, recorded in C.C.F. No. W565672, O.R.H.C.T. for the Southwest corner of herein described tract;

THENCE, NORTH 00°01'24" EAST, 749.11 Feet, along a common West line of herein described tract and the east line of said tract conveyed to City of Tomball, to a point for the common Interior corner of herein described tract and the exterior corner of said tract conveyed to City of Tomball from which a 5/8 Inch iron rod found bears South 74° 20' East, a distance of 0.53 Feet ;

THENCE, NORTH 09°55'02" WEST, 651.73 Feet, continuing along a common West line of herein described tract and the east line of said tract conveyed to City of Tomball, to a found capped iron rod for the common Northwest corner of herein described tract and the southwest corner of said tract conveyed to Arlene Holderrieth Wottrich and Donald Alfred Wottrich;

THENCE, SOUTH 89°53'58" EAST, 1,528.79 Feet, along the common North line of herein described tract and the south line of said tract conveyed to Arlene Holderrieth Wottrich and Donald Alfred Wottrich, to the POINT OF BEGINNING containing 47.675 Acres (2,076,738 square feet) of land.

(See attached drawing)

Terrance Mish
Registered Professional Land Surveyor, No. 4981
Job No. 17-10226
September 28, 2017

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

* 0 4 4 0 5 8 0 0 0 0 0 5 1 *

CHERRY VENTURES LP
27993 BAYS CEMETARY RD
RICHARDS TX 77873-2101

2017 Property Tax Statement
Web Statement

Statement Date:	June 6, 2018
Account Number	
044-058-000-0051	

Additional city sales tax reduced your city ad valorem tax by: $11.13

Taxing Jurisdiction	Exemptions	Taxable Value	Rate per $100	Taxes
Harris County	0	5,808	0.418010	$24.28
Harris County Flood Control Dist	0	5,808	0.028310	$1.64
Port of Houston Authority	0	5,808	0.012560	$0.73
Harris County Hospital District	0	5,808	0.171100	$9.94
Harris County Dept. of Education	0	5,808	0.005195	$0.30
Lone Star College System	0	5,808	0.107800	$6.26
City of Tomball	0	5,808	0.341455	$19.83
Emergency Service Dist #8 (EMS)	0	5,808	0.100000	$5.81

Page: 1 of 1

Total 2017 Taxes Due By January 31, 2018:	**$68.79**
Payments Applied To 2017 Taxes	**$68.79**
Total Current Taxes Due (Including Penalties)	**$0.00**
Prior Year(s) Delinquent Taxes Due (If Any)	**$0.00**
Total Amount Due For June 2018	**$0.00**

Penalties for Paying Late	Rate	Current Taxes	Delinquent Taxes	Total
By Febuary 28, 2018	7%	$0.00	$0.00	$0.00
By March 31, 2018	9%	$0.00	$0.00	$0.00
By April 30, 2018	11%	$0.00	$0.00	$0.00
By May 31, 2018	13%	$0.00	$0.00	$0.00
By June 30, 2018	15%	$0.00	$0.00	$0.00

Property Description
S CHERRY ST 77375 TRS 4C 4H 4K 4L & 9A ABST 632 C N PILLOT 44.6750 AC

Appraised Values	
Land - Market Value	1,379,534
Impr - Market Value	0
Total Market Value	1,379,534
Less Capped Mkt Value	1,373,726
Appraised Value	5,808

Exemptions/Deferrals
Timber Productivity

Tax Bill Increase (Decrease) from 2012 to 2017: Appraised Value 7%, Taxable Value 7%, Tax Rate 3%, Tax Bill 10%.

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

* 0 4 4 0 5 8 0 0 0 0 0 5 1 *

CHERRY VENTURES LP
27993 BAYS CEMETARY RD
RICHARDS TX 77873-2101

PAYMENT COUPON

Account Number
044-058-000-0051
Amount Enclosed
$_____ . _____

Web Statement - Date Printed: 06-06-2018

Make check payable to:

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

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

Scan the QR code to pay online or visit www.hctax.net

044058000005l2 2017 0000000000 0000000000 0000000000 0000000000

2,269,358-1

TAX STATEMENT 2017 +

STATEMENT DATE: 06/06/2018
ACCOUNT: 0440580000051

LEGAL: TRS 4C 4H 4K 4L & 9A
ABST 632 C N PILLOT

OWNER: CHERRY VENTURES LP
PARCEL ADDRESS: 0000000 S CHERRY ST
EXEMPTION CODES: AGTMB

PIDN: 0440580000051
ACRES: 44.675

AG LAND	APPRAISED VALUE				
61,428	1,379,534				

TAXING ENTITIES	EXEMPTION AMOUNT	TAXABLE VALUE	TAX RATE PER $100	BASE TAX	PENALTY & INTEREST
TOMBALL ISD	1,318,106	61,428	1.340000	0.00	0.00
			SUBTOTAL	0.00	0.00
			PRIOR YEARS	0.00	
			TOTAL AMOUNT DUE	**0.00**	

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

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

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

DELINQUENT DATE: 02/01/2018

ACCOUNT: 0440580000051 2017 +
CHERRY VENTURES LP
27993 BAYS CEMETARY RD
RICHARDS, TX 77873-2101

TOTAL AMOUNT DUE
$0.00
^^ AMOUNT DUE ON RECEIPT ^^

OWNER: CHERRY VENTURES LP
PIDN: 0440580000051

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

ADDRESS: 2406 SOUTH CHERRY STREET
TOMBALL, TEXAS 77375
ORDERED BY: WINDY CLINE PROPERTIES
SOUTH CHERRY STREET
SCALE: 1" = 200'
PIPELINE EASEMENT ACREAGE +/- 5.173 ACRES
47.675 ACRES
SITUATED IN THE
C. M. PILLOT SURVEY, A-632
HARRIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)
PRECISION SURVEYORS
DRAWN BY: MW/BR/RC

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: P18-089

APPLICANT/OWNER: Request by Rene Rodriguez, on behalf of Cherry Ventures, LP

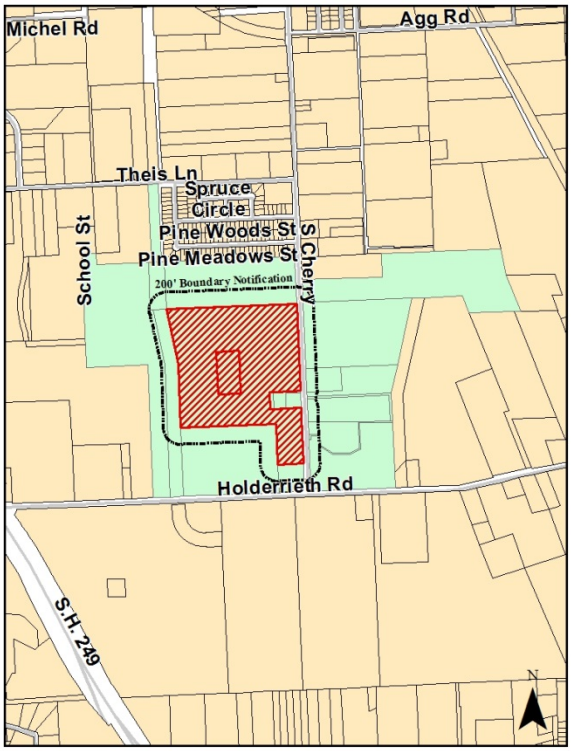
LOCATION: Generally located on the west side of South Cherry Street, south of Pine Meadows Subdivision and north of Holderrieth Road

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 47.675 acres of land legally described as Tracts 4C, 4C-2, 4H, 4K, 4L & 9A, C.M. Pillot Survey, Abstract 632 within the City of Tomball, Harris County, Texas, from the Agricultural District to the Single-Family 6 District.

CONTACT: Amelia Lindley, Planner
PHONE: (281) 290-1410
E-MAIL: alindley@tomballtx.gov

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

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



Planning & Zoning Commission
Public Hearing:
Monday, August 13, 2018, 6:00 PM

City Council Public Hearing:
***Monday, August 20, 2018, 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: Amelia Lindley
501 James Street
Tomball, TX 77375

Name: _____
(please print)
Address: _____

_____

Signature: _____

Date: _____

_____ I am **FOR** the requested Rezoning as explained on the attached public notice for Z**oning Case P18-089. (Please state reasons below)**

_____ I am **AGAINST** the requested Rezoning as explained on the attached public notice for Z**oning Case P18-089. (Please state reasons below)**

Date, Location & Time of **Planning & Zoning Commission** meeting:
Monday, August 13, 2018 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 20, 2018, 6:00 PM
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

_____

_____

_____

_____

_____

You may also comment via email to ALindley@tomballtx.gov.
Please reference the case number in the subject line.
For questions regarding this request please call Amelia Lindley @ 281-290-1410.

NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
AUGUST 13, 2018
&
CITY COUNCIL
AUGUST 20, 2018

Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, August 13, 2018, at 6:00 P.M.,** and by the City Council of the City of Tomball on **Monday, August 20, 2018, 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 P18-089: Request by Rene Rodriguez, on behalf of Cherry Ventures, LP, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 47.675 acres of land legally described as Tracts 4C, 4C-2, 4H, 4K, 4L & 9A, C.M. Pillot Survey, Abstract 632 within the City of Tomball, Harris County, Texas, generally located on the west side of South Cherry Street, south of Pine Meadows Subdivision and north of Holderrieth Road, from the Agricultural and General Retail Districts to the Single-Family 6 District.

Zoning Case P18-120: Request by Benson Development, LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 25.7328 acres of land legally described as Tract 82, Tract 75B, Tract 93, Tract 94A & 95A and Part of Lots 78 & 79 (AG-USE) Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located on the south side of East Hufsmith Road between Hospital Road and Lovett Street, from the Single-Family 9 District to the Planned Development District.

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 Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

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

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the **9th** day of **August 2018** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Elizabeth Jones

Elizabeth Jones
Administrative Assistant

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.

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:

Adopt, on Second Reading, Ordinance No. 2018-27, creating Hoelscher Reinvestment Zone No. 6 for a 16.9-acre Tract of Land, out of Lot 5 of the Recorded Plat of the Tomball Business and Technology Park Subdivision, Film Code No. 653006 H.C.M.R., in the Elizabeth Smith Survey, Abstract No. 70, City of Tomball, Harris County, Texas, Generally Located at the Northwest Corner of South Persimmon Street and Holderrieth Road.

Background:

Hoelscher Weatherstrip Manufacturing Co., Inc. (Hoelscher) has requested City Council's consideration of a tax abatement agreement related to the company's proposed development project in the Tomball Business & Technology Park. The TEDC Board of Directors approved a real estate contract with Hoelscher Properties on July 10, 2018 for the sale of 16.9 acres. Additionally, the Board approved a performance agreement with the company for the development of an approximately 193,832 square-foot facility and the creation of 119 new full-time jobs within the City of Tomball.

Before approving a Tax Abatement agreement, Council must designate a Reinvestment Zone for Tax Abatement--a geographic area in which abatement may be offered. A public hearing is required before passage of the designation ordinance; the public hearing was held at the August 20, 2018 Regular City Council meeting.

The project meets the qualifying criteria in the City's Tax Abatement Policy and will create a significant ad valorem tax revenue stream following the end of the abatement period.

Origination:

Charles Hoelscher, Vice President, Hoelscher Weatherstrip Manufacturing Co., Inc.

Recommendation:

Adopt Ordinance No. 2018-27 on Second Reading

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

Kelly Violette, Executive Director, Tomball Economic Development Corporation

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Ordinance No. 2018-27
Hoelscher Request Letter

ORDINANCE NO. 2018-27

AN ORDINANCE CREATING CITY OF TOMBALL, TEXAS, HOELSCHER REINVESTMENT ZONE NO. 6; AN APPROXIMATELY 16.9 ACRE TRACT OF LAND, BEING PART OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK AND LOCATED GENERALLY AT THE NORTHWEST CORNER OF SOUTH PERSIMMON STREET AND HOLDERRIETH ROAD, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS; MAKING CERTAIN FINDINGS; REPEALING ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, on August 6, 2018, the City Council passed and approved a "Tax Abatement Policy;" and

WHEREAS, pursuant to that Policy, the City Council has received an application for creation of a reinvestment zone; and

WHEREAS, after the giving of proper notice, as required by law, the City Council held a public hearing where all interested persons were given an opportunity to speak and present evidence for and against the creation of Hoelscher Reinvestment Zone No. 6; and

WHEREAS, notice was given to all taxing entities where the proposed zone is to be located; and

WHEREAS, the City Council has determined that the improvements sought to be located in proposed Hoelscher Reinvestment Zone No. 6 are feasible and practical and would be a benefit to the land to be included in the Zone and to the City after the expiration of a tax abatement agreement; and

WHEREAS, the creation of Hoelscher Reinvestment Zone No. 6 will be reasonably likely, as a result of its creation, to contribute to the retention or expansion of primary employment or to attract major investment into the Zone that would benefit the property

located therein and that will contribute to the economic development of the City of Tomball; 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 and are incorporated herein for all purposes.

Section 2. Hoelscher Reinvestment Zone No. 6 is hereby created for the purpose of encouraging economic development through tax abatement. A metes and bounds description of the property that comprises said Hoelscher Reinvestment Zone No. 6 is attached hereto as Exhibit "A" and incorporated herein as though it was set forth in its entirety in this Ordinance. Improvements and personal property constructed, erected, or placed within Hoelscher Reinvestment Zone No. 6 as created hereby shall be eligible for commercial-industrial tax abatement.

Section 3. This designation shall be effective for a period of five (5) years, commencing on the date of adoption hereof. The expiration of the designation shall not affect an existing tax abatement agreement made under the provisions of the Texas Tax Code.

Section 4. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 5. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of

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

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE 20TH DAY OF AUGUST 2018.

COUNCILMAN FORD	AYE
COUNCILMAN STOLL	AYE
COUNCILMAN DEGGES	ABSENT
COUNCILMAN TOWNSEND	AYE
COUNCILMAN KLEIN QUINN	AYE

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE 4TH DAY OF SEPTEMBER 2018.

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

_____
GRETCHEN FAGAN, MAYOR
City of Tomball

ATTEST:

_____
DORIS SPEER, City Secretary
City of Tomball

EXHIBIT "A"

PROPERTY DESCRIPTION

WINDROSE
LAND SURVEYING | PLATTING

DESCRIPTION OF
16.90 ACRES OR 736,164 SQ. FT.

A TRACT OR PARCEL CONTAINING 16.90 ACRES OR 736,164 SQUARE FEET OF LAND, BEING OUT OF AND PART OF LOT 5 OF TOMBALL BUSINESS AND TECHNOLOGY PARK, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 653006 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), CONVEYED TO TOMBALL INDUSTRIAL DEVELOPMENT CORPORATION, AS RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. 20120018139, SITUATED IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70, HARRIS COUNTY, TEXAS, WITH SAID 16.90 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "McKIM & CREED" FOUND ON THE NORTH RIGHT OF WAY (R.O.W.) LINE OF HOLDERRIETH ROAD, 80 FEET WIDE, FOR THE SOUTHEAST CORNER OF A CALLED 170 FEET WIDE DRAINAGE EASEMENT AS SHOWN ON SAID TOMBALL BUSINESS AND TECHNOLOGY PARK, THE SOUTHWEST CORNER OF SAID LOT 5, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 28 DEG. 04 MIN. 02 SEC. WEST, ALONG THE EAST LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 1,031.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 61 DEG. 55 MIN. 58 SEC. EAST, OVER AND ACROSS SAID LOT 5, A DISTANCE OF 637.58 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTHWEST R.O.W. OF SOUTH PERSIMMON STREET, WIDTH VARIES, AS RECORDED UNDER F.C. NO. 653006, H.C.M.R., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHWEST R.O.W. OF SAID SOUTH PERSIMMON STREET THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 43 DEG. 34 MIN. 50 SEC., AN ARC LENGTH OF 730.20 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 30 DEG. 37 MIN. 18 SEC. EAST, 712.73 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

SOUTH 08 DEG. 49 MIN. 53 SEC. EAST, A DISTANCE OF 119.57 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 11 DEG. 08 MIN. 52 SEC., AN ARC LENGTH OF 103.12 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 15 MIN. 27 SEC. EAST, 102.96 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 11 DEG. 08 MIN. 52 SEC., AN ARC LENGTH OF 103.12 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 15 MIN. 27 SEC. EAST, 102.96 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

SOUTH 08 DEG. 49 MIN. 53 SEC. EAST, A DISTANCE OF 172.52 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST END OF A CUTBACK AT THE INTERSECTION OF THE WEST R.O.W. LINE OF SAID SOUTH PERSIMMON STREET, AND THE NORTH R.O.W. LINE OF SAID HOLDERRIETH ROAD;

THENCE, SOUTH 36 DEG. 10 MIN. 07 SEC. WEST, ALONG SAID CUTBACK, A DISTANCE OF 35.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST END OF SAID CUTBACK;

THENCE, SOUTH 81 DEG. 10 MIN. 07 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID HOLDERRIETH ROAD, A DISTANCE OF 481.76 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 16.90 ACRES OR 736,164 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 52534-HOELSCHER-BND, PREPARED BY WINDROSE LAND SERVICES.

KEVIN M. REIDY
R.P.L.S. NO. 6450
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800

STATE OF TEXAS
REGISTERED
KEVIN M. REIDY
6450
PROFESSIONAL
LAND SURVEYOR

08/14/2018
DATE:

713.458.2281 | 11111 RICHMOND AVE, STE 150, HOUSTON, TX 77082

HOELSCHER WEATHERSTRIP MANUFACTURING CO., INC.
10111 Houston Oaks Drive
Houston, Texas 77064
Phone 713-869-6466
Office Fax: 713-869-6469
Door Sales Fax: 713-861-2909

July 3, 2018

Kelly Violette, AICP
Executive Director
Tomball Economic Development Corporation
29201 Quinn Rd., Suite B
Tomball, Texas 77375

Dear Kelly,

As you are aware, Hoelscher Properties LLC, a Texas limited liability company, ("Hoelscher Properties") has recently submitted to Tomball Economic Development Corporation (TEDC) a letter of intent (LOI),[1] pursuant to which Hoelscher Properties has offered to purchase from TEDC approximately 16.9 acres of undeveloped land (the Hoelscher Tomball Tract) in the Tomball Business and Technology Park (the Park) for the lump sum price of $2.95 per gross square foot.[2]

In connection with the development and operation of the Hoelscher Tomball Tract as described hereafter, the Hoelscher Group[3] requests: (i) the assistance of TEDC in obtaining a tax abatement from the City of Tomball in accordance with the City of Tomball Tax Abatement Policy; and, (ii) non-tax financial incentives from TDEC in accordance with the TDEC guidelines.

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[1] The terms of the LOI have been agreed to in principal, but is subject to the approval of the Board of TEDC.

[2] The gross sales price, which will be payable to TEDC in cash at closing, is estimated to be $2,171,684.

[3] The Hoelscher Group consists of Hoelscher Properties; Hoelscher Property Management Ltd., a Texas limited partnership ("Hoelscher Management"); Hoelscher Weatherstrip Manufacturing Co., Inc., a Texas corporation ("Hoelscher Weatherstrip"). For the sake of accuracy, it is contemplated that the Hoelscher Tomball Tract will be acquired by Hoelscher Management, of which Hoelscher Properties is the sole general partner.

The Hoelscher Weatherstrip business was started by Henry Hoelscher and his wife, Esther Hoelscher, in 1958.[4] At that time, the business of Hoelscher Weatherstrip consisted solely of the fabrication and installation of weatherstripping for commercial and residential applications. In a business succession in 1993, Charles Hoelscher, Derek Hoelscher, and Mark Hoelscher (collectively, the Hoelscher Brothers) acquired the business started by their parents.

From its beginning, Hoelscher Weatherstrip operated continuously from the same location on West 23rd Street in the City of Houston.[5] Because of its continued success in the fabrication and installation of weatherstripping, and the expansion of its business into the fabrication, installation, and distribution of doors, Hoelscher Weatherstrip outgrew its home on West 23rd Street. In order to accommodate its growing business, in 2006, Hoelscher Management acquired a 5.048-acre parcel in the West Sam Houston Business Park,[6] and built a 65,500-square foot office/warehouse facility from which Hoelscher Weatherstrip conducted its business. Having outgrown this facility, in 2014, the Hoelscher Group constructed on the Hoelscher Houston Oaks Property an additional 44,500-square foot facility, bringing the total of its current office/warehouse to 110,000 square feet.

Because of the continued success of its business, the Hoelscher Group has outgrown its facilities at the Hoelscher Houston Oaks Property, and for this reason has executed the LOI pertaining to the Hoelscher Tomball Tract, where it intends to construct a 193,000-square foot office/warehouse facility. Construction will begin as soon as practicable after the closing of the purchase of the Hoelscher Tomball Tract, with the preliminary schedule reflecting a completion date of early 2020.[7] The estimated value of the new facility is $7,500,000.00.

Development of, and Operations from, Hoelscher Tomball Tract

Hoelscher Weatherstrip will continue its current operations from the Hoelscher Tomball Property, those operations consisting primarily of:

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[4] Hoelscher Weatherstrip was originally operated as a sole proprietorship. As the business grew, Mr. and Mrs. Hoelscher incorporated Hoelscher Weatherstrip in 1965, and continued its operations as a Texas corporation thereafter.

[5] In 2001, the property on West 23rd Street from which Hoelscher Weatherstrip conducted its operations was conveyed to Hoelscher Management, of which Hoelscher Properties is the sole general partner and the Hoelscher Brothers are the sole limited partners. (The Hoelscher Brothers are also the sole members of Hoelscher Properties.)

[6] This property, the current location of the Hoelscher Group business, has a street address of 10111 Houston Oaks Drive, Houston, Texas 77064 (the "Hoelscher Houston Oaks Property").

[7] Northwinds Construction constructed the Hoelscher Group facilities at the Hoelscher Houston Oaks Property, and is expected to be the contractor for this project as well. The Hoelscher Group has already had preliminary discussions with Northwinds regarding the new facility.

- furnishing and/or installation of exterior doors/door units to Greater Houston area homebuilders and remodelers and retail markets;

- distribution of doors/door units to residential building suppliers in Texas, Oklahoma, Arkansas, and along the Gulf Coast to Georgia; and,

- wholesale and retail sales of doors and weatherstrip materials over-the-counter.

In relocating its operations to the City of Tomball, the Hoelscher Group will bring 105 full time employees, including the owners, and 10 contractors. For the fiscal year ended in June, Hoelscher Weatherstrip had an employee payroll totaling approximately $7,500,000.00 and contractor payouts of approximately $575,000.00.

By relocating to a larger facility, Hoelscher Weatherstrip expects to increase its employee roster by 5 the first year, and by 3 each of the following 3 years. The average wages of the Hoelscher Weatherstrip employees are projected to be $46,000.00 exclusive of, bonuses.

The relocation will include moving all of the Hoelscher Weatherstrip office and shop equipment, inventory, and machinery from its current facility. Hoelscher Weatherstrip's need for more space for inventory will be well-served by the move, and the larger parcel of land will allow for future growth.[8]

Hoelscher Weatherstrip's current average taxable sales per month is $143,442.00, and its current average taxable purchases per month is $98,743.00.

Description of Improvements

Improvements consist of a 193,832 SF concrete tilt wall building. Of this square footage, approximately 15% will be air-conditioned space. The remainder will be warehouse, fabrication, and shipping space for our products. Also, included in the improvements, is the required parking, drives, loading docks, and truck aprons. The proposed site will be located at the Northwest corner of South Persimmon and Holderrieth Road in Tomball, Texas.

See attached Exhibit B.

[8] The housing industry is very active in the Gulf Coast area, and the growth in this business sector is projected to continue. The distribution division of the Hoelscher Group has seen continued growth, fueled by both its expanding product line and its expanding coverage area.

Project Eligibility

The proposed project is eligible for tax abatement under Section 4(a) of the City of Tomball Abatement Policy as a Corporate Headquarters Facility, a Regional Distribution Facility and a Manufacturing Facility.

No work has commenced on the project and the Hoelscher Group is prepared to enter into an abatement agreement with the City of Tomball prior to the commencement of construction should this project be approved.

Minimum Standards for Tax Abatement

With respect to Section 3 of the Guidelines and Criteria of the City of Tomball Tax Abatement Policy, the Hoelscher Group notes the following:

a. There will be very little use of any hazardous materials at the site. Further, any operations involving hazardous materials will be conducted strictly in accordance with all applicable laws, rules, and regulations.

b. It is anticipated that the planned development will both stimulate local employment and have a positive impact on local businesses.

c. New Facilities: As noted above, the project will establish and maintain at least twenty-five (25) jobs in the City of Tomball, and will have a minimum investment in excess of $1,000,000.

d. N/A.

e. N/A.

f. Abatement is requested for the additional tax value resulting from the construction of new facilities.

g. It is believed that the project will have a high level of visibility and image impact, or will be a significantly higher level of development quality.

h. Due to the services required to operate the facility, the Hoelscher Group expects the project to attract or retain other high quality industrial/business development.

i. While some of the employment will be new, any existing employees will be transferred from facilities outside of the City of Tomball.

j. All development will conform to the City of Tomball zoning ordinances.

k. The cost of services required for the development, will not exceed the amount of taxes generated if abatement is granted.

Compliance with Employment Laws

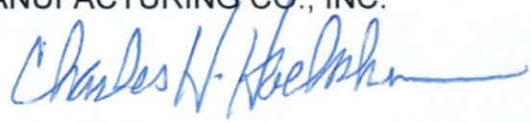
The Hoelscher Group certifies that its employment policy prohibits the employment of undocumented workers and that it will adhere to this policy while the abatement is in effect. The Hoelscher Group understands and agrees that if any of its member entities are convicted of a violation under 8 U.S.C. Section 1324a(f) after receiving a tax abatement, The Hoelscher Group will repay the amount of the tax abatement with interest at the rate of 12% per annum, within 120 days after the City notifies The Hoelscher Group of the violation.

Conclusion

Through the years, the Hoelscher Weatherstrip business model has evolved into a multi-faceted operation, with growth in each division. The acquisition of the Hoelscher Tomball Tract will not only enable Hoelscher Weatherstrip to comfortably conduct its current operations, but will also provide additional room for reasonably anticipated future expansion.

The City of Tomball is a vibrantly growing community. The Hoelscher Group looks forward to becoming part of that growth, and requests the assistance of TEDC as outlined herein.

HOELSCHER WEATHERSTRIP
MANUFACTURING CO., INC.



Charles H. Hoelscher, Vice-President

EXHIBIT B

Description of Improvements

Improvements consist of a 193,832 SF concrete tilt wall building. Of this square footage approximately 15% will be air-conditioned office space. The remainder will be warehouse, fabrication, and shipping space for our products. Also, included in the improvements is the required parking, drives, loading docks, and truck aprons. The proposed site will be located at the Northwest corner of South Persimmon and Holderrieth Road in Tomball, TX.

Site Layout

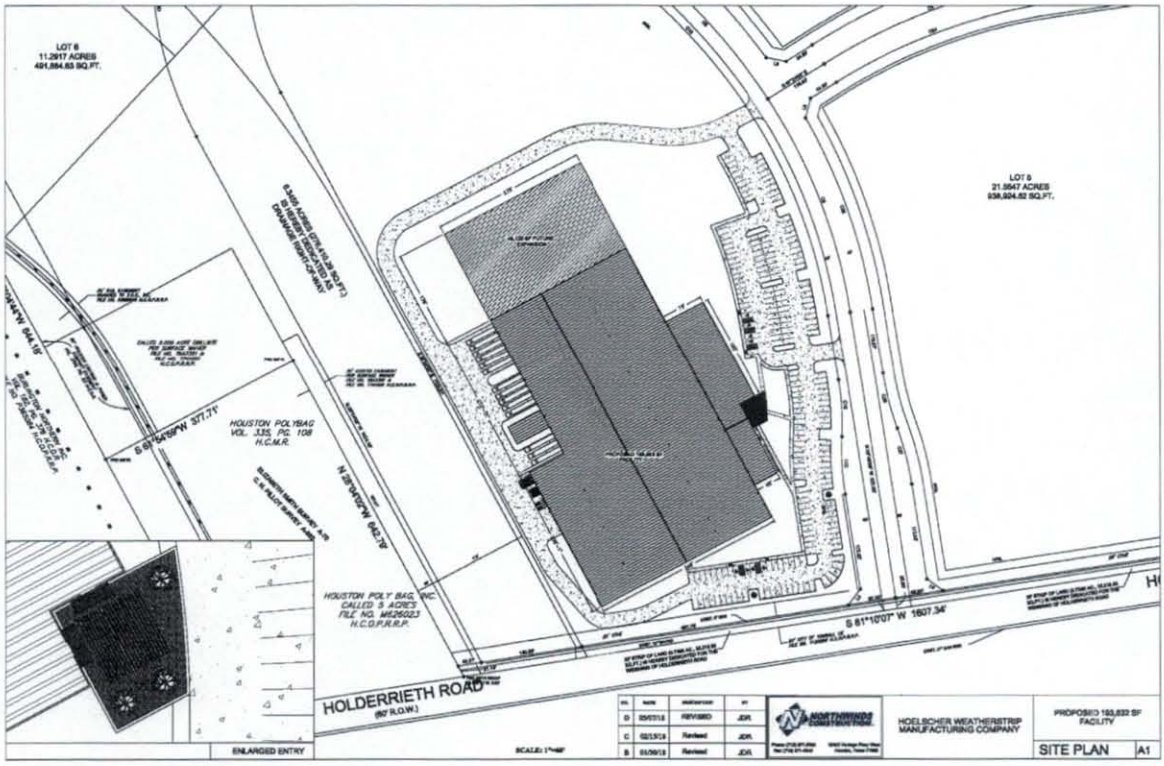


Exhibit B Continued

Description of Improvements

Elevations

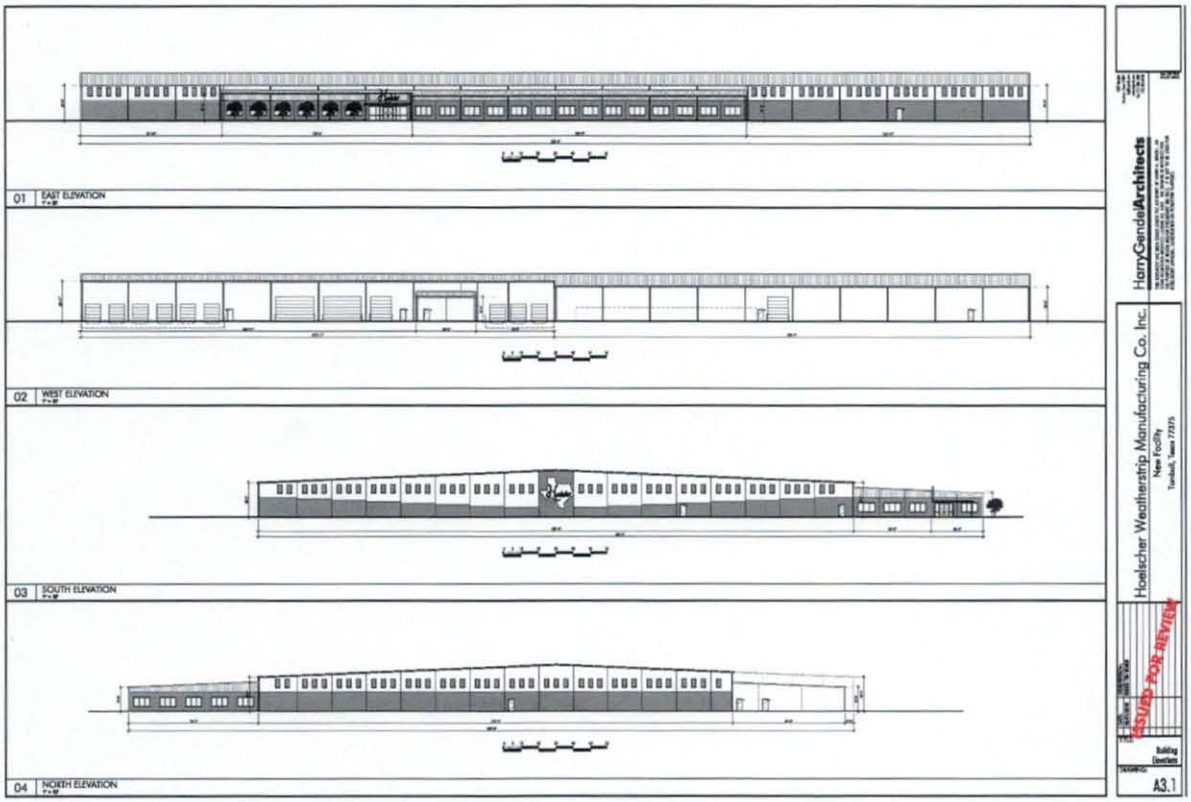


Exhibit B Continued

Description of Improvements

Artistic Rendering- Holderrieth Road View

Artistic Rendering- South Persimmon

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Approve Resolution No. 2018-22, 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 guided by the Texas Public Funds Investment Act. Each year, the Public Funds Investment Act requires that the governing body review and adopt the policy by resolution. There are no changes to the current policy and none are recommended at this time.

The Public Funds Investment Act is attached for reference purposes (Chapter 2256 of the Local Government Code) as well as the City's Administrative Policy No. 13.

Origination:
Finance

Recommendation:
Adoption of Resolution 2018-XX

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Resolution No. 2018-22
Administrative Policy No. 13
Texas Public Funds Investment Act

RESOLUTION NO. 2018-22

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 4th day of September, 2018.

GRETCHEN FAGAN, Mayor
City of Tomball

ATTEST:

DORIS SPEER, City Secretary
City of Tomball

DELIVERY VS. PAYMENT:

Treasury Bills, Notes and Bonds and Government Agencies' securities shall be purchased using the delivery vs. payment method. That is, funds shall not be wired or paid until verification has been made that the correct security was received by the City of Tomball or its designated Trustee. The security shall be held in the name of the City. The Trustee's records shall reflect that the City owns such securities. In the event that the security is held by Trustee, the original copy of all safekeeping receipts shall be delivered to the City Treasurer, or person designated by such.

VI. AUTHORIZED BROKERS

The City of Tomball shall annually review, revise, and adopt a list of qualified brokers that are authorized to engage in investment transactions with the City. Following are authorized brokers for the City of Tomball:

Robert W. Baird & Co. Incorporated
FTN Financial
Wells Fargo Securities, LLC
Cantor Fitzgerald National Markets Group

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

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.

LIQUIDITY:

The City's investment portfolio will remain sufficiently liquid to enable the City to meet operating requirements that might be reasonably anticipated. Liquidity shall be achieved by structuring the portfolio so that investments mature concurrent with forecasted cash flow requirements. Because all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets. A portion of the portfolio will also be placed in interest bearing accounts which offer same day liquidity for short-term funds.

DIVERSIFICATION:

Invested funds shall be diversified to minimize risk resulting from over-concentration of assets in a specific maturity, specific market sector, or specific instruments.

YIELD:

The City's cash management portfolio shall be designed with the objective of attaining reasonable market rates of return on investments, while remaining within the objective of safety and liquidity, throughout budgetary and economic cycles. The investment program shall seek to augment these returns consistent with risk limitations identified herein and prudent investment principles, also taking into account the risk constraints associated with the protection of capital.

MATURITY:

The investment maturity schedule shall correspond with the City's projected cash flow needs. Market risk shall be minimized by diversification of maturity dates. The City has a "buy and hold" portfolio strategy. Maturity dates are matched with cash flow requirements and investments are purchased with the intent to be held until maturity. However, securities may be sold before they mature should it be in the City's best interest. No City investments shall exceed a maturity of more than four years.

INVESTMENT MANAGEMENT:

All participants in the investment process shall seek to act responsibly as custodians of the public trust. They shall avoid any transactions that might impair public confidence in the City's ability to govern effectively. The system of internal controls will be reviewed annually with the independent auditor of the City. The controls shall be designed to prevent loss of public funds due to fraud, employee error, misrepresentation by third parties, unanticipated market changes, or imprudent actions by employees of the City.

GOVERNMENT CODE

TITLE 10. GENERAL GOVERNMENT

SUBTITLE F. STATE AND LOCAL CONTRACTS AND FUND MANAGEMENT

CHAPTER 2256. PUBLIC FUNDS INVESTMENT

SUBCHAPTER A. AUTHORIZED INVESTMENTS FOR GOVERNMENTAL ENTITIES

Sec. 2256.001. SHORT TITLE. This chapter may be cited as the Public Funds Investment Act.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.002. DEFINITIONS. In this chapter:

(1) "Bond proceeds" means the proceeds from the sale of bonds, notes, and other obligations issued by an entity, and reserves and funds maintained by an entity for debt service purposes.

(2) "Book value" means the original acquisition cost of an investment plus or minus the accrued amortization or accretion.

(3) "Funds" means public funds in the custody of a state agency or local government that:

(A) are not required by law to be deposited in the state treasury; and

(B) the investing entity has authority to invest.

(4) "Institution of higher education" has the meaning assigned by Section 61.003, Education Code.

(5) "Investing entity" and "entity" mean an entity subject to this chapter and described by Section 2256.003.

(6) "Investment pool" means an entity created under this code to invest public funds jointly on behalf of the entities that participate in the pool and whose investment objectives in order of priority are:

(A) preservation and safety of principal;

(B) liquidity; and

(C) yield.

(7) "Local government" means a municipality, a county, a school district, a district or authority created under Section 52(b)(1) or (2), Article III, or Section 59, Article XVI, Texas Constitution, a fresh water supply district, a hospital district, and any political subdivision, authority, public corporation, body politic, or instrumentality of the

Sec. 2256.003. AUTHORITY TO INVEST FUNDS; ENTITIES SUBJECT TO THIS CHAPTER. (a) Each governing body of the following entities may purchase, sell, and invest its funds and funds under its control in investments authorized under this subchapter in compliance with investment policies approved by the governing body and according to the standard of care prescribed by Section 2256.006:

(1) a local government;

(2) a state agency;

(3) a nonprofit corporation acting on behalf of a local government or a state agency; or

(4) an investment pool acting on behalf of two or more local governments, state agencies, or a combination of those entities.

(b) In the exercise of its powers under Subsection (a), the governing body of an investing entity may contract with an investment management firm registered under the Investment Advisers Act of 1940 (15 U.S.C. Section 80b-1 et seq.) or with the State Securities Board to provide for the investment and management of its public funds or other funds under its control. A contract made under authority of this subsection may not be for a term longer than two years. A renewal or extension of the contract must be made by the governing body of the investing entity by order, ordinance, or resolution.

(c) This chapter does not prohibit an investing entity or investment officer from using the entity's employees or the services of a contractor of the entity to aid the investment officer in the execution of the officer's duties under this chapter.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1999, 76th Leg., ch. 1454, Sec. 2, eff. Sept. 1, 1999.

Sec. 2256.004. APPLICABILITY. (a) This subchapter does not apply to:

(1) a public retirement system as defined by Section 802.001;

(2) state funds invested as authorized by Section 404.024;

(3) an institution of higher education having total endowments of at least $150 million in book value on September 1, 2017;

(4) funds invested by the Veterans' Land Board as authorized by Chapter 161, 162, or 164, Natural Resources Code;

(5) registry funds deposited with the county or district clerk under Chapter 117, Local Government Code; or

(F) procedures to monitor rating changes in investments acquired with public funds and the liquidation of such investments consistent with the provisions of Section 2256.021.

(c) The investment policies may provide that bids for certificates of deposit be solicited:

(1) orally;

(2) in writing;

(3) electronically; or

(4) in any combination of those methods.

(d) As an integral part of an investment policy, the governing body shall adopt a separate written investment strategy for each of the funds or group of funds under its control. Each investment strategy must describe the investment objectives for the particular fund using the following priorities in order of importance:

(1) understanding of the suitability of the investment to the financial requirements of the entity;

(2) preservation and safety of principal;

(3) liquidity;

(4) marketability of the investment if the need arises to liquidate the investment before maturity;

(5) diversification of the investment portfolio; and

(6) yield.

(e) The governing body of an investing entity shall review its investment policy and investment strategies not less than annually. The governing body shall adopt a written instrument by rule, order, ordinance, or resolution stating that it has reviewed the investment policy and investment strategies and that the written instrument so adopted shall record any changes made to either the investment policy or investment strategies.

(f) Each investing entity shall designate, by rule, order, ordinance, or resolution, as appropriate, one or more officers or employees of the state agency, local government, or investment pool as investment officer to be responsible for the investment of its funds consistent with the investment policy adopted by the entity. If the governing body of an investing entity has contracted with another investing entity to invest its funds, the investment officer of the other investing entity is considered to be the investment officer of the first investing entity for purposes of this chapter. Authority granted to a person to invest an entity's funds is effective until rescinded by the investing entity, until the expiration of the officer's term or the termination of the person's employment by the

fair market value of the business organization;

(2) funds received by the investment officer from the business organization exceed 10 percent of the investment officer's gross income for the previous year; or

(3) the investment officer has acquired from the business organization during the previous year investments with a book value of $2,500 or more for the personal account of the investment officer.

(j) The governing body of an investing entity may specify in its investment policy that any investment authorized by this chapter is not suitable.

(k) A written copy of the investment policy shall be presented to any business organization offering to engage in an investment transaction with an investing entity. For purposes of this subsection and Subsection (l), "business organization" means an investment pool or investment management firm under contract with an investing entity to invest or manage the entity's investment portfolio that has accepted authority granted by the entity under the contract to exercise investment discretion in regard to the investing entity's funds. Nothing in this subsection relieves the investing entity of the responsibility for monitoring the investments made by the investing entity to determine that they are in compliance with the investment policy. The qualified representative of the business organization offering to engage in an investment transaction with an investing entity shall execute a written instrument in a form acceptable to the investing entity and the business organization substantially to the effect that the business organization has:

(1) received and reviewed the investment policy of the entity; and

(2) acknowledged that the business organization has implemented reasonable procedures and controls in an effort to preclude investment transactions conducted between the entity and the organization that are not authorized by the entity's investment policy, except to the extent that this authorization:

(A) is dependent on an analysis of the makeup of the entity's entire portfolio;

(B) requires an interpretation of subjective investment standards; or

(C) relates to investment transactions of the entity that are not made through accounts or other contractual arrangements over which the business organization has accepted discretionary investment authority.

Sec. 2256.006. STANDARD OF CARE. (a) Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of capital and the probable income to be derived. Investment of funds shall be governed by the following investment objectives, in order of priority:

(1) preservation and safety of principal;

(2) liquidity; and

(3) yield.

(b) In determining whether an investment officer has exercised prudence with respect to an investment decision, the determination shall be made taking into consideration:

(1) the investment of all funds, or funds under the entity's control, over which the officer had responsibility rather than a consideration as to the prudence of a single investment; and

(2) whether the investment decision was consistent with the written investment policy of the entity.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

Sec. 2256.007. INVESTMENT TRAINING; STATE AGENCY BOARD MEMBERS AND OFFICERS. (a) Each member of the governing board of a state agency and its investment officer shall attend at least one training session relating to the person's responsibilities under this chapter within six months after taking office or assuming duties.

(b) The Texas Higher Education Coordinating Board shall provide the training under this section.

(c) Training under this section must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with this chapter.

(d) An investment officer shall attend a training session not less than once each state fiscal biennium and may receive training from any independent source approved by the governing body of the state agency. The investment officer shall prepare a report on this subchapter and deliver the report to the governing body of the state agency not later than the 180th day after the last day of each regular session of the legislature.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 73, Sec. 1, eff. May 9, 1997; Acts 1997, 75th Leg.,

contracted with an investment management firm under Section 2256.003(b) and has fewer than five full-time employees or an investing entity that has contracted with another investing entity to invest the entity's funds may satisfy the training requirement provided by Subsection (a)(2) by having an officer of the governing body attend four hours of appropriate instruction in a two-year period that begins on the first day of that local government's fiscal year and consists of the two consecutive fiscal years after that date. The treasurer or chief financial officer of an investing entity created under authority of Section 52(b), Article III, or Section 59, Article XVI, Texas Constitution, and that has fewer than five full-time employees is not required to attend training required by this section unless the person is also the investment officer of the entity.

(b-1) A housing authority created under Chapter 392, Local Government Code, may satisfy the training requirement provided by Subsection (a)(2) by requiring the following person to attend, in each two-year period that begins on the first day of that housing authority's fiscal year and consists of the two consecutive fiscal years after that date, at least five hours of appropriate instruction:

(1) the treasurer, or the chief financial officer if the treasurer is not the chief financial officer, or the investment officer; or

(2) if the authority does not have an officer described by Subdivision (1), another officer of the authority.

(c) Training under this section must include education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and compliance with this chapter.

(d) Not later than December 31 each year, each individual, association, business, organization, governmental entity, or other person that provides training under this section shall report to the comptroller a list of the governmental entities for which the person provided required training under this section during that calendar year. An individual's reporting requirements under this subsection are satisfied by a report of the individual's employer or the sponsoring or organizing entity of a training program or seminar.

(e) This section does not apply to a district governed by Chapter 36 or 49, Water Code.

(f) Subsection (a)(2) does not apply to an officer of a municipality or housing authority if the municipality or housing authority:

(1) does not invest municipal or housing authority funds, as applicable; or

(2) only deposits those funds in:

(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:

(A) the Federal Deposit Insurance Corporation or its successor; or

(B) the National Credit Union Share Insurance Fund or its successor; and

(8) interest-bearing banking deposits other than those described by Subdivision (7) if:

(A) the funds invested in the banking deposits are invested through:

(i) a broker with a main office or branch office in this state that the investing entity selects from a list the governing body or designated investment committee of the entity adopts as required by Section 2256.025; or

(ii) a depository institution with a main office or branch office in this state that the investing entity selects;

(B) the broker or depository institution selected as described by Paragraph (A) arranges for the deposit of the funds in the banking deposits in one or more federally insured depository institutions, regardless of where located, for the investing entity's account;

(C) 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

(D) the investing entity appoints as the entity's custodian of the banking deposits issued for the entity's account:

(i) the depository institution selected as described by Paragraph (A);

(ii) an entity described by Section 2257.041(d); or

(iii) a clearing broker dealer registered with the Securities and Exchange Commission and operating under Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3).

(b) The following are not authorized investments under this section:

(1) obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;

in accordance with the following conditions is an authorized investment under this subchapter:

(1) the funds are invested by an investing entity through:

(A) a broker that has its main office or a branch office in this state and is selected from a list adopted by the investing entity as required by Section 2256.025; or

(B) a depository institution that has its main office or a branch office in this state and that is selected by the investing entity;

(2) the broker or the depository institution selected by the investing entity under Subdivision (1) arranges for the deposit of the funds in certificates of deposit in one or more federally insured depository institutions, wherever located, for the account of the investing entity;

(3) the full amount of the principal and accrued interest of each of the certificates of deposit is insured by the United States or an instrumentality of the United States; and

(4) the investing entity appoints the depository institution selected by the investing entity under Subdivision (1), an entity described by Section 2257.041(d), or a clearing broker-dealer registered with the Securities and Exchange Commission and operating pursuant to Securities and Exchange Commission Rule 15c3-3 (17 C.F.R. Section 240.15c3-3) as custodian for the investing entity with respect to the certificates of deposit issued for the account of the investing entity.

Amended by Acts 1995, 74th Leg., ch. 32, Sec. 1, eff. April 28, 1995; Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 6, eff. Sept. 1, 1997.

Amended by:

Acts 2005, 79th Leg., Ch. 128 (H.B. 256), Sec. 1, eff. September 1, 2005.

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. 2226), Sec. 5, eff. June 17, 2011.

Acts 2017, 85th Leg., R.S., Ch. 874 (H.B. 2928), Sec. 2, eff. September 1, 2017.

Sec. 2256.011. AUTHORIZED INVESTMENTS: REPURCHASE AGREEMENTS. (a) A fully collateralized repurchase agreement is an authorized investment under this subchapter if the repurchase agreement:

(1) has a defined termination date;

(2) a loan made under the program must allow for termination at any time;

(3) a loan made under the program must be secured by:

(A) pledged securities described by Section 2256.009;

(B) pledged irrevocable letters of credit issued by a bank that is:

(i) organized and existing under the laws of the United States or any other state; and

(ii) continuously rated by at least one nationally recognized investment rating firm at not less than A or its equivalent; or

(C) cash invested in accordance with Section:

(i) 2256.009;

(ii) 2256.013;

(iii) 2256.014; or

(iv) 2256.016;

(4) the terms of a loan made under the program must require that the securities being held as collateral be:

(A) pledged to the investing entity;

(B) held in the investing entity's name; and

(C) deposited at the time the investment is made with the entity or with a third party selected by or approved by the investing entity;

(5) a loan made under the program must be placed through:

(A) a primary government securities dealer, as defined by 5 C.F.R. Section 6801.102(f), as that regulation existed on September 1, 2003; or

(B) a financial institution doing business in this state; and

(6) an agreement to lend securities that is executed under this section must have a term of one year or less.

Added by Acts 2003, 78th Leg., ch. 1227, Sec. 1, eff. Sept. 1, 2003.

Sec. 2256.012. AUTHORIZED INVESTMENTS: BANKER'S ACCEPTANCES. A bankers' acceptance is an authorized investment under this subchapter if the bankers' acceptance:

(1) has a stated maturity of 270 days or fewer from the date of its issuance;

(2) will be, in accordance with its terms, liquidated in full at maturity;

(3) either:

(A) has a duration of one year or more and is invested exclusively in obligations approved by this subchapter; or

(B) has a duration of less than one year and the investment portfolio is limited to investment grade securities, excluding asset-backed securities.

(c) An entity is not authorized by this section to:

(1) invest in the aggregate more than 15 percent of its monthly average fund balance, excluding bond proceeds and reserves and other funds held for debt service, in mutual funds described in Subsection (b);

(2) invest any portion of bond proceeds, reserves and funds held for debt service, in mutual funds described in Subsection (b); or

(3) invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund described in Subsection (a) or (b) in an amount that exceeds 10 percent of the total assets of the mutual fund.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 7, eff. Sept. 1, 1997; Acts 1999, 76th Leg., ch. 1454, Sec. 8, eff. Sept. 1, 1999.
Amended by:

Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. 1003), Sec. 4, eff. June 14, 2017.

Sec. 2256.015. AUTHORIZED INVESTMENTS: GUARANTEED INVESTMENT CONTRACTS. (a) A guaranteed investment contract is an authorized investment for bond proceeds under this subchapter if the guaranteed investment contract:

(1) has a defined termination date;

(2) is secured by obligations described by Section 2256.009(a)(1), excluding those obligations described by Section 2256.009(b), in an amount at least equal to the amount of bond proceeds invested under the contract; and

(3) is pledged to the entity and deposited with the entity or with a third party selected and approved by the entity.

(b) Bond proceeds, other than bond proceeds representing reserves and funds maintained for debt service purposes, may not be invested under this subchapter in a guaranteed investment contract with a term of longer than five years from the date of issuance of the bonds.

(c) To be eligible as an authorized investment:

(2) the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool;

(3) the maximum stated maturity date any investment security within the portfolio has;

(4) the objectives of the pool;

(5) the size of the pool;

(6) the names of the members of the advisory board of the pool and the dates their terms expire;

(7) the custodian bank that will safekeep the pool's assets;

(8) whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation;

(9) whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment;

(10) the name and address of the independent auditor of the pool;

(11) the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the entity to invest funds in and withdraw funds from the pool;

(12) the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios; and

(13) the pool's policy regarding holding deposits in cash.

(c) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must furnish to the investment officer or other authorized representative of the entity:

(1) investment transaction confirmations; and

(2) a monthly report that contains, at a minimum, the following information:

(A) the types and percentage breakdown of securities in which the pool is invested;

(B) the current average dollar-weighted maturity, based on the stated maturity date, of the pool;

(C) the current percentage of the pool's portfolio in investments that have stated maturities of more than one year;

(D) the book value versus the market value of the pool's portfolio, using amortized cost valuation;

(E) the size of the pool;

(F) the number of participants in the pool;

for other investment pools.

(h) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

(i) If the investment pool operates an Internet website, the information in a disclosure instrument or report described in Subsections (b), (c)(2), and (f) must be posted on the website.

(j) To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must make available to the entity an annual audited financial statement of the investment pool in which the entity has funds invested.

(k) If an investment pool offers fee breakpoints based on fund balances invested, the investment pool in advertising investment rates must include either all levels of return based on the breakpoints provided or state the lowest possible level of return based on the smallest level of funds invested.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1421, Sec. 9, eff. Sept. 1, 1997.
Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. 2226), Sec. 7, eff. June 17, 2011.

Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. 1003), Sec. 6, eff. June 14, 2017.

Sec. 2256.017. EXISTING INVESTMENTS. Except as provided by Chapter 2270, an entity is not required to liquidate investments that were authorized investments at the time of purchase.

Added by Acts 1995, 74th Leg., ch. 76, Sec. 5.46(a), eff. Sept. 1, 1995; Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995. Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 10, eff. Sept. 1, 1997.
Amended by:

Acts 2017, 85th Leg., R.S., Ch. 96 (S.B. 253), Sec. 2, eff. May 23, 2017.

Sec. 2256.019. RATING OF CERTAIN INVESTMENT POOLS. A public funds investment pool must be continuously rated no lower than AAA or AAA-m or at an equivalent rating by at least one nationally recognized rating service.

(c) The governing body of a municipally owned electric or gas utility or the body vested with power to manage and operate the municipally owned electric or gas utility may set policy regarding hedging transactions.

(d) In this section, "hedging" means the buying and selling of fuel oil, natural gas, coal, nuclear fuel, and electric energy futures or options or similar contracts on those commodities and related transportation costs as a protection against loss due to price fluctuation.

Added by Acts 1999, 76th Leg., ch. 405, Sec. 48, eff. Sept. 1, 1999.
Amended by:

Acts 2007, 80th Leg., R.S., Ch. 7 (S.B. 495), Sec. 1, eff. April 13, 2007.

Sec. 2256.0202. AUTHORIZED INVESTMENTS: MUNICIPAL FUNDS FROM MANAGEMENT AND DEVELOPMENT OF MINERAL RIGHTS. (a) In addition to other investments authorized under this subchapter, a municipality may invest funds received by the municipality from a lease or contract for the management and development of land owned by the municipality and leased for oil, gas, or other mineral development in any investment authorized to be made by a trustee under Subtitle B, Title 9, Property Code (Texas Trust Code).

(b) Funds invested by a municipality under this section shall be segregated and accounted for separately from other funds of the municipality.

Added by Acts 2009, 81st Leg., R.S., Ch. 1371 (S.B. 894), Sec. 1, eff. September 1, 2009.

Sec. 2256.0203. AUTHORIZED INVESTMENTS: PORTS AND NAVIGATION DISTRICTS. (a) In this section, "district" means a navigation district organized under Section 52, Article III, or Section 59, Article XVI, Texas Constitution.

(b) In addition to the authorized investments permitted by this subchapter, a port or district may purchase, sell, and invest its funds and funds under its control in negotiable certificates of deposit issued by a bank that has a certificate of deposit rating of at least 1 or the equivalent by a nationally recognized credit rating agency or that is associated with a holding company having a commercial paper rating of at least A-1, P-1, or the equivalent by a nationally recognized credit rating agency.

(f) The investment officer of an independent school district, acting on behalf of the district, shall sell corporate bonds in which the district has invested its funds not later than the seventh day after the date a nationally recognized investment rating firm:

(1) issues a release that places the corporate bonds or the domestic business entity that issued the corporate bonds on negative credit watch or the equivalent, if the corporate bonds are rated "AA-" or the equivalent at the time the release is issued; or

(2) changes the rating on the corporate bonds to a rating lower than "AA-" or the equivalent.

(g) Corporate bonds are not an eligible investment for a public funds investment pool.

Added by Acts 2011, 82nd Leg., R.S., Ch. 1347 (S.B. 1543), Sec. 1, eff. June 17, 2011.

Sec. 2256.0205. AUTHORIZED INVESTMENTS; DECOMMISSIONING TRUST. (a) In this section:

(1) "Decommissioning trust" means a trust created to provide the Nuclear Regulatory Commission assurance that funds will be available for decommissioning purposes as required under 10 C.F.R. Part 50 or other similar regulation.

(2) "Funds" includes any money held in a decommissioning trust regardless of whether the money is considered to be public funds under this subchapter.

(b) In addition to other investments authorized under this subchapter, a municipality that owns a municipal electric utility that is engaged in the distribution and sale of electric energy or natural gas to the public may invest funds held in a decommissioning trust in any investment authorized by Subtitle B, Title 9, Property Code.

Added by Acts 2005, 79th Leg., Ch. 121 (S.B. 1464), Sec. 1, eff. September 1, 2005.

Text of section as added by Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. 1003), Sec. 7

For text of section as added by Acts 2017, 85th Leg., R.S., Ch. 344 (H.B. 1472), Sec. 1, see other Sec. 2256.0206.

(g) An eligible entity may credit any amount the entity receives under a hedging contract against expenses associated with a commodity purchase.

(h) An eligible entity's cost of or payment under a hedging contract or agreement may be considered:

(1) an operation and maintenance expense of the eligible entity;

(2) an acquisition expense of the eligible entity;

(3) a project cost of an eligible project; or

(4) a construction expense of the eligible entity.

Added by Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. 1003), Sec. 7, eff. June 14, 2017.

Text of section as added by Acts 2017, 85th Leg., R.S., Ch. 344 (H.B. 1472), Sec. 1

For text of section as added by Acts 2017, 85th Leg., R.S., Ch. 773 (H.B. 1003), Sec. 7, see other Sec. 2256.0206.

Sec. 2256.0206. AUTHORIZED INVESTMENTS: PUBLIC JUNIOR COLLEGE DISTRICT FUNDS FROM MANAGEMENT AND DEVELOPMENT OF MINERAL RIGHTS. (a) In addition to other investments authorized under this subchapter, the governing board of a public junior college district may invest funds received by the district from a lease or contract for the management and development of land owned by the district and leased for oil, gas, or other mineral development in any investment authorized to be made by a trustee under Subtitle B, Title 9, Property Code (Texas Trust Code).

(b) Funds invested by the governing board of a public junior college district under this section shall be segregated and accounted for separately from other funds of the district.

Added by Acts 2017, 85th Leg., R.S., Ch. 344 (H.B. 1472), Sec. 1, eff. September 1, 2017.

Sec. 2256.021. EFFECT OF LOSS OF REQUIRED RATING. An investment that requires a minimum rating under this subchapter does not qualify as an authorized investment during the period the investment does not have the minimum rating. An entity shall take all prudent measures that are consistent with its investment policy to liquidate an investment that does not have the minimum rating.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.

(d) If an entity invests in other than money market mutual funds, investment pools or accounts offered by its depository bank in the form of certificates of deposit, or money market accounts or similar accounts, the reports prepared by the investment officers under this section shall be formally reviewed at least annually by an independent auditor, and the result of the review shall be reported to the governing body by that auditor.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.
Amended by Acts 1997, 75th Leg., ch. 1421, Sec. 12, eff. Sept. 1, 1997.
Amended by:

Acts 2011, 82nd Leg., R.S., Ch. 1004 (H.B. 2226), Sec. 9, eff. June 17, 2011.

Sec. 2256.024. SUBCHAPTER CUMULATIVE. (a) The authority granted by this subchapter is in addition to that granted by other law. Except as provided by Subsection (b) and Section 2256.017, this subchapter does not:

(1) prohibit an investment specifically authorized by other law; or

(2) authorize an investment specifically prohibited by other law.

(b) Except with respect to those investing entities described in Subsection (c), a security described in Section 2256.009(b) is not an authorized investment for a state agency, a local government, or another investing entity, notwithstanding any other provision of this chapter or other law to the contrary.

(c) Mortgage pass-through certificates and individual mortgage loans that may constitute an investment described in Section 2256.009(b) are authorized investments with respect to the housing bond programs operated by:

(1) the Texas Department of Housing and Community Affairs or a nonprofit corporation created to act on its behalf;

(2) an entity created under Chapter 392, Local Government Code; or

(3) an entity created under Chapter 394, Local Government Code.

Added by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995.
Amended by:

Acts 2017, 85th Leg., R.S., Ch. 96 (S.B. 253), Sec. 3, eff. May 23, 2017.

Sec. 2256.054. DELIVERY OF SECURITIES PURCHASED BY STATE. A security purchased under this chapter may be delivered to the comptroller, a bank, or the board or agency investing its funds. The delivery shall be made under normal and recognized practices in the securities and banking industries, including the book entry procedure of the Federal Reserve Bank.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.68, eff. Sept. 1, 1997.

Sec. 2256.055. DEPOSIT OF SECURITIES PURCHASED BY STATE. At the direction of the comptroller or the agency, a security purchased under this chapter may be deposited in trust with a bank or federal reserve bank or branch designated by the comptroller, whether in or outside the state. The deposit shall be held in the entity's name as evidenced by a trust receipt of the bank with which the securities are deposited.

Amended by Acts 1995, 74th Leg., ch. 402, Sec. 1, eff. Sept. 1, 1995; Acts 1997, 75th Leg., ch. 1423, Sec. 8.69, eff. Sept. 1, 1997.

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Approve Final One (1) Year Extension to the WCA Solid Waste Collection and Disposal Services Contract

Background:
The solid waste collection and disposal service contract with WCA was entered into on October 2014. The term of the contract was for a base three (3) years, with the two (2) additional one (1) year extension options. September of 2017 Council voted to approve a one (1) year extension to the contract. It is staff's recommendation to approve and execute the final one (1) year extension.

Origination:
Public Works Department

Recommendation:
Staff recommends executing final one (1) year extension with WCA

Funding:
Yes
Account Number:100-155-6327

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Contract Extension - 2018

AMENDMENT TO SERVICE CONTRACT
FOR SOLID WASTE COLLECTION AND DISPOSAL SERVICES
FOR THE CITY OF TOMBALL, TEXAS

This Amendment to that certain Service Contract for Solid Waste Collection Disposal Services for the City of Tomball, Texas (the or this "Amendment"), is made and entered into this 5th day of September, 2018, by and between the City of Tomball, Texas, a Municipal Corporation of Harris County, Texas (hereinafter called the "City") and Waste Corporation of Texas, L. P., a Delaware limited partnership authorized to transact business in the State of Texas (hereinafter called the "Contractor").

RECITALS:

WHEREAS, the City and the Contractor previously entered into that certain Service Contract for Solid Waste Collection and Disposal Services for the City of Tomball, Texas dated October 27, 2014 (the "Contract"); and

WHEREAS, the City and the Contractor desire to modify, amend and restate the following provisions of the Contract as set forth in this Amendment.

NOW THEREFORE, in consideration of the foregoing, the Contract between the City and the Contractor is hereby amended as follows:

1. Capitalized terms used but not expressly defined in this Amendment shall have the meaning assigned thereto in the Contract.

2. City will excise its option to renew or extend contract term under ARTICLE 3.0 – CONTRACT TERM as stated in the solid waste services contract dated October 27th, 2014.

3. "Service Provided. The Contractor shall provide once per week curbside collection of brush and tree trimmings at residential units (green waste). The Contractor shall take all cut, tied and bundled tree limbs not longer than four (4) feet in length and no larger than four (4) inches in diameter. The brush and tree trimmings shall be stacked in a pile not to exceed four (4) feet in height, four (4) feet in length and shall not exceed four (4) feet in width. Each bundle not weighing more that 40 pounds. The maximum number of bundles should range between 15-20, per set out.

   The Contractor shall collect all Christmas Trees, no matter what size, placed out for collection.

   In the event that brush and/or tree trimmings set out for collection do not meet the specification above, the Contractor shall leave a printed explanation notice for the customer."

4. Section 10.04 under ARTICLE 10.0 of the Contract is hereby amended and restated to read in its entirety as follows:

"Roll-Off Container Service. The provision of Roll-Off Container collection services, for both permanent and temporary roll-off containers and/or compactors for any Solid Waste, shall be performed by the Contractor. The CITY and the Contractor agree to work together to transition any Roll-Off Container collection services currently being performed by the CITY to the Contractor effective July 1, 2017. All Roll-off Container collection services shall be provided by the Contractor at the service rates, disposal charges, delivery fees and taxes set forth on Exhibit B of the City of Tomball Garbage & Trash Collection/Disposal Service Rates, as same may be adjusted from time to time in accordance with the terms and provisions of the Contract. In addition, a standard administration fee will be assessed by the CONTRACTOR to each invoice in the amount of $5.50."

5. Section 13.1A under ARTICLE 13.0 of the Contract is hereby amended and restated to read in its entirety as follows:

"Except with respect to Roll-off Container collection services, on or before the 10th business day of each month, to be performed by the CONTRACTOR; CONTRACTOR shall submit to the CITY an invoice for all services to be performed for residential, commercial units and for other services provided at the rates and upon the terms provided in this agreement (see Exhibit "A," dated October 1, 2011 Schedule of Fees, Unit Price). The CONTRACTOR shall directly bill customers utilizing Exhibit B (City of Tomball Garbage and Trash Collection/Disposal Service Rates) to which it provides Roll-off Container collection services. On a monthly basis, the CONTRACTOR shall provide the City with a report of all Roll-off Container services provided and billed by the Contractor in the prior month and shall remit therewith to the CITY the franchise fee of ten percent (10%) based on the collected amount received by the CONTRACTOR for Roll-off Container services in the prior month (minus the admin fee of $5.50 per roll-off invoice), as well as the difference between Exhibit A and Exhibit B. .

6. Section 13.3 under ARTICLE 13.0 of the Contract is hereby amended and restated to read in its entirety as follows:

"New Customers. New residential customers must come to the CITY to request solid waste collection and disposal and the CITY will contact WCA to make arrangements for the provision of solid waste collection services to such residential customers. Commercial Roll-off customers, however, shall contact and contract directly with WCA for commercial and Roll-off Container collection services. The CITY agrees to direct any and all requests for Commercial Roll-off Container services to WCA. WCA shall directly bill all Commercial Roll-off Container service customers."

7. Except as expressly modified herein, the Contract remains in full force and effect and shall not be deemed to have been modified or amended by this Amendment.

8. If there is any conflict between this Amendment and the Contract, the terms and provisions in this Amendment shall be determinative and prevail.

IN WITNESS WHEREOF, this Amendment has been approved by the governing bodies of the City and the Contractor and is hereby entered into and executed by the duly authorized representatives and agents of the City and the Contractor, respectively, as of the date first above written.

CITY OF TOMBALL, TEXAS

_____
David Esquivel, PE, Assistant City Manager

ATTEST:

_____
Doris Speer, City Secretary

CONTRACTOR:

WASTE CORPORATION OF TEXAS, L.P.

_____
Matt Graham, Regional Vice President

ATTEST:

_____
Trevor Royal, Municipal Account Manager

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Approve the Tomball Economic Development Corporation (TEDC) 2018-2019 Strategic Work Plan

Background:
The TEDC Bylaws require that the Corporation prepare an annual work plan outlining its goals and objectives and present the work plan to City Council for approval.

This year the TEDC engaged Opportunity Strategies LLC, an economic development consulting firm, to facilitate the strategic planning process. The Board attended a 1.5-day planning retreat, which included an Economic Development Overview Workshop. Members of the City Council, Planning & Zoning Commission, Board of Adjustments, city staff, Tomball ISD, and Lone Star College-Tomball were invited to attend the workshop. Attendees learned about the relationship between economic development, community development, and business development, as well as the importance of leadership, workforce, and infrastructure to economic development.

The remainder of the planning retreat was spent with the TEDC Board and staff to develop goals and strategies for the next twelve months. The attached TEDC Strategic Work Plan incorporates the major goals developed by the Board, staff, and other leaders throughout the strategic planning process.

The TEDC Board of Directors approved the Strategic Work Plan on August 14, 2018.

Origination:
Tomball Economic Development Corporation Board of Directors

Recommendation:
Approve the 2018-2019 TEDC Strategic Work Plan

Party(ies) responsible for placing this item on agenda:
Kelly Violette, Executive Director, Tomball Economic Development Corporation

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

2018-2019 Strategic Work Plan

Tomball Economic Development Corporation

2018-2019 Strategic Work Plan

Prepared by Opportunity Strategies LLC

Summary

On May 24-25, 2018, the Tomball Economic Development Corporation began a 1-Year Strategic Work Planning process for 2018-2019. The following is the process used to reach the conclusions for the plan.

The process began with a preliminary meeting between the facilitator and TEDC staff to go over key economic development issues facing Tomball, understand the programs and projects underway through the Economic Development Corporation, and to prepare the agenda and format for the planning retreat.

During the retreat, before the planning elements, the facilitator conducted a half-day Economic Development Overview Session with the Tomball EDC board and staff, city representatives, and special guests. The session topics included: economic development, community development, business development, leadership, workforce development, social infrastructure, physical infrastructure, recruitment, retention, expansion, entrepreneurial development, and tourism, etc.

The participants spent the second half of the day and a portion of the following day crafting goals and strategies for the next 12 months. This included developing strategies and creating key performance indicators. Following the planning session, the facilitator and TEDC staff finalized the specifics of assigning responsibility areas and determining a realistic timetable for implementation.

At the end of the strategic planning process, the facilitator reminded the participants that the path to successful implementation of any strategic plan is the rigorous adherence to using the document as a living document and measuring progress each month throughout the year. She encouraged the participants to benchmark successes along the way and take note of what works and doesn't work as planned. The group committed to using the document regularly. She thanked the Tomball EDC for their dedication to setting and achieving goals and wished them well.

Expectations

The facilitator asked the participants to list their expectations for discussion for the day. The following is what they listed.

- Successfully managing growth via communications
- Working together toward solutions
- Stop and think BIG
- Make sure we unify Tomball EDC goals in with the City's comprehensive master plan
- How do we keep Tomball EDC small-town friendly feel?
- Wellness check yardstick
- Shared understanding of Economic Development fundamentals
- What's next?
- Growth vs. Development
- Pros and cons to growth
- Create measurable goals
- High quality education offerings
- Explore new ways Community Development can work with Economic Development
- Provide customer service excellence

Mission & Vision Statements

The board and staff of the Tomball EDC revised the organization's Mission Statement. The following is the new Mission Statement.

> *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 enable and advance the general well-being of the community.*

The board and staff of the Tomball EDC revised the organization's Vision Statement. The following is the new Vision Statement.

> *Tomball is the community of choice, providing opportunities for commercial and industrial development that enables business owners and residents to benefit from Tomball's dynamic economy, strong labor force, and unmatched living and working environment.*

SWOT Analysis

The facilitator asked the attendees to participate in brainstorming the Strengths, Weaknesses (Challenges,) Opportunities, and Threats facing Tomball and/or the Tomball EDC. The following are their responses:

Strengths

- Education
- Tomball EDC group diversity
- Identity – heritage
- Tomball EDC location for transportation (99/249)
- Sound financial base in Tomball EDC Type B
- Roads
- Fiber optics
- Drainage
- Tomball EDC relationships with Lone Star College, Tomball Chamber, and City of Tomball
- Shovel ready sites/Business Park
- Zoning/orderly development
- Access to City government
- Land availability
- Altitude/high ground land
- Quality of life – Police, Fire, roads, education, medical
- Forward thinking

- Festivals – downtown
- Airport – IAH & Hooks
- Port
- Pro-business state
- Tomball Regional Health Foundation
- Staff

Weaknesses (Challenges)

- Lack of volunteers
- Limited to Tomball
- Total available market (TAM)
- Extra-territorial jurisdiction
- Employer paying salaries
- Land size
- Staff: Full-time receptionist
- Infrastructure
- Pedestrian and bicycle friendly
- Roads, drainage, parking
- Pipelines
- Codes/permitting – City form focus
- Perception of Tomball EDC/City relationship

Opportunities

- Residential housing
- Finish B&T Park
- Mobility – Roads (East/West & North/South)
- Main Street
- Do we want to do another business/industrial park?
- What incentives do we need to consider?
- Business 249 (Uptown)
- Land use opportunities
- TRHF – Health & Wellness Initiative
- Main Street involvement

- Main Street influence
- Code changes for old/historical buildings
- Metrics/Key Performance Indicators:
    - Medical
    - Dollars
    - Jobs
    - Capital investment

Threats

- Legislation: State/Water
- Leadership changes
- Technology changes (workforce)
- Transportation/Traffic
- Oil dependency
- Recession/sales tax declining
- Weather contingency: jointly drive City budget on flood control
- The Woodlands/Conroe
- Recruit diversified industry
- Rainy day fund

Tomball Economic Development Corporation

2018-2019 Goals

The following are the list of goals developed by the board, staff, and other leaders throughout the process described above.

GOAL 1: RECRUITMENT/BUSINESS PARK

To have 80% of available Business & Technology Park property sold or under contract.

1. Update Tomball EDC marketing materials/flyer
2. Secure a drone video of the Business & Technology Park and other parts of the Tomball area
3. Utilize the latest technology (iPads and other technology for meetings) for marketing

How will Goal #1 be Measured?

- ☐ Did we create new marketing materials with new updated information?
- ☐ Did we update the website with that same new information and look?
- ☐ Did we create a drone video of the Business & Technology Park and other Tomball areas?
- ☐ Did we buy iPads and other needed technology items?
- ☐ Did we send our new marketing materials to Tomball EDC's Target Industry list/prospects?
- ☐ Did we discuss available property expansion options with existing businesses on BRE visits?
- # of new business development/prospect projects worked each year
- % of Business & Technology Park sold or under contract by end of 2019

GOAL 2: DETERMINE FUTURE LAND OPPORTUNITIES

To evaluate the feasibility of securing additional industrial property.

1. Identify all potential locations and sites in the area that could possibly be options for future industrial/business development by November 2018.
2. Once identified, evaluate land costs, infrastructure proximity, acquisition potential, constraints, etc. for each site by February 2019.
3. List Top three feasible locations and next steps by May 2019.

How will Goal #2 be Measured?

- ☐ Did we narrow the list of potential properties to three?
- ☐ Did we determine the next steps?
- # of potential locations originally identified
- # of locations vetted/evaluated

GOAL 3: BUSINESS RETENTION & EXPANSION (BRE)

To continually improve our business retention relationships and expansion opportunities.

1. Hire a full-time administrative assistant so that the Executive Director and Assistant Director can conduct more existing industry visits. This position will be responsible for administrative functions, office reception, and communications.
2. Secure additional office space - consider adding space from the TRHF suite.
3. Conduct face to face and online BRE surveys.
4. Prioritize BRE visits based upon expansion interest and issues identified in surveys.
5. Host quarterly Business Roundtable meetings to connect local business owners and further develop relationships.
6. Review Tomball EDC BRE follow-up processes, consistently keeping BRE lists current.

How will Goal #3 be Measured?

- ☐ Did we hire a new employee?
- ☐ Did we secure additional office space?
- ☐ Did we follow up after each site visit?
- # of BRE surveys conducted
- # of Business Roundtable meetings
- # of businesses we met with that have indicated possible expansion plans

GOAL 4: INCUBATOR

To evaluate creating an incubator space to support emerging entrepreneurs.

1. Research case studies and identify best practices of successful community commercial kitchens by December 2018.
2. Visit successful commercial kitchens beginning October 2018 through December 2018.
3. Explore potential locations for a commercial kitchen incubator in the Tomball area by February 2019.
4. Determine the feasibility of a commercial kitchen incubator by May 2019.

How will Goal #4 be Measured?

- ☐ Did we decide for or against developing a commercial kitchen incubator?
- # of case studies researched
- # of commercial kitchens visited
- # of potential locations vetted

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Approve Health Insurance Contracts for City Employees with Blue Cross Blue Shield and Aetna

Background:
In June of 2018, our insurance brokers, IPS Advisors, informed us that the City would receive a pass on insurance increases from Blue Cross Blue Shield (BCBS) and Aetna. This means both medical and dental would see no increase in premiums for the 2018- 2019 fiscal year.

We will continue to offer a PPO plan and an HSA plan for medical coverage with no plan changes. Dental will also have no plan changes. Due to the costs remaining the same, we will not increase the employee contributions for either plan. All employer costs are included in the 2018- 2019 budget.

Origination:
Human Resources

Recommendation:
Staff recommends approval of BCBS as our medical insurance provider and Aetna as our dental insurance provider.

Funding:
Yes
Account Number:910-920-6024

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Approve Request from the Empty Glass to Host the 5th Annual Texas Wine Festival at the Depot on October 6, 2018

Background:
The Empty Glass, Dana Haas, would like to host the 5th Annual Empty Glass Wine Festival on Saturday, October 6, 2018. This free event will last from 1 pm to 6 pm.

This is not an in-kind application.

The Empty Glass Wine Festival will be located in downtown Tomball and provide a wine tasting with up to 10 participating wineries starting with:

Messina Hof Winery (Bryan, TX)
Los Pinos Vineyards (Pittsburg, TX)
Bernhardt (Plantersville, TX)
William & Chris Vineyards (Hye, TX)
Lost Draw (Fredericksburg, TX)
Kiepersol (Tyler, TX)
Llano Winery (Lubbock, TX)
Landon Winery (McKinney, TX)

Karbach Brewery and 11 below will also be on location.

Gold - 1 commemorative wine glass with 10 tickets and a swag bag for $35
VIP- 1 commemorative wine glass with 10 tickets + access to our VIP area with upgraded wines and free food and a swag bag for $75
Extra tasting tickets will be available for $2/piece
*Packages and tickets will be sold under The Empty Glass tent set up on the street in front of The Empty Glass.

Each ticket will get you a 1 ¼ pour of wine; 3 tickets will get you a Karbach or 11 below beer. Glasses and bottle sales will be sold inside and only inside The Empty Glass.

There will be 3 LIVE bands from 1pm-6pm.

Origination:
Denise Fiore

Recommendation:
Approve

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

Mike Baxter Denise Fiore

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Texas Wine Festival Application

SPECIAL EVENT APPLICATION

CITY OF TOMBALL, TEXAS | 401 Market Street | Tomball, Texas 77375 | 281-351-5484

An application to stage an event within the City of Tomball shall be filed with the Community Events Coordinator at least 180 days prior to the event. This application is not to be construed as authorizing or agreeing to any event until formally approved by Tomball City Council.

Date: 10-6-18 Is this event Co-City sponsored? Yes ___ No ✓

Request for permission to use a public venue for the following type of event (please check one):

Festival ✓ Community Event ___ Arts & Crafts Event ___ Music Event ___ Other (specify) ___

5th Annual TX Wine Festival

1. Event title: 5th Annual TX Wine Festival Presented by the Empty Glass
2. Sponsoring entity: The Empty Glass
3. Is this organization based in Tomball: Yes ✓ No ___
4. Is this organization *non-profit* ___ or *for-profit* ✓ *Attach 501 (c) (3) tax exemption if applicable
5. Contact: Dana Hacs Phone: 713-301-5930
6. Contact address: 104 market Street
7. Contact email: seeyou@theemptyglass.com
8. Event date: 10-6-18
9. Event times: Start 1pm Finish 7pm Set-up 12pm Breakdown 7pm
10. Is this event for charity? Yes ___ No ✓
11. If yes, what charity? _____ Tax ID _____
12. If yes, what percentage of net proceeds will be donated to the charity? ___
13. On-site contact: Dana Hacs Mobile Phone: 713-301-5930
14. Estimated number of attendees: 500
15. Detailed site map in attached: Yes ___ No ✓
16. Is this event open to the public: Yes ✓ No ___
17. Admission fee: $_____ Free ✓
18. Time at which event staff will begin to arrive: 1pm
19. The applicant will defend and hold harmless the City of Tomball from all claims, demands, actions or causes of action, of whatsoever nature or character, arising out of or by reason of the conduct of the activity authorized by such application including attorney fees and expenses.
    Initial DH
20. The applicant will provide proof of general liability insurance for the event naming the City of Tomball as additional insured.
    Initial DH
21. Name of insurance carrier: Farmers Insurance
22. Organization has secured date with the Public Works Dept. and has paid deposit. Yes

Signature: Dana Hacs

FOR OFFICIAL USE - Fee required: Yes ___ No ___ Amount Due: $_____

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Ratify the FY 2018-2019 Budget and Find that the Proposed Tax Rate of $0.341455/$100 Does Not Exceed the Effective Tax Rate and Will Generate More Property Tax Revenue than the FY 2017-2018 Budget

Background:
Truth-in-Taxation laws require that, prior to adopting a tax rate, the Council must first ratify the already adopted budget for the ensuing fiscal year and "find" that the proposed tax rate will generate more or less property tax revenue than the concluding year's adopted budget.

The City's proposed tax rate to serve the 2018-2019 Budget is $0.341455/$100. According to the Harris County Tax Assessor, the proposed rate of $0.341455 per $100 of assessed value does not exceed the effective tax rate of $0.348001/$100, or the rollback tax rate of $0.454249/$100. The Notice of 2018 Tax Year Proposed Property Tax Rate for Tomball will be published in the official newspaper on September 5, 2018.

No public hearings are required before the adoption of an ordinance setting the 2018 tax levy. After ratifying the 2018-2019 budget and finding that the proposed tax rate exceeds the effective tax rate, Council will be asked to officially set the dates for the adoption of the Ordinance for the tax levy.

Origination:
City Secretary

Recommendation:
Ratification of the FY 2018-2019 Budget and finding that the proposed tax rate of $0.341455 will generate more property tax revenue than the FY 2017-2018 Budget.

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Notice of 2018 Proposed Tax Rate
Tax Calculation Worksheet for 2018

NOTICE OF 2018 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF TOMBALL

A tax rate of $0.341455 per $100 valuation has been proposed by the governing body of City of Tomball.

PROPOSED TAX RATE	$0.341455 per $100
PRECEDING YEAR'S TAX RATE	$0.341455 per $100
EFFECTIVE TAX RATE	$0.348001 per $100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for City of Tomball from the same properties in both the 2017 tax year and the 2018 tax year.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:

property tax amount= (rate) x (taxable value of your property)/100

For assistance or detailed information about tax calculations, please contact:

Ann Harris Bennett Harris County Tax Assessor-Collector
City of Tomball tax assessor-collector
1001 Preston, Houston, TX 77002
713-274-8000
tax.office@tax.hctx.net
www.hctax.net

2018 Tax Rate Calculation Worksheet

Date: 08/23/2018 12:43 PM

Taxing Units Other Than School Districts or Water Districts

City of Tomball

Taxing Unit Name

Phone *(area code and number)*

Taxing Unit's Address, City, State, ZIP Code

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the effective tax rate and rollback tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest.

School districts do not use this form, but instead use Comptroller Form 50-859 Tax Rate Calculation Worksheet for School Districts.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 Water District Rollback Tax Rate Worksheet.

This worksheet is provided to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: Effective Tax Rate (No New Taxes)	
The effective tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the effective tax rate should decrease. The effective tax rate for a county is the sum of the effective tax rates calculated for each type of tax the county levies.	
Effective Tax Rate Activity	**Amount/Rate**
1. 2017 total taxable value. Enter the amount of 2017 taxable value on the 2017 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14).[1]	$1,840,523,772
2. 2017 tax ceilings. Counties, cities and junior college districts. Enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step.[2]	$0
3. Preliminary 2017 adjusted taxable value. Subtract Line 2 from Line 1.	$1,840,523,772
4. 2017 total adopted tax rate.	$0.341455/$100
5. 2017 taxable value lost because court appeals of ARB decisions reduced 2017 appraised value. A. **Original 2017 ARB Values.** B. **2017 values resulting from final court decisions.** C. **2017 value loss.** Subtract B from A.[3]	 $172,072,856 $151,999,512 $20,073,344
6. 2017 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	$1,860,597,116
7. 2017 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2017. Enter the 2017 value of property in deannexed territory.[4]	$0
8. 2017 taxable value lost because property first qualified for an exemption in 2018. Note that lowering the amount or percentage of an existing exemption does not create a new	

exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost to freeport or goods-in-transit exemptions. A. **Absolute exemptions.** Use 2017 market value: B. **Partial exemptions.** 2018 exemption amount or 2018 percentage exemption times 2017 value: C. **Value loss.** Add A and B.[5]	 $8,038 $2,330,266 $2,338,304
9. 2017 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2018. Use only properties that qualified in 2018 for the first time; do not use properties that qualified in 2017. A. **2017 market value:** B. **2018 productivity or special appraised value:** C. **Value loss.** Subtract B from A.[6]	 $3 $3 $0
10. Total adjustments for lost value. Add lines 7, 8C and 9C.	$2,338,304
11. 2017 adjusted taxable value. Subtract Line 10 from Line 6.	$1,858,258,812
12. Adjusted 2017 taxes. Multiply Line 4 by Line 11 and divide by $100.	$6,345,117
13. Taxes refunded for years preceding tax year 2017. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2017. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2017. This line applies only to tax years preceding tax year 2017.[7]	$129,177
14. Taxes in tax increment financing (TIF) for tax year 2017. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0.[8]	$0
15. Adjusted 2017 taxes with refunds and TIF adjustment. Add Lines 12 and 13, subtract Line 14.[9]	$6,474,294
16. Total 2018 taxable value on the 2018 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled.[10] A. **Certified values:** B. **Counties:** Include railroad rolling stock values certified by the Comptroller's office: C. **Pollution control and energy storage system exemption :** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: **D. Tax increment financing:** Deduct the 2018 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2018 taxes will be deposited	 $1,778,818,307 $0 $0 $0

into the tax increment fund. Do not include any new property value that will be included in Line 21 below.[11] E. **Total 2018 value.** Add A and B, then subtract C and D.	$1,778,818,307
17. Total value of properties under protest or not included on certified appraisal roll.[12] A. **2018 taxable value of properties under protest.** The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.[13] B. **2018 value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value.[14] C. **Total value under protest or not certified:** Add A and B.	$98,339,615 $66,417,458 $164,757,073
18. 2018 tax ceilings. Counties, cities and junior colleges enter 2018 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, use this step.[15]	$0
19. 2018 total taxable value. Add Lines 16E and 17C. Subtract Line 18.	$1,943,575,380
20. Total 2018 taxable value of properties in territory annexed after Jan. 1, 2017. Include both real and personal property. Enter the 2018 value of property in territory annexed.[16]	$62,368,341
21. Total 2018 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2017. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2017, and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for 2018.[17]	$20,784,645
22. Total adjustments to the 2018 taxable value. Add Lines 20 and 21.	$83,152,986
23. 2018 adjusted taxable value. Subtract Line 22 from Line 19.	$1,860,422,394
24. 2018 effective tax rate. Divide Line 15 by Line 23 and multiply by $100.[18]	$0.348001/$100
25. COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2018 county effective tax rate.[19]	

[1]Tex. Tax Code Section 26.012(14)
[2]Tex. Tax Code Section 26.012(14)
[3]Tex. Tax Code Section 26.012(13)
[4]Tex. Tax Code Section 26.012(15)
[5]Tex. Tax Code Section 26.012(15)
[9]Tex. Tax Code Section 26.012(13)
[10]Tex. Tax Code Section 26.012
[11]Tex. Tax Code Section 26.03(c)
[12]Tex. Tax Code Section 26.01(c) and (d)
[13]Tex. Tax Code Section 26.01(c)

[6]Tex. Tax Code Section 26.012(15)
[7]Tex. Tax Code Section 26.012(13)
[8]Tex. Tax Code Section 26.03(c)
[14]Tex. Tax Code Section 26.01(d)
[15]Tex. Tax Code Section 26.012(6)
[16]Tex. Tax Code Section 26.012(17)

SECTION 2: Rollback Tax Rate

The rollback tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O):** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus eight percent. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt:** The debt tax rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The rollback tax rate for a county is the sum of the rollback tax rates calculated for each type of tax the county levies. In most cases the rollback tax rate exceeds the effective tax rate, but occasionally decreases in a taxing unit's debt service will cause the effective tax rate to be higher than the rollback tax rate.

Rollback Tax Rate Activity	Amount/Rate
26. 2017 maintenance and operations (M&O) tax rate.	$0.111455/$100
27. 2017 adjusted taxable value. Enter the amount from Line 11.	$1,858,258,812
28. 2017 M&O taxes.	
A. Multiply Line 26 by Line 27 and divide by $100.	$2,071,122
B. **Cities, counties and hospital districts with additional sales tax:** Amount of additional sales tax collected and spent on M&O expenses in 2017. Enter amount from full year's sales tax revenue spent for M&O in 2017 fiscal year, if any. Other taxing units enter 0. Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent.	$15,968,579
C. **Counties:** Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other taxing units enter 0.	$0
D. **Transferring function:** If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in H below. The taxing unit receiving the function will add this amount in H below. Other taxing units enter 0.	$0
E. **Taxes refunded for years preceding tax year 2017:** Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2017. This line applies only to tax years preceding tax year 2017.	$22,445
F. **Enhanced indigent health care expenditures:** Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance.	$0
G. **Taxes in TIF:** Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0.	$0
H. Adjusted M&O Taxes. Add A, B, C, E and F. For taxing unit with D, subtract if discontinuing function and add if receiving function. Subtract G.	$18,062,146

29. 2018 adjusted taxable value. Enter Line 23 from the Effective Tax Rate Worksheet.	$1,860,422,394
30. 2018 effective maintenance and operations rate. Divide Line 28H by Line 29 and multiply by $100.	$0.970863/$100
31. 2018 rollback maintenance and operation rate. Multiply Line 30 by 1.08.	$1.048532/$100
32. Total 2018 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the taxing unit's budget as M&O expenses. A. **Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. Enter debt amount. B. Subtract **unencumbered fund amount** used to reduce total debt. C. Subtract **amount paid** from other resources. D. **Adjusted debt.** Subtract B and C from A.	$4,418,261 $0 $0 $4,418,261
33. Certified 2017 excess debt collections. Enter the amount certified by the collector.	$0
34. Adjusted 2018 debt. Subtract Line 33 from Line 32D.	$4,418,261
35. Certified 2018 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.	100.00%
36. 2018 debt adjusted for collections. Divide Line 34 by Line 35	$4,418,261
37. 2018 total taxable value. Enter the amount on Line 19.	$1,943,575,380
38. 2018 debt tax rate. Divide Line 36 by Line 37 and multiply by $100.	$0.227326/$100
39. 2018 rollback tax rate. Add Lines 31 and 38.	$1.275858/$100
40. COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2018 county rollback tax rate.	

SECTION 3: Additional Sales Tax to Reduce Property Taxes	
Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its effective and rollback tax rates to offset the expected sales tax revenue. This section should only be completed by a county, city or hospital district that is required to adjust its effective tax rate and/or rollback tax rate because it adopted the additional sales tax.	
Activity	**Amount/Rate**
41. Taxable Sales. For taxing units that adopted the sales tax in November 2017 or May 2018, enter the Comptroller's estimate of taxable sales for the previous four quarters.[20] Estimates of taxable sales may be obtained through the Comptroller's **Allocation Historical Summary** webpage. Taxing units that adopted the sales tax before November 2017, skip this line.	$0
42. Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[21] **Taxing units that adopted the sales tax in November 2017 or in May 2018.** Multiply the amount on Line 41 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95.[22] **- or -** **Taxing units that adopted the sales tax before November 2017.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$15,968,579
43. 2018 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	$1,943,575,380
44. Sales tax adjustment rate. Divide Line 42 by Line 43 and multiply by $100.	$0.821609/$100
45. 2018 effective tax rate, unadjusted for sales tax.[23] Enter the rate from Line 24 or 25, as applicable, on the Effective Tax Rate Worksheet.	$0.348001/$100
46. 2018 effective tax rate, adjusted for sales tax. **Taxing units that adopted the sales tax in November 2017 or in May 2018.** Subtract Line 44 from Line 45. Skip to Line 47 if you adopted the additional sales tax before November 2017.	$0.348001/$100
47. 2018 rollback tax rate, unadjusted for sales tax.[24] Enter the rate from Line 39 or 40, as applicable, of the Rollback Tax Rate Worksheet.	$1.275858/$100
48. 2018 rollback tax rate, adjusted for sales tax. Subtract Line 44 from Line 47.	$0.454249/$100

[17]Tex. Tax Code Section 26.012(17)
[18]Tex. Tax Code Section 26.04(c)
[19]Tex. Tax Code Section 26.04(d)
[20]Tex. Tax Code Section 26.041(d)
[21]Tex. Tax Code Section 26.041(i)
[22]Tex. Tax Code Section 26.041(d)
[23]Tex. Tax Code Section 26.04(c)
[24]Tex. Tax Code Section 26.04(c)

SECTION 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Additional Rollback Protection for Pollution Control Activity	Amount/Rate
49. Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ.[25] The taxing unit shall provide its tax assessor-collector with a copy of the letter.[26]	$0
50. 2018 total taxable value. Enter the amount from Line 37 of the Rollback Tax Rate Worksheet.	$1,943,575,380
51. Additional rate for pollution control. Divide Line 49 by Line 50 and multiply by $100.	$0/$100
52. 2018 rollback tax rate, adjusted for pollution control. Add Line 51 to one of the following lines (as applicable): Line 39, Line 40 (counties) or Line 48 (taxing units with the additional sales tax).	$0.454249/$100

SECTION 5: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

Effective tax rate (Line 24; line 25 for counties; or line 46 if adjusted for sales tax)	$0.348001
Rollback tax rate (Line 39; line 40 for counties; or line 48 if adjusted for sales tax)	$0.454249
Rollback tax rate adjusted for pollution control (Line 52)	$0.454249

SECTION 6: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the taxing unit.

print here

Printed Name of Taxing Unit Representative

sign here _____ _____

Taxing Unit Representative Date

[25]Tex. Tax Code Section 26.045(d)

[26]Tex. Tax Code Section 26.045(i)

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Announce that No Public Hearings on the Proposed Tax Rate for 2018 will be Required

Background:
After Council has ratified the budget and found that the proposed tax rate will generate MORE or LESS tax revenue than the previous year's budget, the usual procedure would be to set and/or announce the dates for the public hearings on the proposed tax rate for 2018, if the proposed tax rate exceeds either the effective tax rate or the rollback rate.

We received the certified tax rolls from Harris County on August 21 and the final calculation for the 2018 Property Tax Rates notice for the City of Tomball on August 27. The deadline to adopt the 2018 Tax Rate is October 19, the 60th day after the date we received the certified tax rolls. **The current tax rate of $0.341455 is less than both the effective tax rate and the rollback tax rate.** The notice of effective tax rate will be published in the September 5, 2018 issue of the official newspaper.

Because our proposed tax rate is less than both the effective and rollback tax rates, the City is not required to hold public hearings.

Origination:
City Secretary

Recommendation:
Announce that no public hearings are required for the proposed tax rate for 2018.

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Nottice of Effective Tax Rate (2018 Property Tax Rate in City of Tomball)

NOTICE OF 2018 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF TOMBALL

A tax rate of $0.341455 per $100 valuation has been proposed by the governing body of City of Tomball.

PROPOSED TAX RATE	$0.341455 per $100
PRECEDING YEAR'S TAX RATE	$0.341455 per $100
EFFECTIVE TAX RATE	$0.348001 per $100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for City of Tomball from the same properties in both the 2017 tax year and the 2018 tax year.

YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:

property tax amount= (rate) x (taxable value of your property)/100

For assistance or detailed information about tax calculations, please contact:

Ann Harris Bennett Harris County Tax Assessor-Collector
City of Tomball tax assessor-collector
1001 Preston, Houston, TX 77002
713-274-8000
tax.office@tax.hctx.net
www.hctax.net

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Announce the Dates for the Vote on the 2018 Tax Levy, at the Regular City Council Meeting on October 1, 2018 at 6:00 p.m. and the Regular City Council Meeting at 6:00 p.m. on October 15, 2018

Background:
Because our proposed tax rate is less than both the effective and rollback tax rates, the City is not required to hold public hearings.

The next step in the adoption of the 2018 tax rate is to set the dates on which Council will consider and adopt Ordinance No. 2018-33 on First and Second Readings. Staff's suggestion is at the regular Council meetings of October 1 and October 15, 2018.

No special meetings are required and the Ordinance will be adopted within the 60-day time frame required under Tax Code, Sec. 26.05. The deadline to adopt the 2018 Tax Rate is October 19, the 60th day after the date we received the certified tax rolls.

Origination:
City Secretary

Recommendation:
Announce that no public hearings are required for the proposed tax rate for 2018.

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Nottice of Effective Tax Rate (2018 Property Tax Rate in City of Tomball)

NOTICE OF 2018 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF TOMBALL

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property tax amount= (rate) x (taxable value of your property)/100

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tax.office@tax.hctx.net
www.hctax.net

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Approve Tax Abatement Agreement between City of Tomball and Hoelscher Property Management Ltd. and Hoelscher Weatherstrip Manufacturing Co. Inc. (collectively, "Hoelscher") for Improvements to be Constructed in Hoelscher Reinvestment Zone No. 6

Background:
Hoelscher Weatherstrip Manufacturing Co., Inc. has requested City Council's consideration of a tax abatement agreement related to the company's proposed development project in the Tomball Business & Technology Park.

The project includes the construction of an approximately 193,832 square-foot concrete tilt wall building consisting of office, warehouse, fabrication, and shipping space. The facility will be utilized as the corporate headquarters, regional distribution, and manufacturing facility for Hoelscher Weatherstrip Manufacturing Company.

The estimated capital investment for this project is $10,603,000. The project is anticipated to create 119 new full-time jobs within the City of Tomball.

On July 10, 2018, the TEDC Board of Directors approved a commercial real estate contract and economic development performance agreement with the company.

An economic impact analysis is included with the agreement to show the impact of this project on Tomball's economy. Per the analysis, the estimated five-year net benefit to the City is $560,277 ($1,106,274 over ten years).

The estimated value of the ten-year 100% Tax Abatement is $475,594. The project meets the qualifying criteria in the City's Tax Abatement Policy and will create a significant ad valorem tax revenue stream following the end of the abatement period.

Origination:
Charles Hoelscher, Vice President, Hoelscher Weatherstrip Manufacturing Co., Inc.

Recommendation:
Approve the Tax Abatement Agreement between the City of Tomball and Hoelscher

Party(ies) responsible for placing this item on agenda:
Kelly Violette, Executive Director, Tomball Economic Development Corporation

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Draft Tax Abatement Agreement - Hoelscher
Economic Impact Analysis Report- Hoelscher

TAX ABATEMENT AGREEMENT
BETWEEN THE
CITY OF TOMBALL, TEXAS
AND
HOELSCHER PROPERTY MANAGEMENT LTD.;
AND,
HOELSCHER WEATHERSTRIP MANUFACTURING CO., INC.

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

THIS TAX ABATEMENT AGREEMENT ("Agreement") is made and entered into by and between the **CITY OF TOMBALL, TEXAS,** a home rule city situated in Harris County, Texas ("City"), and (i) **HOELSCHER PROPERTY MANAGEMENT LTD., a Texas limited partnership**; and, (ii) **HOELSCHER WEATHERSTRIP MANUFACTURING CO., INC., a Texas corporation,** (collectively, "Hoelscher"), the owner of a tract of land with improvements, and the improvements to be constructed thereon, within Reinvestment Zone No. 6 (hereinafter defined).

WHEREAS, Hoelscher is the owner of a 16.9 acre tract of land located in Harris County, Texas (the "Land"), as defined in Section 2 of this Agreement; and

WHEREAS, Hoelscher desires to construct new facilities (the "Improvements" as defined in Section 2 of this Agreement) on the Land; and

WHEREAS, the City and Hoelscher wish to enter into a tax abatement agreement, which will provide for a ten (10) year tax abatement period that will commence on January 1, of the year following the issuance of a Certificate of Occupancy by the City for the Improvements;

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, Hoelscher and the City hereby agree as follows:

1. **Authorization**. This Agreement is authorized by the Property Redevelopment and Tax Abatement Act, Chapter 312, TEXAS TAX CODE, as amended, and the Tax Abatement Policy adopted by the City of Tomball, Texas, adopted by the City Council of the City on August 6, 2018. The City Council has determined that the terms of the Agreement and the property subject to this Agreement meet the provisions of the Tax Abatement Policy adopted by the City.

2. **Defined Terms**. As used in this Agreement, the following terms shall have the meanings set forth below:

"Abatement" means the full or partial exemption from ad valorem taxes on property in a Reinvestment Zone as provided herein.

"Calendar Year" means each year beginning on January 1 and ending on December 31.

"Certified Appraised Value" means the appraised value, for property tax purposes, of the property within Reinvestment Zone No. 6 as certified by the Harris County Appraisal District for each taxable year.

“City” shall mean the City of Tomball, Texas.

"City Council" shall mean the governing body of the City.

"Eligible Property" means property eligible for Abatement under the City of Tomball Tax Abatement Policy including: new, expanded or modernized buildings and structures; fixed machinery and equipment; site improvements; related fixed improvements; other tangible items necessary to the operation and administration of the project or facility; and all other real and tangible personal property permitted by Chapter 312 of the Texas Tax Code and the City of Tomball Tax Abatement Policy adopted on August 6, 2018. Taxes on Eligible Property under this Agreement may be abated only to the extent the Property's Certified Appraised Value for a given year exceeds its Certified Appraised Value for the year in which this Agreement is executed. Tangible personal property located on the Land at any time before the “Effective Date” (herein defined) of this Agreement is not eligible for Abatement. Tangible Personal Property eligible for Abatement shall not include inventories, supplies, tools, furnishings, and other forms of movable personal property.

“Hoelscher” shall mean Hoelscher Property Management Ltd., a Texas limited partnership; and, Hoelscher Weatherstrip Manufacturing Co., Inc., a Texas corporation, as applicable, the entity that owns the Property on the date taxes are abated under this Agreement or any other person or entity to which this Agreement is assigned, in accordance with this Agreement.

"Improvements" means Eligible Property meeting the definition for improvements provided by Chapter I of the Texas Tax Code and includes, but is not limited to, buildings, structures (or portions thereof), or fixtures erected on or affixed to the Land. The Improvements are generally identified and described in Exhibit “A” attached hereto and incorporated herein for all purposes.

“Property" shall mean the 16.9 acre tract of land described in Exhibit "B" attached hereto and incorporated herein for all purposes (the “Land”), and all Improvements and Tangible Personal Property currently located thereon, which Land is located within Reinvestment Zone No. 6 of the City.

"Reinvestment Zone No. 6" shall mean that certain area qualifying for tax abatement pursuant to the Tax Abatement Policy adopted by the City of Tomball, Texas,

and City of Tomball Ordinance No. 2018-27 a copy of which is attached hereto as Exhibit "C" and incorporated herein for all purposes.

"Tangible Personal Property" shall mean tangible personal property classified as such under state law and located on the Land, but excluding tangible personal property that was located on the Land at any time prior to the Effective Date of this Agreement, and also excluding tangible personal property taxable by the City while owned by Hoelscher any time prior to the Effective Date of this Agreement, and excluding inventory and supplies.

3. **Administration of Agreement**. This Agreement shall be administered by the City Manager or designee of the City.

4. **Term**. The City and Hoelscher specifically agree and acknowledge that this Agreement shall provide for Tax Abatement, under the conditions set forth herein, for a period of ten full Calendar Years commencing on January 1 of the year following the issuance of a Certificate of Occupancy by the City for the Improvements.

5. **Tax Abatement**. Subject to limitations imposed by law and conditioned on the representations outlined in Section 6 hereinbelow, there shall be granted and allowed hereunder to Hoelscher a property tax Abatement equal to one-hundred percent (100%) of the taxable value of the Improvements constructed or expanded hereunder on the Land and the Tangible Personal Property located thereon subsequent to the Effective Date of this Agreement; provided, however, if the Certified Appraised Value of the Property is less than the Certified Appraised Value as of January 1, 2019, for any Calendar Year during the term of this Agreement, such Abatement shall not apply to the Improvements and Tangible Personal Property to the extent of the difference between the Certified Appraised Value of the Property for such Calendar Year and the Certified Appraised Value of the Property as of January 1, 2019. The property tax Abatement granted and allowed hereunder shall extend only to all real and personal property ad valorem taxes assessable on the Improvements, as constructed or expanded, and Tangible Personal Property; the Certified Appraised Value of the Land shall be fully taxable.

6. **Representations**.

(a) Hoelscher represents that (1) it has or will have an increased taxable interest with respect to Improvements and Tangible Personal Property placed on the Land; (2) the Improvements and Tangible Personal Property to be constructed and/or placed on the Land pursuant to this Agreement shall be as set forth and described in Hoelscher's letter dated July 3, 2018, attached hereto as Exhibit "A", and incorporated herein for all purposes; (3) all Improvements placed on the Land will be completed in a workmanlike manner and will be completed in accordance with the City building codes in effect at the time such Improvements are erected; (4) the Improvements will have a Certified Appraised Value of not less than $7,500,000, Tangible Personal Property having a Certified Appraised Value of not less than $1,000,000, and there will be an employment level at the Property of not less than 110 full-time employees by January 1 of the Calendar Year following the issuance of a Certificate of Occupancy for the Improvements; (5) it will maintain on the Land said Tangible Personal Property or similar Tangible Personal Property of equal or greater value through the term of this Agreement; (6) it shall maintain on the Land the

employment levels through the remainder of the term of this Agreement; (7) it has, as of the Effective Date of this Agreement, the financial resources to implement the above respective representations; and (8) it will comply with all applicable laws, rules, regulations, and provisions of the Code of Ordinances of the City.

(b) The City represents that (1) Reinvestment Zone No. 6 has been created in accordance with Chapter 312 of the TEXAS TAX CODE and the City of Tomball Tax Abatement Policy, as both exist on the Effective Date of this Agreement; (2) the Land is within such Zone; and (3) the Land is located within the corporate limits of the City.

(c) Hoelscher and the City represent that no member of the City Council or Planning Commission owns or leases the Land, Improvements, or Tangible Personal Property.

7. **Administrative**.

(a) Access to and Inspection of Property by Municipal Employees. Hoelscher shall allow the City's employees and/or designated representatives of the City access to the Improvements for the purpose of inspecting any Improvements erected to ensure that such Improvements are completed and maintained in accordance with the terms of this Agreement and to ensure that all terms and conditions of this Agreement are being met. All such inspections shall be made only after giving Hoelscher seventy-two (72) hours advance notice and shall be conducted in such a manner as to not unreasonably interfere with the construction and/or operation of the Improvements. All such inspections shall be made with one (1) or more representatives of Hoelscher and in accordance with all applicable safety standards. Upon completion of construction, the designated representative of the City shall evaluate annually each facility receiving Abatement to ensure compliance with this Agreement, and a formal report shall be made to the City Council.

(b) On January 1st of each Calendar Year that this Agreement is in effect, Hoelscher shall certify to the City, and to the governing body of each taxing unit, that Hoelscher is in compliance with each applicable term of this Agreement.

(c) The Chief Appraiser of the Harris County Appraisal District shall determine annually (i) the Certified Appraised Value of the Property, Improvements, and Tangible Personal Property and (ii) the taxable value, pursuant to the terms of Abatement under this Agreement, of the Land, Improvements, and Tangible Personal Property. The Chief Appraiser shall record both the abated taxable value and the Certified Appraised Value in the appraisal records. The Certified Appraised Value listed in the appraisal records shall be used to compute the amount of abated taxes that are required to be recaptured and paid in the event this Agreement is terminated in a manner that results in recapture. During the term of this Agreement, each Calendar Year, Hoelscher shall furnish the Chief Appraiser with such information outlined in Chapter 22, TEXAS TAX CODE, as may be necessary for the administration of the Abatement specified herein.

8. **Default**.

(a) The City may declare a default hereunder if Hoelscher (1) fails, refuses, or neglects to comply with any of the terms, conditions, or representations of this Agreement and fails to cure during the cure period; or (2) allows ad valorem taxes owed to the City to become delinquent and fails either to cure during the cure period or to timely and properly follow the legal procedures for their protest or contest.

(b) If the City declares a default of this Agreement, this Agreement shall terminate (after notice and opportunity to cure as provided for herein), and the City, in such event, shall be entitled to recapture any and all property taxes which have been abated as a result of this Agreement. The City shall notify Hoelscher of any default in writing in the manner prescribed herein. The notice shall specify the basis for the declaration of default, and Hoelscher shall have sixty (60) days from the date of such notice to cure any default; provided, however, where fulfillment of any obligation requires more than sixty (60) days, performance shall be commenced within sixty (60) days after the receipt of notice, and such performance shall be diligently continued until the default is cured. If the default cannot be cured, or if Hoelscher fails to cure within the period herein specified, Hoelscher shall be liable for and will pay to the City within sixty (60) days following the termination of this Agreement (1) the amount of all property taxes abated under this Agreement, (2) interest on the abated amount at the rate provided for in the Texas Tax Code for delinquent taxes, and (3) penalties on the amount abated in the Calendar Year of default at the rate provided for in the Texas Tax Code for delinquent taxes.

(c) Notwithstanding any other provision contained herein to the contrary, in the event of termination of this Agreement due to the default of Hoelscher, Hoelscher's obligation to pay the City any property taxes that have been abated on Improvements and Tangible Personal Property, plus applicable penalty and interest thereon as herein provided, shall not terminate until the abated taxes, plus penalty and interest, are paid.

9. **Changes in Tax Laws**. The tax Abatement provided in this Agreement is conditioned upon and subject to any changes in the state tax laws during the term of this Agreement.

10. **Compliance with State and Local Regulations**. Nothing in this Agreement shall be construed to alter or affect the obligations of Hoelscher to comply with any ordinance, rule, or regulation of the City or laws of the State of Texas.

11. **Assignment of Agreement**. This Agreement may not be assigned by Hoelscher without the approval of the City by resolution of the City Council. The approval of any assignment shall be subject to the financial capacity of the assignee and will require that all conditions and obligations in this Agreement shall be assumed by the assignee. No assignment shall be approved if (a) the City has declared a default hereunder that has not been cured, or (b) the assignee is delinquent in the payment of ad valorem taxes owed to the City. Approval by the City shall not be unreasonably withheld.

12. **Conditions Precedent**. This Agreement is conditioned entirely upon (a) the approval of the City Council by the affirmative vote of a majority of the members present at a regularly scheduled meeting of the City Council; (b) the construction of the Improvements and the location of the Tangible Personal Property on the Property on or before December 31, 2020.

13. **Notice**. All notices shall be in writing. If mailed, any notice or communication shall be deemed to be received three (3) days after the date of deposit in the United States mail, first-class, postage prepaid. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

To Hoelscher: Hoelscher Property Management Ltd.
10111 Houston Oaks Drive, Houston, TX 77064
Attn: Charles H. Hoelscher

To City: City of Tomball
401 Market Street
Tomball, Texas 77375
Attn: City Manager

Either party may designate a different address by giving the other party at least ten (10) days written notice in the manner prescribed above.

14. **Entire Agreement**. This Agreement and the Exhibits attached hereto contain the entire Abatement agreement between the parties and supersedes all other negotiations and agreements between Hoelscher and the City relating to the grant of Abatement for the Improvements and Tangible Personal Property located on the Land, whether written or oral. In the event that there is a conflict between any of the Exhibits to this Agreement and this Agreement, the provisions of this Agreement shall control over the provisions in the Exhibits.

IN TESTIMONY OF WHICH, THIS AGREEMENT has been executed by the parties as of the _____ day of _____, 2018 (the "Effective Date").

Hoelscher Property Management Ltd., a Texas limited partnership

By: **Hoelscher Properties LLC, a Texas limited liability company, General Partner**

By:_____
Charles H. Hoelscher, Managing Member

DRAFT

Hoelscher Weatherstrip Manufacturing Co., Inc., a Texas corporation

By:_____
Derek L. Hoelscher, President

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this _____ day of _____ 2018, by Charles H. Hoelscher, Managing Member of Hoelscher Properties LLC, a Texas limited liability company, General Partner of Hoelscher Property Management Ltd., a Texas limited partnership, on behalf of said partnership.

_____
Notary Public in and for the State of Texas

(SEAL)

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this _____ day of _____ 2018, by Derek L. Hoelscher, President of Hoelscher Weatherstrip Manufacturing Co., Inc., a Texas corporation, on behalf of said corporation.

_____
Notary Public in and for the State of Texas

(SEAL)

DRAFT

CITY OF TOMBALL, TEXAS

ATTEST:

Doris Speer, City Secretary

Gretchen Fagan, Mayor

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on this _____ day of _____ 2018, by Gretchen Fagan, Mayor of the City of Tomball, Texas, for and on behalf of the City.

Notary Public in and for the State of Texas

(SEAL)

DRAFT

EXHIBIT "A"
DESCRIPTION OF IMPROVEMENTS

HOELSCHER WEATHERSTRIP MANUFACTURING CO., INC.
10111 Houston Oaks Drive
Houston, Texas 77064
Phone 713-869-6466
Office Fax: 713-869-6469
Door Sales Fax: 713-861-2909

July 3, 2018

Kelly Violette, AICP
Executive Director
Tomball Economic Development Corporation
29201 Quinn Rd., Suite B
Tomball, Texas 77375

Dear Kelly,

As you are aware, Hoelscher Properties LLC, a Texas limited liability company, ("Hoelscher Properties") has recently submitted to Tomball Economic Development Corporation (TEDC) a letter of intent (LOI),[1] pursuant to which Hoelscher Properties has offered to purchase from TEDC approximately 16.9 acres of undeveloped land (the Hoelscher Tomball Tract) in the Tomball Business and Technology Park (the Park) for the lump sum price of $2.95 per gross square foot.[2]

In connection with the development and operation of the Hoelscher Tomball Tract as described hereafter, the Hoelscher Group[3] requests: (i) the assistance of TEDC in obtaining a tax abatement from the City of Tomball in accordance with the City of Tomball Tax Abatement Policy; and, (ii) non-tax financial incentives from TDEC in accordance with the TDEC guidelines.

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[1] The terms of the LOI have been agreed to in principal, but is subject to the approval of the Board of TEDC.

[2] The gross sales price, which will be payable to TEDC in cash at closing, is estimated to be $2,171,684.

[3] The Hoelscher Group consists of Hoelscher Properties; Hoelscher Property Management Ltd., a Texas limited partnership ("Hoelscher Management"); Hoelscher Weatherstrip Manufacturing Co., Inc., a Texas corporation ("Hoelscher Weatherstrip"). For the sake of accuracy, it is contemplated that the Hoelscher Tomball Tract will be acquired by Hoelscher Management, of which Hoelscher Properties is the sole general partner.

The Hoelscher Weatherstrip business was started by Henry Hoelscher and his wife, Esther Hoelscher, in 1958.[4] At that time, the business of Hoelscher Weatherstrip consisted solely of the fabrication and installation of weatherstripping for commercial and residential applications. In a business succession in 1993, Charles Hoelscher, Derek Hoelscher, and Mark Hoelscher (collectively, the Hoelscher Brothers) acquired the business started by their parents.

From its beginning, Hoelscher Weatherstrip operated continuously from the same location on West 23rd Street in the City of Houston.[5] Because of its continued success in the fabrication and installation of weatherstripping, and the expansion of its business into the fabrication, installation, and distribution of doors, Hoelscher Weatherstrip outgrew its home on West 23rd Street. In order to accommodate its growing business, in 2006, Hoelscher Management acquired a 5.048-acre parcel in the West Sam Houston Business Park,[6] and built a 65,500-square foot office/warehouse facility from which Hoelscher Weatherstrip conducted its business. Having outgrown this facility, in 2014, the Hoelscher Group constructed on the Hoelscher Houston Oaks Property an additional 44,500-square foot facility, bringing the total of its current office/warehouse to 110,000 square feet.

Because of the continued success of its business, the Hoelscher Group has outgrown its facilities at the Hoelscher Houston Oaks Property, and for this reason has executed the LOI pertaining to the Hoelscher Tomball Tract, where it intends to construct a 193,000-square foot office/warehouse facility. Construction will begin as soon as practicable after the closing of the purchase of the Hoelscher Tomball Tract, with the preliminary schedule reflecting a completion date of early 2020.[7] The estimated value of the new facility is $7,500,000.00.

Development of, and Operations from, Hoelscher Tomball Tract

Hoelscher Weatherstrip will continue its current operations from the Hoelscher Tomball Property, those operations consisting primarily of:

---

[4] Hoelscher Weatherstrip was originally operated as a sole proprietorship. As the business grew, Mr. and Mrs. Hoelscher incorporated Hoelscher Weatherstrip in 1965, and continued its operations as a Texas corporation thereafter.

[5] In 2001, the property on West 23rd Street from which Hoelscher Weatherstrip conducted its operations was conveyed to Hoelscher Management, of which Hoelscher Properties is the sole general partner and the Hoelscher Brothers are the sole limited partners. (The Hoelscher Brothers are also the sole members of Hoelscher Properties.)

[6] This property, the current location of the Hoelscher Group business, has a street address of 10111 Houston Oaks Drive, Houston, Texas 77064 (the "Hoelscher Houston Oaks Property").

[7] Northwinds Construction constructed the Hoelscher Group facilities at the Hoelscher Houston Oaks Property, and is expected to be the contractor for this project as well. The Hoelscher Group has already had preliminary discussions with Northwinds regarding the new facility.

- furnishing and/or installation of exterior doors/door units to Greater Houston area homebuilders and remodelers and retail markets;

- distribution of doors/door units to residential building suppliers in Texas, Oklahoma, Arkansas, and along the Gulf Coast to Georgia; and,

- wholesale and retail sales of doors and weatherstrip materials over-the-counter.

In relocating its operations to the City of Tomball, the Hoelscher Group will bring 105 full time employees, including the owners, and 10 contractors. For the fiscal year ended in June, Hoelscher Weatherstrip had an employee payroll totaling approximately $7,500,000.00 and contractor payouts of approximately $575,000.00.

By relocating to a larger facility, Hoelscher Weatherstrip expects to increase its employee roster by 5 the first year, and by 3 each of the following 3 years. The average wages of the Hoelscher Weatherstrip employees are projected to be $46,000.00 exclusive of, bonuses.

The relocation will include moving all of the Hoelscher Weatherstrip office and shop equipment, inventory, and machinery from its current facility. Hoelscher Weatherstrip's need for more space for inventory will be well-served by the move, and the larger parcel of land will allow for future growth.[8]

Hoelscher Weatherstrip's current average taxable sales per month is $143,442.00, and its current average taxable purchases per month is $98,743.00.

Description of Improvements

Improvements consist of a 193,832 SF concrete tilt wall building. Of this square footage, approximately 15% will be air-conditioned space. The remainder will be warehouse, fabrication, and shipping space for our products. Also, included in the improvements, is the required parking, drives, loading docks, and truck aprons. The proposed site will be located at the Northwest corner of South Persimmon and Holderrieth Road in Tomball, Texas.

See attached Exhibit B.

[8] The housing industry is very active in the Gulf Coast area, and the growth in this business sector is projected to continue. The distribution division of the Hoelscher Group has seen continued growth, fueled by both its expanding product line and its expanding coverage area.

Project Eligibility

The proposed project is eligible for tax abatement under Section 4(a) of the City of Tomball Abatement Policy as a Corporate Headquarters Facility, a Regional Distribution Facility and a Manufacturing Facility.

No work has commenced on the project and the Hoelscher Group is prepared to enter into an abatement agreement with the City of Tomball prior to the commencement of construction should this project be approved.

Minimum Standards for Tax Abatement

With respect to Section 3 of the Guidelines and Criteria of the City of Tomball Tax Abatement Policy, the Hoelscher Group notes the following:

a. There will be very little use of any hazardous materials at the site. Further, any operations involving hazardous materials will be conducted strictly in accordance with all applicable laws, rules, and regulations.

b. It is anticipated that the planned development will both stimulate local employment and have a positive impact on local businesses.

c. New Facilities: As noted above, the project will establish and maintain at least twenty-five (25) jobs in the City of Tomball, and will have a minimum investment in excess of $1,000,000.

d. N/A.

e. N/A.

f. Abatement is requested for the additional tax value resulting from the construction of new facilities.

g. It is believed that the project will have a high level of visibility and image impact, or will be a significantly higher level of development quality.

h. Due to the services required to operate the facility, the Hoelscher Group expects the project to attract or retain other high quality industrial/business development.

i. While some of the employment will be new, any existing employees will be transferred from facilities outside of the City of Tomball.

j. All development will conform to the City of Tomball zoning ordinances.

k. The cost of services required for the development, will not exceed the amount of taxes generated if abatement is granted.

Compliance with Employment Laws

The Hoelscher Group certifies that its employment policy prohibits the employment of undocumented workers and that it will adhere to this policy while the abatement is in effect. The Hoelscher Group understands and agrees that if any of its member entities are convicted of a violation under 8 U.S.C. Section 1324a(f) after receiving a tax abatement, The Hoelscher Group will repay the amount of the tax abatement with interest at the rate of 12% per annum, within 120 days after the City notifies The Hoelscher Group of the violation.

Conclusion

Through the years, the Hoelscher Weatherstrip business model has evolved into a multi-faceted operation, with growth in each division. The acquisition of the Hoelscher Tomball Tract will not only enable Hoelscher Weatherstrip to comfortably conduct its current operations, but will also provide additional room for reasonably anticipated future expansion.

The City of Tomball is a vibrantly growing community. The Hoelscher Group looks forward to becoming part of that growth, and requests the assistance of TEDC as outlined herein.

HOELSCHER WEATHERSTRIP
MANUFACTURING CO., INC.

Charles H. Hoelscher, Vice-President

EXHIBIT B

Description of Improvements

Improvements consist of a 193,832 SF concrete tilt wall building. Of this square footage approximately 15% will be air-conditioned office space. The remainder will be warehouse, fabrication, and shipping space for our products. Also, included in the improvements is the required parking, drives, loading docks, and truck aprons. The proposed site will be located at the Northwest corner of South Persimmon and Holderrieth Road in Tomball, TX.

Site Layout

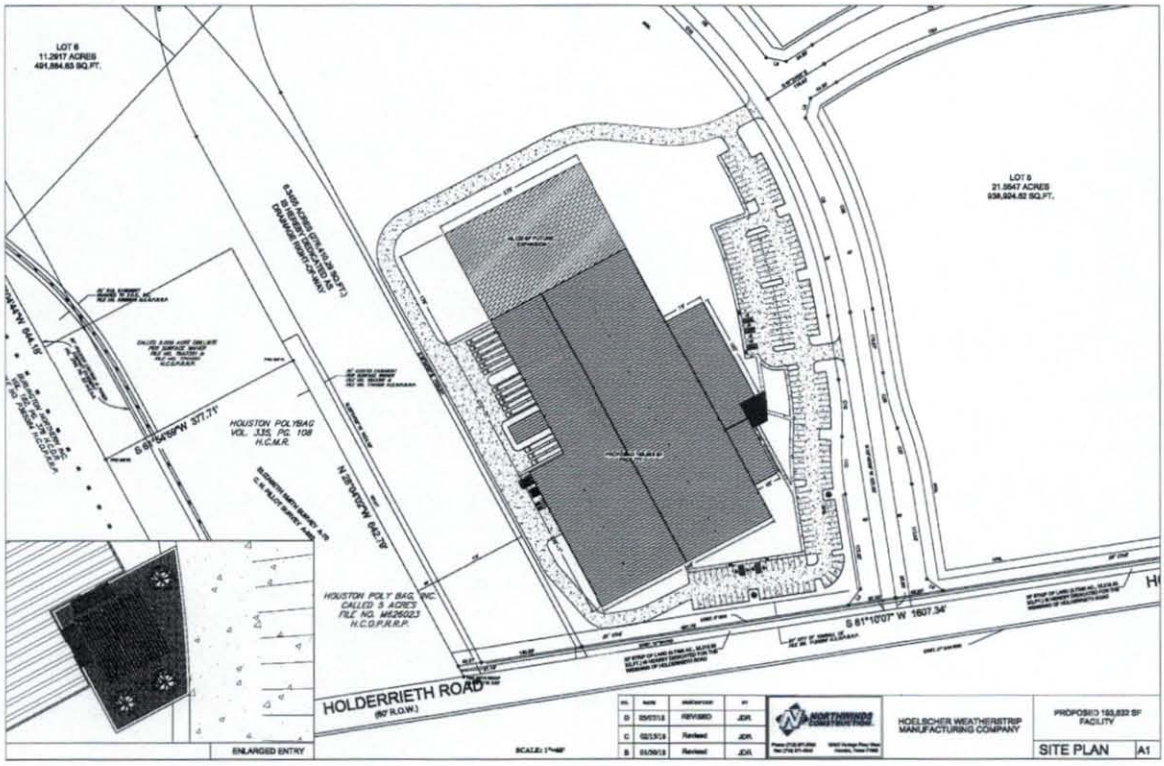


Exhibit B Continued

Description of Improvements

Elevations

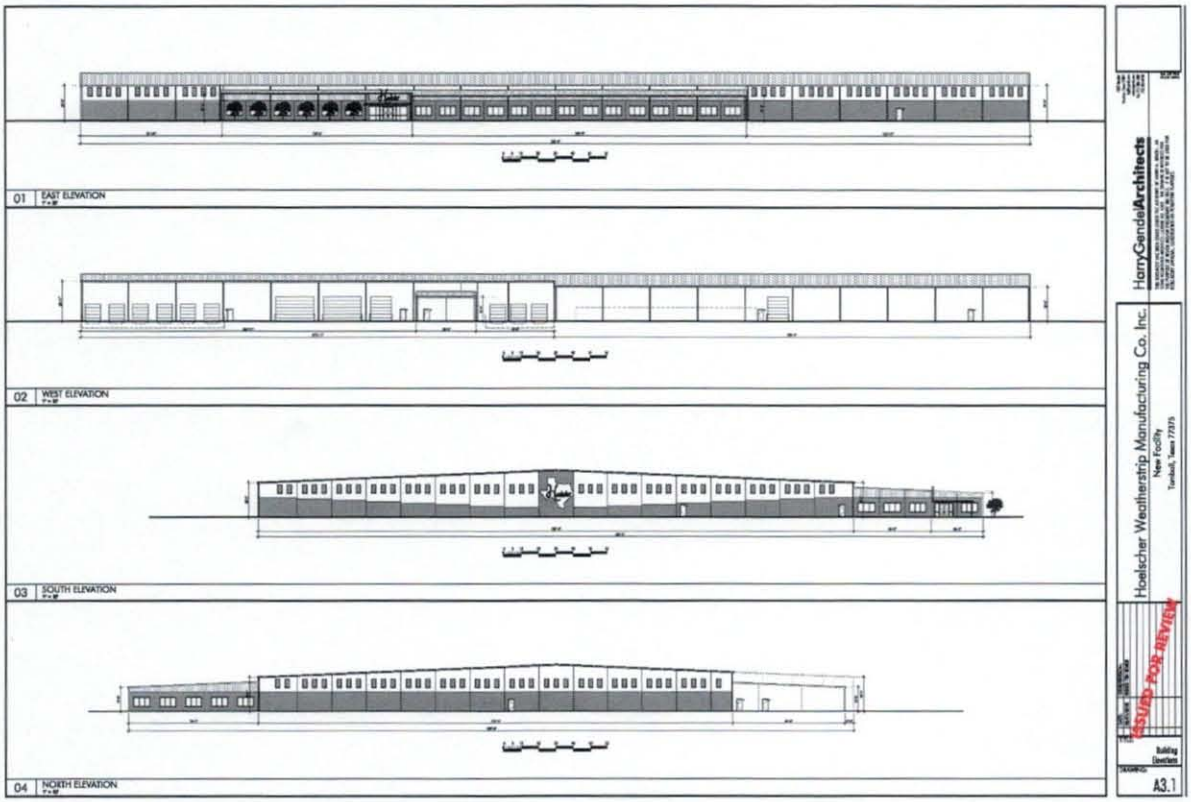


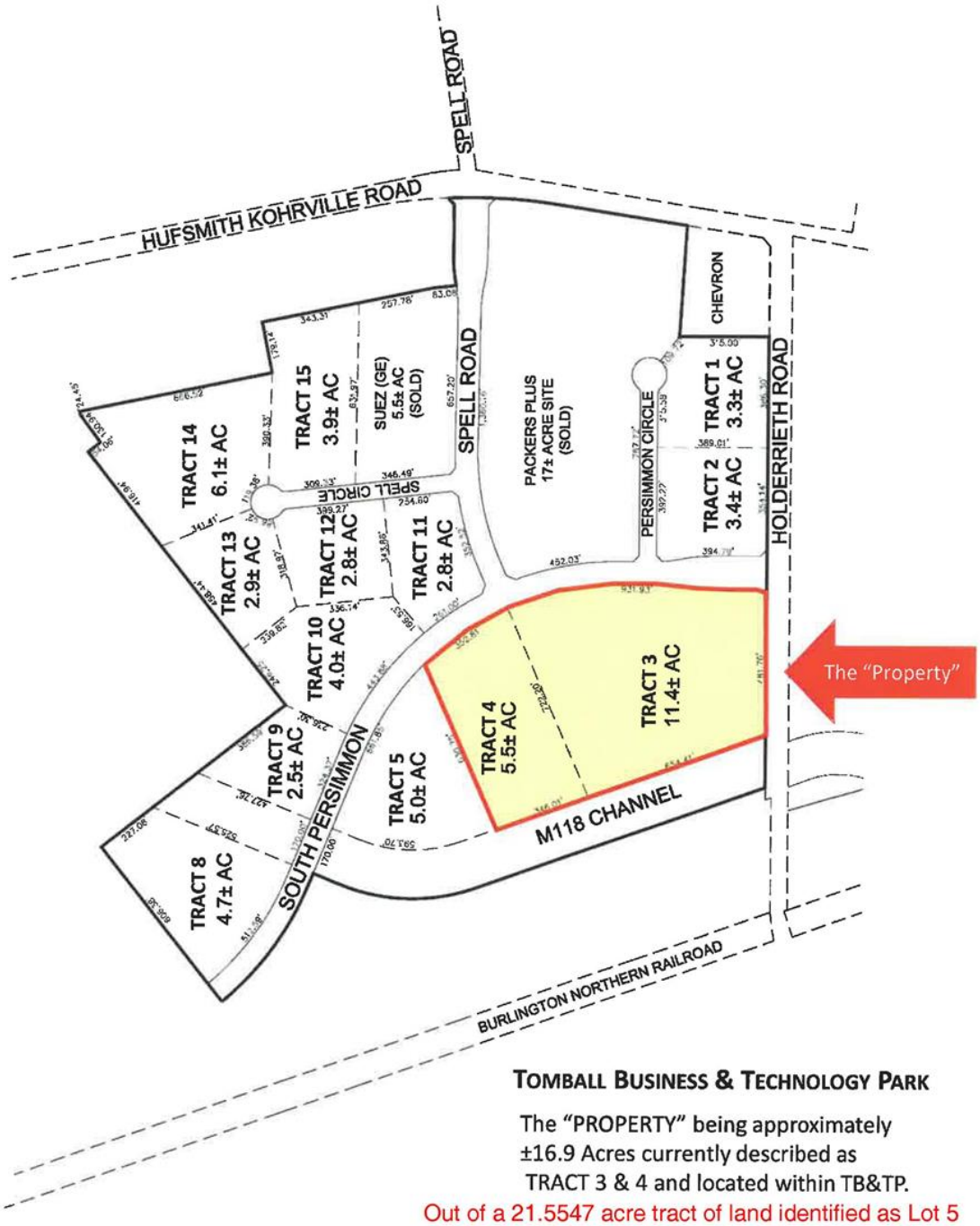
Exhibit B Continued

Description of Improvements

Artistic Rendering- Holderrieth Road View

Artistic Rendering- South Persimmon

Exhibit "B"
PROPERTY DESCRIPTION



TOMBALL BUSINESS & TECHNOLOGY PARK

The "PROPERTY" being approximately
±16.9 Acres currently described as
TRACT 3 & 4 and located within TB&TP.

Out of a 21.5547 acre tract of land identified as Lot 5 on the Recorded Plat of the Tomball Business & Technology Park.

Not to scale or intended to be a survey; for illustrative purposes only.

WINDROSE
LAND SURVEYING | PLATTING

DESCRIPTION OF
16.90 ACRES OR 736,164 SQ. FT.

A TRACT OR PARCEL CONTAINING 16.90 ACRES OR 736,164 SQUARE FEET OF LAND, BEING OUT OF AND PART OF LOT 5 OF TOMBALL BUSINESS AND TECHNOLOGY PARK, MAP OR PLAT THEREOF RECORDED UNDER FILM CODE (F.C.) NO. 653006 OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), CONVEYED TO TOMBALL INDUSTRIAL DEVELOPMENT CORPORATION, AS RECORDED UNDER HARRIS COUNTY CLERK FILE (H.C.C.F.) NO. 20120018139, SITUATED IN THE ELIZABETH SMITH SURVEY, ABSTRACT NO. 70, HARRIS COUNTY, TEXAS, WITH SAID 16.90 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A CAPPED 5/8 INCH IRON ROD STAMPED "McKIM & CREED" FOUND ON THE NORTH RIGHT OF WAY (R.O.W.) LINE OF HOLDERRIETH ROAD, 80 FEET WIDE, FOR THE SOUTHEAST CORNER OF A CALLED 170 FEET WIDE DRAINAGE EASEMENT AS SHOWN ON SAID TOMBALL BUSINESS AND TECHNOLOGY PARK, THE SOUTHWEST CORNER OF SAID LOT 5, AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 28 DEG. 04 MIN. 02 SEC. WEST, ALONG THE EAST LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 1,031.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 61 DEG. 55 MIN. 58 SEC. EAST, OVER AND ACROSS SAID LOT 5, A DISTANCE OF 637.58 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE SOUTHWEST R.O.W. OF SOUTH PERSIMMON STREET, WIDTH VARIES, AS RECORDED UNDER F.C. NO. 653006, H.C.M.R., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE SOUTHWEST R.O.W. OF SAID SOUTH PERSIMMON STREET THE FOLLOWING FIVE (5) COURSES AND DISTANCES;

WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 43 DEG. 34 MIN. 50 SEC., AN ARC LENGTH OF 730.20 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 30 DEG. 37 MIN. 18 SEC. EAST, 712.73 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

SOUTH 08 DEG. 49 MIN. 53 SEC. EAST, A DISTANCE OF 119.57 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;

WITH SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 11 DEG. 08 MIN. 52 SEC., AN ARC LENGTH OF 103.12 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 15 MIN. 27 SEC. EAST, 102.96 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT;

WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 11 DEG. 08 MIN. 52 SEC., AN ARC LENGTH OF 103.12 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 03 DEG. 15 MIN. 27 SEC. EAST, 102.96 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR A POINT OF TANGENCY;

SOUTH 08 DEG. 49 MIN. 53 SEC. EAST, A DISTANCE OF 172.52 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHEAST END OF A CUTBACK AT THE INTERSECTION OF THE WEST R.O.W. LINE OF SAID SOUTH PERSIMMON STREET, AND THE NORTH R.O.W. LINE OF SAID HOLDERRIETH ROAD;

THENCE, SOUTH 36 DEG. 10 MIN. 07 SEC. WEST, ALONG SAID CUTBACK, A DISTANCE OF 35.36 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST END OF SAID CUTBACK;

THENCE, SOUTH 81 DEG. 10 MIN. 07 SEC. WEST, ALONG THE NORTH R.O.W. LINE OF SAID HOLDERRIETH ROAD, A DISTANCE OF 481.76 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 16.90 ACRES OR 736,164 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 52534-HOELSCHER-BND, PREPARED BY WINDROSE LAND SERVICES.

KEVIN M. REIDY
R.P.L.S. NO. 6450
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800

STATE OF TEXAS
REGISTERED
KEVIN M. REIDY
6450
PROFESSIONAL
LAND SURVEYOR

08/14/2018
DATE:

713.458.2281 | 11111 RICHMOND AVE, STE 150, HOUSTON, TX 77082

ORDINANCE NO. 2018-27

AN ORDINANCE CREATING CITY OF TOMBALL, TEXAS, REINVESTMENT ZONE NO. 6; AN APPROXIMATELY 16.9 ACRE TRACT OF LAND, BEING PART OF THE TOMBALL BUSINESS AND TECHNOLOGY PARK AND LOCATED GENERALLY AT THE NORTHWEST CORNER OF SOUTH PERSIMMON STREET AND HOLDERRIETH ROAD, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS; MAKING CERTAIN FINDINGS; REPEALING ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, on August 6, 2018, the City Council passed and approved a "Tax Abatement Policy;" and

WHEREAS, pursuant to that Policy, the City Council has received an application for creation of a reinvestment zone; and

WHEREAS, after the giving of proper notice, as required by law, the City Council held a public hearing where all interested persons were given an opportunity to speak and present evidence for and against the creation of Reinvestment Zone No. 6; and

WHEREAS, notice was given to all taxing entities where the proposed zone is to be located; and

WHEREAS, the City Council has determined that the improvements sought to be located in proposed Reinvestment Zone No. 6 are feasible and practical and would be a benefit to the land to be included in the Zone and to the City after the expiration of a tax abatement agreement; and

WHEREAS, the creation of Reinvestment Zone No. 6 will be reasonably likely, as a result of its creation, to contribute to the retention or expansion of primary employment or to

DRAFT

attract major investment into the Zone that would benefit the property located therein and that will contribute to the economic development of the City of Tomball; 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 and are incorporated herein for all purposes.

Section 2. Reinvestment Zone No. 6 is hereby created for the purpose of encouraging economic development through tax abatement. A metes and bounds description of the property that comprises said Reinvestment Zone No. 6 is attached hereto as Exhibit "A" and incorporated herein as though it was set forth in its entirety in this Ordinance. Improvements and personal property constructed, erected, or placed within Reinvestment Zone No. 6 as created hereby shall be eligible for commercial-industrial tax abatement.

Section 3. This designation shall be effective for a period of five (5) years, commencing on the date of adoption hereof. The expiration of the designation shall not affect an existing tax abatement agreement made under the provisions of the Texas Tax Code.

Section 4. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 5. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of

DRAFT

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.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE ____ DAY OF _____ 2018.

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

SECOND READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE ____ DAY OF _____ 2018.

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

_____
GRETCHEN FAGAN, MAYOR
City of Tomball

ATTEST:

_____
DORIS SPEER, City Secretary
City of Tomball

DRAFT

EXHIBIT "A"
PROPERTY DESCRIPTION

WINDROSE
LAND SURVEYING | PLATTING

DESCRIPTION OF
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FIRM REGISTRATION NO. 10108800

STATE OF TEXAS
REGISTERED
KEVIN M. REIDY
6450
PROFESSIONAL
LAND SURVEYOR

08/14/2018
DATE:

A REPORT OF THE ECONOMIC IMPACT OF HOELSCHER WEATHERSTRIP MFG., CO., INC. HEADQUARTERS IN TOMBALL, TX

July 3, 2018

Prepared by:
Tomball Economic Development Corporation
29201 Quinn Rd., Suite B
Tomball, Texas 77375

Prepared using Total Impact

PURPOSE & LIMITATIONS

This report presents the results of an analysis undertaken by the Tomball Economic Development Corporation using Total Impact, an economic and fiscal impact analysis tool developed and supported by the Austin, TX based economic consulting firm, Impact DataSource.

The Total Impact model is a customized software program licensed to the Tomball Economic Development Corporation. The model includes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in Tomball Economic Development Corporation's Total Impact User Guide.

The analysis relies on prospective estimates of business activity that may not be realized. Tomball Economic Development Corporation made reasonable efforts to ensure that the project-specific data entered into the Total Impact model reflects realistic estimates of future activity.

No warranty or representation is made by Tomball Economic Development Corporation or Impact DataSource that any of the estimates or results contained in this study will actually be achieved.

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Introduction

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

Description of the Project

Construction of an approximately 193,832 square foot office/warehouse facility on 16.9 acres of land within the Tomball Business & Technology Park.

Economic Impact Overview

The Project's operations will support employment and other economic impacts in the community. The 119.0 workers directly employed by the Project will earn approximately $50,000 per year on average over the next 10 years. This direct activity will support 53.3 indirect and induced workers in the community earning $37,000 on average over the next 10 years. The total additional payroll or workers' earnings associated with the Project is estimated to be approximately $77.1 million over the next 10 years.

On average, the Project will generate $24.8 million in direct economic output over the next 10 years. Spin-off businesses in the community will produce $9.6 million in economic output per year as a result of the Project. In total, the Project will support $34.4 million in economic output per year on average. Economic output is the value of goods and services produced in the economy and can be thought of as revenues for businesses. The economic output calculations in this report were estimated using the RIMS II economic impact model and the Project's employment estimates.

Accounting for various taxable sales and purchases, including activity associated with the Project, worker spending, and visitors' spending in the community, the Project is estimated to support approximately $39.1 million in taxable sales over the next 10 years.

Table 1. Economic Impact Over the Next 10 Years

	Direct	Indirect & Induced	Total
Number of permanent direct, indirect, and induced jobs to be created	119.0	53.3	172.3
Salaries to be paid to direct, indirect, and induced workers	$57,846,884	$19,234,089	$77,080,973
Economic output generated by direct, indirect, and induced activity	$248,317,739	$96,148,629	$344,466,368
Taxable sales and purchases expected in the City	$38,537,902	$557,789	$39,095,691

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

Table 2. Population Impacts Over the Next 10 Years

	Direct	Indirect & Induced	Total
Number of direct, indirect, and induced workers who will move to the City	2.5	0.0	2.5
Number of new residents in the City	6.5	0.2	6.7
Number of new residential properties to be built in the City	0.0	0.0	0.0
Number of new students expected to attend local school district	1.5	0.0	1.5

The Project is estimated to support an average of approximately $15.5 million in new non-residential taxable property each year over the next 10 years. The taxable value of property supported by the Project over the 10-year period is shown in the following table. The values represent the taxable value of property before the consideration of any possible property tax abatements.

Table 3. Value of Taxable Property Supported by the Project Over the Next 10 Years

		The Project's Property					Total
Year	New Residential Property	Land	Buildings & Other Real Prop. Improvements	Furniture, Fixtures, & Equipment	Inventories	Subtotal Nonresidential Property	Residential & Nonresidential Property
1	$0	$2,170,000	$7,500,000	$933,000	$4,000,000	$14,603,000	$14,603,000
2	$0	$2,213,400	$7,650,000	$889,700	$4,080,000	$14,833,100	$14,833,100
3	$0	$2,257,668	$7,803,000	$841,400	$4,161,600	$15,063,668	$15,063,668
4	$0	$2,302,821	$7,959,060	$738,100	$4,244,832	$15,244,813	$15,244,813
5	$0	$2,348,878	$8,118,241	$634,800	$4,329,729	$15,431,648	$15,431,648
6	$0	$2,395,855	$8,280,606	$531,500	$4,416,323	$15,624,285	$15,624,285
7	$0	$2,443,772	$8,446,218	$428,200	$4,504,650	$15,822,840	$15,822,840
8	$0	$2,492,648	$8,615,143	$324,900	$4,594,743	$16,027,433	$16,027,433
9	$0	$2,542,501	$8,787,445	$221,600	$4,686,638	$16,238,184	$16,238,184
10	$0	$2,593,351	$8,963,194	$211,600	$4,780,370	$16,548,515	$16,548,515

The taxable value of residential property represents the value of properties that may be constructed as a result of new workers moving to the community.

This analysis assumes the residential real property appreciation rate to be 2.0% per year. The Project's real property is assumed to appreciate at a rate of 2.0% per year. The analysis assumes the Project's furniture, fixtures, and equipment will depreciate over time according to the depreciation schedule shown in Appendix A.

Temporary Construction Impact

The Project will include an initial period of construction where $7.5 million will be spent to construct new buildings and other real property improvements. It is assumed that 50.0% of the construction expenditure will be spent on materials and 50.0% on labor. The temporary construction activity will support temporary economic impacts in the community in the form of temporary construction employment and sales for local construction firms.

Table 4. Spending and Estimated Direct Employment Impact of Project-Related Construction Activity

		Amount
Total construction expenditure		$7,500,000
Materials	*$3,750,000*	
Labor	*$3,750,000*	
Temporary Construction Workers Supported (Average Earnings = $51,300)		73.1

The following table presents the temporary economic impacts resulting from the construction.

Table 5. Temporary Economic Impact of Project-Related Construction Activity

	Direct	Indirect & Induced	Total
Number of temporary direct, indirect, and induced job years to be supported*	73.1	50.8	123.9
Salaries to be paid to direct, indirect, and induced workers	$3,750,000	$1,899,750	$5,649,750
Revenues or sales for businesses related to construction	$7,500,000	$6,463,500	$13,963,500

** A job year is defined as full employment for one person for 2080 hours in a 12-month span.*

Sales tax calculations related to construction activity are presented in the following table. The sales tax revenue generated from construction-period taxable spending is included in the fiscal impact for affected districts in Year 1 of this analysis.

Table 6. Construction-Related Taxable Spending

	Estimate
Expenditure for Materials	$3,750,000
Percent of Materials subject to local tax	50.0%
Subtotal Taxable Materials	$1,875,000
Expenditure for Labor / Paid to construction workers	$3,750,000
Percent of gross earnings spent on taxable goods and services	24.0%
Percent of taxable spending done locally	10.0%
Subtotal Taxable Construction Worker Spending	$90,000
Expenditure for Furniture, Fixtures, & Equipment (FF&E)	$933,000
Percent of FF&E subject to local tax	10.0%
Subtotal Taxable FF&E Purchases	$93,300
Total Construction-Related Taxable Spending	$2,058,300

The above construction analysis focuses on the impact resulting from the Project's construction investments identified in Year 1. If construction will be phased in over several years or an expansion is planned in a later year, parallel calculations will be performed for those years.

Fiscal Impact Overview

The Project will generate additional benefits and costs for the City. Overall, the City will receive approximately $1,106,300 in net benefits over the 10-year period. The table below displays the estimated additional benefits, costs, and net benefits to be received by the City over the next 10 years of the Project. Appendix C contains the year-by-year calculations.

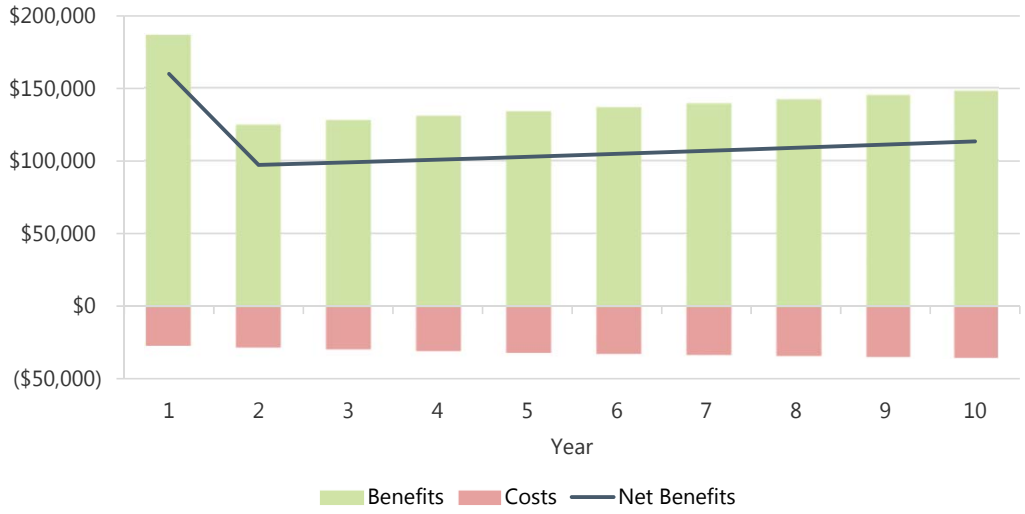
Table 7. City of Tomball: Benefits, Costs, and Net Benefits Over the Next 10 Years

	Amount
Sales Taxes	$781,914
Property Taxes - Project, after abatement	$365,634
Property Taxes - New Residential	$0
Utility Revenue	$158,412
Utility Franchise Fees	$16,997
Building Permits and Fees	$23,490
Hotel Occupancy Taxes	$381
Miscellaneous Taxes & User Fees	$72,686
Subtotal Benefits	$1,419,514
Cost of Providing Municipal Services	($146,907)
Cost of Providing Utility Services	($166,333)
Subtotal Costs	($313,240)
Net Benefits	$1,106,274
Present Value (5% discount rate)	*$859,667*

Table 8. Year-by-Year Benefits, Costs, and Net Benefits for the City of Tomball

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	$186,618	($26,564)	$160,055	$160,055
2	$125,234	($27,946)	$97,288	$257,342
3	$128,267	($29,124)	$99,143	$356,485
4	$131,271	($30,338)	$100,933	$457,418
5	$134,448	($31,589)	$102,859	$560,277
6	$137,138	($32,221)	$104,917	$665,194
7	$139,881	($32,865)	$107,016	$772,210
8	$142,679	($33,523)	$109,157	$881,366
9	$145,533	($34,193)	$111,340	$992,707
10	$148,444	($34,877)	$113,568	$1,106,274
Total	$1,419,514	($313,240)	$1,106,274	

Figure 1. Annual Fiscal Net Benefits for the City of Tomball



Impact from Project and Workers

The City will receive benefits from the activity, spending, and investments associated with (1) the Project and (2) the workers. These benefits, associated costs, and resulting net benefits for the next 10 years are shown below for these two categories.

Table 9: Net Benefits to the City from the Project and Workers

	The Project	Workers	Total
Sales Taxes	$737,207	$44,707	$781,914
Real Property Taxes, after abatement	$128,594	$0	$128,594
FF&E Property Taxes, after abatement	$0	$0	$0
Inventory Property Taxes	$237,040	$0	$237,040
New Residential Property Taxes	$0	$0	$0
Utility Revenue	$119,408	$39,004	$158,412
Utility Franchise Fees	$14,440	$2,556	$16,997
Building Permits and Fees	$23,490	$0	$23,490
Hotel Occupancy Taxes	$381	$0	$381
Miscellaneous Taxes & User Fees	$62,250	$10,436	$72,686
Subtotal Benefits	$1,322,810	$96,704	$1,419,514
Cost of Providing Municipal Services	($125,771)	($21,136)	($146,907)
Cost of Providing Utility Services	($125,379)	($40,954)	($166,333)
Subtotal Costs	($251,149)	($62,090)	($313,240)
Net Benefits	$1,071,661	$34,613	$1,106,274
Percent of Total Net Benefits	*96.9%*	*3.1%*	

Summary of Public Support Considered

The Tomball EDC may provide economic development incentives to support the Project, a summary of the incentives under consideration is provided below.

Table 10. Public Support Under Consideration by the Tomball EDC

Year	City Property Tax Abatement	TEDC Incentive	Total
1	$45,639	$168,083	$213,722
2	$46,217	$0	$46,217
3	$46,783	$0	$46,783
4	$47,069	$0	$47,069
5	$47,371	$0	$47,371
6	$47,691	$0	$47,691
7	$48,028	$0	$48,028
8	$48,384	$0	$48,384
9	$48,757	$0	$48,757
10	$49,654	$0	$49,654
Total	$475,594	$168,083	$643,677

TEDC incentives require qualifying companies to sign mutually accepted performance agreements based on capital investment and job creation/retention and maintain a physical location and conduct business in the City of Tomball for a specified period of time.

Property Tax Abatement

The table below identifies the value of the property taxes abated or exempted for the Project. The value of the abatement represents taxes foregone by the local taxing districts and can also be viewed as the value of the tax abatement incentive to the Project. The year-by-year value of tax abatement for specific taxing districts can be found in Appendix C.

The property taxes shown earlier in this report represent the estimated property taxes to be collected net of the tax abatement.

Table 11. Value of Property Tax Abatement Under Consideration

	Buildings & Other Real Property Improvements	Furniture, Fixtures, & Equipment	Total Value of Property Tax Abatement
City of Tomball	$444,449	$31,145	$475,594

The table below identifies the type of property for which the taxing districts are considering abating taxes and the corresponding abatement schedule.

Table 12. Property Tax Abatement Schedule

Year	Land	Buildings & Other Real Property Improvements	Furniture, Fixtures, & Equipment	Inventories
1	0%	100%	100%	0%
2	0%	100%	100%	0%
3	0%	100%	100%	0%
4	0%	100%	100%	0%
5	0%	100%	100%	0%
6	0%	100%	100%	0%
7	0%	100%	100%	0%
8	0%	100%	100%	0%
9	0%	100%	100%	0%
10	0%	100%	100%	0%

Non-Tax Incentives

The Tomball EDC is considering the following non-tax incentives for the Project.

Table 14. Incentives Under Consideration

Year	TEDC Incentive
1	$168,083
2	$0
3	$0
4	$0
5	$0
6	$0
7	$0
8	$0
9	$0
10	$0
Total	$168,083

These financial incentives may be considered an investment in the Project made by the EDC. Four calculations analyzing possible investments were made:

1. Net Benefits - detailed above
2. Present Value of Net Benefits - detailed above
3. Rate of Return on Investment - discussed and detailed below
4. Payback Period - discussed and detailed below

The rate of return on investment calculates the average annual rate of return to the city, treating the incentives as the initial investment and the net benefits to the city as the return on investment. The payback period is the number of years that it will take the city to recover the cost of incentives from the additional revenues that it will receive as a result of the Project.

The table below shows an analysis of these incentives, including a calculation of incentives per job, rate of return, and payback period.

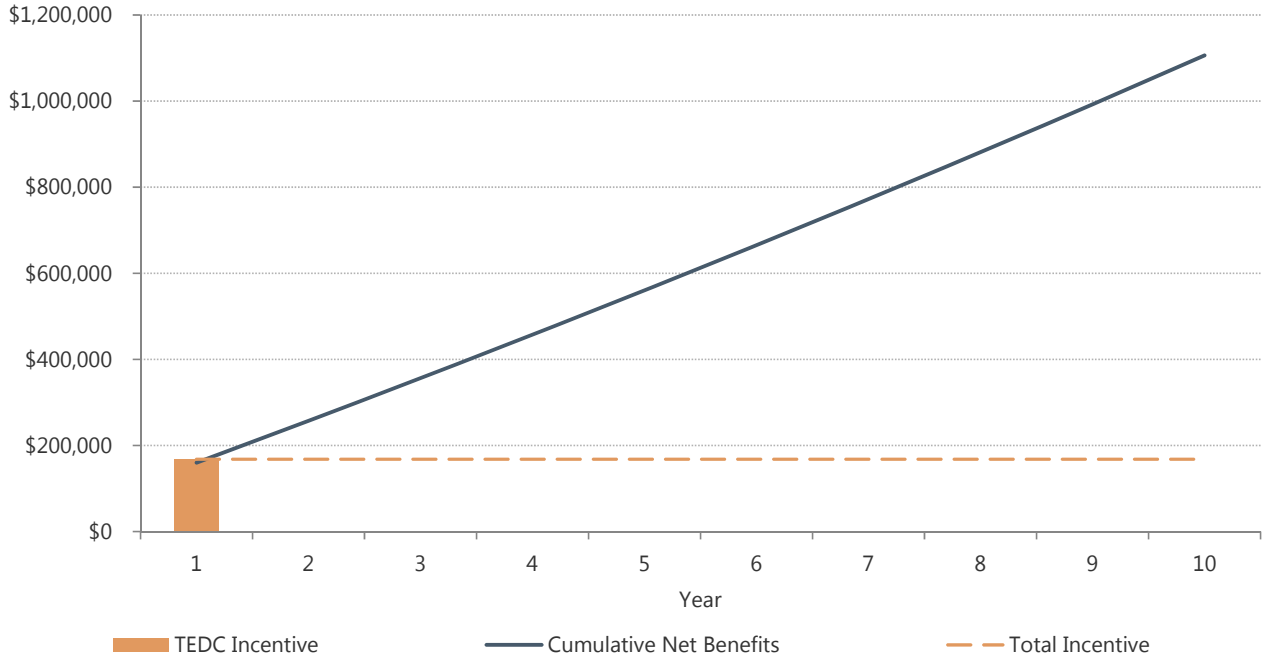
Table 15. Analysis of Incentives

Total Non-Tax Incentive	$168,083
Incentive Per Job	$1,412
Rate of Return - 5 Years	66.7%
Rate of Return - 10 Years	65.8%
Payback period (years)	1.1

Note: The Rate of Return and Payback Period are calculated based on the sum of annual incentives, not the present value of the incentives.

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to the City. The intersection indicates the length of time until the incentives are paid back.

Figure 2. Incentives Under Consideration



Overview of Methodology

This report presents the results of an analysis undertaken by the Tomball Economic Development Corporation using Total Impact, an economic and fiscal impact analysis tool developed and supported by the Austin, TX based economic consulting firm, Impact DataSource.

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

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

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

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

230000 Other Construction		City	County
Employment Multiplier	(Type II Direct Effect)	1.4494	1.8934
Earnings Multiplier	(Type II Direct Effect)	1.3325	1.6611

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

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

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

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

Additionally, this analysis sought to estimate the additional expenditures faced by the city and county to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs. This approach relies on two assumptions:

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

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

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

According to the Texas Education Agency, any property added to local tax rolls, and the local taxes that this generates, reduces the amount of state funding equivalent to local taxes collected for maintenance and operations. The school district retains local taxes received for debt services and the corresponding state funding is not reduced.

However, according to the Texas Education Agency, the school district will receive state aid for each new child that moves to the District. The additional revenues for the school district are calculated in this analysis.

About Impact DataSource

Impact DataSource is an Austin economic consulting, research, and analysis firm founded in 1993. The firm has conducted over 2,500 economic impact analyses of firms, projects, and activities in most industry groups in Texas and more than 30 other states.

Appendix A

Data and Rates

Local Tax Rates

Sales tax rates

City of Tomball		2.0%
	Subject to Possible Rebate	2.0%

Property tax rates, per $100 of valuation

City of Tomball	0.5412

Hotel occupancy tax rates

City of Tomball	7.0%

City Data

Utilities

	Owned and Provided by the City	Subject to Sales Tax by the City	Average Annual Bill Per Household	Franchise Fee Rate
Water	✓		$460	0.000%
Wastewater	✓		$340	0.000%
Solid Waste	✓	✓	$190	0.000%
Electricity		✓	$1,700	2.500%
Natural Gas	✓	✓	$490	0.000%
Cable		✓	$1,080	5.000%
Telephone line access charge:		✓	$310	
Residential (per line charge per month)				$1.39
Non residential (per line charge per month)				$3.08

Average annual residential utility bill per household for City-owned utilities	$1,480
The City's cost of providing city-owned utility service, as a percent of utility billings	105.0%
Average annual residential franchise fees collected from utility providers	$97

Estimated additional annual miscellaneous taxes and user fees to be collected

Residential, per household	$396
Businesses, per worker	$49

Estimated additional annual operating expenditures to be incurred

Residential, per household	$802
Businesses, per worker	$99

Rate of expected annual increase in

City-owned Utility bills	2.0%
City Miscellaneous Taxes and User Fees	2.0%
Cost of City Services	2.0%

Percent of new workers who will move to the City to take a job

Project's workers	2.0%
Spin-off workers	0.0%

Percent of workers who move to the area that will buy a new home or require that new residential property be built for them	2.0%
Average taxable value of a new single family residence constructed in the area	$168,673
Percent of taxable shopping by a typical new worker that will be in the City	10.0%

Other Rates and Assumptions

Amount of building and improvements costs added to local tax rolls	100.0%

Percentages for computing depreciable or taxable values of the Project's furniture, fixtures, and equipment

Year	Percent of Market Value of FFE Subject to Property Taxes
1	100%
2	90%
3	80%
4	70%
5	60%
6	50%
7	40%
8	30%
9	20%
10	20%

Percent annual increase in the taxable value of real property

Commercial	2.0%
Residential	2.0%

Household size of a typical new worker moving to the area	2.60
Number of school children in a typical worker's household	0.50

Percent of the gross salaries that workers will spend on taxable goods and services

New Workers	29.0%
Temporary Construction Workers	24.0%

Discount rate for calculating the present value of costs and benefits	5.0%
Expected average annual inflation rate	3.0%

Project Investments

The Project's capital investment each year

Year	Land	Buildings and Other Real Property Improvements	Furniture, Fixtures, and Equipment	Total
1	$2,170,000	$7,500,000	$933,000	$10,603,000
2	$0	$0	$50,000	$50,000
3	$0	$0	$50,000	$50,000
4	$0	$0	$0	$0
5	$0	$0	$0	$0
6	$0	$0	$0	$0
7	$0	$0	$0	$0
8	$0	$0	$0	$0
9	$0	$0	$0	$0
10	$0	$0	$0	$0
Total	$2,170,000	$7,500,000	$1,033,000	$10,703,000

Percent of building and improvement costs for materials and labor

Materials	50.0%
Labor	50.0%

Percent of construction materials that will be purchased in the City and subject to sales taxes 50.0%

% construction materials purchased in City	50.0%
% construction materials subject to sales tax	100.0%

Percent of taxable spending by construction workers in the City and subject to sales taxes 10.0%

Percent of furniture, fixtures, and equipment to be purchased in the City and subject to sales taxes 10.0%

Building permits and fees to be paid to the City during construction, if applicable

Year	Total City Permits and Fees
1	$23,490
2	$0
3	$0
4	$0
5	$0
6	$0
7	$0
8	$0
9	$0
10	$0

Estimated taxable inventories at the end of each year

Year	Total Taxable Inventories
1	$4,000,000
2	$4,080,000
3	$4,161,600
4	$4,244,832
5	$4,329,729
6	$4,416,323
7	$4,504,650
8	$4,594,743
9	$4,686,638
10	$4,780,370

Estimated spending for construction

Year	Spending on Construction
1	$7,500,000
2	$0
3	$0
4	$0
5	$0
6	$0
7	$0
8	$0
9	$0
10	$0

Activities During the Project's Operations

Number of new full-time jobs to be added in the community each year

Year	New employees to be hired each year
1	105
2	5
3	3
4	3
5	3
6	0
7	0
8	0
9	0
10	0
Total	119

Average annual salaries of new employees each year

Year	Average Annual Salaries
1	$45,534
2	$46,445
3	$47,374
4	$48,321
5	$49,287
6	$50,273
7	$51,279
8	$52,304
9	$53,350
10	$54,417

The Project's estimated taxable purchases of materials, supplies, and services in the community and the Project's estimated taxable sales that will be subject to sales taxes in the community

Year	Taxable Purchases	Taxable Sales
1	$1,453,119	$1,721,341
2	$1,482,181	$1,755,768
3	$1,511,825	$1,790,883
4	$1,542,062	$1,826,701
5	$1,572,903	$1,863,235
6	$1,604,361	$1,900,500
7	$1,636,448	$1,938,510
8	$1,669,177	$1,977,280
9	$1,702,561	$2,016,825
10	$1,736,612	$2,057,162

The Project's annual utilities

Year	Water	Wastewater	Solid Waste	Electricity	Natural Gas	Cable	Telephone
1	$4,905	$2,082	$1,200	$40,359	$2,500	$2,500	$2,500
2	$5,003	$2,224	$1,224	$41,166	$2,550	$2,550	$2,550
3	$5,103	$2,331	$1,248	$41,990	$2,601	$2,601	$2,601
4	$5,205	$2,440	$1,273	$42,829	$2,653	$2,653	$2,653
5	$5,309	$2,554	$1,299	$43,686	$2,706	$2,706	$2,706
6	$5,416	$2,605	$1,325	$44,560	$2,760	$2,760	$2,760
7	$5,524	$2,657	$1,351	$45,451	$2,815	$2,815	$2,815
8	$5,634	$2,710	$1,378	$46,360	$2,872	$2,872	$2,872
9	$5,747	$2,764	$1,406	$47,287	$2,929	$2,929	$2,929
10	$5,862	$2,819	$1,434	$48,233	$2,988	$2,988	$2,988

Number of telephone lines at the Project	5
Percent of the Project's utility usage for manufacturing or processing operations	95.0%

The Project's total taxable purchases and taxable utilities

Year	Taxable Purchases of Supplies, Materials, and Services	Utilities Subject to Sales Tax: Utilities Subject to Sales Tax	Utilities Subject to Sales Tax: Percent Taxable	Utilities Subject to Sales Tax: Taxable Utilities	Total
1	$1,453,119	$49,059	5%	$2,453	$1,455,572
2	$1,482,181	$50,040	5%	$2,502	$1,484,683
3	$1,511,825	$51,041	5%	$2,552	$1,514,377
4	$1,542,062	$52,062	5%	$2,603	$1,544,665
5	$1,572,903	$53,103	5%	$2,655	$1,575,558
6	$1,604,361	$54,165	5%	$2,708	$1,607,069
7	$1,636,448	$55,248	5%	$2,762	$1,639,210
8	$1,669,177	$56,353	5%	$2,818	$1,671,995
9	$1,702,561	$57,480	5%	$2,874	$1,705,435
10	$1,736,612	$58,630	5%	$2,932	$1,739,543

Expected Out-Of-Town Visitors

Number of out-of-town visitors expected in the first year	5
Percent of annual increase in the number of visitors	0%
Average number of days that each visitor will stay in the community	2
Average number of nights that a typical visitor will stay in a hotel or motel in the community	1
Average daily taxable visitor spending in the City, excluding lodging	$50
Average nightly room rate in a local hotel or motel	$95

Appendix B

Economic Impact Calculations

Number of jobs added and worker salaries to be paid each year in the City

Year	Direct Jobs	Indirect Jobs	Total Jobs	Direct Salaries	Indirect Salaries	Total Salaries
1	105.0	47.2	152.2	$4,781,070	$1,589,706	$6,370,776
2	5.0	2.2	7.2	$5,108,915	$1,698,714	$6,807,629
3	3.0	1.3	4.3	$5,353,214	$1,779,944	$7,133,158
4	3.0	1.3	4.3	$5,605,241	$1,863,743	$7,468,984
5	3.0	1.3	4.3	$5,865,208	$1,950,182	$7,815,390
6	0.0	0.0	0.0	$5,982,513	$1,989,186	$7,971,699
7	0.0	0.0	0.0	$6,102,163	$2,028,969	$8,131,132
8	0.0	0.0	0.0	$6,224,206	$2,069,548	$8,293,754
9	0.0	0.0	0.0	$6,348,690	$2,110,939	$8,459,629
10	0.0	0.0	0.0	$6,475,664	$2,153,158	$8,628,822
Total	119.0	53.3	172.3	$57,846,884	$19,234,089	$77,080,973

Number of direct and indirect workers and their families who will move to the City and their children who will attend local public schools

Year	New Workers Moving to the Area	Total New Residents	Total New Students
1	2.1	5.5	1.1
2	0.1	0.3	0.1
3	0.1	0.3	0.1
4	0.1	0.3	0.1
5	0.1	0.3	0.1
6	0.0	0.0	0.0
7	0.0	0.0	0.0
8	0.0	0.0	0.0
9	0.0	0.0	0.0
10	0.0	0.0	0.0
Total	2.5	6.7	1.5

Number of new residential properties that may be built in the City for direct and indirect workers who will move to the City and the taxable value over time

Year	New Residential Properties	Taxable Value of New City Residential Property
1	0.0	$0
2	0.0	$0
3	0.0	$0
4	0.0	$0
5	0.0	$0
6	0.0	$0
7	0.0	$0
8	0.0	$0
9	0.0	$0
10	0.0	$0
Total	0.0	

Local taxable spending on which sales taxes will be collected

Year	Local Construction Workers' Spending and Furniture, Fixtures, and Equipment	Direct and Indirect Workers' Spending	Visitors' Spending	Taxable Sales from the Project	The Project's Local Purchases and Taxable Utilities	Total
1	$2,058,300	$184,753	$500	$1,721,341	$1,455,572	$5,420,465
2	$5,000	$197,421	$515	$1,755,768	$1,484,683	$3,443,387
3	$5,000	$206,862	$530	$1,790,883	$1,514,377	$3,517,652
4	$0	$216,601	$546	$1,826,701	$1,544,665	$3,588,512
5	$0	$226,646	$563	$1,863,235	$1,575,558	$3,666,002
6	$0	$231,179	$580	$1,900,500	$1,607,069	$3,739,328
7	$0	$235,803	$597	$1,938,510	$1,639,210	$3,814,120
8	$0	$240,519	$615	$1,977,280	$1,671,995	$3,890,408
9	$0	$245,329	$633	$2,016,825	$1,705,435	$3,968,222
10	$0	$250,236	$652	$2,057,162	$1,739,543	$4,047,593
Total	$2,068,300	$2,235,348	$5,732	$18,848,204	$15,938,107	$39,095,691

Local spending on lodging by out-of-town visitors

Year	Spending on Lodging
1	$475
2	$489
3	$504
4	$519
5	$535
6	$551
7	$567
8	$584
9	$602
10	$620
Total	$5,445

Taxable value of the Project's property on local tax rolls

	The Project's Property				
Year	Land on Local Tax Rolls	Buildings and Other Real Property on Local Tax Rolls	Furniture, Fixtures, & Equipment on Local Tax Rolls	Inventories on Local Tax Rolls	Total Taxable Property
1	$2,170,000	$7,500,000	$933,000	$4,000,000	$14,603,000
2	$2,213,400	$7,650,000	$889,700	$4,080,000	$14,833,100
3	$2,257,668	$7,803,000	$841,400	$4,161,600	$15,063,668
4	$2,302,821	$7,959,060	$738,100	$4,244,832	$15,244,813
5	$2,348,878	$8,118,241	$634,800	$4,329,729	$15,431,648
6	$2,395,855	$8,280,606	$531,500	$4,416,323	$15,624,285
7	$2,443,772	$8,446,218	$428,200	$4,504,650	$15,822,840
8	$2,492,648	$8,615,143	$324,900	$4,594,743	$16,027,433
9	$2,542,501	$8,787,445	$221,600	$4,686,638	$16,238,184
10	$2,593,351	$8,963,194	$211,600	$4,780,370	$16,548,515

Appendix C

Fiscal Impact Calculations

Fiscal Impact: City of Tomball

Sales tax collections

Year	During Construction and Purchases of Furniture, Fixtures, and Equipment	On Direct and Indirect Workers' Spending	On Visitors' Spending	Taxable Sales from the Project	Local Purchases and Taxable Utilities from the Project	Rebated Taxable Sales from the Project*	Total
1	$41,166	$3,695	$10	$34,427	$29,111	$0	$108,409
2	$100	$3,948	$10	$35,115	$29,694	$0	$68,868
3	$100	$4,137	$11	$35,818	$30,288	$0	$70,353
4	$0	$4,332	$11	$36,534	$30,893	$0	$71,770
5	$0	$4,533	$11	$37,265	$31,511	$0	$73,320
6	$0	$4,624	$12	$38,010	$32,141	$0	$74,787
7	$0	$4,716	$12	$38,770	$32,784	$0	$76,282
8	$0	$4,810	$12	$39,546	$33,440	$0	$77,808
9	$0	$4,907	$13	$40,337	$34,109	$0	$79,364
10	$0	$5,005	$13	$41,143	$34,791	$0	$80,952
Total	$41,366	$44,707	$115	$376,964	$318,762	$0	$781,914

Property tax collections on new residential property

Year	New Residential Property Tax Collections
1	$0
2	$0
3	$0
4	$0
5	$0
6	$0
7	$0
8	$0
9	$0
10	$0
Total	$0

Fiscal Impact: City of Tomball

Property tax collections on the Project's Real Property

	Land		Buildings & Other Real Property Improvements		Total Real Property Taxes Collected after Abatements
Year	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	$11,744	$0	$40,590	($40,590)	$11,744
2	$11,979	$0	$41,402	($41,402)	$11,979
3	$12,218	$0	$42,230	($42,230)	$12,218
4	$12,463	$0	$43,074	($43,074)	$12,463
5	$12,712	$0	$43,936	($43,936)	$12,712
6	$12,966	$0	$44,815	($44,815)	$12,966
7	$13,226	$0	$45,711	($45,711)	$13,226
8	$13,490	$0	$46,625	($46,625)	$13,490
9	$13,760	$0	$47,558	($47,558)	$13,760
10	$14,035	$0	$48,509	($48,509)	$14,035
Total	$128,594	$0	$444,449	($444,449)	$128,594

Property tax collections on the Project's Furniture, Fixtures, and Equipment and Inventories

	Furniture, Fixtures, & Equip.		Inventories		Total FFE & Inventory Property Taxes Collected after Abatements
Year	Taxes Collected	Taxes Abated	Taxes Collected	Taxes Abated	
1	$5,049	($5,049)	$21,648	$0	$21,648
2	$4,815	($4,815)	$22,081	$0	$22,081
3	$4,554	($4,554)	$22,523	$0	$22,523
4	$3,995	($3,995)	$22,973	$0	$22,973
5	$3,436	($3,436)	$23,432	$0	$23,432
6	$2,876	($2,876)	$23,901	$0	$23,901
7	$2,317	($2,317)	$24,379	$0	$24,379
8	$1,758	($1,758)	$24,867	$0	$24,867
9	$1,199	($1,199)	$25,364	$0	$25,364
10	$1,145	($1,145)	$25,871	$0	$25,871
Total	$31,145	($31,145)	$237,040	$0	$237,040

Fiscal Impact: City of Tomball

Utility revenue and utility franchise fees collected by the City from new residents and from the Project

Year	Utility Revenue *New Residents*	Utility Revenue *Project*	Utility Franchise Fees *New Residents*	Utility Franchise Fees *Project*	Total
1	$3,108	$10,687	$204	$1,319	$15,317
2	$3,321	$11,001	$218	$1,345	$15,885
3	$3,542	$11,283	$232	$1,372	$16,429
4	$3,769	$11,572	$247	$1,399	$16,988
5	$4,005	$11,868	$262	$1,427	$17,563
6	$4,085	$12,105	$268	$1,456	$17,914
7	$4,167	$12,347	$273	$1,485	$18,272
8	$4,250	$12,594	$279	$1,515	$18,638
9	$4,335	$12,846	$284	$1,545	$19,011
10	$4,422	$13,103	$290	$1,576	$19,391
Total	$39,004	$119,408	$2,556	$14,440	$175,409

Other revenues including building permits and fees, hotel occupancy taxes, and miscellaneous taxes and user fees collected from new residents and the Project

Year	Building Permits and Fees	Hotel Occupancy Taxes	Miscellaneous Taxes and User Fees *New Residents*	Miscellaneous Taxes and User Fees *Project*	Total Other Revenues
1	$23,490	$33	$832	$5,145	$29,500
2	$0	$34	$889	$5,498	$6,421
3	$0	$35	$948	$5,761	$6,744
4	$0	$36	$1,009	$6,032	$7,077
5	$0	$37	$1,072	$6,312	$7,421
6	$0	$39	$1,093	$6,438	$7,569
7	$0	$40	$1,115	$6,567	$7,721
8	$0	$41	$1,137	$6,698	$7,876
9	$0	$42	$1,160	$6,832	$8,034
10	$0	$43	$1,183	$6,969	$8,195
Total	$23,490	$381	$10,436	$62,250	$96,558

Fiscal Impact: City of Tomball

Costs of providing municipal services and city-owned utility services to new residents and the Project

Year	Cost of Services *New Residents*	Cost of Services *Project*	Costs of Utilities *New Residents*	Costs of Utilities *Project*	Total Costs
1	($1,684)	($10,395)	($3,263)	($11,221)	($26,564)
2	($1,800)	($11,108)	($3,487)	($11,552)	($27,946)
3	($1,919)	($11,639)	($3,719)	($11,848)	($29,124)
4	($2,043)	($12,187)	($3,958)	($12,151)	($30,338)
5	($2,170)	($12,752)	($4,205)	($12,461)	($31,589)
6	($2,214)	($13,007)	($4,289)	($12,711)	($32,221)
7	($2,258)	($13,267)	($4,375)	($12,965)	($32,865)
8	($2,303)	($13,533)	($4,463)	($13,224)	($33,523)
9	($2,349)	($13,803)	($4,552)	($13,489)	($34,193)
10	($2,396)	($14,079)	($4,643)	($13,758)	($34,877)
Total	($21,136)	($125,771)	($40,954)	($125,379)	($313,240)

Net Benefits

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	$186,618	($26,564)	$160,055	$160,055
2	$125,234	($27,946)	$97,288	$257,342
3	$128,267	($29,124)	$99,143	$356,485
4	$131,271	($30,338)	$100,933	$457,418
5	$134,448	($31,589)	$102,859	$560,277
6	$137,138	($32,221)	$104,917	$665,194
7	$139,881	($32,865)	$107,016	$772,210
8	$142,679	($33,523)	$109,157	$881,366
9	$145,533	($34,193)	$111,340	$992,707
10	$148,444	($34,877)	$113,568	$1,106,274
Total	$1,419,514	($313,240)	$1,106,274	

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Approve the Tomball Economic Development Corporation (TEDC) Fiscal Year 2018-2019 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 2018-2019 Budget on August 29, 2018.

Origination:
Tomball Economic Development Board of Directors

Recommendation:
Approve the Fiscal Year 2018-2019 TEDC Budget.

Party(ies) responsible for placing this item on agenda:
Kelly Violette, Executive Director, Tomball Economic Development Corporation

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

FY 2018-2019 TEDC Budget
TEDC Account Descriptions

Tomball Economic Development Corporation
2018-2019 Proposed Budget
October 1, 2018 to September 30, 2019

	9/30/2017 Actual Rev./Exp.	2017-2018 Approved Budget	2017-2018 Year End Projected	2018-2019 Proposed Budget
Beginning Fund Balance	$ 16,539,641	$ 17,615,064	$ 17,615,064	$ 18,857,328
REVENUE				
Sales Tax	$ 3,601,950	$ 3,500,000	$ 4,000,000	$ 4,000,000
Interest	232,051	150,000	225,000	250,000
Grants	5,500	5,500	5,500	5,500
Total Revenue	$ 3,839,501	$ 3,655,500	$ 4,230,500	$ 4,255,500
Total Available Resources	$ 20,379,142	$ 21,270,564	$ 21,845,564	$ 23,112,828
EXPENDITURES				
Administrative				
Salaries - Administrative	$ 180,530	$ 178,500	$ 178,500	$ 202,000
Benefits	$ 74,253	$ 85,901	$ 85,901	$ 131,000
Wages- Other	$ 4,997	$ 10,000	$ 10,000	$ 44,000
Total Salaries and Benefits	$ 259,780	$ 274,401	$ 274,401	$ 377,000
Other Personnel Expenditures				
Auto Allowances	$ 7,200	$ 8,400	$ 8,400	$ 8,400
Phone Allowance - Executive Director	768	768	768	768
Phone Allowance - Assistant Director	768	768	768	768
Local Travel Expense	93	-	-	450
Dues and Subscriptions	6,671	7,200	5,200	7,200
Seminar/Conference Registrations	6,014	7,500	6,500	15,000
Travel and Training	10,462	13,000	13,000	22,000
Total Other Personnel Expense	$ 31,976	$ 37,636	34,636	$ 54,586
Service and Supply Expenditures				
Contracted Administrative Services	$ 10,000	$ 25,000	$ 25,000	$ 25,000
Bank Charges& Postage	614	1,000	750	1,000
Insurance	1,944	2,200	2,000	2,200
Computer Equipment & Maintenance	3,234	5,000	5,000	5,000
Communications Services	2,839	4,500	3,000	4,500
Legal Fees	14,355	40,000	20,000	40,000
Lease Expense-GTACC	17,980	22,000	21,000	25,000
Office Equipment & Supplies	2,011	5,000	5,000	10,000
Total Service and Supply Expense	$ 52,976	$ 104,700	$ 81,750	$ 112,700
Total Administrative Expenditures	$ 344,732	$ 416,737	$ 390,787	$ 544,286

Indirect Economic Development Exp.				
Chamber Guide	$ 8,354	$ 8,400	$ 8,354	$ 8,400
Area Street Maps	7,750	-	-	4,000
GIS License	500	-	-	-
Marketing	72,538	85,000	85,000	85,000
Economic Impact Model License	3,934	4,052	4,052	4,174
Event Sponsorships	7,349	7,500	7,500	8,000
Promotional Items	3,159	6,500	5,000	6,500
Printing	3,957	6,500	4,000	6,500
Website and GIS	7,654	17,000	14,000	18,000
Professional Services	155,852	450,000	170,000	250,000
Miscellaneous	4,262	10,000	10,000	25,000
Total Indirect Expenditures	$ 275,309	$ 594,952	$ 307,906	$ 415,574
City Debt Service				
Southside Sewer Plant (1999 CO-2/15/2019)	$ 188,148	$ 188,148	$ 188,148	$ 188,148
Utilities Expansion (2002 CO-2/15/2022)	370,000	370,000	370,000	370,000
Business Park Infrastructure (Series 2013)	530,913	533,613	533,613	536,113
Total Debt Service	$ 1,089,061	$ 1,091,761	$ 1,091,761	$ 1,094,261
Grants, Loans & Other Expenditures				
Project Grants	$ 742,119	$ 1,500,000	$ 450,000	$ 1,500,000
Sales Tax Reimbursement Grants (380)	58,054	62,750	48,989	62,750
Property Acquisition	422,278	-	-	1,000,000
Business Improvement Grants- Current Year	115,794	300,000	300,000	350,000
Business Improvement Grants- Prior Years	144,650	150,000	198,793	174,000
Business Park Expenses	8,192	1,315,000	200,000	2,000,000
Total Grants/Loans/Other	$ 1,491,086	$ 3,327,750	$ 1,197,782	$ 5,086,750
Total All Expenditures	$ 3,200,187	$ 5,431,200	$ 2,988,236	$ 7,140,871
Revenues Over (Under) Expenditures	$ 639,314	$ (1,775,700)	$ 1,242,264	$ (2,885,371)
Other- Unrealized Gains/Losses	$ (144,990)	$ -	$ -	$ -
Ending Fund Balance Before Capitalizations	$ 17,033,965	$ 15,839,364	$ 18,857,328	$ 15,971,957
FY17 Capitalize Land Acq. & Eng. Fees BP	581,098			

TEDC Debt Service Schedule

1999 & 2002 Obligations
Per Resolution 2013-11-TEDC & Amendment

	1999	2002
2016	$ 188,148	$ 370,000
2017	$ 188,148	$ 370,000
2018	$ 188,148	$ 370,000
2019	$ 188,148	$ 370,000
2020		$ 370,000
2021		$ 370,000
2022		$ 370,000
Total	$ 752,592	$ 2,590,000

Total $ 3,342,592

Tomball Business & Technology Park
Combination Tax & Revenue Certificates of Obligation, Series 2013
Dated Date 05/15/2013

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
2/15/2014	$ 295,000.00	2.00%	$ 145,659.38	$ 440,659.38	
8/15/2014			$ 94,156.25	$ 94,156.25	$ 534,815.63
2/15/2015	$ 340,000.00	2.00%	$ 94,156.25	$ 434,156.25	
8/15/2015			$ 90,756.25	$ 90,756.25	$ 524,912.50
2/15/2016	$ 350,000.00	2.00%	$ 90,756.25	$ 440,756.25	
8/15/2016			$ 87,256.25	$ 87,256.25	$ 528,012.50
2/15/2017	$ 360,000.00	2.00%	$ 87,256.25	$ 447,256.25	
8/15/2017			$ 83,656.25	$ 83,656.25	$ 530,912.50
2/15/2018	$ 370,000.00	2.00%	$ 83,656.25	$ 453,656.25	
8/15/2018			$ 79,956.25	$ 79,956.25	$ 533,612.50
2/15/2019	$ 380,000.00	2.00%	$ 79,956.25	$ 459,956.25	
8/15/2019			$ 76,156.25	$ 76,156.25	$ 536,112.50
2/15/2020	$ 385,000.00	2.00%	$ 76,156.25	$ 461,156.25	
8/15/2020			$ 72,306.25	$ 72,306.25	$ 533,462.50
2/15/2021	$ 395,000.00	2.00%	$ 72,306.25	$ 467,306.25	
8/15/2021			$ 68,356.25	$ 68,356.25	$ 535,662.50
2/15/2022	$ 405,000.00	2.00%	$ 68,356.25	$ 473,356.25	
8/15/2022			$ 64,306.25	$ 64,306.25	$ 537,662.50
2/15/2023	$ 415,000.00	2.00%	$ 64,306.25	$ 479,306.25	
8/15/2023			$ 60,156.25	$ 60,156.25	$ 539,462.50
2/15/2024	$ 430,000.00	2.00%	$ 60,156.25	$ 490,156.25	
8/15/2024			$ 55,856.25	$ 55,856.25	$ 546,012.50
2/15/2025	$ 440,000.00	2.00%	$ 55,856.25	$ 495,856.25	
8/15/2025			$ 51,456.25	$ 51,456.25	$ 547,312.50
2/15/2026	$ 450,000.00	2.00%	$ 51,456.25	$ 501,456.25	
8/15/2026			$ 46,956.25	$ 46,956.25	$ 548,412.50
2/15/2027	$ 460,000.00	2.25%	$ 46,956.25	$ 506,956.25	
8/15/2027			$ 41,781.25	$ 41,781.25	$ 548,737.50
2/15/2028	$ 470,000.00	2.25%	$ 41,781.25	$ 511,781.25	
8/15/2028			$ 36,493.75	$ 36,493.75	$ 548,275.00

2/15/2029	$ 485,000.00	2.50%	$ 36,493.75	$ 521,493.75		
8/15/2029			$ 30,431.25	$ 30,431.25	$	551,925.00
2/15/2030	$ 495,000.00	2.75%	$ 30,431.25	$ 525,431.25		
8/15/2030			$ 23,625.00	$ 23,625.00	$	549,056.25
2/15/2031	$ 510,000.00	3.00%	$ 23,625.00	$ 533,625.00		
8/15/2031			$ 15,975.00	$ 15,975.00	$	549,600.00
2/15/2032	$ 525,000.00	3.00%	$ 15,975.00	$ 540,975.00		
8/15/2032			$ 8,100.00	$ 8,100.00	$	549,075.00
2/15/2033	$ 540,000.00	3.00%	$ 8,100.00	$ 548,100.00	$	548,100.00
Total	**$ 8,500,000.00**		**$ 2,321,134.38**	**$ 10,821,134.38**	**$**	**10,821,134.38**

Tomball Economic Development Corporation
FY 2018-2019 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.

EXPENDITURES

Administrative:

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

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

Other Personnel Expenditures:

- Auto Allowances: Monthly stipends 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 for the following types of insurance: General Liability, Errors and Omissions, and Property Content at 29201 Quinn Road, Suite B, Tomball, Texas.

- 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.

- GIS License: The cost to maintain a license for TEDC use of the City's Geographical Information System (GIS) in order to generate customized maps, exhibits, and infrastructure data to assist with business retention and recruitment efforts.

- 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 site location consultants, brokers, real estate professionals, regional allies, and those influencing business location and capital investment decisions including, but not limited to, the TEDC Annual Economic Outlook Event, GTACC Conferences/Events, Texas EDC Conferences, trade show participation, etc.

- 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 and update the Tomball Economic Development Corporation's website, including web hosting, property database services, and online GIS software.

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

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

City Debt Service

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

- 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.

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 related to the development of the Tomball Business and Technology Park.

- 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 Years: Improvement grant funds approved in prior fiscal years waiting for contract fulfillment in order to be disbursed.

- Business Park Expenses: Expenses approved by the Tomball Economic Development Corporation Board of Directors for the development and maintenance of the Tomball Business & Technology Park.

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:

Approve, on First Reading, Resolution No. 2018-25-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 Houston PFG Inc., to make direct incentives to, or expenditures for, assistance with infrastructure costs related to the development and construction of a commercial facility to be located at 14600 Brown Road, Tomball, Texas 77377. The estimated amount of expenditures for such Project is $39,097.00.

Background:

All expenditures of the Tomball Economic Development Corporation (TEDC) sales tax revenue must first be approved as a "Project" of the Corporation. On August 14, 2018, the TEDC Board of Directors unanimously approved, as a Project of the Corporation, a performance agreement with Houston PFG Inc. for infrastructure assistance for the promotion of new or expanded business development. The Tomball City Council has final approval authority over all programs and expenditures of the Corporation.

Origination:

Russell McKee, President, Houston PFG Inc.

Recommendation:

Approve Resolution No. 2018-25-TEDC on first reading.

Funding:

Yes

Account Number:Project Grants

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

Kelly Violette, Executive Director, Tomball Economic Development Corporation

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Resolution No. 2018-25-TEDC
TEDC Memo
Request Letter
TEDC Performance Agreement
Economic Impact Analysis

RESOLUTION NO. 2018-25-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 HOUSTON PFG INC 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 Thirty-Nine Thousand Ninety-Seven Dollars ($39,097), found by the Board to be required or suitable to promote a new business development by Houston PFG Inc; 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 Thirty-Nine Thousand Ninety-Seven Dollars ($39,097), to Houston PFG Inc in accordance with an economic development agreement by and between the TEDC and Houston PFG Inc, to promote and develop a new or expanded business enterprise, to be located at 14600 Brown Road, Tomball, TX 77377.

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 _____, 2018.

PASSED, APPROVED, AND RESOLVED on second and final reading this _____ day of _____, 2018.

_____
Gretchen Fagan, Mayor

ATTEST:

_____
Doris Speer, City Secretary

TOMBALL
ECONOMIC DEVELOPMENT CORPORATION

TO: Honorable Mayor and City Council

FROM: Kelly Violette
Executive Director

MEETING DATE: September 4, 2018

SUBJECT: Houston PFG Inc. Performance Agreement

The Tomball Economic Development Corporation has received a request from Russell McKee, President of Houston PFG Inc., for assistance with infrastructure costs to serve a multibuilding office/warehouse park.

Houston PFG Inc. owns an approximately 3.0223-acre tract of land located at 14600 Brown Road. The property is partially constructed and includes two office/warehouse buildings, a parking area and detention pond. The property is currently in the process of being annexed into the city limits. It is anticipated that the annexation will be complete on September 4, 2018.

The two existing buildings on the site are approximately 10,000 square feet each. One building is leased to Renegade Volleyball and the other building is leased to Noble Energy as a parts storage facility. Upon annexation, Mr. McKee plans to construct an additional 9,450 square foot building on the site. The company's capital investment in the office/warehouse park is over $2 million.

The property is currently being served with City of Tomball water in accordance with the approved annexation agreement; however, the existing buildings are on septic. Mr. McKee is requesting assistance from the TEDC to extend a 2-inch sanitary sewer line approximately 850 feet and install a grinder pump in order to provide sewer to the site. The total estimated cost for the sewer is $97,742.00.

Targeted infrastructure that will promote the development and expansion of business enterprise is a permissible project as outlined in Texas Economic Development Legislation.

An economic impact analysis is included with the agreement to show the impact of this project on Tomball's economy. Per the analysis, the 5-year net benefit of this project on Tomball's economy is $95,225.00.

If the agreement between the TEDC and Houston PFG Inc. is approved as a Project of the Corporation, the grant funding amount will not exceed $39,097.00, based on 40% of the actual expenditures for the eligible infrastructure improvements.

Houston PFG Inc.
P.O. BOX 2003
CYPRESS, TX. 77410
713-827-2295

Date: July 31, 2018

Dear Board of Directors for TEDC,

I (Russell McKee) am requesting grant funding for installation of a grinding pump station and forced main to tie into Tomball sewage line at Orchard Grove subdivision at Brown Road Business Park 14600 Brown road.
I appreciate the opportunity to make this request before the TEDC board of directors. Houston PFG Inc. is the property owner and PFG Construction LLC is the general contractor developing and maintaining it.
This property when completed will be a three-building office warehouse park to be annexed into The City of Tomball. There is a 10,000sq.ft. building, 9,900sq.ft. building and we are in the planning stage of a 9,450sq.ft. building.
I have partnered with Lee and Associates to do the brokerage on the property and they have two of the three buildings leased out on five year and three-year leases. We hope to attract a third lease soon.
I believe by annexing this property to The City of Tomball we will both benefit. For the City of Tomball this brings a new tax base and more traffic to do other business with-in the city. It is conveniently located with-in one mile of HWY 290 for easy access to the heart of The City of Tomball. For me, I have had several problems with Harris County on well water and septic. By being annexed into The City of Tomball these problems can be addressed more efficiently.
I wish to start construction on the grinding pump station and the force main immediately after approval. Below is the cost estimates I received from my subcontractors. These numbers may change slightly based on final design, but we believe they are extremely close to the final cost.

Survey:	$ 1,360.00
Engineering:	$ 13,350.00
Electrical:	$ 2,500.00
Plumbing:	$ 75,000.00
Supervision:	$ 5,532,60
Total:	**$ 97,742.60**

Houston PFG Inc.
P.O. BOX 2003
CYPRESS, TX. 77410
713-827-2295

Date: July 31, 2018

I look forward to working with the City of Tomball in playing a small part of developing a pleasant working environment for all of us. If you have any questions or need any further information, please feel free to contact me on my cell phone or email below. I want to thank you for your time and assistance on getting this project approved and completed.

Thank you,

Russell McKee
President
PFG Construction
PO Box 2003
Cypress, Texas 77433
Cell: 713-539-8430
Office: 713-827-2295
Email: rumckee@pfgcompanies.com

AGREEMENT

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

This Agreement (the "Agreement") is made and entered into by and between the Tomball Economic Development Corporation, an industrial development corporation created pursuant to Tex. Rev. Civ. Stat. Ann. Art. 5190.6, Section 4B, located in Harris County, Texas (the "TEDC"), and **Houston PFG Inc.** (the "Company"), P.O. Box 2003, Cypress, TX, 77410.

W I T N E S S E T H :

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

WHEREAS, the City of Tomball is currently in the process of annexing an approximately 3.0223-acre tract of land, owned by the Company, located at 14600 Brown Road, Tomball, TX 77377 (the "Property"), more particularly described in Exhibit "A," attached hereto and made a part hereof; and

WHEREAS, the property is developed with an approximately 10,000 square foot office warehouse building and an approximately 9,900 square foot office/warehouse building and the Company proposes to expend funds to construct an additional approximately 9,450 square foot office/warehouse building and extend sanitary sewer to the site upon annexation; and

WHEREAS, the TEDC agrees to provide to the Company the sum of Thirty-Nine Thousand Ninety-Seven Dollars ($39,097), or an amount equal to actual construction costs if less

than the sum stated above, to assist with the extension of sanitary sewer service (the "Improvements") to the site; more particularly described in Exhibit "B," attached hereto and made a part hereof; and

WHEREAS, this expenditure is found by the Board of Directors of the TEDC to be required or suitable for the promotion and development of new or expanded business enterprises, and in furtherance of creation and retention of primary jobs; and

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

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

1.

The Company covenants and agrees that it will construct an approximately 9,450 square foot office/warehouse building on the Property and extend sanitary sewer to the site upon annexation. In conjunction with the development of the Property, the Company further agrees to construct the building and Improvements contemplated by this Agreement, in accordance with the requirements of the ordinances of the City and the plans and specifications approved by the City. The Company further represents and agrees that it will certify the costs of the construction of such Improvements to the TEDC prior to construction.

2.

Construction of the Improvements of the Property must commence within 180 days from the Effective date of this Agreement. Extensions of these deadlines due to extenuating

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circumstances or uncontrollable delay may be granted by the Board of Directors of the TEDC at its sole discretion.

3.

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

4.

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

5.

In consideration of the Company's representations, promises, and covenants, TEDC agrees to reimburse the Company for the actual cost of the Improvements up to the amount of Thirty-Nine Thousand Ninety-Seven Dollars ($39,097), or an amount equal to actual construction costs if less than the sum stated above. The TEDC agrees to reimburse the Company for such amount within thirty (30) days of receipt of a letter from the Company requesting such payment and including: (a) certification of the cost of constructing the Improvements; (b) a copy of the City's occupancy permit for the improvements to the Property; (c) a copy of a letter from the City acknowledging that all necessary plats, permits, plans, and specifications have been received, reviewed, and approved; (d) certification that the Improvements have been constructed in accordance with the approved plans and specifications; (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

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and all liens and claims regarding such work have been released; and (f) Proof of payment to all vendors, contractors and subcontractors providing work and/or materials in the construction of the Improvements, proof of payment must include copies of canceled checks and/or credit card receipts and copies of paid invoices from all vendors, contractors and subcontractors. Upon completion of the Improvements and occupancy of the approximately 9,450 square foot office/warehouse building, the Company may, upon providing the certifications and information required above, request reimbursement. The TEDC agrees to reimburse the Company for such amount within thirty (30) days of receipt of such request, including the certifications and information required.

6.

It is understood and agreed by the parties that, in the event of a default by the Company on any of its obligations under this Agreement, the Company shall reimburse the TEDC the full amount paid to the Company by the TEDC, with interest at the rate equal to the 90-day Treasury Bill plus ½% per annum, within 120 days after the TEDC notifies the Company of the default. It is further understood and agreed by the parties that if the Company, or any owner or lessee of the Improvements, is convicted of a violation under 8 U.S.C. Section 1324a(f), the Company will reimburse the TEDC the full amount paid to the Company, with interest at the rate equal to the 90-day Treasury Bill plus ½% per annum, within 120 days after the TEDC notifies the Company of the violation.

The Company shall also reimburse the TEDC for any and all reasonable attorney's fees and costs incurred by the TEDC as a result of any action required to obtain reimbursement of such funds. Such reimbursement shall be due and payable thirty (30) days after the Company receives written notice of default.

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7.

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

8.

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

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

If to Company: Houston PFG Inc.
PO Box 2003
Cypress, TX 77410
Attn: Russell McKee, President

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9.

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

10.

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

11.

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

12.

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

13.

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

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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 _____ 2018 (the "Effective Date").

HOUSTON PFG INC.

By: _____
Name: Russell McKee
Title: President

ATTEST:

By: _____
Name: _____
Title: _____

TOMBALL ECONOMIC DEVELOPMENT CORPORATION

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

ATTEST:

By: _____
Name: William E. Sumner Jr.
Title: Secretary, Board of Directors

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ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____ 2018, by Russell McKee, the President of Houston PFG Inc. for and on behalf of said company.

_____
Notary Public in and for the State of Texas

My Commission Expires: _____

(SEAL)

ACKNOWLEDGMENT

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on the _____ day of _____ 2018, 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

All that certain tract or parcel containing 3.0223 acres of land for proposed annexation situated in the Joseph House Survey, A-34 in Harris County, Texas, same being comprised of all of Lot 1 in Block 1 of Fourteen Six Hundred Business Park, a subdivision in said Harris County, Texas according to the map or plat thereof filed for record under Film Code No. 680728 of the Harris County Map Records and a 0.6123 acre portion of Brown Road, (60.00 feet in width), according to a deed filed for record in Volume 3194, Page 388 of the Harris County Deed Records.

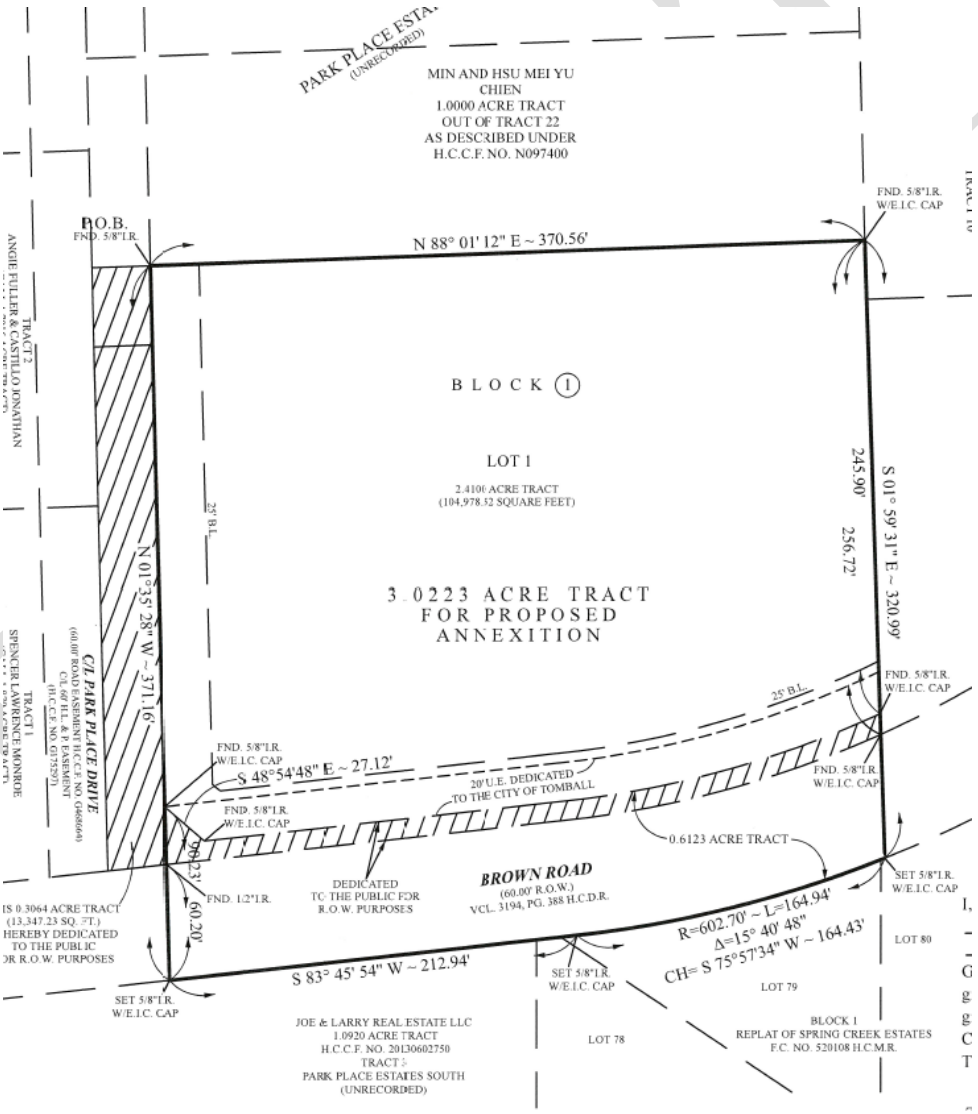

Exhibit B

Description of Improvements

Extension of a 2-inch sanitary sewer line approximately 850 feet and installation of a grinder pump station.

Estimated Cost:

Survey	$ 1,360
Engineering	$ 13,350
Electrical	$ 2,500
Plumbing	$ 75,000
Supervision	$ 5,532.60
Total	$97,742.60

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EXECUTIVE SUMMARY

A REPORT OF THE ECONOMIC IMPACT OF BROWN ROAD BUSINESS PARK IN TOMBALL, TX

August 7, 2018

Prepared by:
Tomball Economic Development Corporation
29201 Quinn Rd., Suite B
Tomball, Texas 77375

Prepared using Total Impact

PURPOSE & LIMITATIONS

This report presents the results of an analysis undertaken by the Tomball Economic Development Corporation using Total Impact, an economic and fiscal impact analysis tool developed and supported by the Austin, TX based economic consulting firm, Impact DataSource.

The Total Impact model is a customized software program licensed to the Tomball Economic Development Corporation. The model includes estimates, assumptions, and other information developed by Impact DataSource from its independent research effort detailed in Tomball Economic Development Corporation's Total Impact User Guide.

The analysis relies on prospective estimates of business activity that may not be realized. Tomball Economic Development Corporation made reasonable efforts to ensure that the project-specific data entered into the Total Impact model reflects realistic estimates of future activity.

No warranty or representation is made by Tomball Economic Development Corporation or Impact DataSource that any of the estimates or results contained in this study will actually be achieved.

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Introduction

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

Description of the Project

This project is a three building office warehouse park. It currently has a 10,000 sq.ft. building on a 5 year lease to Renegade Vollyball; a 2nd building that is 9,900 sq.ft. which is almost completed and has a 3 year lease with Noble Energy. A third building is in the planning stage and will be approximately 9,450 sq. ft.

Economic Impact Overview

The Project's operations will support employment and other economic impacts in the community. The 15.0 workers directly employed by the Project will earn approximately $38,000 per year on average over the next 10 years. This direct activity will support 3.9 indirect and induced workers in the community earning $49,000 on average over the next 10 years. The total additional payroll or workers' earnings associated with the Project is estimated to be approximately $7.0 million over the next 10 years.

On average, the Project will generate $1.4 million in direct economic output over the next 10 years. Spin-off businesses in the community will produce $0.6 million in economic output per year as a result of the Project. In total, the Project will support $2.0 million in economic output per year on average. Economic output is the value of goods and services produced in the economy and can be thought of as revenues for businesses. The economic output calculations in this report were estimated using the RIMS II economic impact model and the Project's employment estimates.

Accounting for various taxable sales and purchases, including activity associated with the Project, worker spending, and visitors' spending in the community, the Project is estimated to support approximately $2.0 million in taxable sales over the next 10 years.

Table 1. Economic Impact Over the Next 10 Years

	Direct	Indirect & Induced	Total
Number of permanent direct, indirect, and induced jobs to be created	15.0	3.9	18.9
Salaries to be paid to direct, indirect, and induced workers	$5,220,103	$1,746,645	$6,966,748
Economic output generated by direct, indirect, and induced activity	$13,535,942	$6,348,357	$19,884,299
Taxable sales and purchases expected in the City	$1,868,411	$174,665	$2,043,075

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

Table 2. Population Impacts Over the Next 10 Years

	Direct	Indirect & Induced	Total
Number of direct, indirect, and induced workers who will move to the City	0.0	0.0	0.0
Number of new residents in the City	0.0	0.0	0.0
Number of new residential properties to be built in the City	0.0	0.0	0.0
Number of new students expected to attend local school district	0.0	0.0	0.0

The Project is estimated to support an average of approximately $2.7 million in new non-residential taxable property each year over the next 10 years. The taxable value of property supported by the Project over the 10-year period is shown in the following table.

Table 3. Value of Taxable Property Supported by the Project Over the Next 10 Years

		The Project's Property					Total
Year	New Residential Property	Land	Buildings & Other Real Prop. Improvements	Furniture, Fixtures, & Equipment	Inventories	Subtotal Nonresidential Property	Residential & Nonresidential Property
1	$0	$178,000	$1,997,743	$0	$0	$2,175,743	$2,175,743
2	$0	$186,900	$2,097,630	$0	$0	$2,284,530	$2,284,530
3	$0	$196,245	$2,202,512	$0	$0	$2,398,757	$2,398,757
4	$0	$206,057	$2,312,637	$0	$0	$2,518,694	$2,518,694
5	$0	$216,360	$2,428,269	$0	$0	$2,644,629	$2,644,629
6	$0	$227,178	$2,549,683	$0	$0	$2,776,861	$2,776,861
7	$0	$238,537	$2,677,167	$0	$0	$2,915,704	$2,915,704
8	$0	$250,464	$2,811,025	$0	$0	$3,061,489	$3,061,489
9	$0	$262,987	$2,951,576	$0	$0	$3,214,563	$3,214,563
10	$0	$276,136	$3,099,155	$0	$0	$3,375,292	$3,375,292

The taxable value of residential property represents the value of properties that may be constructed as a result of new workers moving to the community.

This analysis assumes the residential real property appreciation rate to be 2.0% per year. The Project's real property is assumed to appreciate at a rate of 2.0% per year. The analysis assumes the Project's furniture, fixtures, and equipment will depreciate over time according to the depreciation schedule shown in Appendix A.

Temporary Construction Impact

The Project will include an initial period of construction where $2.0 million will be spent to construct new buildings and other real property improvements. It is assumed that 50.0% of the construction expenditure will be spent on materials and 50.0% on labor. The temporary construction activity will support temporary economic impacts in the community in the form of temporary construction employment and sales for local construction firms.

Table 4. Spending and Estimated Direct Employment Impact of Project-Related Construction Activity

			Amount
Total construction expenditure			$1,997,743
	Materials	*$998,872*	
	Labor	*$998,872*	
Temporary Construction Workers Supported (Average Earnings = $51,300)			19.5

The following table presents the temporary economic impacts resulting from the construction.

Table 5. Temporary Economic Impact of Project-Related Construction Activity

	Direct	Indirect & Induced	Total
Number of temporary direct, indirect, and induced job years to be supported*	19.5	13.5	33.0
Salaries to be paid to direct, indirect, and induced workers	$998,872	$506,028	$1,504,900
Revenues or sales for businesses related to construction	$1,997,743	$1,721,655	$3,719,398

** A job year is defined as full employment for one person for 2080 hours in a 12-month span.*

Sales tax calculations related to construction activity are presented in the following table. The sales tax revenue generated from construction-period taxable spending is included in the fiscal impact for affected districts in Year 1 of this analysis.

Table 6. Construction-Related Taxable Spending

	Estimate
Expenditure for Materials	$998,872
Percent of Materials subject to local tax	50.0%
Subtotal Taxable Materials	$499,436
Expenditure for Labor / Paid to construction workers	$998,872
Percent of gross earnings spent on taxable goods and services	24.0%
Percent of taxable spending done locally	25.0%
Subtotal Taxable Construction Worker Spending	$59,932
Expenditure for Furniture, Fixtures, & Equipment (FF&E)	$0
Percent of FF&E subject to local tax	25.0%
Subtotal Taxable FF&E Purchases	$0
Total Construction-Related Taxable Spending	$559,368

The above construction analysis focuses on the impact resulting from the Project's construction investments identified in Year 1. If construction will be phased in over several years or an expansion is planned in a later year, parallel calculations will be performed for those years.

Fiscal Impact Overview

The Project will generate additional benefits and costs for the City. Overall, the City will receive approximately $192,300 in net benefits over the 10-year period. The table below displays the estimated additional benefits, costs, and net benefits to be received by the City over the next 10 years of the Project. Appendix C contains the year-by-year calculations.

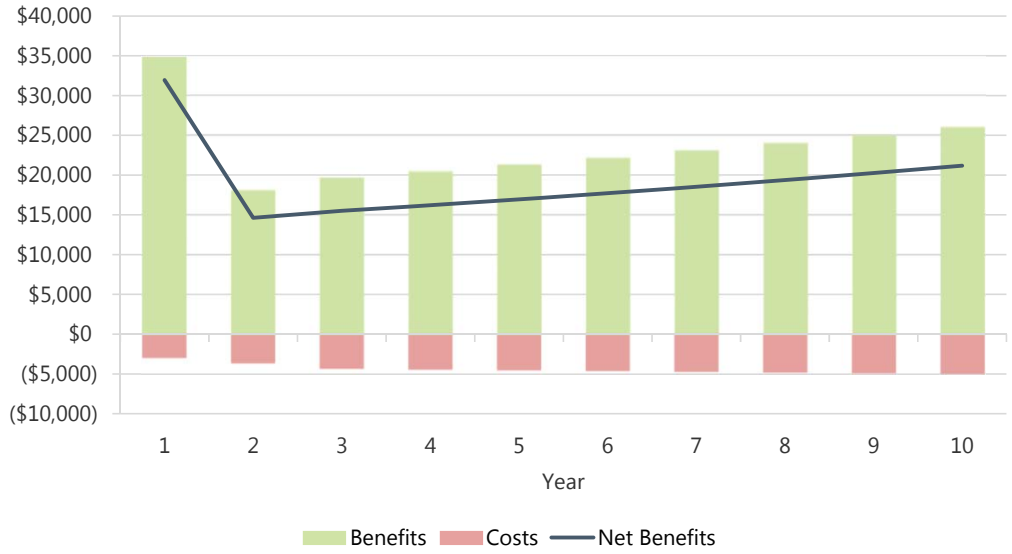
Table 7. City of Tomball: Benefits, Costs, and Net Benefits Over the Next 10 Years

	Amount
Sales Taxes	$40,862
Property Taxes - Project	$148,106
Property Taxes - New Residential	$0
Utility Revenue	$27,046
Utility Franchise Fees	$3,590
Building Permits and Fees	$6,983
Hotel Occupancy Taxes	$1,525
Miscellaneous Taxes & User Fees	$7,308
Subtotal Benefits	$235,420
Cost of Providing Municipal Services	($14,765)
Cost of Providing Utility Services	($28,399)
Subtotal Costs	($43,164)
Net Benefits	$192,256
Present Value (5% discount rate)	*$149,236*

Table 8. Year-by-Year Benefits, Costs, and Net Benefits for the City of Tomball

Year	Benefits	Costs	Net Benefits	Cumulative Net Benefits
1	$34,854	($2,909)	$31,945	$31,945
2	$18,200	($3,578)	$14,621	$46,567
3	$19,780	($4,273)	$15,507	$62,074
4	$20,567	($4,359)	$16,208	$78,282
5	$21,389	($4,446)	$16,943	$95,225
6	$22,248	($4,535)	$17,713	$112,938
7	$23,145	($4,625)	$18,520	$131,458
8	$24,083	($4,718)	$19,366	$150,823
9	$25,064	($4,812)	$20,252	$171,075
10	$26,089	($4,909)	$21,181	$192,256
Total	$235,420	($43,164)	$192,256	

Figure 1. Annual Fiscal Net Benefits for the City of Tomball



Impact from Project and Workers

The City will receive benefits from the activity, spending, and investments associated with (1) the Project and (2) the workers. These benefits, associated costs, and resulting net benefits for the next 10 years are shown below for these two categories.

Table 9: Net Benefits to the City from the Project and Workers

	The Project	Workers	Total
Sales Taxes	$26,928	$13,933	$40,862
Real Property Taxes	$148,106	$0	$148,106
FF&E Property Taxes	$0	$0	$0
Inventory Property Taxes	$0	$0	$0
New Residential Property Taxes	$0	$0	$0
Utility Revenue	$27,046	$0	$27,046
Utility Franchise Fees	$3,590	$0	$3,590
Building Permits and Fees	$6,983	$0	$6,983
Hotel Occupancy Taxes	$1,525	$0	$1,525
Miscellaneous Taxes & User Fees	$7,308	$0	$7,308
Subtotal Benefits	$221,486	$13,933	$235,420
Cost of Providing Municipal Services	($14,765)	$0	($14,765)
Cost of Providing Utility Services	($28,399)	$0	($28,399)
Subtotal Costs	($43,164)	$0	($43,164)
Net Benefits	$178,322	$13,933	$192,256
Percent of Total Net Benefits	*92.8%*	*7.2%*	

Non-Tax Incentives

The Tomball EDC is considering the following non-tax incentives for the Project.

Table 14. Incentives Under Consideration

Year	Enter Incentive Description
1	$39,097
2	$0
3	$0
4	$0
5	$0
6	$0
7	$0
8	$0
9	$0
10	$0
Total	$39,097

These financial incentives may be considered an investment in the Project made by the EDC. Four calculations analyzing possible investments were made:

1. Net Benefits - detailed above
2. Present Value of Net Benefits - detailed above
3. Rate of Return on Investment - discussed and detailed below
4. Payback Period - discussed and detailed below

The rate of return on investment calculates the average annual rate of return to the city, treating the incentives as the initial investment and the net benefits to the city as the return on investment. The payback period is the number of years that it will take the city to recover the cost of incentives from the additional revenues that it will receive as a result of the Project.

The table below shows an analysis of these incentives, including a calculation of incentives per job, rate of return, and payback period.

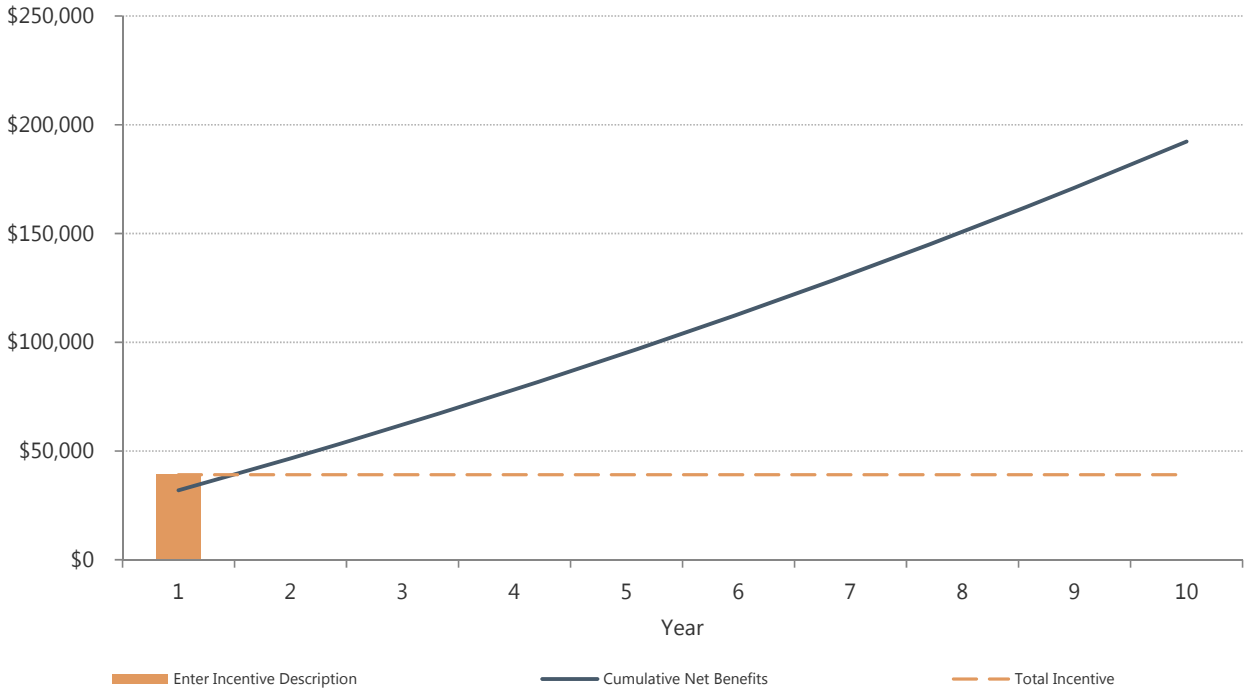
Table 15. Analysis of Incentives

Total Non-Tax Incentive	$39,097
Rate of Return - 5 Years	48.7%
Rate of Return - 10 Years	49.2%
Payback period (years)	1.5

Note: The Rate of Return and Payback Period are calculated based on the sum of annual incentives, not the present value of the incentives.

The graph below depicts the total incentives currently under consideration versus the cumulative net benefits to the City. The intersection indicates the length of time until the incentives are paid back.

Figure 2. Incentives Under Consideration



Overview of Methodology

This report presents the results of an analysis undertaken by the Tomball Economic Development Corporation using Total Impact, an economic and fiscal impact analysis tool developed and supported by the Austin, TX based economic consulting firm, Impact DataSource.

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

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

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

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

493000 Warehousing and storage		City	County
Employment Multiplier	(Type II Direct Effect)	1.2692	1.5352
Earnings Multiplier	(Type II Direct Effect)	1.3346	1.6653

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

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

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

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

Additionally, this analysis sought to estimate the additional expenditures faced by the city and county to provide services to new households and new businesses. A marginal cost approach was used to calculate these additional costs. This approach relies on two assumptions:

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

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

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

According to the Texas Education Agency, any property added to local tax rolls, and the local taxes that this generates, reduces the amount of state funding equivalent to local taxes collected for maintenance and operations. The school district retains local taxes received for debt services and the corresponding state funding is not reduced.

However, according to the Texas Education Agency, the school district will receive state aid for each new child that moves to the District. The additional revenues for the school district are calculated in this analysis.

About Impact DataSource

Impact DataSource is an Austin economic consulting, research, and analysis firm founded in 1993. The firm has conducted over 2,500 economic impact analyses of firms, projects, and activities in most industry groups in Texas and more than 30 other states.

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Discussion and Possible Action of Poly-Cart Pilot Study

Background:
Historically the City of Tomball's garbage service has been serviced through a bag only option. Over the recent years, we have received requests to review other options for garbage collection due to animals destroying the bags, vehicles running them over due to proximity to the road as well as having loose debris from destroyed bags in the roadway and ditches. In addition, the garbage collection contract with WCA is currently in the final 1-year renewal option. This pilot study will provide additional information in the contract negotiations for a long term contract and/or request for proposals.
In an effort to gauge the feasibility of possibly implementing poly-carts to our service area, staff is recommending a Pilot Study conducted on certain service routes that have been determined to serve differing areas of the town. The pilot study area will include approximately 400 homes and last approximately three months (October 1, 2018 through January 10, 2019) which will allow us adequate time to determine how the implementation would work including after the higher trash volume holidays. Surveys will be conducted at the beginning and end of the study period with answers compiled to determine the overall feasibility of the study.

Origination:
Public Works Department

Recommendation:
Staff recommends implementation of three month Pilot Study to determine feasibility of poly-carts within the service area.

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Council Packet
Participant Packet
Poly-Cart Pilot Study Presentation

WCA Poly-Cart Pilot Study Program

- S. Cherry Street Route
- Cherry Meadows Route
- Pine Meadows Route
- Springwood Route
- N. Live Oak Route
- Barbara Street Route

Council Packet

City of Tomball

Gretchen Fagan
Mayor

Robert S. Hauck
City Manager

September 4, 2018

Re: WCA Poly-cart Pilot Study

Honorable Mayor and Council,

Our current contract for garbage service with WCA allows for residents to use trash bags only for collection twice a week. Staff receives numerous requests to utilize poly-carts as well as complaints about trash being destroyed, once placed out for collection, by animals or passing vehicles.

With our next contract renewal in October of 2019, we have the opportunity to consider the use of poly-carts for all residential homes. To determine if this would be the best option for our residents, City staff and WCA have developed a Pilot Study program that will allow for identified areas within our service area to receive poly-carts on a temporary basis. This will assist us in determining if poly-carts would be an added benefit to our residents. We have selected three neighborhoods and three residential streets to participate in the study. These residents will receive up to two poly-carts to use for garbage collection beginning October 1, 2018 and ending January 3, 2019. In order to gauge our resident's opinions, two surveys will be given to those participating in the pilot study one before the study and one following the study.

Enclosed we have included information from WCA regarding poly-carts, examples of the surveys that will be given to participants of the study, maps indicating the service areas participating in the pilot study and the calendar detailing our expected timeline. All of the aforementioned will be given to residents, and community meetings will be held with each proposed area to address questions or concerns.

Sincerely,

David Esquivel, PE
Assistant City Manager

September 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	31	1
2	3 Labor Day	4 Presentation to Council	5 Notification Letter to Residents Go Out in the Mail	6	7	8
9	10 Information Meeting Mail Outs	11	12	13	14	15
16	17	18 Pine Meadows/ Springwood Information Meeting	19 Barbara St. (1) Information Meeting	20 Cherry Meadows Information Meeting	21	22
23	24	25 N. Live Oak/ Barbara St. (2) Information Meeting	26 S. Cherry/ James St. Information Meeting Poly-Cart Delivery to Residents - Day 1	27 Poly-Cart Delivery to Residents - Day 2	28 Introduction Pilot Study Survey is Due	29
30	1					

NOTES

To complete the Introduction Survey visit https://www.questionpro.com/t/AIiYzZckoC

October 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	1 Recycling & Regular Garbage Pilot Study Begins	2	3	4 Regular & Heavy Garbage	5	6
7	8 Recycling & Regular Garbage	9	10	11 Regular & Heavy Garbage	12	13
14	15 Recycling & Regular Garbage	16	17	18 Regular & Heavy Garbage	19	20
21	22 Recycling & Regular Garbage	23	24	25 Regular & Heavy Garbage	26	27
28	29 Recycling & Regular Garbage	30	31	1	2	3
4	5	NOTES				

November 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	31	1 Regular & Heavy Garbage	2	3
4	5 Recycling & Regular Garbage	6	7	8 Regular & Heavy Garbage	9	10
11	12 Recycling & Regular Garbage	13	14	15 Regular & Heavy Garbage	16	17
18	19 Recycling & Regular Garbage	20	21	22 Thanksgiving	23 Regular & Heavy Garbage	24
25	26 Recycling & Regular Garbage	27	28	29 Regular & Heavy Garbage	30	1
2	3	NOTES				

December 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
25	26	27	28	29	30	1
2	3 Recycling & Regular Garbage	4	5	6 Regular & Heavy Garbage	7	8
9	10 Recycling & Regular Garbage	11	12	13 Regular & Heavy Garbage	14	15
16	17 Recycling & Regular Garbage	18 Final Notice & Conclusion Survey Mail Out	19	20 Regular & Heavy Garbage	21	22
23	24 Recycling & Regular Garbage Christmas Eve	25 Christmas Day	26	27 Regular & Heavy Garbage	28	29
30	31 Recycling & Regular Garbage	NOTES				

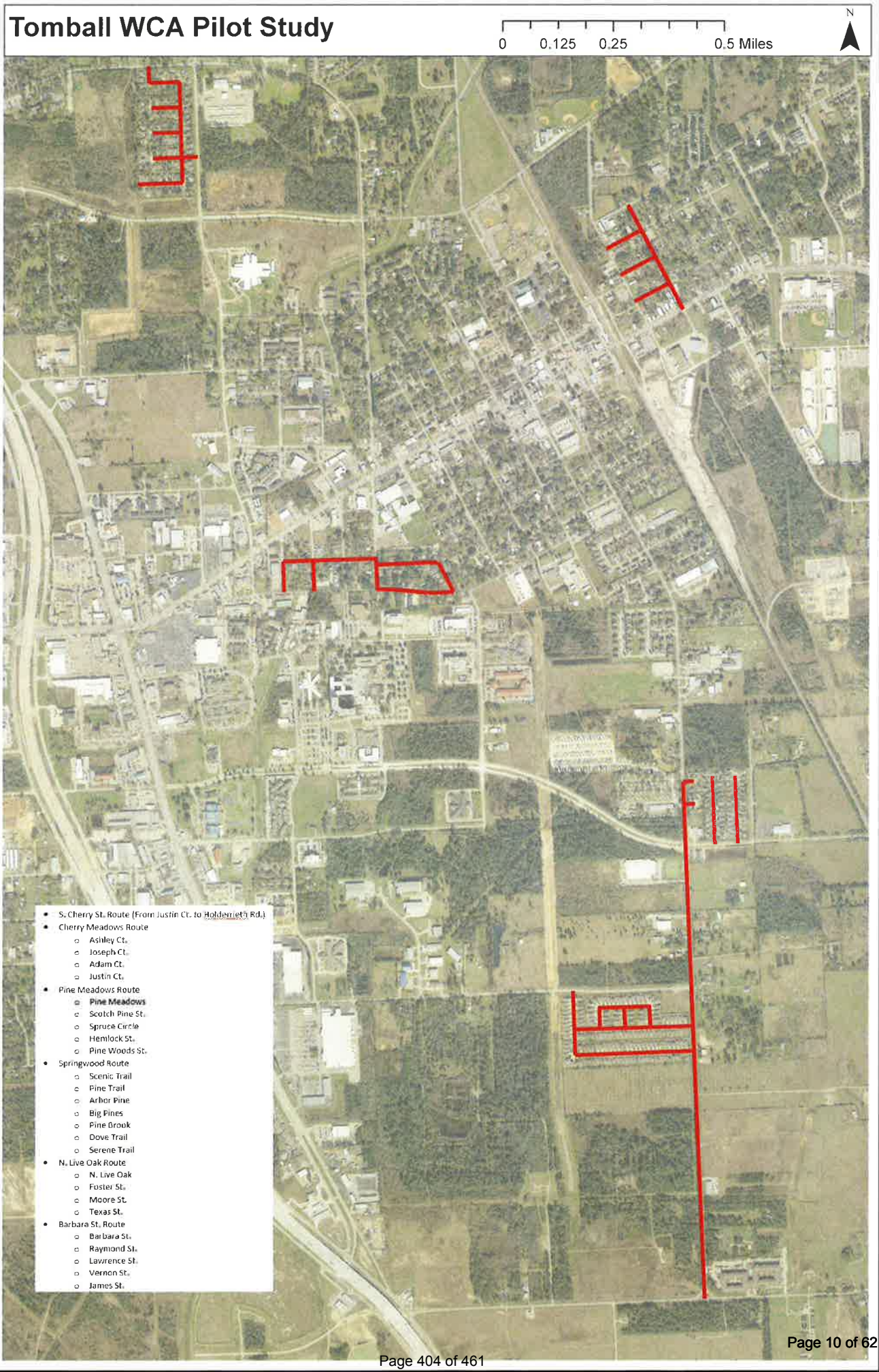
January 2019

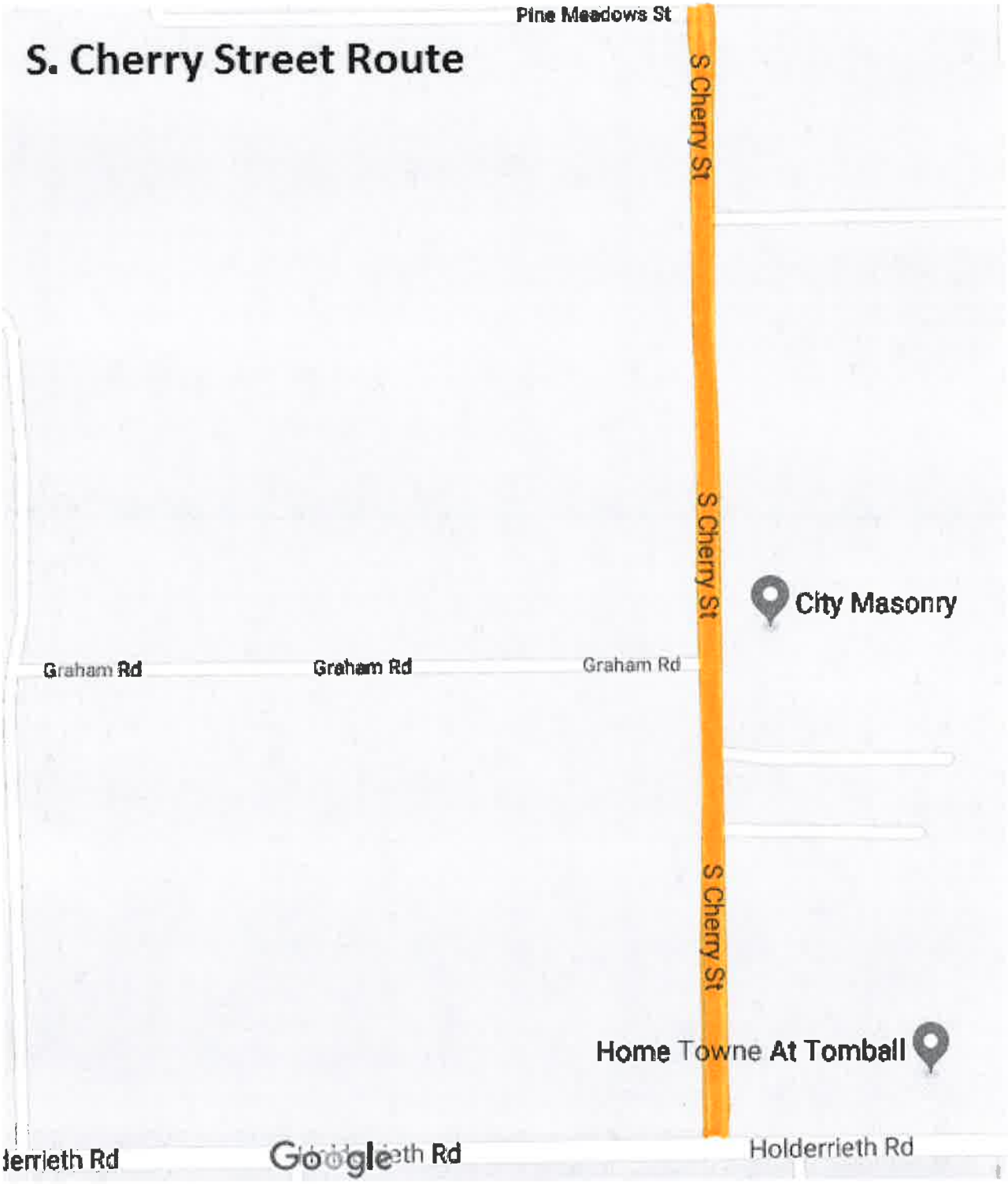
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	31	1	2	3 Regular & Heavy Garbage	4	5
6	7 Recyling & Regular Garbage	8	9	10 Regular & Heavy Garbage Poly-Cart Collection	11 Poly-Cart Collection	12 Poly-Cart Collection
13	14 Recycling & Regular Garbage **Bags Only**	15	16	17 Regular & Heavy Garbage **Bags Only**	18	19
20	21	22	23	24	25	26
27	28	29	30	31 Conclusion Pilot Study Survey is Due.	1	2
3	4					

NOTES

WCA will collect all Poly-Cart on January 10-12th. Please make sure your poly-cart is at the end of the driveway for collection unless you are a CAP member. To complete conclusion survey visit: https://www.questionpro.com/t/AIiYzZckp4
Remember to pick up your extra free role of bags with your completed survey for participating.

Tomball WCA Pilot Study

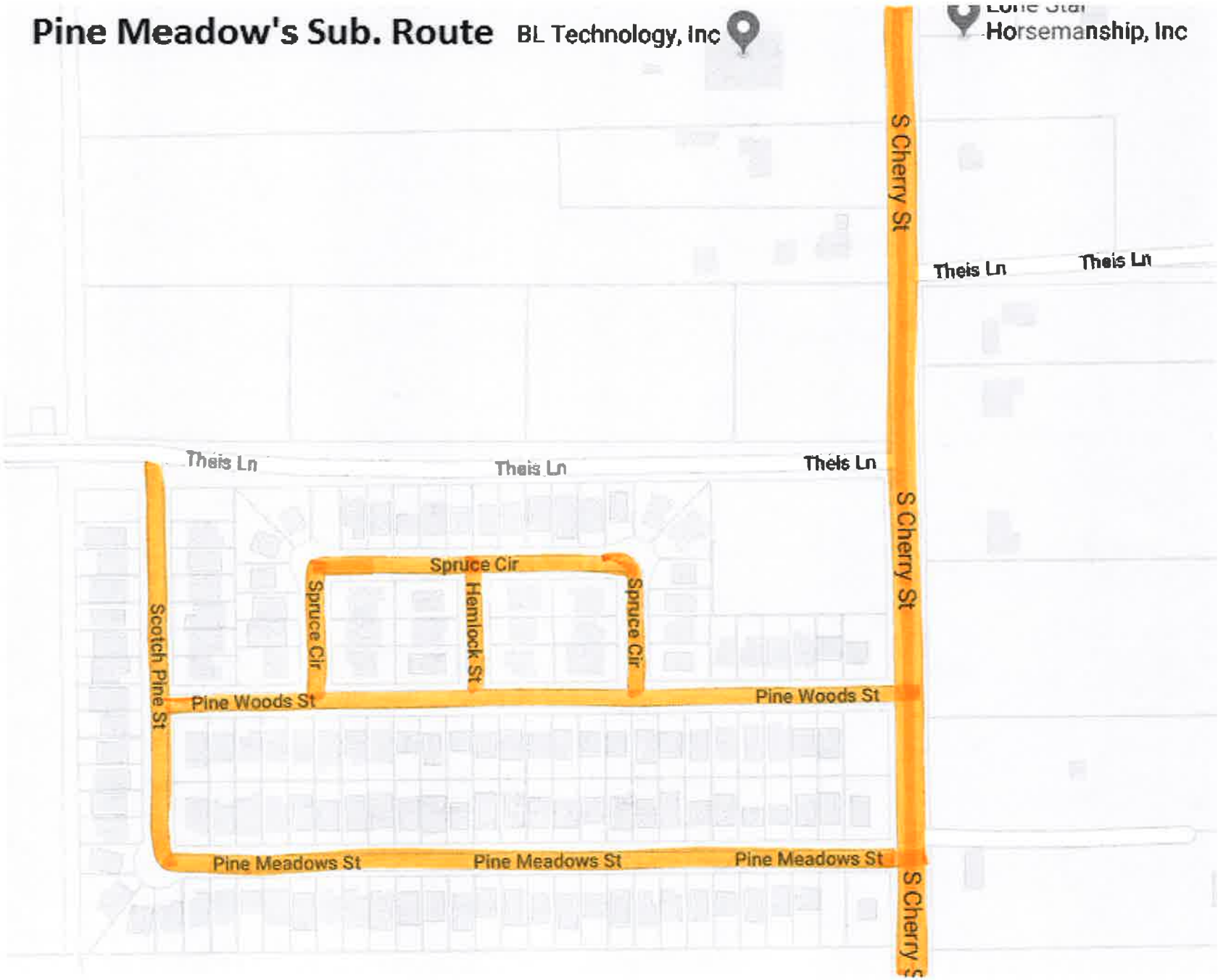



S. Cherry Street Route
Pine Meadows St
S Cherry St
S Cherry St
City Masonry
Graham Rd
Graham Rd
Graham Rd
S Cherry St
Home Towne At Tomball
Holderrieth Rd
Holderrieth Rd
Google

Spring Wood Sub. Route
Baker Dr
Quinn Rd
Quinn Rd
Quinn Rd
Baker Dr
Dove Trail
Arbor Pine
Arbor Pine
Pine Trail
Big Pines
Pine Brook
Serene Trail
Baker Dr
Google

N. Live Oak Street Route
Carrell St
Hospital St
N Howard St
N Willow St
Foster St
Moore St
Texas St
N Chestnut St
N Live Oak St
Peach St
E Main St
S Chestnut Dr
N Elm St
2920
Concordia Lutheran High School
Google

Justin ct.
Adam ct.
Shell
Joseph Ct
Ashley Ct
Mulberry
Mulberry
Joan Hunter Ministries
Agg Rd
Agg Rd
S Cherry St
Theis Ln
Theis Ln
Cherry Meadow's Sub. Route
Map data ©2018 Google
United States
Terms
Send fee


Pine Meadow's Sub. Route
BL Technology, Inc
Horsemanship, Inc
S Cherry St
Theis Ln
Theis Ln
Theis Ln
Theis Ln
Theis Ln
S Cherry St
Spruce Cir
Spruce Cir
Hemlock St
Spruce Cir
Scotch Pine St
Pine Woods St
Pine Woods St
Pine Meadows St
Pine Meadows St
Pine Meadows St
S Cherry St

Barbara Street Route
Raymond St
Barbara St
Lawrence St
Barbara St
Alma St
Holdenrath Blvd
Alma St
Vernon St
Vernon St
James St
Barbara St
Percival St
Percival St
James St
Barbara St
Barbara St

Description of Carts

Proven to withstand the rigors of both fully and semi-automated collection systems, Rehrig Pacific's roll-out carts set the standard for durability and efficiency. Available for nearly any curbside application; including, refuse, organic waste and recyclables, these carts roll easily even with heavy loads. The continuous one-piece handle provides a strong gripping area and the wide wheelbase makes maneuvering easy.

Rehrig carts are flexible, yet hold their shape even after years of service. A reinforced top lip adds strength and rigidity as do the double drag rail and reinforced bottom. The specially designed wide ground-hugging base helps keep these carts upright and stable.

Poly-Carts offer the following:

- Valet service available
- Oversized wheels makes rolling out to the curb a breeze
- Keeps animals OUT!
- 95-Gallon Trash Cart
- 65-Gallon Recycle Cart

95 Gallon Universal
Roll Out Cart Specifications

Meets and/or exceeds all ANSI Standards

Manufacturing Process:	Injection Molding		
Material:	High-density polyethylene resin (HDPE) Manufacturer: Exxon Type: HD-6605 Color pigment and ultraviolet inhibitor compounded at 2% by weight		
Wall Thickness:	Cart Minimum:	0.175	inches
	Critical Wear Points:	0.185	inches (Cart Bottom, handle & lift mechanisms)
	Lid Minimum:	0.140	inches
Cart Dimensions:	Height (includes lid):	45.13	inches
	Width:	28.70	inches
	Depth:	33.73	inches
	Resin weight:	34.10	pounds
	Assembled weight:	41	pounds
	Gripping diameter:	27	inches
	Capacity:	95	gallons
	Load Rating:	332.50	pounds
Imprinting:	Hot stamp process permanently imprints logos and other information including serial numbers and user instruction		
Lid Opening:	270 degrees		
Lid Assembly:	Carts are shipped with the lids already attached.		
Catch Bar:	Integrally molded plastic catch bar or 1" corrosion resistant zinc plated steel catch bar which is easily installed		
Axle:	High strength, low alloy steel, 3/4 inches x 23.8 inches, zinc plated or powder coated equivalent for corrosion protection.		
Wheel:	10 or 12" x 1.75" blow molded, snap-on wheel with 1.4" integrated spacers		
Handle:	Handle attachments are integrally molded part of the container body with a gripping area of 16 inches. Clearance between the cart body and the inside edge of the handle has been maximized to provide optimum control of a fully loaded cart		
Lift System Compatibility:	Compatible with American semi-automated bar-locking lifters and fully automated arm lifters.		

65 Gallon Nestable Bar Roll Out Cart Specifications

Meets and/or exceeds all ANSI Standards

Manufacturing Process:	Injection Molding		
Material:	High-density polyethylene resin (HDPE) Manufacturer: Exxon Type: HD-6605 Color pigment and ultraviolet inhibitor compounded together at 2% by weight		
Wall Thickness:	Cart Minimum:	0.175	inches
	Critical Wear Points:	0.185	inches (Cart Bottom, handle & lift mechanisms)
	Lid Minimum:	0.140	inches
Cart Dimensions:	Height (includes lid):	40.5	inches
	Width:	26.7	inches
	Depth:	28.11	inches
	Resin weight:	27.5	pounds
	Assembled weight:	36	pounds
	Capacity:	67.2	gallons
	Load Rating:	227.5	pounds
Imprinting:	Hot stamp process permanently imprints logos with serial numbers		
Lid Opening:	270 degrees		
Lid Assembly:	Carts are shipped with the lids already attached		
Catch Bar:	Factory installed 1" corrosion resistant zinc plated steel or can be configured without a catch bar.		
Axle:	High strength, low alloy steel 3/4 inches x 23.8 inches, zinc plated or powder coated equivalent" for corrosion protection		
Wheel:	10" x 1.75" blow-molded plastic, snap-on, with integrated spacer		
Handle:	Handle attachments are integrally molded part of the container body with a gripping area of 12 inches. Clearance between the cart body and the inside edge of the handle has been maximized to provide optimum control of a fully loaded cart		
Lift System Compatibility:	Compatible with American semi-automated bar-locking lifters and fully automatec arm lifters.		
Truckload Quantity:	648, stacked 9 high		

DO NOT USE UNTIL OCTOBER 1, 2018

CITY OF TOMBALL

GUIDELINE FOR SERVICE

Trash Service: Provided Monday / Thursday
Recycle Service: Provided Monday

(1) 95-Gallon Cart for trash service
(1) 65-Gallon Cart for recycle service

Bulk Waste will be serviced Thursday

Brush and Tree Trimmings (green waste) will be serviced on Thursday, and shall be cut, tied and bundled, not longer than four feet in length and no larger than four inches.

Please follow the placement guidelines outlined in the Informational Guidelines of your Informational Packet.

DO NOT USE UNTIL OCTOBER 1, 2018

Poly-Cart Pilot Study
Informational Guidelines

Things to Remember:

- Do not place poly-cart out for use until October 1, 2018
- Bags may not be set out for collection outside of the poly-cart, excluding bulk waste
    - Additional bags may be outside of the cart following Thanksgiving and Christmas
- Bulk waste may be placed outside of your poly-cart on THURSDAYS including:
    - Furniture
    - Brush/ Tree trimmings – cut (four (4) foot max), bundled (less than four (4) foot in diameter)
    - Refrigerators (Freon must be removed by licensed technician and tagged)

  Please remember, WCA will not collect construction material. If pick-up is needed for these items please contact City staff at (281) 290-1401.
- Recycling will only be picked up on Monday's
- Place poly-cart out for collection no later than 7:00 AM the day of collection
- Poly-cart must be retrieved by the resident no later than 7:00 AM the day following collection
- Poly-cart should be stored out of sight or near your garage
- Poly-cart lids should be fully closed in order to prevent animals from tearing into the garbage
- Poly-carts shall be placed securely at designated areas to avoid tipping or falling into the street
- Poly-cart shall be placed in designated areas with the handle and wheels facing away from the street
- Poly-cart shall have a minimum of three (3) foot clearance on each side to ensure adequate space for retrieval (reference placement sample on the next page)
    - Poly-cart should not be placed on the same side of the driveway as the mailbox
        - **Please note the location of the poly-cart following service from WCA and ensure that the cart is placed in the same location moving forward on service dates**

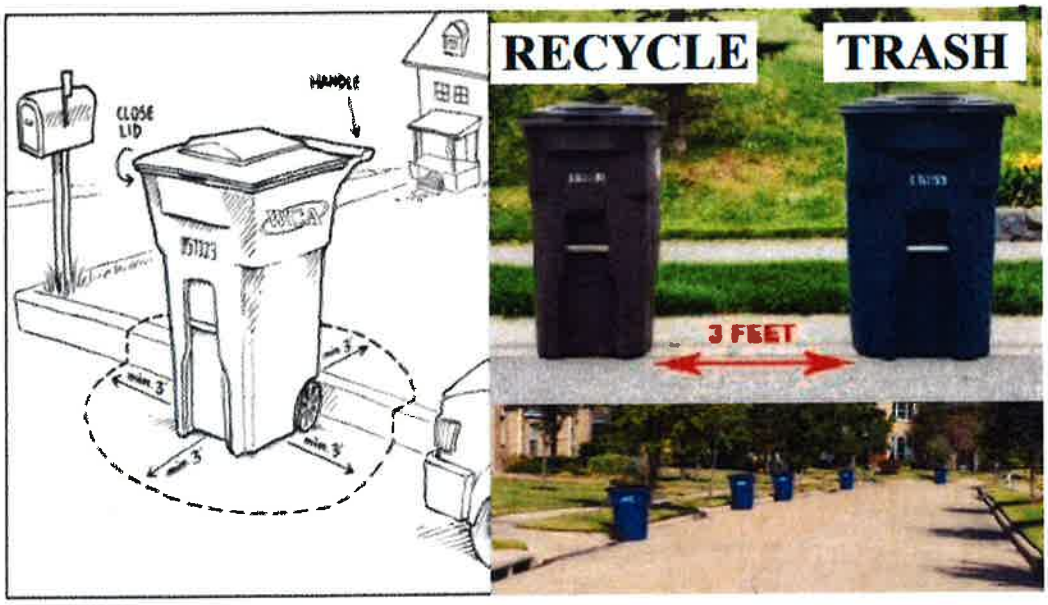
Things to Avoid:

- Poly-cart cannot be placed out for collection before 5:00 PM the day before collection
- Poly-carts should not be left at the end of the driveway
- Garbage bags will not be allowed to be placed outside of the poly-cart during the pilot study program
- Avoid blocking alleys, sidewalks, driveways or roadways with poly-carts, brush or bulky items
- Do not place any others carts as WCA issued poly-carts will be the only carts serviced
- Recycle bins will not be serviced during the study, recycle poly-carts only shall be utilized

For questions please contact:

Lauren Sykora, Utility Billing Supervisor
Phone: (281) 290-1423
Email: lsykora@tomballtx.gov

Meagan Mageo, Project Coordinator
Phone: (281) 290-1411
Email: mmageo@tomballtx.gov



We realize that some areas are not safe or practical for curb placement. In these areas the poly-cart should be placed off the road, no more than three (3) feet from the curb or roadside. (Please see images below)

Also please do not place the poly-cart on the same side of the driveway as your mailbox; doing so could cause a disruption in mail service.

Single-Stream Recycling Guide

Save and Post!

You can now place all recyclables in one bin!

Opened mail & greeting cards

Paper egg cartons

Paperboard boxes

#1-7 Plastic tubs & screw-top jars
(no lids, no #7 PLA compostables, do not flatten)

#1-7 Plastic bottles & jugs
(no lids, no #7 PLA compostables, do not flatten)

File folders

Blueprints

Cans (do not crush or flatten)

Magazines, brochures & catalogs

White or pastel office paper

Clean, balled aluminum foil (2" or larger) and pie pans

Newspapers & inserts (no bags)

Phone Books

Loose metal jar lids & steel bottle caps

NO

- plastic bags
- plastic lids & caps
- windows
- glass
- scrap metal
- Tyvek® envelopes
- plastic 6-pack holders
- needles or syringes
- paper ream wrappers
- plastic microwave trays
- frozen food, ice cream or frozen juice containers
- mirrors, ceramics or Pyrex®
- light bulbs, plates or vases
- drinking glasses, window glass
- hazardous or bio-hazardous waste
- plastics other than those listed
- tissues, paper towels, napkins
- waxed paper or waxed cardboard
- Styrofoam® or paper to-go containers

Corrugated cardboard & paper bags

Paper milk/ juice cartons
(no foil pouches, do not flatten)

No need to remove: paper clips, stamps, address labels, staples, tape, wire, metal fasteners, rubber bands, spiral bindings, plastic tabs.

Please flatten all cardboard boxes.

Empty and rinse all containers. Do not flatten containers.

Please follow these guidelines carefully.

Paper-back books

Empty aerosol cans (no caps)

plastic bags

Styrofoam® & paper to-go boxes & cups

plastic caps

WCA

www.wcawaste.com

aim for zero waste

Single-Stream Recycling

ADDITIONAL POLY-CART ORDER FORM

This order form is for an additional 95- gallon garbage poly-cart ONLY.

Name: _____

Address: _____

_____ _____

Signature **Date**

- **No additional charge during the pilot study ONLY**

City of Tomball
501 James St. Tomball, TX 77375
Phone:(281)290-1401 or (281)290-1424
Fax(281)351-4735
Email lcox@tomballtx.gov or mfowler@tomballtx.gov

Official Use Only: Staff Initials: _____ Completed Date: _____

CART ASSISTANCE PROGRAM (CAP) FORM

If you have a disability and require special assistance please fill out the information below and submit to the City of Tomball.

Name: _____

Address: _____

_____ _____

Signature **Date**

NOT REQUIRED

_____ _____

Doctor Signature **Date**

FOR PILOT STUDY

_____

Doctor's Phone

City of Tomball
501 James St. Tomball, TX 77375
Phone:(281)290-1401 or (281)290-1424
Fax(281)351-4735
Email lcox@tomballtx.gov or mfowler@tomballltx.gov

Pilot Study Introduction

100%

Questions marked with a * are required

Exit Survey

*** What is your address?**

*** How long have you been a resident of the City of Tomball?**

*** What is your age range?**

- ○ Under 21
- ○ 21-39
- ○ 40-59
- ○ 60 and over

*** Do you use the City provided trash bags?**

- ○ Yes
- ○ No
- ○ I was unaware we had City provided bags

* **How satisfied are you with your current garbage service?**

Extremely Unsatisfied

Unsatisfied

Neutral

Satisfied

Extremely Satisfied

* **What aspects of the current garbage service would you like to change?**

* **How satisfied are you with your current recycling services?**

Extremely Unsatisfied

Unsatisfied

Neutral

Satisfied

Extremely Satisfied

* **What aspects of the current recycling service would you like to change?**

* **Which services do you use on a monthly basis?**

- ☐ Residential Bags
- ☐ Recycling
- ☐ Bulk Garbage

* **What are your personal feelings of implementing poly-cart for residential garbage collection in the City?**

Extremely Unsatisfied

Unsatisfied

Neutral

Satisfied

Extremely Satisfied

* **Which of the following would you consider to be a concern for your household in regards to poly-cart service? (Check all that apply)**

- ☐ Stability of the cart
- ☐ Getting the cart to the curb
- ☐ Theft/Vandalism
- ☐ Size & Dimension - height, weight, width
- ☐ Removal & Storage Enforcement

* **Would you take advantage of a valet service through the Cart Assistance Program (CAP), if applicable?**

- ○ Yes
- ○ No
- ○ N/A

* **Which do you prefer for garbage collection service?**

- ○ Bags
- ○ Poly-carts

* **If you chose bags in the question above, would you be willing to pay an additional cost for this service?**

- ○ Yes
- ○ No

Any additional comments or concerns?

Done

Pilot Study Conclusion

100%

Questions marked with a * are required

Exit Survey

*** What is your address?**

*** What is your age range?**

- ○ Under 21
- ○ 21-39
- ○ 40-59
- ○ 60 and over

*** How satisfied were you with the garbage service while using your poly-cart?**

Extremely Unsatisfied	Unsatisfied	Neutral	Satisfied	Extremely Satisfied

*** How satisfied were you with the recycling service while using your poly-cart?**

Extremely Unsatisfied | Unsatisfied | Neutral | Satisfied | Extremely Satisfied

*** Did the poly-cart(s) provide you enough storage for your garbage?**

- ○ Yes
- ○ No

*** Did the poly-cart provide you enough storage for your recycling?**

- ○ Yes
- ○ No, I would prefer something larger

*** Would you say the poly-cart was difficult to move in and out for service?**

- ○ Yes
- ○ No
- ○ N/A I'm a Cart Assistance Program (CAP) member.

How would you rate the overall ease of using the poly-carts?

	Difficult	No issues	N/A
* Garbage	No issues		
* Recycling	No issues		

*** If the City switched to full time poly-cart service would you use Cart Assistance Program (CAP) permanently?**

- ○ Yes
- ○ No
- ○ N/A

*** After completing the Poly-cart Pilot Study, would you still be willing to pay an additional cost to continue with bag service?**

- ○ Yes
- ○ No

Any additional Comments or concerns?

Done

WCA Poly-Cart Pilot Study Program

- S. Cherry Street Route
- Cherry Meadows Route
- Pine Meadows Route
- Springwood Route
- N. Live Oak Route
- Barbara Street Route

Pilot Study Participant Packet

City of Tomball

Gretchen Fagan
Mayor

Robert S. Hauck
City Manager

September 5, 2018

Dear Resident,

The City of Tomball and WCA have partnered to conduct a Poly-Cart Pilot Study for garbage and recycling services. You are receiving this letter as notification that your area has been selected to participate from October 1, 2018 through January 3, 2019. Enclosed you will find the following informational material:

- 2018 & 2019 Service Calendars
- Poly-Cart Description
- WCA Informational Sticker Example
- Informational Guideline
- Approved Recyclable Materials List
- Additional Poly-Cart Order Form
- Cart Assistance Program (CAP) Form
- Introduction Survey (https://www.questionpro.com/t/AliYzZckoC)

The two description pages provide a brief overview of the specifications including height, weight and over all construction of the poly-cart. The Recycling Guide provides a list of approved and non-approved materials for recycling including preparation tips. The Informational Guideline is a listing of all guidelines to follow during the study, these will ensure that proper handling, use and storage is adhered during the course of the study. In addition there will be an information sticker placed on the lid of each poly-cart that will outline service dates, times and placement for poly-cart collection to ensure adequate service. The service calendars detail a listing of all service dates during the pilot study and an overview of all important upcoming events and due dates. The Cart Assistance Program or CAP is a valet service that will be offered to those residents that are unable to place the poly-cart in the required location safely. By completing and submitting this form, the resident will be eligible to receive a modified placement of their poly-cart which will include retrieval and replacement of the poly-cart by WCA staff.

Before the Pilot Study commences, we will hold informational meetings to provide needed information and address any questions or concerns. The week before your area's informational meeting is scheduled, we will mail out a reminder that will include the date, time and location; this meeting is not mandatory, but we urge all residents to attend so that you receive the most helpful information to make the study as easy as possible. Following the completion of all informational meetings an Introduction Survey will need to be completed and returned to the City. Following completion of the Pilot Study and after final survey has been completed each resident will receive one extra roll of garbage bags as thank you for your participation.

If you should have any questions about the Pilot Study at any point please contact any of the staff members listed below or myself. We value the opinion of all our residents and look forward to receiving your input.

Lauren Sykora, Utility Billing Supervisor
Phone: (281) 290-1423
Email: lsylora@tomballtx.gov

Meagan Mageo, Project Coordinator
Phone: (281) 290-1411
Email: mmageo@tomballtx.gov

Sincerely,

David Esquivel, PE
Assistant City Manager
Phone: (281) 290-1415
Email: desquivel@tomballtx.gov

September 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	30	31	1
2	3 Labor Day	4 Presentation to Council	5 Notification Letter to Residents Go Out in the Mail	6	7	8
9	10 Information Meeting Mail Outs	11	12	13	14	15
16	17	18 Pine Meadows/ Springwood Information Meeting	19 Barbara St. (1) Information Meeting	20 Cherry Meadows Information Meeting	21	22
23	24	25 N. Live Oak/ Barbara St. (2) Information Meeting	26 S. Cherry/ James St. Information Meeting Poly-Cart Delivery to Residents - Day 1	27 Poly-Cart Delivery to Residents - Day 2	28 Introduction Pilot Study Survey is Due	29
30	1					

NOTES

To complete the Introduction Survey visit https://www.questionpro.com/t/AIiYzZckoC

October 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	1 Recycling & Regular Garbage Pilot Study Begins	2	3	4 Regular & Heavy Garbage	5	6
7	8 Recycling & Regular Garbage	9	10	11 Regular & Heavy Garbage	12	13
14	15 Recycling & Regular Garbage	16	17	18 Regular & Heavy Garbage	19	20
21	22 Recycling & Regular Garbage	23	24	25 Regular & Heavy Garbage	26	27
28	29 Recycling & Regular Garbage	30	31	1	2	3
4	5	NOTES				

November 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	31	1 Regular & Heavy Garbage	2	3
4	5 Recycling & Regular Garbage	6	7	8 Regular & Heavy Garbage	9	10
11	12 Recycling & Regular Garbage	13	14	15 Regular & Heavy Garbage	16	17
18	19 Recycling & Regular Garbage	20	21	22 Thanksgiving	23 Regular & Heavy Garbage	24
25	26 Recycling & Regular Garbage	27	28	29 Regular & Heavy Garbage	30	1
2	3	NOTES				

December 2018

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
25	26	27	28	29	30	1
2	3 Recycling & Regular Garbage	4	5	6 Regular & Heavy Garbage	7	8
9	10 Recycling & Regular Garbage	11	12	13 Regular & Heavy Garbage	14	15
16	17 Recycling & Regular Garbage	18 Final Notice & Conclusion Survey Mail Out	19	20 Regular & Heavy Garbage	21	22
23	24 Recycling & Regular Garbage Christmas Eve	25 Christmas Day	26	27 Regular & Heavy Garbage	28	29
30	31 Recycling & Regular Garbage	NOTES				

January 2019

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
30	31	1	2	3 Regular & Heavy Garbage	4	5
6	7 Recyling & Regular Garbage	8	9	10 Regular & Heavy Garbage Poly-Cart Collection	11 Poly-Cart Collection	12 Poly-Cart Collection
13	14 Recycling & Regular Garbage **Bags Only**	15	16	17 Regular & Heavy Garbage **Bags Only**	18	19
20	21	22	23	24	25	26
27	28	29	30	31 Conclusion Pilot Study Survey is Due.	1	2
3	4					

NOTES

WCA will collect all Poly-Cart on January 10-12th. Please make sure your poly-cart is at the end of the driveway for collection unless you are a CAP member. To complete conclusion survey visit: https://www.questionpro.com/t/AIiYzZckp4
Remember to pick up your extra free role of bags with your completed survey for participating.

Description of Carts

Proven to withstand the rigors of both fully and semi-automated collection systems, Rehrig Pacific's roll-out carts set the standard for durability and efficiency. Available for nearly any curbside application; including, refuse, organic waste and recyclables, these carts roll easily even with heavy loads. The continuous one-piece handle provides a strong gripping area and the wide wheelbase makes maneuvering easy.

Rehrig carts are flexible, yet hold their shape even after years of service. A reinforced top lip adds strength and rigidity as do the double drag rail and reinforced bottom. The specially designed wide ground-hugging base helps keep these carts upright and stable.

Poly-Carts offer the following:

- Valet service available
- Oversized wheels makes rolling out to the curb a breeze
- Keeps animals OUT!
- 95-Gallon Trash Cart
- 65-Gallon Recycle Cart

95 Gallon Universal
Roll Out Cart Specifications

Meets and/or exceeds all ANSI Standards

Manufacturing Process:	Injection Molding
Material:	High-density polyethylene resin (HDPE) Manufacturer: Exxon Type: HD-6605 Color pigment and ultraviolet inhibitor compounded at 2% by weight
Wall Thickness:	Cart Minimum: 0.175 inches Critical Wear Points: 0.185 inches (Cart Bottom, handle & lift mechanisms) Lid Minimum: 0.140 inches
Cart Dimensions:	Height (includes lid): 45.13 inches Width: 28.70 inches Depth: 33.73 inches Resin weight: 34.10 pounds Assembled weight: 41 pounds Gripping diameter: 27 inches Capacity: 95 gallons Load Rating: 332.50 pounds
Imprinting:	Hot stamp process permanently imprints logos and other information including serial numbers and user instruction
Lid Opening:	270 degrees
Lid Assembly:	Carts are shipped with the lids already attached.
Catch Bar:	Integrally molded plastic catch bar or 1" corrosion resistant zinc plated steel catch bar which is easily installed
Axle:	High strength, low alloy steel, 3/4 inches x 23.8 inches, zinc plated or powder coated equivalent for corrosion protection.
Wheel:	10 or 12" x 1.75" blow molded, snap-on wheel with 1.4" integrated spacers
Handle:	Handle attachments are integrally molded part of the container body with a gripping area of 16 inches. Clearance between the cart body and the inside edge of the handle has been maximized to provide optimum control of a fully loaded cart
Lift System Compatibility:	Compatible with American semi-automated bar-locking lifters and fully automated arm lifters.

65 Gallon Nestable Bar Roll Out Cart Specifications

Meets and/or exceeds all ANSI Standards

Manufacturing Process:	Injection Molding		
Material:	High-density polyethylene resin (HDPE) Manufacturer: Exxon Type: HD-6605 Color pigment and ultraviolet inhibitor compounded together at 2% by weight		
Wall Thickness:	Cart Minimum:	0.175	inches
	Critical Wear Points:	0.185	inches (Cart Bottom, handle & lift mechanisms)
	Lid Minimum:	0.140	inches
Cart Dimensions:	Height (includes lid):	40.5	inches
	Width:	26.7	inches
	Depth:	28.11	inches
	Resin weight:	27.5	pounds
	Assembled weight:	36	pounds
	Capacity:	67.2	gallons
	Load Rating:	227.5	pounds
Imprinting:	Hot stamp process permanently imprints logos with serial numbers		
Lid Opening:	270 degrees		
Lid Assembly:	Carts are shipped with the lids already attached		
Catch Bar:	Factory installed 1" corrosion resistant zinc plated steel or can be configured without a catch bar.		
Axle:	High strength, low alloy steel 3/4 inches x 23.8 inches, zinc plated or powder coated equivalent" for corrosion protection		
Wheel:	10" x 1.75" blow-molded plastic, snap-on, with integrated spacer		
Handle:	Handle attachments are integrally molded part of the container body with a gripping area of 12 inches. Clearance between the cart body and the inside edge of the handle has been maximized to provide optimum control of a fully loaded cart		
Lift Syatem Compatibility:	Compatible with American semi-automated bar-locking lifters and fully automatec arm lifters.		

Truckload Quantity: 648, stacked 9 high

WCA

DO NOT USE UNTIL OCTOBER 1, 2018

CITY OF TOMBALL

GUIDELINE FOR SERVICE

Trash Service: Provided Monday / Thursday
Recycle Service: Provided Monday

(1) 95-Gallon Cart for trash service
(1) 65-Gallon Cart for recycle service

Bulk Waste will be serviced Thursday

Brush and Tree Trimmings (green waste) will be serviced on Thursday, and shall be cut, tied and bundled, not longer than four feet in length and no larger than four inches.

Please follow the placement guidelines outlined in the Informational Guidelines of your Informational Packet.

DO NOT USE UNTIL OCTOBER 1, 2018

Poly-Cart Pilot Study
Informational Guidelines

Things to Remember:

- Do not place poly-cart out for use until October 1, 2018
- Bags may not be set out for collection outside of the poly-cart, excluding bulk waste
    - Additional bags may be outside of the cart following Thanksgiving and Christmas
- Bulk waste may be placed outside of your poly-cart on THURSDAYS including:
    - Furniture
    - Brush/ Tree trimmings – cut (four (4) foot max), bundled (less than four (4) foot in diameter)
    - Refrigerators (Freon must be removed by licensed technician and tagged)

  Please remember, WCA will not collect construction material. If pick-up is needed for these items please contact City staff at (281) 290-1401.
- Recycling will only be picked up on Monday's
- Place poly-cart out for collection no later than 7:00 AM the day of collection
- Poly-cart must be retrieved by the resident no later than 7:00 AM the day following collection
- Poly-cart should be stored out of sight or near your garage
- Poly-cart lids should be fully closed in order to prevent animals from tearing into the garbage
- Poly-carts shall be placed securely at designated areas to avoid tipping or falling into the street
- Poly-cart shall be placed in designated areas with the handle and wheels facing away from the street
- Poly-cart shall have a minimum of three (3) foot clearance on each side to ensure adequate space for retrieval (reference placement sample on the next page)
    - Poly-cart should not be placed on the same side of the driveway as the mailbox
        - **Please note the location of the poly-cart following service from WCA and ensure that the cart is placed in the same location moving forward on service dates**

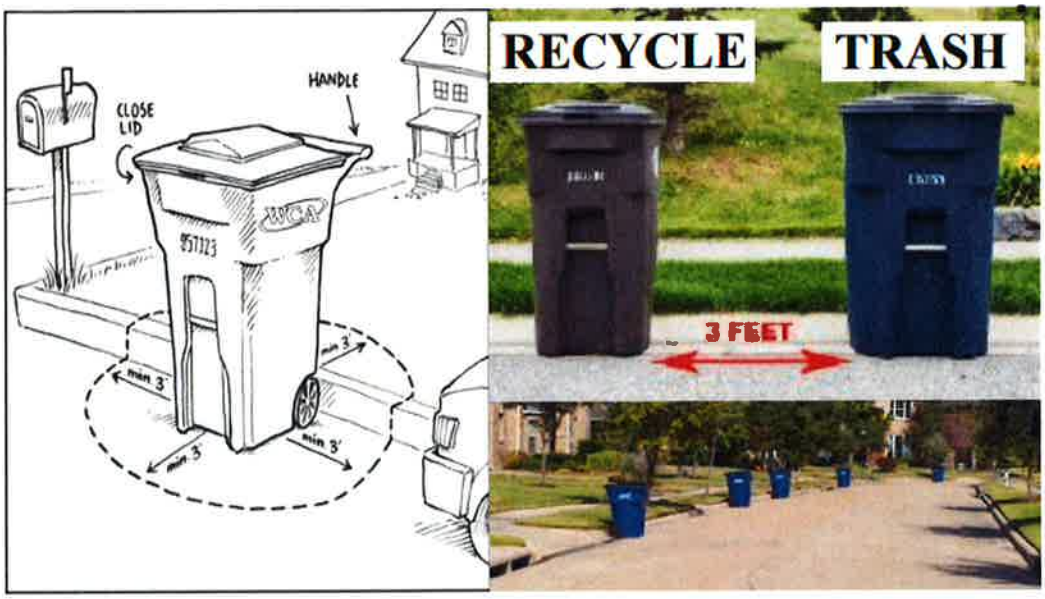
Things to Avoid:

- Poly-cart cannot be placed out for collection before 5:00 PM the day before collection
- Poly-carts should not be left at the end of the driveway
- Garbage bags will not be allowed to be placed outside of the poly-cart during the pilot study program
- Avoid blocking alleys, sidewalks, driveways or roadways with poly-carts, brush or bulky items
- Do not place any others carts as WCA issued poly-carts will be the only carts serviced
- Recycle bins will not be serviced during the study, recycle poly-carts only shall be utilized

For questions please contact:

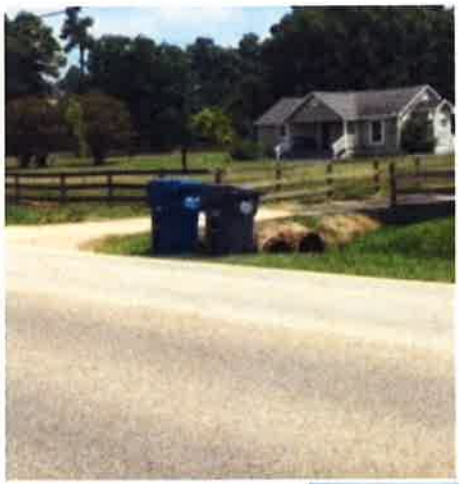
Lauren Sykora, Utility Billing Supervisor
Phone: (281) 290-1423
Email: lsykora@tomballtx.gov

Meagan Mageo, Project Coordinator
Phone: (281) 290-1411
Email: mmageo@tomballtx.gov



We realize that some areas are not safe or practical for curb placement. In these areas the poly-cart should be placed off the road, no more than three (3) feet from the curb or roadside. (Please see images below)

Also please do not place the poly-cart on the same side of the driveway as your mailbox; doing so could cause a disruption in mail service.



Single-Stream Recycling Guide

Save and Post!

You can now place all recyclables in one bin!

Opened mail & greeting cards

Paper egg cartons

Paperboard boxes

#1-7 Plastic tubs & screw-top jars (no lids, no #7 PLA compostables, do not flatten)

#1-7 Plastic bottles & jugs (no lids, no #7 PLA compostables, do not flatten)

File folders

Blueprints

Cans (do not crush or flatten)

Magazines, brochures & catalogs

White or pastel office paper

Clean, balled aluminum foil (2" or larger) and pie pans

NO

- plastic bags
- plastic lids & caps
- windows
- glass
- scrap metal
- Tyvek® envelopes
- plastic 6-pack holders
- needles or syringes
- paper ream wrappers
- plastic microwave trays
- frozen food, ice cream or frozen juice containers
- mirrors, ceramics or Pyrex®
- light bulbs, plates or vases
- drinking glasses, window glass
- hazardous or bio-hazardous waste
- plastics other than those listed
- tissues, paper towels, napkins
- waxed paper or waxed cardboard
- Styrofoam® or paper to-go containers

Newspapers & inserts (no bags)

Phone Books

Loose metal jar lids & steel bottle caps

Corrugated cardboard & paper bags

Paper milk/ juice cartons (no foil pouches, do not flatten)

No need to remove: paper clips, stamps, address labels, staples, tape, wire, metal fasteners, rubber bands, spiral bindings, plastic tabs.

Please flatten all cardboard boxes.

Empty and rinse all containers. Do not flatten containers.

Please follow these guidelines carefully.

plastic bags

Styrofoam® & paper to-go boxes & cups

plastic caps

Paper-back books

Empty aerosol cans (no caps)

WCA

www.wcawaste.com

aim for zero waste

Single-Stream Recycling

ADDITIONAL POLY-CART ORDER FORM

This order form is for an additional 95- gallon garbage poly-cart ONLY.

Name: _____

Address: _____

_____ _____

Signature **Date**

- **No additional charge during the pilot study ONLY**

City of Tomball
501 James St. Tomball, TX 77375
Phone:(281)290-1401 or (281)290-1424
Fax(281)351-4735
Email lcox@tomballtx.gov or mfowler@tomballtx.gov

Official Use Only: Staff Initials: _____ Completed Date: _____

CART ASSISTANCE PROGRAM (CAP) FORM

If you have a disability and require special assistance please fill out the information below and submit to the City of Tomball.

Name: _____

Address: _____

_____ _____

Signature **Date**

NOT REQUIRED

_____

Doctor Signature **Date**

FOR PILOT STUDY

_____

Doctor's Phone

City of Tomball
501 James St. Tomball, TX 77375
Phone:(281)290-1401 or (281)290-1424
Fax(281)351-4735
Email lcox@tomballtx.gov or mfowler@tomballtx.gov

Pilot Study Introduction

100%

Questions marked with a * are required

Exit Survey

*** What is your address?**

*** How long have you been a resident of the City of Tomball?**

*** What is your age range?**

- ○ Under 21
- ○ 21-39
- ○ 40-59
- ○ 60 and over

*** Do you use the City provided trash bags?**

- ○ Yes
- ○ No
- ○ I was unaware we had City provided bags

* **How satisfied are you with your current garbage service?**

Extremely Unsatisfied

Unsatisfied

Neutral

Satisfied

Extremely Satisfied

* **What aspects of the current garbage service would you like to change?**

* **How satisfied are you with your current recycling services?**

Extremely Unsatisfied

Unsatisfied

Neutral

Satisfied

Extremely Satisfied

* **What aspects of the current recycling service would you like to change?**

* **Which services do you use on a monthly basis?**

- [ ] Residential Bags
- [ ] Recycling
- [ ] Bulk Garbage

* **What are your personal feelings of implementing poly-cart for residential garbage collection in the City?**

Extremely Unsatisfied

Unsatisfied

Neutral

Satisfied

Extremely Satisfied

* **Which of the following would you consider to be a concern for your household in regards to poly-cart service? (Check all that apply)**

- ☐ Stability of the cart
- ☐ Getting the cart to the curb
- ☐ Theft/Vandalism
- ☐ Size & Dimension - height, weight, width
- ☐ Removal & Storage Enforcement

* **Would you take advantage of a valet service through the Cart Assistance Program (CAP), if applicable?**

- ○ Yes
- ○ No
- ○ N/A

* **Which do you prefer for garbage collection service?**

- ○ Bags
- ○ Poly-carts

* **If you chose bags in the question above, would you be willing to pay an additional cost for this service?**

- ○ Yes
- ○ No

Any additional comments or concerns?

Done

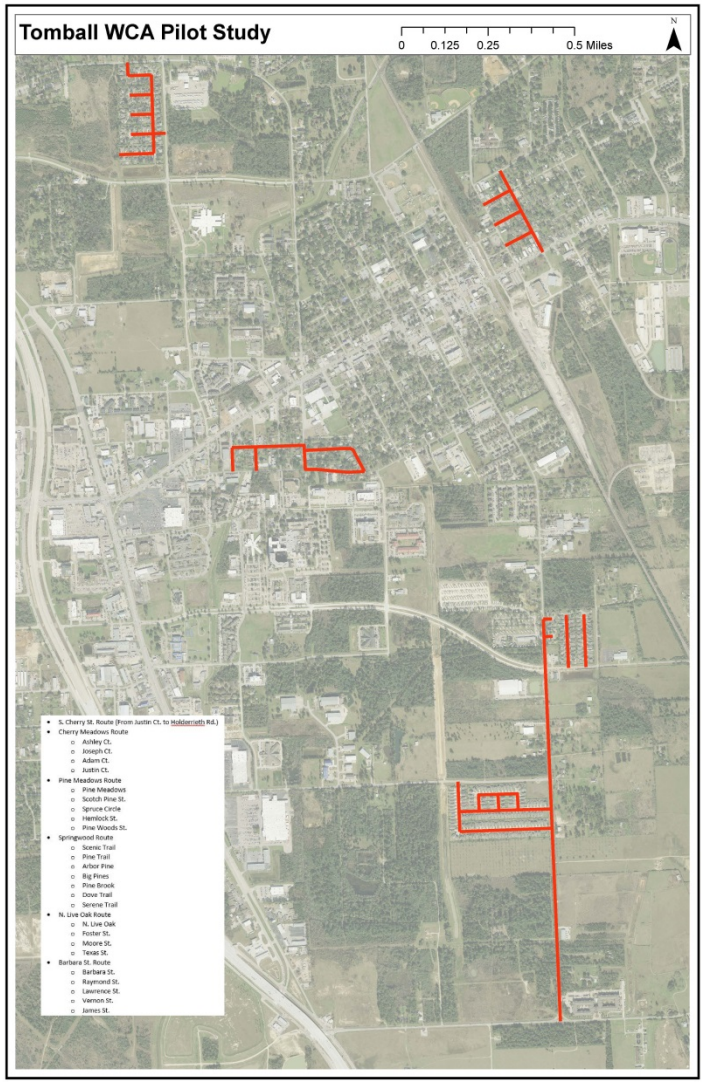
Poly-Cart Pilot Study

2018

Background

- Complaints regarding bag service
  - Animals
  - Broken bags (vehicles)
  - Placement must be done day of pickup
  - Loose debris (overfilled bags, not tied)
- Efficiency Evaluation
  - Cost
  - Service
- Evaluation of Feasibility of Poly-Carts

Pilot Study Route Overview



- S. Cherry Street Route
  - Highly travelled with steep ditches
- Cherry Meadows Route
  - Small Curb & gutter neighborhood
- Pine Meadows Route
  - Curb & gutter neighborhood
- Springwood Route
  - Curb & gutter neighborhood
- N. Live Oak Route
  - No Curb & gutter area with narrow roads
- Barbara Street Route
  - Mixture of curb & gutter with narrow roads and high traffic

(Approximately 400 homes)

September
Sept. 5 - Notification Packets with Info. Survey to participants
Sept. 10 – Informational Meeting Mail outs
Sept. 18 – 26 – Informational Meetings with participants
Sept. 26 – 27 – Poly-cart delivery to participants
October
Oct. 1 – Pilot study begins
November
Nov. 23 – Regular & Heavy Garbage Collection
December
Dec. 18 – Notice of Cart Collection & Conclusion Survey
Dec. 24 – Regular & Recycling Collection
Dec. 27 – Regular & Heavy Garbage Collection
January
Jan. 10 – Pilot Study Concludes
Jan. 10 – 12 – Poly-cart Collection

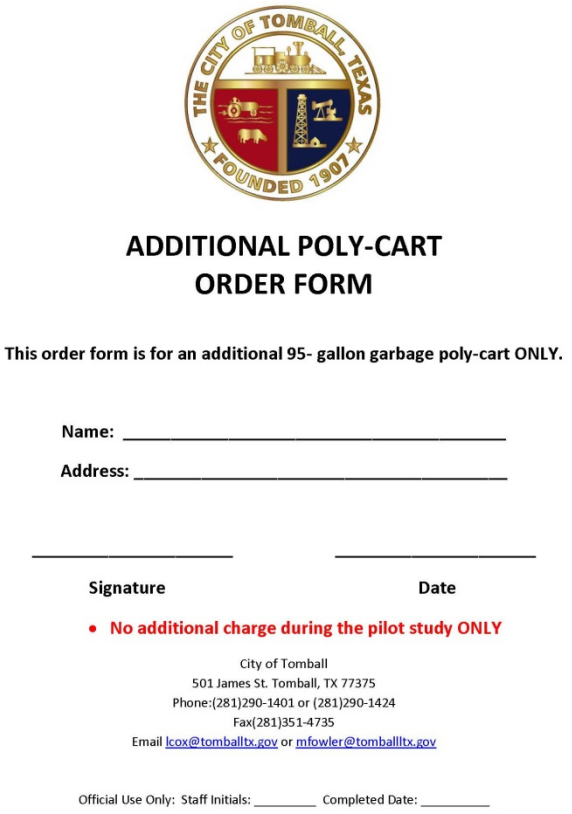
Participant Informational Packet Contents

- Introduction Letter
- 2018 & 2019 Calendars
- Poly-Cart Description
- WCA Informational Sticker Example
- Informational guidelines
- Approved Recyclable Materials List
- Additional Poly-Cart Order Form
- Cart Assistance Program (CAP) Form
- Pilot Study Introduction Survey

Distribution of Poly-Carts

- Poly-carts delivered to residents sealed with an informational sticker
- Participants will be distributed:
  - One (1) 95-gallon garbage poly-cart
  - One (1) 65-gallon recycling poly-cart

❑ Participants have the ability to order one (1) additional garbage poly-cart at no additional charge during the Pilot Study



ADDITIONAL POLY-CART ORDER FORM

This order form is for an additional 95- gallon garbage poly-cart ONLY.

Name: _____

Address: _____

_____ _____

Signature **Date**

- **No additional charge during the pilot study ONLY**

City of Tomball
501 James St. Tomball, TX 77375
Phone:(281)290-1401 or (281)290-1424
Fax(281)351-4735
Email lcox@tomballtx.gov or mfowler@tomballtx.gov

Official Use Only: Staff Initials: _____ Completed Date: _____

Poly-Cart Service Information

- Household Garbage to be placed in 95-Gallon Cart
  - Serviced on Monday's & Thursday's
- Recyclables to be placed in 65-Gallon Cart
  - Serviced on Monday's
- Bulk/ Heavy Waste Collection
  - Serviced on Thursday's
  - Allowed to be outside of cart
    - Items may include (but not limited to): tree limbs, furniture, appliances, etc.
    - No construction debris will be collected
      - Must follow all WCA guidelines and rules for collection

Cart Assistance Program (C.A.P.)

- Valet service for C.A.P. members
- Members carts will have a City of Tomball Seal sticker placed
- Available for garbage and recycling
- Physician signature not required during pilot study

CART ASSISTANCE PROGRAM (CAP) FORM

If you have a disability and require special assistance please fill out the information below and submit to the City of Tomball.

Name: _____

Address: _____

_____ _____

Signature Date

NOT REQUIRED

Doctor Signature Date

FOR PILOT STUDY

Doctor's Phone

City of Tomball
501 James St. Tomball, TX 77375
Phone:(281)290-1401 or (281)290-1424
Fax(281)351-4735
Email lcox@tomballtx.gov or mfowler@tomballltx.gov

Questions?

Regular City Council
Agenda Item
Data Sheet

Meeting Date: September 4, 2018

Topic:
Approve Financing the Purchase of One (1) Pierce Velocity 107-Ft. Ladder Fire Truck and Early Extinguishment of the Remaining Debt on the 2015 Pierce Velocity Pumper, Purchased on October 20, 2014

Background:
This agenda item is for the approval of the financing and purchase of a new Pierce Velocity 107' Ladder Truck and the additional equipment that is required to operate the apparatus. With an estimated cost of $ 1,294,382.59, we plan to finance an estimated $ 1,300,000.
When we requested quotes, we provided the amount to be financed along with the estimate of the cost of the new truck to the following firms:

PNC (the firm that used to be known as Oshkosh and who we currently have a pumper truck financed)
Wells Fargo
Spirit of Texas Bank
Baystone Government Finance (State Bank)

A summary of those quotes is attached.

Along with the financing of the new ladder truck, staff recommends paying off the remaining debt on the 2015 Pierce Velocity Pumper (through PNC) that was awarded by council on 10/20/2014 (minutes attached). This early payoff will save approximately $ 45,000 and would be consistent with the 5 year payoff that we did on the last fire truck.

Origination:
Finance

Recommendation:
Staff recommends that council award the financing of the Pierce Velocity 107' Ladder Truck to Spirit of Texas Bank. Their quote is (see attached summary of quotes) the lowest cost to the City. In the summary, Spirit of Texas Bank is within $365 of Wells Fargo on total costs after 5 years, but Wells Fargo's quote will not exceed $1.2 million. Spirit of Texas Bank has offered a quote on a Fixed Principal Reduction, Decreasing Annual Payment basis. This plan of amortization will be the least cost to the City of Tomball. The plan will be to pay the remaining balance of the note after the fifth year as we have done with the last two Fire Trucks. As seen in the attached summaries, this will result in the lowest costs to the City and also have the least impact on the reserves of our Debt Service Fund.

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

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1st ☐ 2nd	

ATTACHMENTS:

Summary of Fire Truck Quotes
Ladder Truck Proposal

2018 Tomball Firetruck Financing Proposals

for Purchase of Pierce Ladder Truck

10 Year Term

	Amount	Interest Rate	Expenses	Principal	Interest	Total	Annual Payment	Five years of debt service payments	Payoff amount at five years	Total cost at Year 5 payoff
PNC	$ 1,294,383	4.15%		$ 1,294,383	$ 313,413	$ 1,607,795	$160,779.54	$803,897.70	$ 712,756.04	$ 1,516,653.74
State Bank	$ 1,294,383	3.89%		$ 1,294,383	$ 292,747	$ 1,587,130	$158,712.97	$793,564.85	$ 708,750.89	$ 1,502,315.74
Wells Fargo	$ 1,200,000	3.92%	$ 750	$ 1,200,000	$ 273,605	$ 1,473,605	$147,360.51	$736,802.55	$ 657,499.78	$ 1,489,435.33
Plus attorneys legal opinion						$ 750				
COT Equity balancing payment						$ 94,383				
						$ 1,568,738				
Spirit of Texas Bank										
Typical amortizing	$ 1,300,000	3.65%		$ 591,900	$ 195,589	$ 787,489	$157,497.85	$787,489.25	$ 708,100.21	$ 1,495,589.46
		5.15%		$ 454,234	$ 112,246	$ 566,480	$141,620.00			
				$ 253,866	$ 13,075	$ 266,941	$266,941.00			
				$ 1,300,000	$ 320,910	$ 1,620,910				
Fully amortizing, using revised	$ 1,300,000	3.65%		$ 591,900	$ 195,589	$ 787,489	$157,497.85	$787,489.25	$ 708,100.21	$ 1,495,589.46
annual payment to fully		5.15%		$ 708,100	$ 109,665	$ 817,765	$163,553.00			
amortize the balance after				$ 1,300,000	$ 305,254	$ 1,605,254				
the intial five-year term										
Fixed principal reduction	$ 1,300,000	3.65%		$ 650,000	$ 189,800	$ 839,800		$839,800.00	$ 650,000.00	$ 1,489,800.00
decreasing annual payment		5.15%		$ 650,000	$ 99,645	$ 749,645				
				$ 1,300,000	$ 289,445	$ 1,589,445				

Total Difference In Cost Wells Fargo vs	$ 364.67
Spirit of Texas if Fixed Principal Reduction Used	

Siddons Martin Emergency Group, LLC
3500 Shelby Lane
Denton, Texas 76207
GDN P115891
TXDOT MVD No. A115890
EIN 27-4333590

June 27, 2018

Randy Parr
Fire Chief
TOMBALL FIRE DEPARTMENT
1200 RUDEL DR
TOMBALL, TX 77375

Proposal for Velocity 107' Ladder

Siddons-Martin Emergency Group, LLC is pleased to provide the following proposal to **TOMBALL FIRE DEPARTMENT** . Unit will comply with all specifications attached and made a part of this proposal. Total price includes delivery to **TOMBALL FIRE DEPARTMENT** and training on operation and use of the apparatus.

Description	Amount
1) Pierce-Custom Velocity Aerial - 107'	

Price guaranteed for 60 days. Delivery within 6-7 months of order date. A warranty term of 12 months is included.

Vehicle Price	$1,267,573.58
Chassis Prepay Discount	($13,688.00)
Aerial Prepay Discount	($5,207.99)
Full Prepay Discount	($25,540.00)
Loose Equipment	$54,845.00
Trip Amount	$14,400.00
Sub Total	$1,292,382.59
Contract Amount	$2,000.00
Final Sales Price	**$1,294,382.59**

Taxes. Tax is not included in this proposal. In the event that the purchasing organization is not exempt from sales tax or any other applicable taxes and/or the proposed apparatus does not qualify for exempt status, it is the duty of the purchasing organization to pay any and all taxes due. Balance of sale price is due upon acceptance of the apparatus at the factory.

Late Fee. A late fee of .033% of the sale price will be charged per day for overdue payments beginning ten (10) days after the payment is due for the first 30 days. The late fee increases to .044% per day until the payment is received. In the event a prepayment is received after the due date, the discount will be reduced by the same percentages above increasing the cost of the apparatus.

Cancellation. In the event this proposal is accepted, and a purchase order is issued then cancelled or terminated by Customer before completion, Siddons-Martin Emergency Group may charge a cancellation fee. The following charge schedule based on costs incurred may be applied:

(A) 10% of the Purchase Price after order is accepted and entered by Manufacturer;
(B) 20% of the Purchase Price after completion of the approval drawings;
(C) 30% of the Purchase Price upon any material requisition by Manufacturer.

The cancellation fee will increase accordingly as costs are incurred as the order progresses through engineering and into manufacturing. Siddons-Martin Emergency Group endeavors to mitigate any such costs through the sale of such product to another purchaser; however, the customer shall remain liable for the difference between the purchase price and, if applicable, the sale price obtained by Siddons-Martin Emergency Group upon sale of the product to another purchaser, plus any costs incurred by Siddons-Martin Emergency Group to conduct such sale.

Acceptance. In an effort to ensure the above stated terms and conditions are understood and adhered to, Siddons-Martin Emergency Group, LLC requires an authorized individual from the purchasing organization sign and date this proposal and include it with any purchase order. Upon signing of this proposal, the terms and conditions stated herein will be considered binding and accepted by the Customer. The terms and acceptance of this proposal will be governed by the laws of the state of TX. No additional terms or conditions will be binding upon Siddons-Martin Emergency Group, LLC unless agreed to in writing and signed by a duly authorized officer of Siddons-Martin Emergency Group, LLC

Sincerely,

James Campbell

James Campbell
Siddons-Martin Emergency Group, LLC

I,_____, the authorized representative of **TOMBALL FIRE DEPARTMENT** , agree to all of the terms of this proposal and the specifications attached hereto and this proposal will be binding upon **TOMBALL FIRE DEPARTMENT**.

_____

Signature & Date