

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



MONDAY, AUGUST 6, 2018

6:00 P.M.

Notice is hereby given of a meeting of the Tomball City Council, to be held on Monday, August 6, 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 Tomball City Council reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

1.0 Call to Order

2.0 Invocation

- Led by Pastor Russell Hall, Tomball United Methodist 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

- Tomball City Pool – 2018 Swim Season - Jerry Matheson Park Pool will operate with normal hours through August 19. From August 20 through September 2, the pool will be open on Saturday and Sunday only. The pool will be closed every Monday during swim season 2018, except Memorial Day (May 28), July 4th, and Labor Day (September 3). Normal pool hours are: Tuesday – Friday: 10 a.m.-6 p.m. and Saturday & Sunday: 12 p.m.-8 p.m.
- **TOMBALL KID'S CLUB** – August 7, 9, 14, and 16 from 10:30 a.m.-12:30 p.m., at the **Tomball Community Center**. August 10, and 17 from 10:30 a.m.-12:30 p.m. at **LoneStar College-Tomball Community Library**
- September 15, 2018 – **GroovFest'18** at the Depot
- October 6, 2018 – **4th "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 Noon-6:00 p.m.
- Reports by City staff and members of council about items of community interest on which no action will be taken:
 - Glenn Windsor – Quarterly Investment Report for the Period Ending June 30, 2018. The Public Funds Investment Act requires that a report of the City's Investments be presented to Council on a quarterly basis. The investment report includes a listing of all investments together with information relating to diversification, cost vs. market values at the end of the quarter, yield information, and weighted average maturities. On June 30, 2018, the City had total cash and cash equivalents in the amount of \$69,643,453.
 - Mike Baxter – Update regarding the Tomball Depot and its new attractions.

6.0 Approve the Minutes of the July 16, 2018 Special and Regular Tomball City Council Meetings and the July 30, Special City Council Meeting

7.0 Old Business:

- 7.1 Adopt, on Second Reading, Ordinance No. 2017-36, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Code of Ordinances by Changing the Zoning District Classification of Approximately 76.01 Acres of Land, Legally Described Reserve "D" Reserve At Spring Lake – Section Two, Within the City of Tomball, Harris County, Texas, from the Agricultural District to the Single-Family 20 Estate District; Said Property Being Generally Located at the North End of Spring Lake Boulevard; 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
- 7.2 Adopt, on Second Reading, Ordinance No. 2018-22, 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 13.36 Acres of Land, Legally Described Lots 174 & 178 and Tracts 166B, 170, 170A & 170B Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Agricultural District to the Commercial District; Said Property being Generally Located at the Southeast Corner of Michel Street and School 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

8.0 New Business:

- 8.1 Conduct First Public Hearing regarding the Proposed Budget for Fiscal Year 2018-2019
- 8.2 Conduct First 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*]
- 8.3 Approve Resolution No. 2018-19, a Resolution of the City Council of the City of Tomball, Texas, Approving Request by Iglesia Taller del Alfarero (The Potter's Workshop) for City Support/Co-Sponsorship to Conduct a Prayer March/Walk on FM 2920/Main Street on Saturday, September 22, 2018, from 9:00 a.m. to 1:00 p.m.
- 8.4 Accept Bid from Redeemer Church (Carolyn Pett) for Project No. 2018-15, Sale of a 1.4112-Acre Tract of Land, Located at the Northwest Corner of Brown Road and Baker Street and Authorize the Mayor to Execute Quitclaim Deed
- 8.5 Consideration and possible action to approve, as a Project of the Tomball Economic Development Corporation, an agreement with Hoelscher Weatherstrip Manufacturing Co., Inc. to make direct incentives to or expenditures for the creation or retention of primary jobs associated with the development of its corporate headquarters facility on approximately 16.9 acres of land in the Tomball Business and Technology Park. The estimated amount of expenditures for such Project is up to \$168,083.00.
- 8.6 Approve Resolution No. 2018-20, a Resolution of the City of Tomball, Texas, Stating the City of Tomball's Intent to Participate in Tax Abatement and Establishing the Guidelines and Criteria for Granting Tax Abatements in a Reinvestment Zone Created in the City of Tomball
- 8.7 Adopt, on First Reading, Ordinance 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.
- 8.8 Adopt, on First 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

- 8.9 Authorize Randy Parr, Fire Chief, as Tomball's Representative to TML Municipal Policy Summit, to Make Presentations/Recommendations Supporting the City of Tomball's Values regarding Home-Rule City Legislation
- 8.10 Approve Resolution No. 2018-21, a Resolution of the City Council of the City of Tomball, Texas, Authorizing the City Manager or the Assistant City Manager to Execute and Submit the 2016 Floods Most-Impacted Infrastructure Application for DR-4266 and DR-4269, the Tax Day and Memorial Day Flood incidents that Occurred in 2016
- 8.11 Reappoint Presiding Municipal Court Judge, Brett Peabody, for an Additional Two-Year Term.
- 8.12 Reappoint Grant Stevens as Chief Prosecutor for the Tomball Municipal Court, for an Additional Two-Year Term
- 8.13 Executive Session: The City Council will meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):
 - Sec. 551.072 – Deliberations Regarding the Purchase, Exchange, Lease, or Value of Real Property

9.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 2nd 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.

Doris Speer

Doris Speer

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: August 6, 2018

Topic:

- Led by Pastor Russell Hall, Tomball United Methodist Church

Background:

Origination:

Recommendation:

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

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

Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 6, 2018

Topic:

- Led by Boy Scout Troop #469

Background:

Origination:

Recommendation:

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

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

Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

- Tomball City Pool – 2018 Swim Season - Jerry Matheson Park Pool will operate with normal hours through August 19. From August 20 through September 2, the pool will be open on Saturday and Sunday only. The pool will be closed every Monday during swim season 2018, except Memorial Day (May 28), July 4th, and Labor Day (September 3). Normal pool hours are: Tuesday – Friday: 10 a.m.-6 p.m. and Saturday & Sunday: 12 p.m.-8 p.m.
- **TOMBALL KID'S CLUB** – August 7, 9, 14, and 16 from 10:30 a.m.-12:30 p.m., at the **Tomball Community Center**. August 10, and 17 from 10:30 a.m.-12:30 p.m. at **LoneStar College-Tomball Community Library**
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 - Glenn Windsor – Quarterly Investment Report for the Period Ending June 30, 2018. The Public Funds Investment Act requires that a report of the City's Investments be presented to Council on a quarterly basis. The investment report includes a listing of all investments together with information relating to diversification, cost vs. market values at the end of the quarter, yield information, and weighted average maturities. On June 30, 2018, the City had total cash and cash equivalents in the amount of \$69,643,453.
 - Mike Baxter – Update regarding the Tomball Depot and its new attractions.

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	☐ 1 st ☐ 2 nd	

ATTACHMENTS:

CITY OF TOMBALL PORTFOLIO DIVERSIFICATION June 30, 2018

By Type

	Current Market Value	Percent Portfolio
Securities	\$ 2,459,846	3.53%
Investment Pools	66,170,137	95.01%
Checking and Cash on hand	1,013,477	1.46%
Total Portfolio	\$ 69,643,459	

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

Diversification By Type

■ Securities
■ Investment Pools
■ Checking and Cash on hand

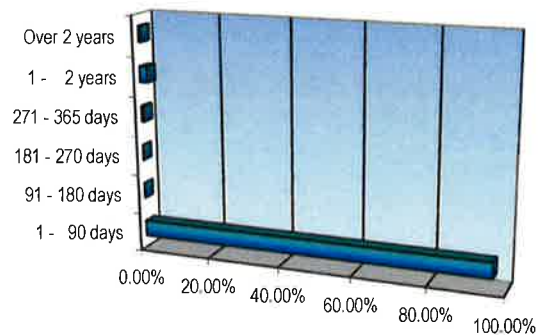


By Maturity

	Current Market Value	Percent Portfolio
1 - 90 days	\$ 67,183,613	96.47%
91 - 180 days	-	-
181 - 270 days	-	-
271 - 365 days	496,011	0.71%
1 - 2 years	1,466,845	2.11%
Over 2 years	496,990	0.71%
Total Portfolio	\$ 69,643,459	

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

Diversification by Maturity



**CITY OF TOMBALL
INVESTMENT PORTFOLIO SUMMARY
ACTIVITY FOR QUARTER ENDING
June 30, 2018**

ALL CITY FUNDS (POOLED)

INVESTMENTS	COST	MARKET	RATIO	YTM at COST	BENCHMARK YTM**
Beginning of period	2,499,608	2,461,213	0.9846	1.613%	2.09%
Purchases	-	0			
Maturities	-	0			
Change in value	-	(1,367)			
Sales					
End of period	2,499,608	2,459,846	0.9841	1.613%	2.33%

Total Accrued Interest at end of period: \$ 9,019

**Benchmark security is the One-year U. S. Treasury Bill
Weighted average maturity of the portfolio at quarter end is **528** days.

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



Treasurer

Asst. Treasurer

CITY OF TOMBALL
INVESTMENTS IN SECURITIES
PORTFOLIO AS OF JUNE 30, 2018

SECURITY DESCRIPTION	CUSIP NUMBER	RATING	MATURITY DATE	INTEREST YIELD	MARKET VALUE	DAYS AFTER 06/30/18	INDIVIDUAL MARKET VALUE/TOTAL	WAM DAYS x PERCENT
1) Kansas St. Dev. Fin. Auth. Revenue- 2.608%	485429Y32	A+	4/15/2020	1.300%	498,695	655	20.273%	132.79
2) Federal Farm Credit Bank- 1.25%	3133EFV38	AA+	3/29/2019	1.250%	496,011	272	20.164%	54.85
3) Denton TX ISD- 2.50%	249002AS5	AAA	8/15/2020	1.600%	496,990	777	20.204%	156.99
4) FANNIE MAE 2.3%	313586RC5	NR	10/9/2019	2.300%	968,150	466	39.358%	183.41
TOTALS				1.613%	2,459,846	543	100.000%	528.03

CITY OF TOMBALL
CASH AND CASH EQUIVALENTS
FOR QUARTER ENDING
June 30, 2018

FUNDS	CASH AND CASH EQUIVALENTS				INVESTMENTS			TOTAL CASH, CASH EQUIVALENTS AND INVESTMENTS
	TEXAS CLASS	TEXPOOL	OPERATING ACCOUNT	CASH ON HAND	TOTAL CASH AND CASH EQUIVALENTS	INVESTMENT SECURITIES	TOTAL INVESTMENTS	
MAJOR FUNDS								
General	\$ 2,598,551	\$ 9,106,742	\$ 189,716	\$ 1,751	\$ 11,896,759	\$ 1,466,845	\$ 1,466,845	\$ 13,363,604
Debt Service	\$ 973,694	\$ 3,806,145	\$ 25,785	\$ -	\$ 4,805,624	\$ 496,990	\$ 496,990	\$ 5,302,614
Enterprise	\$ 2,769,100	\$ 3,203,782	\$ 10,639	\$ 600	\$ 5,984,121	\$ 496,011	\$ 496,011	\$ 6,480,131
OTHER FUNDS								
Special Revenue	\$ 77,957	\$ 14,399	\$ 16,326	\$ -	\$ 108,681	\$ -	\$ -	\$ 108,681
Housing Trust	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Municipal Court Building Security	\$ 103,942	\$ 112,109	\$ 9,255	\$ -	\$ 225,306	\$ -	\$ -	\$ 225,306
Municipal Court Technology	\$ 62,365	\$ 167,860	\$ 6,172	\$ -	\$ 236,397	\$ -	\$ -	\$ 236,397
Hotel Occupancy Tax	\$ 103,942	\$ 355,323	\$ 31,559	\$ -	\$ 490,824	\$ -	\$ -	\$ 490,824
Red Light Camera Program	\$ -	\$ 319,548	\$ 21,930	\$ -	\$ 341,479	\$ -	\$ -	\$ 341,479
Disaster Preparedness	\$ -	\$ -	\$ (236,517)	\$ -	\$ (236,517)	\$ -	\$ -	\$ (236,517)
Tomball "Fun Runs"	\$ -	\$ 5,041	\$ 5,028	\$ -	\$ 10,069	\$ -	\$ -	\$ 10,069
General Capital Projects	\$ 51,971	\$ 34,684,727	\$ 682,303	\$ -	\$ 35,419,000	\$ -	\$ -	\$ 35,419,000
Business Park	\$ -	\$ 927,297	\$ -	\$ -	\$ 927,297	\$ -	\$ -	\$ 927,297
Fleet Replacement	\$ 467,739	\$ 1,309,121	\$ 104,120	\$ -	\$ 1,880,980	\$ -	\$ -	\$ 1,880,980
Water Capital Recovery	\$ 103,942	\$ 1,846,344	\$ 6,127	\$ -	\$ 1,956,413	\$ -	\$ -	\$ 1,956,413
Sewer Capital Recovery	\$ 155,913	\$ 1,468,619	\$ 8,761	\$ -	\$ 1,633,293	\$ -	\$ -	\$ 1,633,293
Health Insurance Trust	\$ -	\$ 1,348,396	\$ 129,923	\$ -	\$ 1,478,318	\$ -	\$ -	\$ 1,478,318
Tomball Legacy Fund	\$ -	\$ 25,568	\$ -	\$ -	\$ 25,568	\$ -	\$ -	\$ 25,568
TOTALS	\$ 7,469,117	\$ 58,701,020	\$ 1,011,126	\$ 2,351	\$ 67,183,613	\$ 2,459,845	\$ 2,459,845	\$ 69,643,458

Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

Approve the Minutes of the July 16, 2018 Special and Regular Tomball City Council Meetings and the July 30, Special City Council Meeting

Background:**Origination:**

City Secretary

Recommendation:

N/A

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

City Secretary

ACTION TAKEN

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

Draft Minutes of the July 16, 2018 Special Tomball City Council Meeting

Draft Minutes of the July 16, 2018 Regular Tomball City Council Meeting

Draft Minutes of the July 30, 2018 Special Tomball City Council Meeting

**MINUTES OF SPECIAL CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS**

MONDAY, JULY 16, 2018



4:00 P.M.

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

Councilman Ford
Councilman Stoll
Councilman Degges
Councilman Townsend
Councilman Klein Quinn

Others present:

City Manager – Robert Hauck
Assistant City Manager – David Esquivel (via Skype)
City Secretary – Doris Speer
Police Chief – Billy Tidwell
Fire Chief – Randy Parr
Marketing Director – Mike Baxter
Finance Director – Glenn Windsor
HR Director – Lisa Coe
IT Manager – Doug Tippey
Director of Community Development – Craig Meyers
Director of Public Works – Beth Jones
Assistant City Secretary – Tracy Garcia
Assistant Fire Chief – Jonathon Fontenot
Fire Marshal – Joe Sykora
Senior Accountant – Kacie Richardson
Senior Accountant – Christine Brookshire

2.0 No public comments were received.

3.0 Workshop Session:

3.1 The Tomball City Council entered into a Workshop Session regarding the Proposed Fiscal Year 2018-2019 Budget.

4.0 Motion was made by Councilman Stoll, second by Councilman Klein Quinn, to adjourn.

Motion carried unanimously.

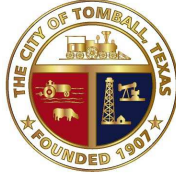
Meeting adjourned.

PASSED AND APPROVED this the 6th day of August 2018.

Doris Speer, TRMC, MMC
City Secretary

Gretchen Fagan
Mayor

MINUTES OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**MONDAY, JULY 16, 2018
6:00 P.M.**

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

Councilman Ford
Councilman Stoll
Councilman Degges
Councilman Townsend
Councilman Klein Quinn

Others present:

City Manager – Robert Hauck
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
Planner – Amelia Lindley
Assistant City Secretary – Tracy Garcia
Fire Marshal – Joe Sykora
Community Center Manager – Rosalie Dillon
Sergeant – Chris Burns

1.0 The invocation was led by Pastor Brandon Guindon, Real Life Ministries

2.0 Pledges to U. S. and Texas Flags were led by Joe Sykora.

3.0 No public comments were received.

4.0 Reports and Announcements:

- Tomball City Pool – 2018 Swim Season - Jerry Matheson Park Pool will operate with normal hours through August 19. From August 20 through September 2, the pool will be open on Saturday and Sunday only. The

pool will be closed every Monday during swim season 2018, except Memorial Day (May 28), July 4th, and Labor Day (September 3). Normal pool hours are: Tuesday – Friday: 10 a.m.-6 p.m. and Saturday & Sunday: 12 p.m.-8 p.m.

- **TOMBALL KID'S CLUB** – July 10, 12, 17, 19, 24, 26, and 31; August 2, 7, 9, 14, and 16 from 10:30 a.m.-12:30 p.m., at the **Tomball Community Center** and July 13, 20, and 27; August 3, 10, and 17 from 10:30 a.m.-12:30 p.m. at **LoneStar College-Tomball Community Library**
- August 3, 2018 – **Tomball Night & Parade of Lights**
- September 15, 2018 – **GroovFest'18** at the Depot
- Reports by City staff and members of Council about items of community interest on which no action will be taken:
 - Mike Baxter presented the *Texas Festival Events Association Awards* received by the City of Tomball.

- 6.0 Motion was made by Councilman Stoll, second by Councilman Townsend, to approve the Minutes of the July 2, 2018 Regular Tomball City Council Meeting.

Motion carried unanimously.

- 7.0 New Business:

- 7.1 Mayor Fagan opened the Public Hearing to Consider the Annexation of the Following Tract of Land: 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 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) – [a Portion of Brown Road Right-of-Way and 14600 Brown Road; PFG Companies] at 6:09 p.m.

Receiving no public comments, Mayor Fagan closed the Public Hearing at 6:10 p.m.

- 7.2 Motion was made by Councilman Townsend, second by Councilman Ford, to approve Resolution No. 2018-18, a Resolution Declaring the Intention of the City of Tomball, Texas, to Institute Proceedings to Annex Certain Territory; Describing Such Territory; Setting the Dates, Times, and Places for Two Public Hearings at which All Interested Parties shall have an Opportunity to be Heard; Providing for Publication of Notices of Such Public Hearings; and Directing Preparation of a Municipal Service Plan for the Territory Proposed to be Annexed (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].

Motion carried unanimously.

- 7.3 Consideration To Approve **Zoning Case P17-0115**: Request by Robert Allen to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 76.01 acres of land legally described as a portion of Reserve “D” Reserve at Spring Lake – Section 2, within the City of Tomball, Harris County, Texas, generally located at the north end of Spring Lake Blvd., from the Agricultural District to the Single-Family 20 Estate District.

- Mayor Fagan opened the floor for public comments on **Zoning Case P17-0115** at 6:22 p.m.; the following public comments were received:

- | | | |
|--|---|--|
| Michael Young
Allen Development
12147 Misty Moss Lane, 77070 | - | Expressed his support, advised changes to proposed development. |
| Matthew Klein
31010 Ulrich, 77375 | - | Did not wish to speak, asked that his opposition be read into the minutes. |
| Kim Klein
31010 Ulrich, 77375 | - | Did not wish to speak, asked that her opposition be read into the minutes. |
| Xavier Grostabussiat
13318 Wildwood, 77375 | - | Did not wish to speak, asked that his opposition be read into the minutes. |
| David DiCamillo
31215 Ulrich, 77375 | - | Expressed his opposition to the proposed rezoning. |
| Kay Metcalf
2510 S. Cherry, 77375 | - | Expressed her opposition to the proposed rezoning. |
| Sandy Maurer
13215 Spring Hollow, 77375 | - | Did not wish to speak, asked that her opposition be read into the minutes. |

- | | | |
|--|---|--|
| Robert J. Maurer
13215 Spring Hollow, 77375 | - | Expressed his opposition to the proposed rezoning. |
| Rusty Mohle
13203 Spring Hollow, 77375 | - | Expressed his opposition to the proposed rezoning. |
| Sheri Mohle
13203 Spring Hollow, 77375 | - | Expressed her opposition to the proposed rezoning. |
| Vic Lawrence
13202 Spring Hollow, 77375 | - | Expressed his opposition to the proposed rezoning. |
| Earle D. Oldham
610 Inwood, 77375 | - | Did not wish to speak, asked that his opposition be read into the minutes. |
| Deanna Lawrence
13202 Spring Hollow, 77375 | - | Did not wish to speak, asked that her opposition be read into the minutes. |
| Kitty Jo White
13211 Clepper Dr., 77375 | - | Did not wish to speak, asked that her opposition be read into the minutes. |
| Ed M. White
13211 Clepper Dr., 77375 | - | Did not wish to speak, asked that his opposition be read into the minutes. |
| Bobbie Oldham
610 Inwood, 77375 | - | Did not wish to speak, asked that her opposition be read into the minutes. |
| Edward Sansom (email) | - | Did not wish to speak, asked that his opposition be read into the minutes. |
| Steven Patton
30931 Ulrich, 77375 | - | Did not wish to speak, asked that his opposition be read into the minutes. |

Letter of Support/Petition, signed by the following residents and/or property owners in The Reserve at Spring Lake, Section 1 and 2, expressing support for the proposed rezoning, was read into the minutes:

Martha L. Andrade
30927 Spring Lake Blvd.

Estella Jagaon & Ignacio Cartagena
31211 Roanoke Woods

George P. & Patricia S. Daily
30818 Spring Lake Blvd.

Suisheng M. Dou & Xiao Jiarong
30934 Spring Lake Blvd.

Karen & David Duhon
30710 Spring Lake Blvd.

Meghan N. & Daniel R. Eilers
12919 Mossy Shore Dr.

Deana M. Lemaster & Joe T. Farr
30919 Spring Lake Blvd.

Paul & Margie Haddon
12911 Mossy Shore Dr.

Judy & Tony Hamblen
12918 Mossy Shore Dr.

Matthew Madson
12902 Mossy Shore Dr.

Sandy & John Moss
30718 Spring Lake Blvd.

Anthony Muckelroy & Ruth Annette Monks
30802 Spring Lake Blvd.

Anita M. & Steven L. Mueller
31127 and 31135 Spring Lake Blvd.

Erin G. & William E. Summer, III
30618 Spring Lake Blvd.

LeighAnn & Gordon Taylor
30926 Spring Lake Blvd.

Holly L. & Benjamin P. Thibodeaux
31119 Roanoke Woods Dr.

Kyleen & Carter Wagner
30918 Spring Lake Blvd.

Rachael & Michael C. Worthen
12926 Mossy Shore Dr.

Robert M. Allen – Vice President
Zion Road Properties, LLC.

Receiving no additional public comments, Mayor Fagan closed the Public Hearing at 6:46 p.m.

Motion was made by Councilman Townsend, second by Councilman Stoll, to read Ordinance No. 2017-36 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. 2017-36, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Code of Ordinances by Changing the Zoning District Classification of Approximately 76.01 Acres of Land, Legally Described Reserve “D” Reserve At Spring Lake – Section Two, Within the City of Tomball, Harris County, Texas, from the Agricultural District to the Single-Family 20 Estate District; Said Property Being Generally Located at the North End of Spring Lake Boulevard; 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	<u>Aye</u>
Councilman Stoll	<u>Aye</u>
Councilman Degges	<u>Aye</u>
Councilman Townsend	<u>Aye</u>
Councilman Klein Quinn	<u>Nay</u>

Motion carried, 4 votes Aye, 1 vote Nay.

- 7.4 Consideration to Approve **Zoning Case P18-079**: Request by Jason Young, of SRP Medical Investments, L.P., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.36 acres of land legally described as Lots 174 & 178 and Tracts 166B, 170, 170A & 170B Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located at the southeast corner of Michel Street and School Street, from the Agricultural District to the Commercial District.

- Mayor Fagan opened the Public Hearing on **Zoning Case P18-079** at 7:50 p.m.

One public comment form was read into the record, from Dr. Brian Harkins, 455 School Street, 77375, expressing his support for the proposed rezoning.

Receiving no additional public comments, Mayor Fagan closed the Public Hearing at 7:50 p.m.

Motion was made by Councilman Townsend, second by Councilman Stoll, to read Ordinance No. 2018-22 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. 2018-22, 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 13.36 Acres of Land, Legally Described Lots 174 & 178 and Tracts 166b, 170, 170a & 170b Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Agricultural District to the Commercial District; Said Property being Generally Located at the Southeast Corner of Michel Street and School 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 as follows:

Councilman Ford	<u>Aye</u>
Councilman Stoll	<u>Aye</u>
Councilman Degges	<u>Aye</u>
Councilman Townsend	<u>Aye</u>
Councilman Klein Quinn	<u>Aye</u>

Motion carried unanimously.

8.0 Motion was made by Councilman Townsend, second by Councilman Stoll, to adjourn.

Motion carried unanimously.

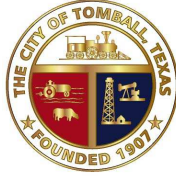
Meeting adjourned at 6:24 p.m.

PASSED AND APPROVED this the 6th day of August 2018.

Doris Speer, TRMC, MMC
City Secretary

Gretchen Fagan
Mayor

**MINUTES OF SPECIAL CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS**



**MONDAY, JULY 30, 2018
5:30 P.M.**

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

Councilman Ford
Councilman Stoll
Councilman Degges
Councilman Townsend
Councilman Klein Quinn

Others present:

City Manager – Robert Hauck
Assistant City Manager – David Esquivel (via Skype)
City Secretary – Doris Speer
Director of Community Development – Craig Meyers
Assistant City Secretary – Tracy Garcia

2.0 No public comments were received.

3.0 New Business:

3.1 Mayor Fagan opened the Public Hearing to Consider the Annexation of the Following Tract of Land: 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 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) – [a Portion of Brown Road Right-of-Way and 14600 Brown Road; PFG Companies] at 5:31 p.m.

Receiving no public comments, Mayor Fagan closed the Public Hearing at 5:31 p.m.

4.0 Motion was made by Councilman Stoll, second by Councilman Townsend, to adjourn.

Motion carried unanimously.

Meeting adjourned at 5:32 p.m.

PASSED AND APPROVED this the 6th day of August 2018.

Doris Speer, TRMC, MMC
City Secretary

Gretchen Fagan
Mayor

Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

Adopt, on Second Reading, Ordinance No. 2017-36, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Code of Ordinances by Changing the Zoning District Classification of Approximately 76.01 Acres of Land, Legally Described Reserve "D" Reserve At Spring Lake – Section Two, Within the City of Tomball, Harris County, Texas, from the Agricultural District to the Single-Family 20 Estate District; Said Property Being Generally Located at the North End of Spring Lake Boulevard; 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, October 9, 2017, after conducting a public hearing, the Planning and Zoning Commission recommended approval of the rezoning request with a 3-2 vote. After Planning and Zoning Commission, Robert Allen requested to postpone City Council's first reading of the Ordinance and public hearing.

On February 5, 2018, City Council conducted the public hearing and voted to table the item for 120 days so that a study could be prepared to address drainage concerns in regards to the development of the property. A tabling of 120 days set the postponed first reading to June 4, 2018.

On May 7, 2018, City Council approved the request to extend reconsideration of the tabled item to the July 16, 2018 City Council meeting.

A copy of the drainage study is included in the packet.

The Declaration of Restrictions, as requested by Council, is provided for Council review.

Origination:

Robert Allen, Zion Road Properties, LLC

Recommendation:

Approval

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

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

ACTION TAKEN

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

Ordinance No. 2017-36
Declaration of Restrictions
BJE Drainage Analysis
Property Owner Notification
Notice of Public Hearing
Public Comment Forms
Staff Report
DPK Engineering Rezoning Letter
SF-20 Zoning Land Plan
AG Zoning Land Plan

ORDINANCE NO. 2017-36

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 76.01 ACRES OF LAND, LEGALLY DESCRIBED RESERVE "D" RESERVE AT SPRING LAKE – SECTION TWO, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS, FROM THE AGRICULTURAL DISTRICT TO THE SINGLE-FAMILY 20 ESTATE DISTRICT; SAID PROPERTY BEING GENERALLY LOCATED AT THE NORTH END OF SPRING LAKE BOULEVARD; 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, Robert Allen has requested that approximately 76.01 acres of land, legally described as Reserve "D" Reserve at Spring Lake – Section 2, City of Tomball, Harris County, Texas, generally located north end of Spring Lake Boulevard, in the City of Tomball, Harris County, Texas, (the "Property"), be rezoned; and

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

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

Whereas, the Planning & Zoning Commission recommended in its final report that City Council approve the requested rezoning of Single-Family 20 Estate 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 District to the Single-Family 20 Estate 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 20 Estate 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 20 Estate District as described above.

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

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

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 16TH DAY OF JULY 2018.

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

SECOND READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE
CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 6TH DAY OF AUGUST 2018.

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

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

**DECLARATION OF RESTRICTIONS FOR A
PORTION OF THE RESERVE AT SPRING LAKE**

THE STATE OF TEXAS *

COUNTY OF HARRIS *

This Declaration of Restrictions for a portion of The Reserve at Spring Lake (the "Declaration") is made by Zion Road Properties, LLC, a Texas Limited Liability Company (hereinafter referred to as "Declarant"). Declarant states that this Declaration is made and executed to restrict the Property as defined below.

Declarant is the sole owner of the Property. Declarant intends by this Declaration to impose upon the Property mutually beneficial restrictions for a general plan of improvements and a reasonable procedure for the overall development of the Property.

Declarant hereby declares that all of the properties shall be sold and conveyed subject to the following restrictions and conditions which are for the purpose of protecting the value and desirability of the Property.

Property or Properties shall mean the real property described as 74.428± acres out of the 91.4205 acre Reserve D of the plat for The Reserve of Spring Lake Section 2 and as further described as shown on the land plan for the 74.428± acre tract consisting of 56 lots as described below. Declarant intends to plat this Property as The Reserve at Spring Lake Section Three which will be subject to this Declaration.

Upon platting of Section Three of The Reserve at Spring Lake, the Property will be restricted to fifty-six (56) "Single Family 20 Estate District" (minimum lot size 20,000 square feet) and being:

- a. 38 - 1+ acre lots (approximate)
- b. 13 - ¾ acre lots (approximate)
- c. 5 - ½ acre lots (or minimum of 20,000 square feet)

Additional covenants, conditions and restrictions for Section Three will be similar to those of The Reserve at Spring Lake Section Two except for allowing a 2700 square foot single story home for the five (5) ½ acre lots.

In addition, any exit from Section Three to the existing Ulrich Road shall be restricted to emergency uses only and no standard vehicle traffic will be allowed, except in the case of an emergency.

In Witness Whereof, the undersigned Declarant has executed this Declaration to be effective as of August _____, 2018.

ZION ROAD PROPERTIES, LLC,
a Texas Limited Liability Company

By _____
ROBERT M. ALLEN,
Vice President

Subscribed and Sworn to Before Me on _____, 2018, by Robert M. Allen, Vice President on behalf of Zion Road Properties, LLC.

Notary Public in and for Texas





July 10, 2018

Mr. David P. Kelly, PE
DPK Engineering, LLC
PO Box 823
Fulshear, TX 77441

RE: Reserve at Spring Lake Section 3 Detention Analysis

Dear Mr. Kelly:

The Reserve at Spring Lake, Section 3 is a proposed single-family large lot residential subdivision within the City of Tomball and Harris County. The project lies on approximately 79.8 acres in the Spring Creek watershed. The location of the site along with the previously completed Sections 1 and 2 is depicted on Exhibit 1.

Exhibit 2 shows the existing drainage patterns affecting the area of the proposed development. The site is adjacent to and southwest of an existing railroad trestle, and drainage from the site must pass under one of two openings under the railroad. The larger, southerly opening will receive drainage from the majority of the subdivision. Two separate drainage areas have been defined that contribute to this area. Drainage Area 1 is the area to the main swale bisecting the property, and Drainage Area 2 is the area to the southeast. This drainage area was separated into these two because two separate detention basins are proposed. The other opening is to the north and passes under the railroad as part of the railroad crossing of Spring Creek. This area is known as Drainage Area 3.

There is a large offsite area that drains through Drainage Area 3. Historically, there was a larger offsite area associated with Drainage Area 1, however much of this offsite area has been redirected away via the development of Sections 1 and 2. In total, Drainage Area 1 drains a catchment of 43.6 acres, including 12.6 offsite acres; and Drainage Area 2 drains a catchment of 30.8 acres, including 2.8 offsite acres. Drainage Area 3, with its large offsite area, drains a catchment of 123.9 acres, including 104.9 offsite acres.

Exhibit 3 shows the proposed condition drainage patterns associated with the proposed development. A two-celled detention basin, Basin 1, is proposed within Drainage Area 1. The two cells of this basin will be bisected by a roadway that connects the development. A single 24-inch reinforced concrete pipe will connect the two cells. A smaller basin, Basin 2, is

proposed within Drainage 2. For the proposed condition, a fourth drainage area was delineated to represent portions of Drainage Areas 1 and 2 that are below the two detention basins.

Peak flows for each of the drainage areas, for both existing and proposed conditions, were determined using the Rational Method. For the existing conditions, the computations utilized current land use as determined from parcel maps and aerial photography. For proposed conditions, the land use for the subject tracts was changed to reflect the proposed development. The proposed condition drainage areas were also adjusted to reflect the new development. 1.6 acres of the southeast corner of the subject tract currently drains away from both drainage areas, however runoff from this area will be redirected into Drainage Area 2. In addition, portions of Drainage Areas 1 and 2 are now included in Drainage Area 4, a small (3.7 acre) drainage area representing areas downstream of the basins. As a result, for proposed conditions Drainage Area 2 drains 29.2 acres, and Drainage Area 1 drains 42.9 acres. The contributing area for Drainage Area 3 is unchanged. The Rational Method calculations for the Proposed Condition reflect these changes. Peak flows were determined for the 10-year and 100-year event. The Small Watershed Method (also known as the Malcolm Method) was utilized to develop runoff hydrographs.

Each of the basins will have 20-foot maintenance access berm, and will have 3:1 (h:v) side slopes. They will both have a top elevation of 166.0. Basin 1 will have a permanent water surface elevation (providing a water feature) at elevation 158.0, and basin 2 will have a permanent water surface elevation at elevation 154.0. Below the permanent water surface, each basin will have a 10-foot wide safety bench extending under the lake from the permanent water surface, with a slope of 10%.

Basin 1 will outfall into the natural swale under the railroad via a 24-inch reinforced concrete pipe with a 6-inch diameter restrictor plate fastened over the outfall at an invert elevation of 158.0. Basin 2 will outfall into the natural swale adjacent to the railroad trestle via a 24-inch reinforced concrete pipe with an 18.1-inch diameter restrictor plate fastened over the outfall at an invert elevation of 154.0.

For proposed conditions, Drainage Areas 1 and 2 contribute drainage to Basin 1 and Basin 2, respectively. The on-site portions of Drainage Area 3 and Drainage Area 4 includes a total of 18.6 acres of new development. Runoff from these areas will drain without detention, and Basin 1 will be over-sized sized to compensate. Further, the basin serving Drainage Area 2 is not as large as required for the contributing development, and Basin 1 will provide compensation for this as well.

The hydrographs from Drainage Area 1 and 2 were routed through the respective basins. The routed hydrographs were then added to the computed hydrographs for Drainage Areas 3 and 4 to obtain a Proposed with Detention Combined outflow hydrograph. This combined hydrograph was compared with the sum of the existing condition hydrographs, which combined determine the peak allowable discharge. The detention calcs are summarized in the table below. The resultant 100-year stage in Basin 1 is 164.76, and the resultant 100-year stage in Basin 2 is 164.98. Both detention basins provide the required one-foot of freeboard for the 100-year event.

Each detention basin includes a constructed embankment. This embankment will have a top elevation of 166.0 with a top-width of 15 feet. In addition, each will have an emergency overflow weir at elevation 165.0. The spillway for Basin 1 will have a crest width of 10 feet, while the spillway for Basin 2 will have a crest width of 35 feet. The crest width was sized by performing a routing analysis of the 100-year event that assumed the primary outflow structure was blocked. The width was determined as the necessary width to pass the 100-year event without exceeding the top elevation of 166.0.

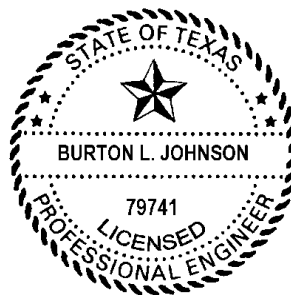
Based upon this design, the two detention basins will provide a combined storage volume of 38.27 acre-feet during a 100-year event, resulting in a detention rate of 0.48 ac-ft per acre of development. The routing computations indicate the basin is adequate to prevent any increase in peak flowrates from the 10-year and 100-year events due to the proposed development. During the 100-year event, the combined peak discharge will be reduced from 299.7 cfs to 252.5 cfs; and during the 10-year event, the combined peak discharge will be reduced from 167.9 cfs to 146.3 cfs. The attached tables summarize the hydrologic calculations, the detention basins, and the computed peak flowrates. In addition, combined runoff hydrographs are shown for the existing, developed (without detention), and proposed (development with detention) for both the 10-year and 100-year events.

Exhibit 4 shows the layout of Basin 1, and Exhibit 5 shows the layout of Basin 2.

Sincerely,



Burton L. Johnson, PE, CFM
President



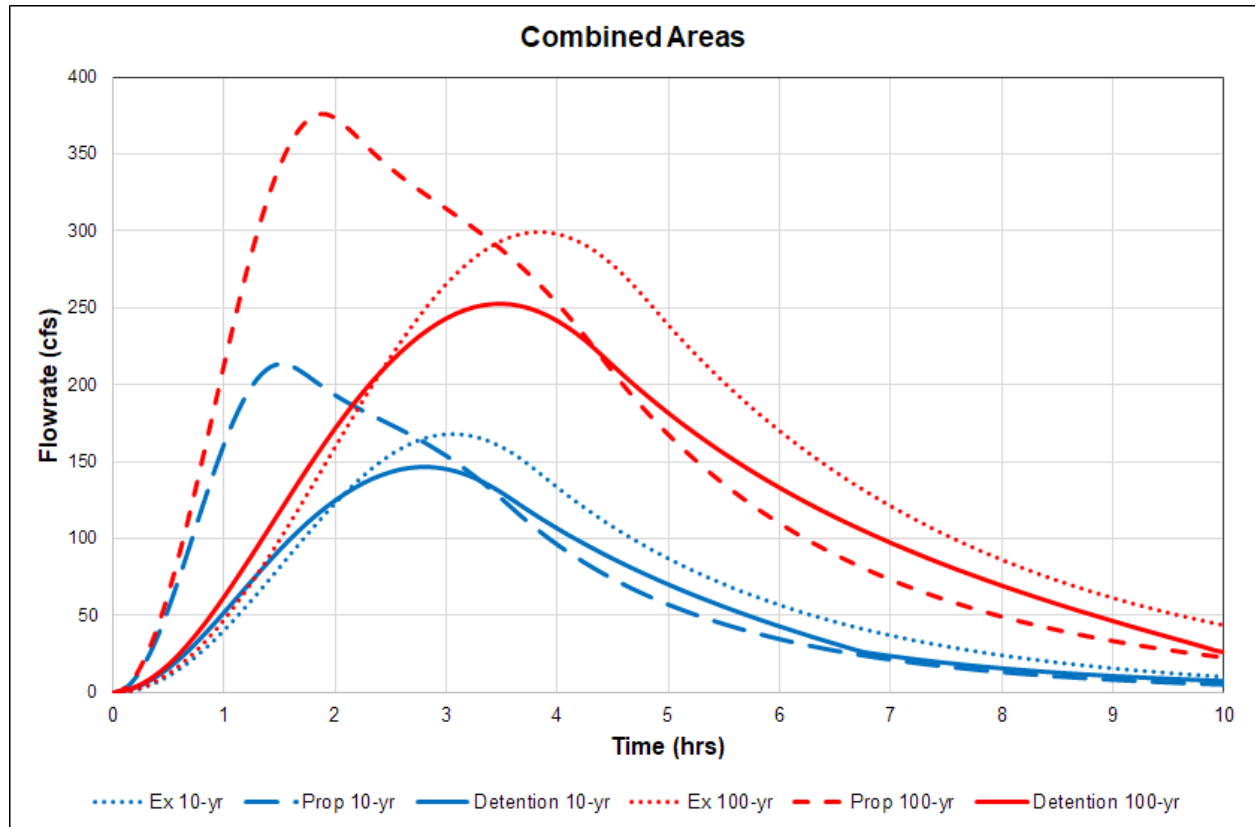
Rational Method Calculations

	Drainage Area 1		Drainage Area 3		Drainage Area 2		Drainage Area 4	
	Ex	Prop	Ex	Prop	Ex	Prop	Ex	Prop
Determine Time of Concentration								
Sheet Flow								
Length	100	100	100	100	100	50	0	100
US Elev	190.4	190.4	205	205	187	179.1	0	183.9
DS Elev	187.3	187.3	202.8	202.8	184.5	178	0	179.2
Slope (ft/ft)	0.031	0.031	0.022	0.022	0.025	0.022	0.000	0.047
P2 (in)	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1
n	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
Velocity	0.12	0.12	0.10	0.10	0.11	0.10	0.00	0.15
Tt	15.9	15.9	18.3	18.3	17.4	10.5	0.0	13.5
Shallow Concentrated Flow								
Length	1315	800	1530	1530	1570	170	0	680
US Elev	187.3	187.3	202.8	202.8	184.5	178	0	179.2
DS Elev	163.8	168.5	170.5	170.5	155.2	176.7	0	155.0
Slope (%)	0.018	0.024	0.021	0.021	0.019	0.011	0.000	0.036
Surface	unpaved	unpaved	unpaved	unpaved	unpaved	unpaved	unpaved	unpaved
Velocity	2.16	2.47	2.34	2.34	2.20	1.69	0.00	3.04
Tt	10.2	5.4	10.9	10.9	11.9	1.7	0.0	3.7
Swale								
Length	590	0	2710	2710	470	1800	0	0
US Elev	163.8	0	170.5	170.5	155.2	176.7	0	0
DS Elev	134.2	0	134.2	134.2	145.8	162.0	0	0
Slope (ft/ft)	0.050	0.000	0.013	0.013	0.020	0.008	0.000	0.000
n	0.050	0.050	0.050	0.050	0.050	0.050	0.050	0.050
Velocity	3.50	0.00	2.50	2.50	3.00	2.50	0.00	0.00
Tt	2.8	0.0	18.1	18.1	2.6	12.0	0.0	0.0
Time of Concentration (min)								
TC	28.9	21.3	47.2	47.2	31.8	24.2	0.0	17.2
Area (ac) and Runoff Coefficient								
Offsite								
Woods (0.18)	12.6	12.6	66.3	66.3	1.8	1.8	0.0	0.0
SF Lots > 1 Ac (.35)	0.0	0.0	38.6	38.6	0.0	0.0	0.0	0.0
SF Lots > 1/2 Ac (.45)	0.0	0.0	0.0	0.0	1.0	1.0	0.0	0.0
Total Offsite Area	12.6	12.6	104.9	104.9	2.8	2.8	0.0	0.0
Onsite								
Woods (0.18)	31.0	0.0	19.0	3.1	28.0	0.0	0.0	1.0
SF Lots > 1 Ac (.35)	0.0	23.3	0.0	15.9	0.0	24.6	0.0	2.7
SF Lots > 1/2 Ac (.45)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water (1.00)	0.00	7.00	0.00	0.00	0.00	1.80	0.00	0.00
Total Onsite Area	31.0	30.3	19.0	19.0	28.0	26.4	0.0	3.7
Total Area	43.6	42.9	123.9	123.9	30.8	29.2	0.0	3.7
"C"	0.18	0.41	0.23	0.25	0.19	0.38	0.00	0.30
Rainfall Intensity (in/hr)								
10yr	4.69	5.36	3.65	3.65	4.47	5.08	9.61	5.82
100yr	6.60	7.45	5.24	5.24	6.33	7.10	12.43	8.03
Frequency Factor								
10yr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
100yr	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
Peak Flowrate (cfs)								
10yr	36.8	93.3	105.2	115.1	26.0	56.8	0.0	6.6
100yr	64.8	162.3	189.0	206.7	46.0	99.3	0.0	11.3
Impervious Cover								
Woods (0%)	43.6	12.6	85.3	69.4	29.8	1.8	0.0	1.0
SF Lots - 1 Ac (25%)	0.00	23.30	38.60	54.50	0.00	24.60	0.00	2.70
SF Lots - 1/2 Ac (40%)	0.00	0.00	0.00	0.00	1.00	1.00	0.00	0.00
Water (100%)	0.00	7.00	0.00	0.00	0.00	1.80	0.00	0.00
Impervious (%)	0%	30%	8%	11%	1%	29%	0%	18%

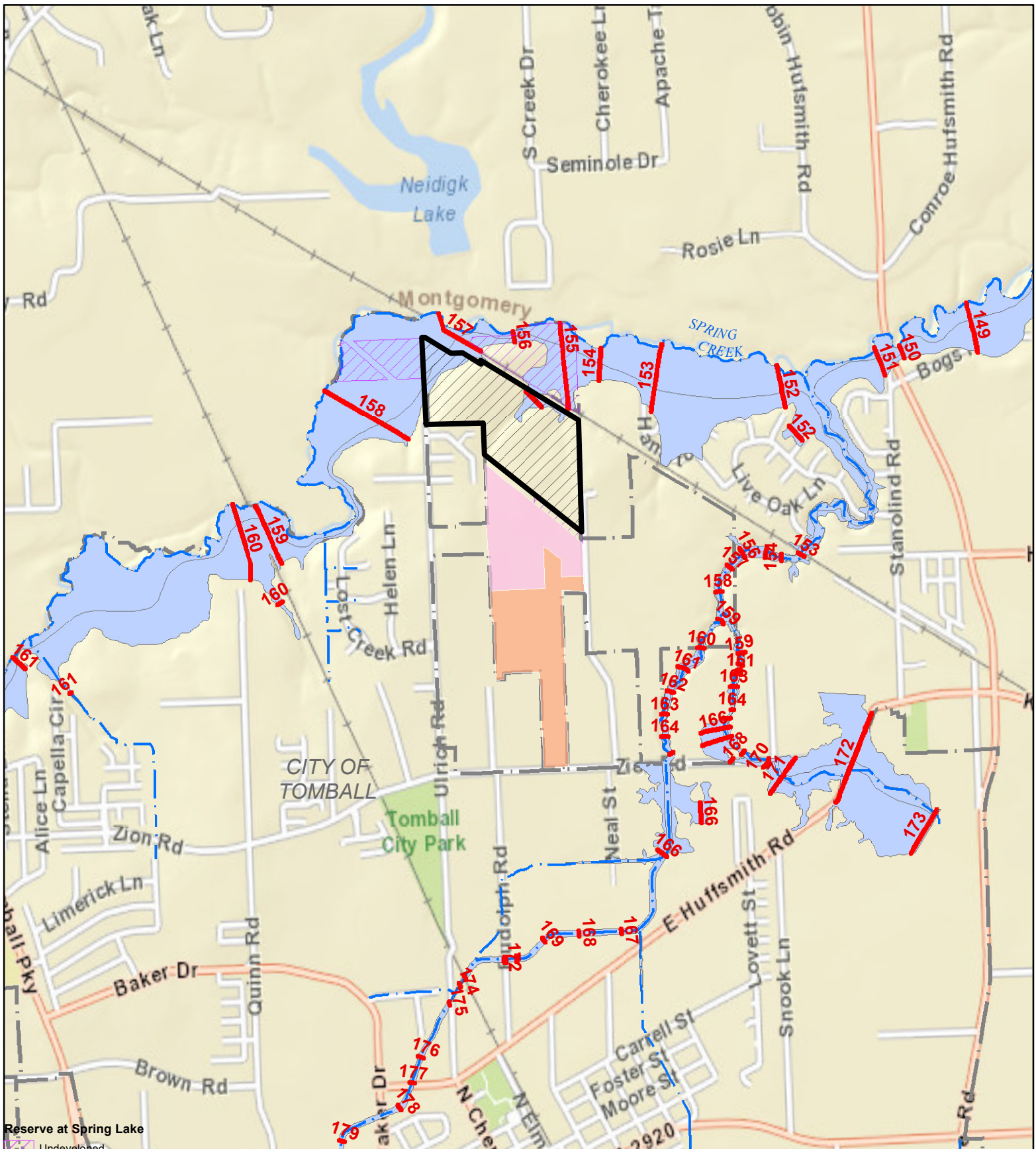
Detention Summary Table

Basin 1		Peak Runoff Summary				
Bottom Elev (ft)	158.00		Ex (cfs)	Prop (cfs)	Increase (cfs)	Increase (%)
Top Elev (ft)	166.00	10yr	167.9	146.3	-21.6	-12.9%
10yr Stage (ft)	161.36	100yr	299.7	252.5	-47.2	-15.8%
100yr Stage (ft)	164.76					
10yr Peak Q (cfs)	2.22					
100yr Peak Q (cfs)	3.22					
Freeboard (ft)	1.24					
10-Yr Volume (AF)	13.18					
100-Yr Volume (AF)	28.60					
Contributing Development Area (Ac)	30.30					
100yr Detn Rate (AF/Ac)	0.94					
Total Site Area (Ac)	79.80					
Prorate 100yr Detn Rate (AF/Ac)	0.36					
Basin2						
Bottom Elev (ft)	154.00					
Top Elev (ft)	166.00					
10yr Stage (ft)	159.49					
100yr Stage (ft)	164.98					
10yr Peak Q (cfs)	26.87					
100yr Peak Q (cfs)	38.02					
Freeboard (ft)	1.02					
10-Yr Volume (AF)	3.84					
100-Yr Volume (AF)	9.66					
Contributing Development Area (Ac)	29.20					
100yr Detn Rate (AF/Ac)	0.33					
Total Site Area (Ac)	79.80					
Prorate 100yr Detn Rate (AF/Ac)	0.12					
Combined Basins						
10-Yr Volume (AF)	17.02					
100-Yr Volume (AF)	38.27					
Site Area (Ac)	79.80					
100yr Detn Rate (AF/Ac)	0.48					

Hydrographs



Exhibits



Reserve at Spring Lake

- Undeveloped
- Reserve at Spring Lake Sec 1
- Reserve at Spring Lake Sec 2
- Reserve at Spring Lake Sec 3
- Base Flood Elevation
- Channel
- Zone AE Floodplain (100yr)
- City Limits

World Street Map

0 1,000 2,000 ft



Detention Analysis

RESERVE AT SPRING LAKE SECTION 3

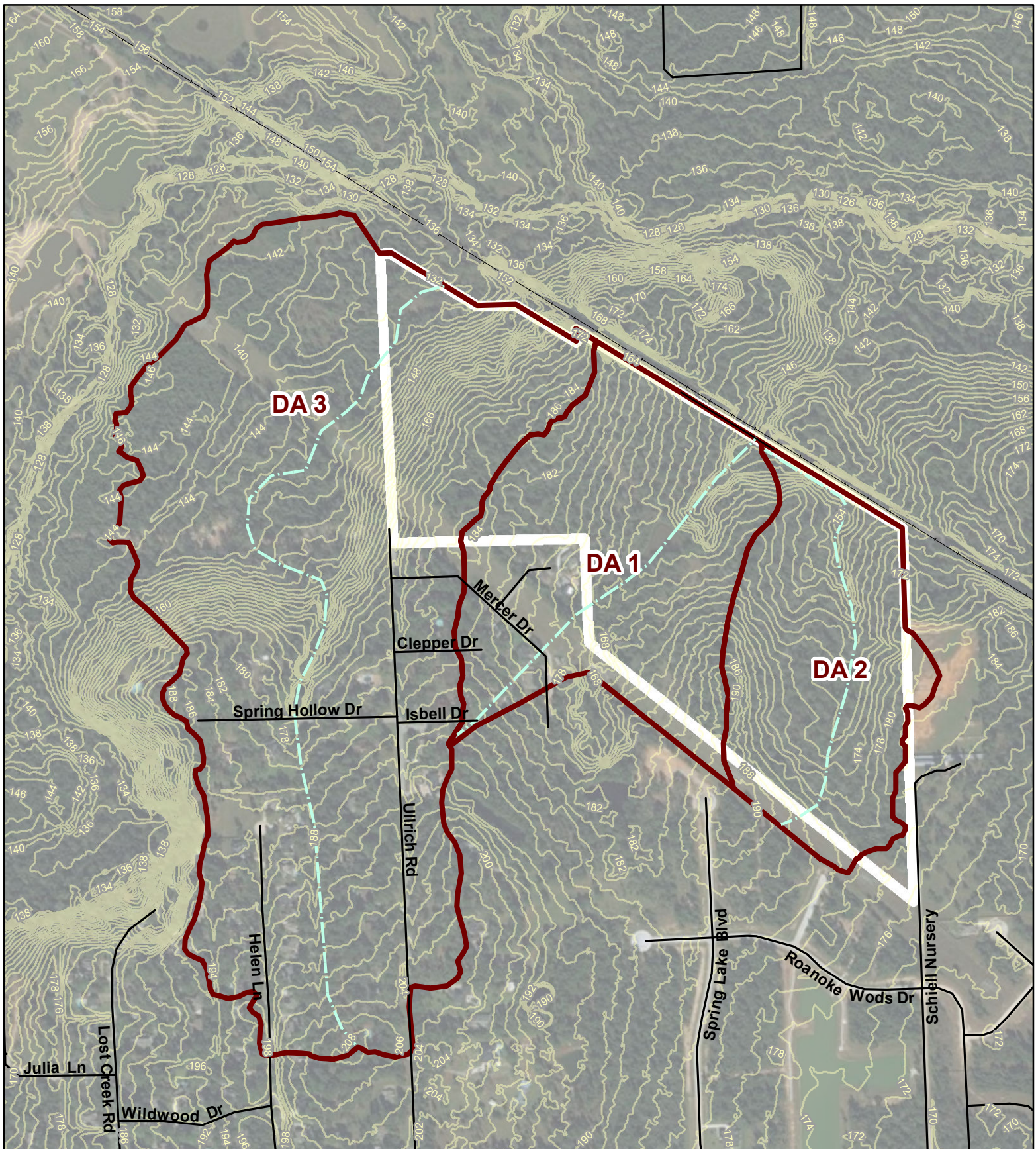
A Large-Lot Single-Family
Residential Subdivision

EXHIBIT 1:
DEVELOPMENT
MAP

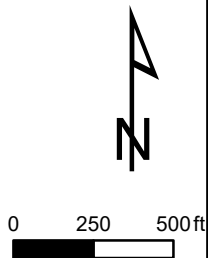
BJE

BURTON JOHNSON
ENGINEERING, INC.

Page 16 of 72



- Railroad
- Street
- - - Time of Conc Path
- Ex. Drainage Area
- Elevation Contour
- Site



Detention Analysis

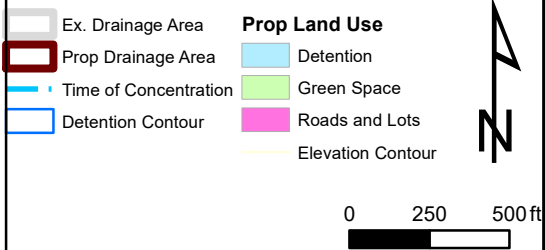
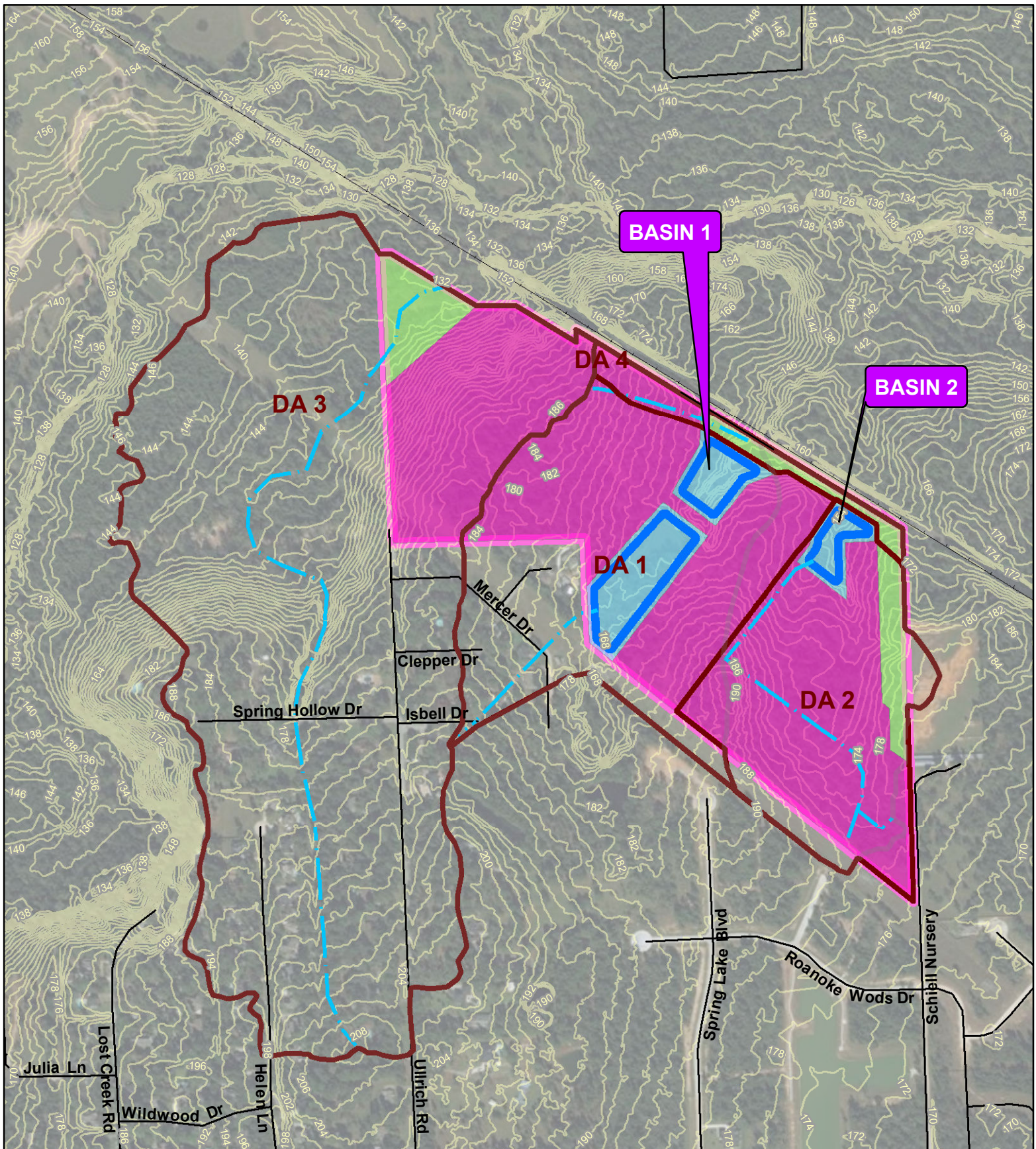
RESERVE AT SPRING LAKE SECTION 3

A Large-Lot Single-Family
Residential Subdivision

Page 44 of 393

**EXHIBIT 2:
EXISTING
CONDITION
DRAINAGE AREA
MAP**

BJE
BURTON JOHNSON
ENGINEERING, INC.
Page 17 of 72



Detention Analysis

**RESERVE AT
SPRING LAKE
SECTION 3**

A Large-Lot Single-Family
Residential Subdivision

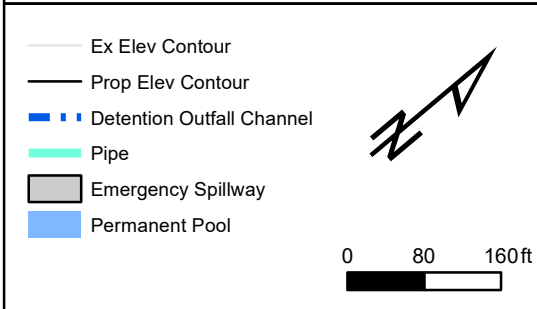
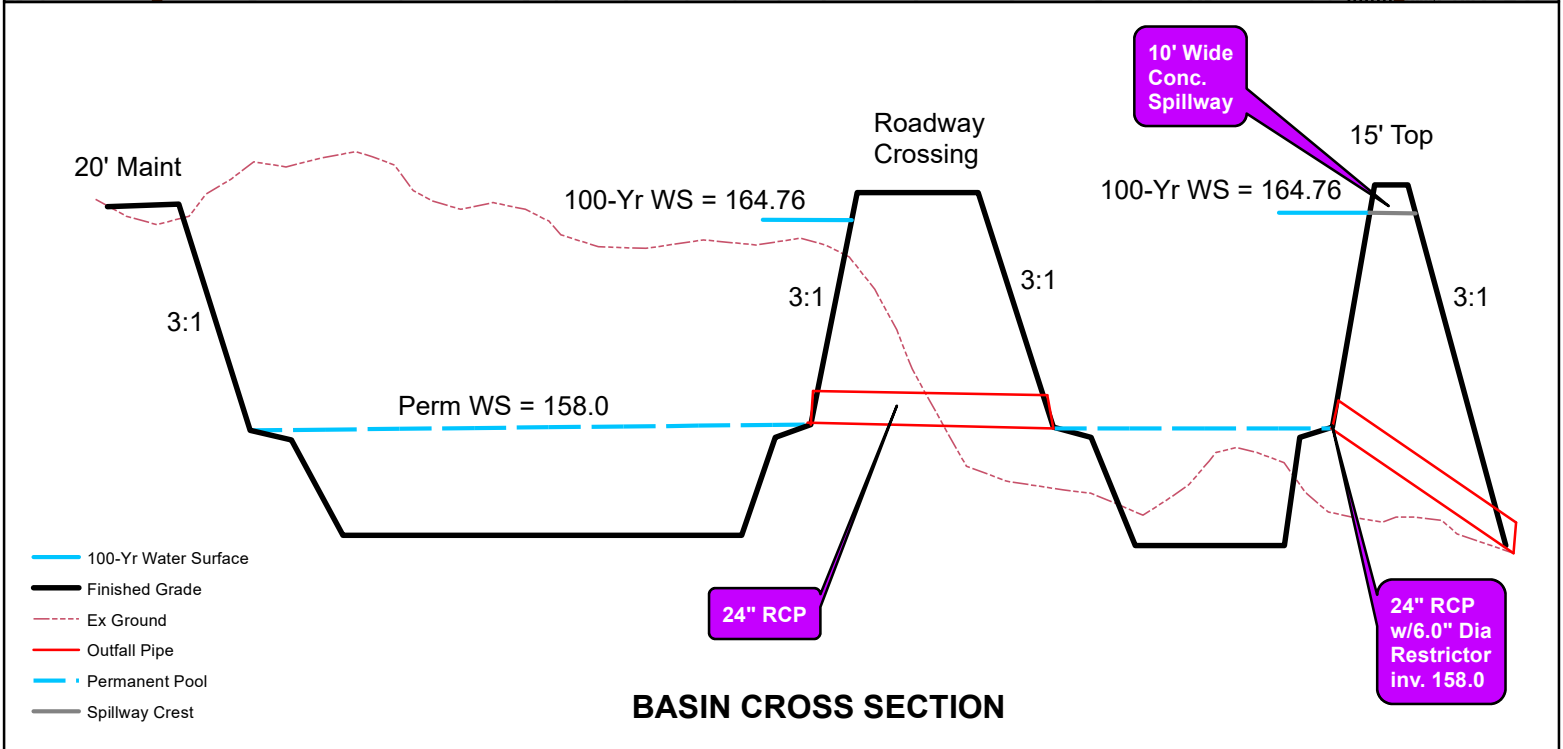
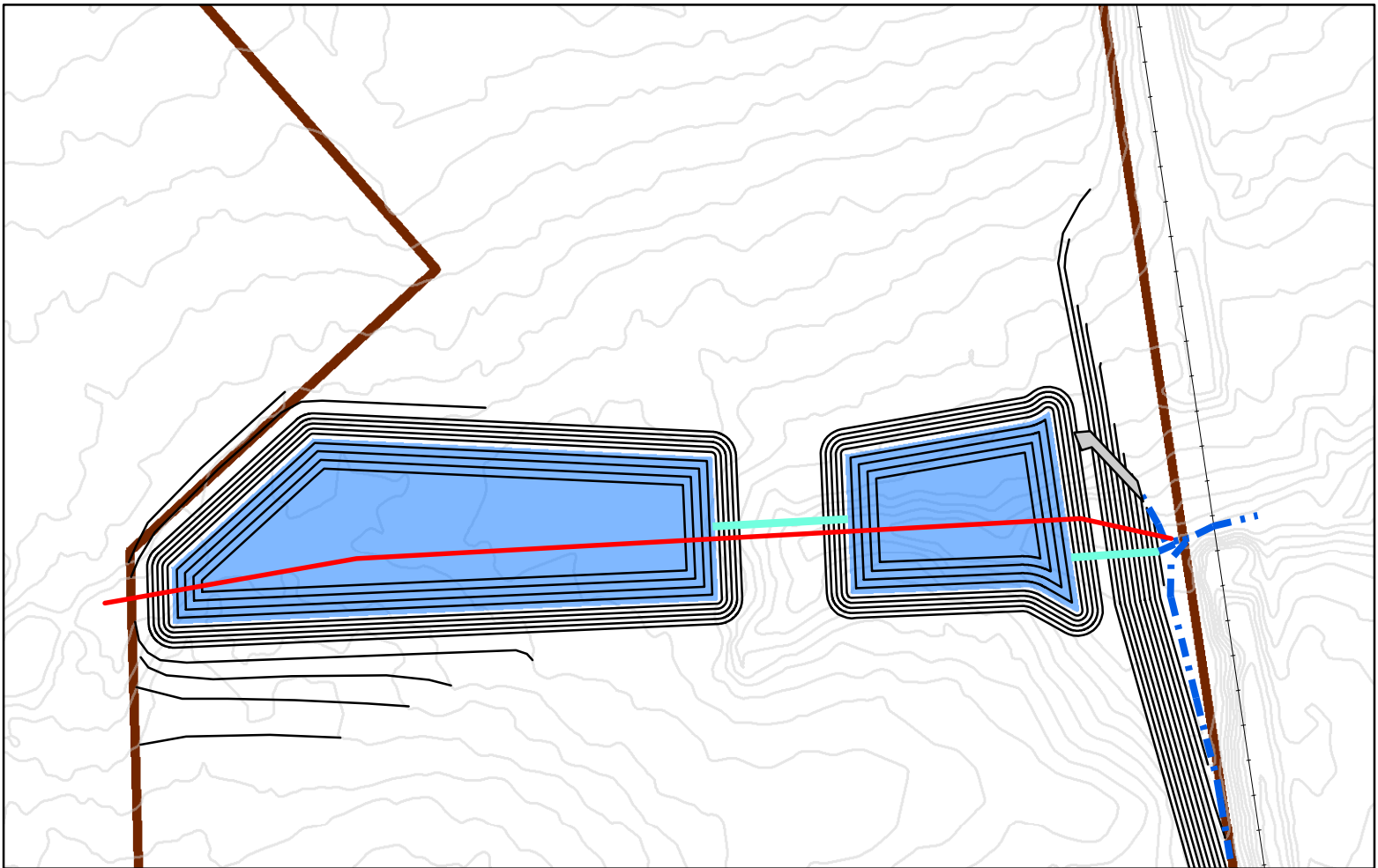
Page 45 of 393

**EXHIBIT 3:
PROPOSED
CONDITION
DRAINAGE AREA
MAP**

BJE

BURTON JOHNSON
ENGINEERING, INC.

Page 18 of 72



Detention Analysis

RESERVE AT SPRING LAKE SECTION 3

A Large-Lot Single-Family Residential Subdivision

Page 46 of 393

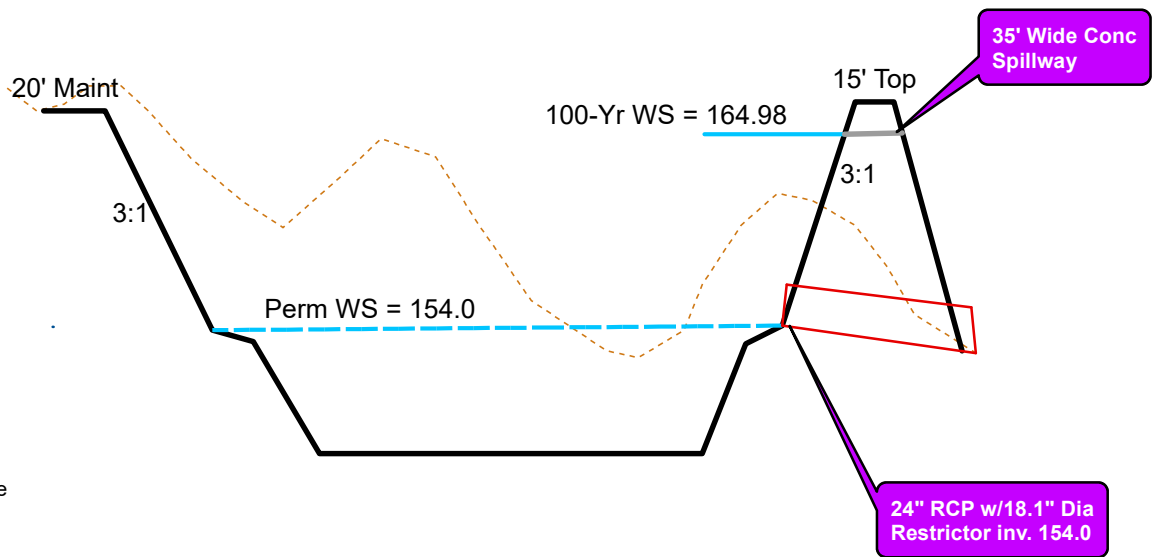
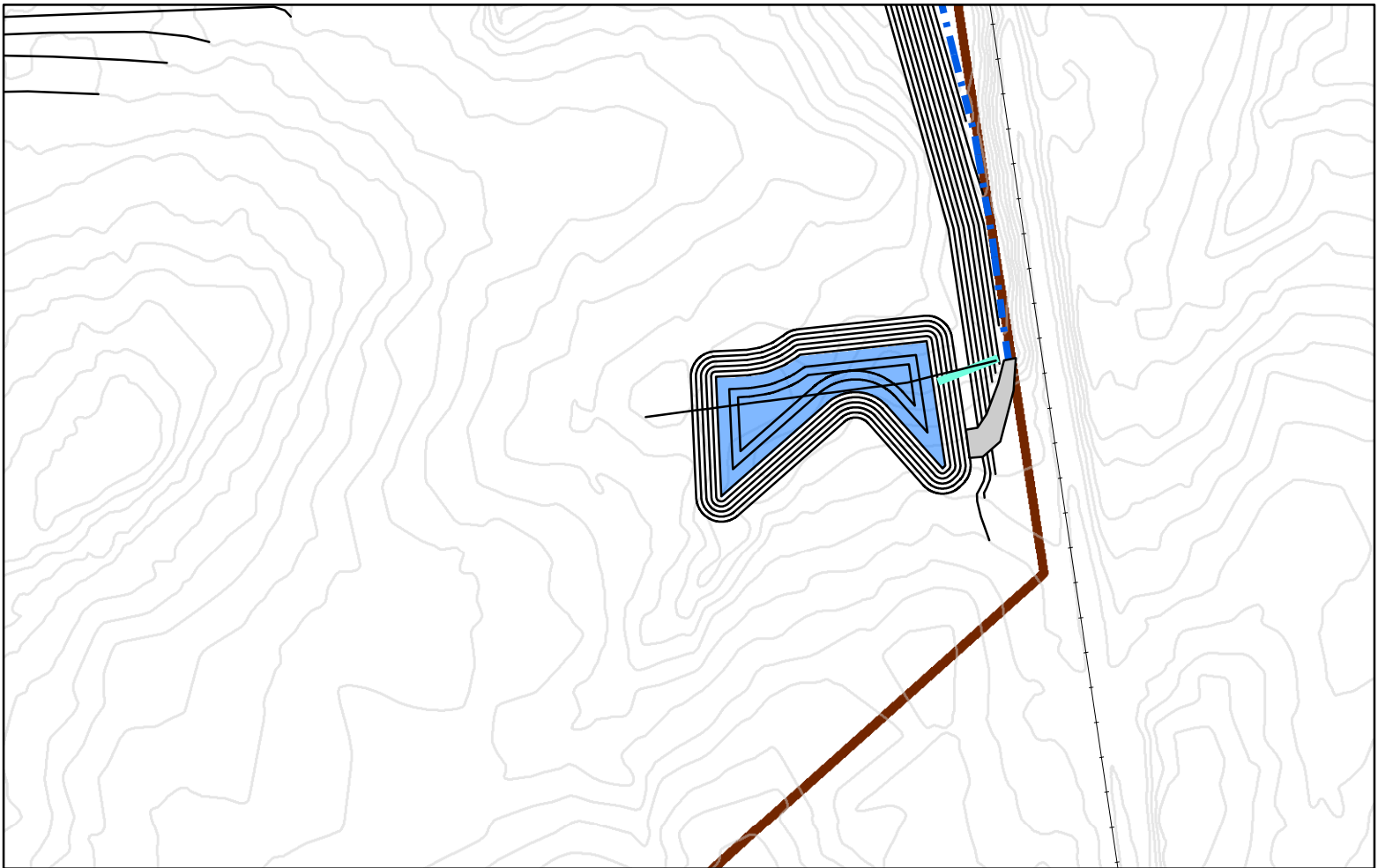
EXHIBIT 4:

BASIN 1

BJE

BURTON JOHNSON ENGINEERING, INC.

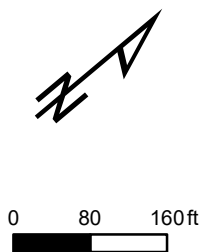
Page 19 of 72



- 100-Yr Water Surface
- Finished Grade
- - - Ex Ground
- Outfall Pipe
- - - Permanent Pool
- Spillway Crest

BASIN CROSS SECTION

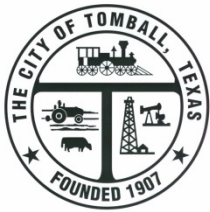
- Ex Elev Contour
- Prop Elev Contour
- - - Detention Outfall Channel
- Pipe
- Emergency Spillway
- Permanent Pool



Detention Analysis
RESERVE AT
SPRING LAKE
SECTION 3
 A Large-Lot Single-Family
 Residential Subdivision

EXHIBIT 5:
BASIN 2

BJE
 BURTON JOHNSON
 ENGINEERING, INC.
 Page 20 of 72



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: P17-0115

APPLICANT/OWNER: Robert Allen

LOCATION: Generally located at the north end of Spring Lake Blvd.

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 76.01 acres of land legally described as Reserve "D" Reserve at Spring Lake – Section 2, within the City of Tomball, Harris County, Texas, from the Agricultural District to the Single-Family 20 Estate District.

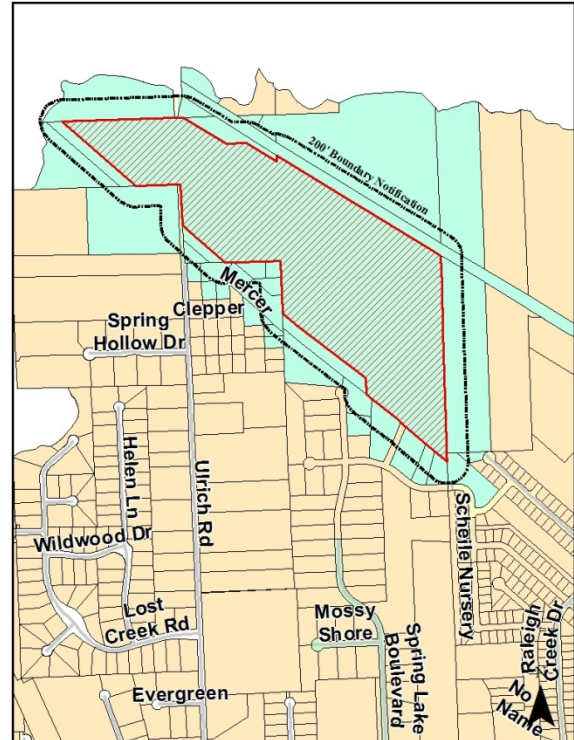
CONTACT: Amelia Lindley, Planner

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.



City Council Public Hearing:
Monday, February 5, 2018, 6:00 PM

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

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
CITY COUNCIL
FEBRUARY 5, 2018**



Notice is Hereby Given that a Public Hearing will be held by the City Council of the City of Tomball on **Monday, February 5, 2018, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the City Council will consider the following:

Zoning Case P17-0115: Request by Robert Allen to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 76.01 acres of land legally described as a portion of Reserve “D” Reserve at Spring Lake – Section 2, within the City of Tomball, Harris County, Texas, generally located at the north end of Spring Lake Blvd., from the Agricultural District to the Single-Family 20 Estate 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 **1ST** day of **February 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



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:

Carl Ritchio

(please print)

Address:

13006 Mercer Dr.
Tomball, Texas 77375

Signature:

Date:

1-29-2018

I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P17-0115. (Please state reasons below)**

I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P17-0115. (Please state reasons below)**

Date, Location & Time of **City Council** meeting:

Monday, February 5, 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.



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:

Melissa J Gribble

(please print)

Address:

PO Box 1232

Gainesville TX 76241

Signature:

Melissa Gribble

Date:

1-29-18

X

I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P17-0115. (Please state reasons below)**

I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P17-0115. (Please state reasons below)**

Date, Location & Time of **City Council** meeting:

Monday, February 5, 2018, 6:00 PM

City Council Chambers of the City of Tomball, City Hall
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Public Comment Form

(Please type or use black ink)

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Please return to:

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

Name:

(please print)

Address:

DWbsey - Rancho Oil Co LLC

PO Box 919

Gainesville TX 76240

Signature:

Date:

Melissa J. Freble

1-29-18

X

I am **FOR** the requested Rezoning as explained on the attached public notice for Zoning Case P17-0115. (Please state reasons below)

I am **AGAINST** the requested Rezoning as explained on the attached public notice for Zoning Case P17-0115. (Please state reasons below)

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(Please type or use black ink)

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Please return to:

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

Name:

(please print)

Address:

Carl Ritchie

13006 Mercer Dr.

Signature:

Date:

Carl Ritchie

October 13 - 2017

I am **FOR** the requested Rezoning as explained on the attached public notice for **Zoning Case P17-0115. (Please state reasons below)**

~~X~~

I am **AGAINST** the requested Rezoning as explained on the attached public notice for **Zoning Case P17-0115. (Please state reasons below)**

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, October 9, 2017 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, October 16, 2017, 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: Dave DiCamillo <ddicamillo@sbcglobal.net>
Sent: Sunday, October 15, 2017 4:07 PM
To: Amelia Lindley
Subject: Case Number P17-0115 Proposed Zoning Change Scheduled for a City Council Public Hearing on Monday October 16, 2017

Dear Ms. Lindley,

I am David DiCamillo the owner of 31215 Ulrich Rd, Tomball TX since 1993 and the owner of 13210 Clepper Dr., Tomball, TX since 2011 which is across the street from my Ulrich Rd house. I am opposed to granting the proposed zoning change. Due to the short notice and my being out of town, I am unable to attend the Oct. 16, 2017 meeting in person. I would appreciate if you would take my comments below into consideration.

Past History about this and Similar Proposals - I am currently away from Tomball so I was surprised to learn of Case # P17-0115, the proposed zoning change request of Mr. Allen. If history serves me correctly, the proposed development is the same as or similar to a previous request by Mr. Allen during earlier proposals for the development of the land known as The Reserve at Spring Lakes. I believe that the original The Reserve proposal was for all large lots. This was followed by two subsequent proposals that decreased the lot sizes. The final proposal had typical 100x200 lots which is similar to the current proposal. That proposal also included a proposed access off of Ulrich Rd. I do not remember the fate of that earlier proposal, that is, was it denied or was it approved but never built due to unfavorable economic conditions or other circumstances. I suspect that it was denied due to the small lot sizes. Am I correct in also assuming that subsequent to those previous proposals that the land in question was rezoned from residential back to agricultural use? The Reserve at Shadow Lakes has been on the books for several years and has not progressed very far since its inception.

My chief concerns about this proposal deal with flood control, sewage treatment and public safety.

Flood Control – this property adjoins the Spring Creek flood plain. During periods of heavy rainfall, the flood plain is under water. At those times, water typically expands several hundred yards beyond the creek to the point where the elevation begins to increase. I have noticed that the retention ponds built on the north side of the creek and which are close to the creek flood with overflow creek water during periods of heavy rainfall which renders them useless as retention ponds for that sub-development. Since I moved here in 1993, the permanent effects of tree loss due to Hurricanes Rita and Ike, the 3 year drought and the buildout of the Hunterwood sub-development have already noticeably increased the storm runoff toward both Spring Creek and the dead end section of Ulrich Rd.

Sewage Treatment – the existing houses in the vicinity of The Reserve have individual septic systems. How would the septic waste from the proposed development be handled? During the recent storm Harvey, the ground at my Clepper Dr house was so saturated with the heavy rainfall that the septic systems either stopped or noticeably slowed for a few days until the groundwater was re-adsorbed. If this were to duplicate for 99 lots, the owners would have to somehow deal with the consequences – for instance, find temporary housing until their systems resumed proper operation. Additionally, there could be the possibility of raw sewage draining and being flushed into the Spring Creek watershed.

Public Safety – when the previous proposals were discussed, the adjoining land had a Mobil Oil pipeline easement and an utility (overhead power lines) easement. Since that time, a 2' crude pipeline has been added on the east side of the utility easement. If one of the pipelines were to rupture or the high voltage wires were damaged, there would be the potential for air quality to deteriorate, or an explosion and subsequent fire to develop adjacent to the proposed development. These could be sudden events with possible loss of lives and property. The proposed access near the

dead end of Ulrich Rd would significantly increase the traffic volume on Ulrich and adversely affect the current residents and existing side streets along the roughly one mile stretch from the intersection at Zion Rd to the proposed access road.

For these reasons, I do not think that the proposed zoning change would be in the best interests of the existing neighborhoods and sub-developments and should be denied.

Thank you for your consideration,

David J. DiCamillo
31215 Ulrich Rd
Tomball, TX 77375
(c) 281-755-3308

Amelia Lindley

From: Ed White <edmwhite47@gmail.com>
Sent: Sunday, October 15, 2017 9:52 PM
To: Amelia Lindley
Subject: Case Number: P17-0115

Case Number: P17-0115 (road access to Ulrich Rd.)



Amelia Lindley, Planner,

Thank you for taking this time and consideration for hearing our concerns for the proposed development of The Reserve at Spring Lakes requesting road access to Ulrich Rd.

We are Ed and Kitty White. We live in Red Oak Terrace Subdivision at 13211 Clepper Dr. We have concerns about having this proposed subdivision, The Reserve at Spring Lakes, wanting to bring road access into our subdivision for the additional homes they are wanting to build.

First, flooding is a REAL ISSUE. This last flood from the hurricane Harvey brought flood waters 2 feet from the Steffie's home at the end of Ulrich Rd. And other neighbors in our subdivision have seen flood waters over the train tracks to the NW of Ulrich Rd. And bringing in more houses and building back there will only put more homes and families at risk of flooding.

Second, one of the biggest reasons people have bought homes all up and down Ulrich Rd. is because of the ability to walk, run, ride a bike, walk their dogs, up and down Ulrich Rd without lots of traffic. Opening this road up to MORE TRAFFIC will take away that environment especially since we don't have shoulders on the road.

Third, we feel we weren't even considered in this impact study. We just found out about this proposed subdivision phase 2 & 3 yesterday. It will have an impact on our community!

We oppose this road access for the reasons above.

Thank You for hearing our concerns and consideration,
Ed and Kitty White



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: Ellery Gene Howard

(please print)

Address: 13214 Mercer Dr., Tomball, Tx. 77375

Signature: 

Date: September 28, 2017

 I am **FOR** the requested Rezoning as explained on the attached public notice for Zoning Case P17-0115. (Please state reasons below)

 X I am **AGAINST** the requested Rezoning as explained on the attached public notice for Zoning Case P17-0115. (Please state reasons below)

Date, Location & Time of Planning & Zoning Commission meeting:

Monday, October 9, 2017 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, October 16, 2017, 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

I feel that development of this section of the floodplain/watershed will be detrimental to the ALL Government entities as they will be required to provide relief and assistance WHEN, not IF, they flood.

This section of land has flooded three times in the last two years, the "Memorial Day Floods", The "Tax Day Floods" and Hurricane Harvey. I have witnessed many other floods of this area in the 35 years that I have lived here. Development will exacerbate the current flooding problems. Thank you for your time.

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.



Michael Wren ▸ **Magnolia and Tomball
Flooding Information**

Yesterday at 11:32 PM · 🌐

Is spring creek done rising? In tomball on ulrich



Write a comment...



Post



Amelia Lindley

From: Farr, Joe <jfarr@itwproap.com>
Sent: Saturday, October 14, 2017 3:33 PM
To: Bob Allen; esansom1228@gmail.com; Amelia Lindley; Deana Jouett
Cc: Farr, Joe
Subject: Objection to Revised Proposed Development of The Reserve at Springs Lake. Case Number P17-0115

Importance: High

To whom it may concern,

My name is Joe Farr. My Wife is Deana LeMaster. We are the property and home owners in the neighborhood The Reserve at Spring Lakes. Our address is 30919 Spring Lake Blvd., Tomball Texas 77375.

Today, it was brought to my attention by fellow citizen Eddie Sansom that Bob Allen the Developer of The Reserve at Spring Lakes is proposing a change of the development from an Agriculture development to a single-family 20 estate district so that he can subdivide larger home lots into smaller lots and build smaller homes that will devalue our property.

The first question I have as a home owner in this neighborhood is; Why have existing home/property owners not been notified of this proposed change by the developer? We have made significant capital investment in our properties and the action proposed by Bob Allen will devalue our property values. This action alone is unethical and underhanded! And apparently there has already been one secret hearing held on 10/9/17 that we were not aware of and another pending on October 16th? And of course, many cannot attend with one day notice!

When we purchased our lot in this neighborhood, it was under the commitment by the developer that the community would be comprised of a minimum 1 acre lots. Were we lied to? Were we sold property under a false premise? Now, a change is being proposed that does not honor the basis on which we initially purchased our lot and the proposed change is being attempted to be passed in secrecy, our using a lupeol by not notifying existing home owners because we would obviously object.

Furthermore, the proposed change will increase traffic on Spring Lake Blvd and create additional flooding problems. During Hurricane Harvey, the properties located behind me on Ulrich and their ponds drained and overflowed onto my property. Other residence in the area had drainage and flooding problems as well. Who is liable for the changes to drainage easements that cause flooding? The City of Tomball or The Developer of The Reserve at Spring Lakes? Perhaps both?

I strongly encourage The Tomball City Council to decline this rezoning request and avoid future litigation.

Sincerely,

Joe Farr
30919 Spring Lake Blvd.
Tomball TX 77375

Amelia Lindley

From: John Moss <jmoss32@att.net>
Sent: Monday, October 16, 2017 12:20 PM
To: Amelia Lindley
Subject: Re: Bob Allen's email dated 10/15/17

Dear Amelia,

Can you please confirm that discussion of Zoning Case P17-0115 has been scratched from the agenda of tonight's Council meeting?

As you're no doubt aware, there is strong & growing opposition to the case being approved by Council from residents of the Reserve at Spring Lakes and many surrounding neighbors. If Mr. Allen decides to go ahead with the case, we all want to be given the chance to voice our opposition & in many cases anger in the public forum.

Thanks,

John

John Moss

jmoss32@att.net

Cell: 713-805-8846

30718 Spring Lake Blvd.

Tomball, TX 77375



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:

KENNETH COFFMAN

(please print)

Address:

13211 MERCER DR

TOMBALL, TX 77375

Signature:

Kenn Coffman

Date:

9/28/17

I am **FOR** the requested Rezoning as explained on the attached public notice for Zoning Case P17-0115. (Please state reasons below)

☒

I am **AGAINST** the requested Rezoning as explained on the attached public notice for Zoning Case P17-0115. (Please state reasons below)

Date, Location & Time of **Planning & Zoning Commission** meeting:

Monday, October 9, 2017 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, October 16, 2017, 6:00 PM

City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

NORTHERN 3RD OF AREA FLOODS, PROPERTY VALUES WILL DECLINE IF LOW COST HOUSING IS BUILT "NOBODY WANTS TO LIVE UNDER ELECTRICAL TOWERS, RUN OFF COULD FLOOD NEAR BY HOMES. LIMITED ACCESS TO AREA, MERCER DR IS A PRIVATE ROAD.

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: Ken Coffman <Ken.Coffman@tfwarren.com>
Sent: Thursday, September 28, 2017 1:32 PM
To: Amelia Lindley
Cc: Ken Coffman; Ken Coffman
Subject: Case Number: P17-0115
Attachments: IMG_1169.png

My email is in regards to a notification letter regarding the hearing concerning the possible rezoning mentioned in Case number P17-0115.

Frankly, to even consider rezoning this property is ridiculous. I've enclosed a photo the northern 3rd of the property. It is under 20 to 30 feet of water. This occurred during the recent Hurricane Harvey and the photo was taken 20 feet from my driveway. Enclosed are some of the reasons I'm against this.

1. Since 2000, the northern 3rd of this property has had major flooding events. (During Allison and Harvey). If you build homes on the location, it is guaranteed it will flood. Since I've lived in this area, I've witnessed numerous heavy rain events flood this area. 3 times with in the past year. If spring creek floods, then so does this property. That is why it listed are Agricultural.
2. When it rains, water runs from the south through the property to spring creek. If you walk the property, you can see the water erosion caused by the rain waters.
3. If homes are built on the property, it will limit the surrounding area ability to drain and cause water to be retained in already inhabited areas.
4. Access to this property is limited. The main road leading to the property is Ulrich. It is a 2 lane road which is used by the Tomball track team to run on. It is my understanding that the eastern half of the northern half of this road is owned by the home owners. In addition, Mercer drive, which branches off of the end of Ulrich, will be used by the new home owners for access. This road is owned by the home owners and is not maintained by the county or Tomball. Opening up this land to homes will increase traffic on the road and further degrade this substandard road.
5. The land is a right of way for large electrical tower. I'm assuming if homes are built on the property, they will be inexpensive since NOBODY wants to live under those towers.

Best regards,

Ken Coffman CSP | Corp. Health & Safety Director | TF Warren Group

O: 832-299-3201 | C: 832-980-7817

1400 Woodloch Forest Drive, Ste. 500 | The Woodlands, TX 77380



WARREN GROUP

Your Single Source Solution

www.tfwarren.com

Rail Road track being flooded during recent storms



Rail Road track today 2/5/2018



This is the Photo Craig referenced to as miss leading to planning and zoning. Craig states this photo was taken where the high line crossed the creek. Craig couldn't have been anymore miss leading. This portion of the highline is 1500' + from the creek.



That same area today 2/5/2018



This photo is taken at the creek looking back towards zion. The water was past the 3rd pole that you can count on here.



Water approaching Ulrich. If Ulrich continued straight the water is within 75' of the street



The end of Ulrich today 2/5/2018



Looking from Urich to the train tracks.



Looking from Urich to the train tracks today. 2/5/2018



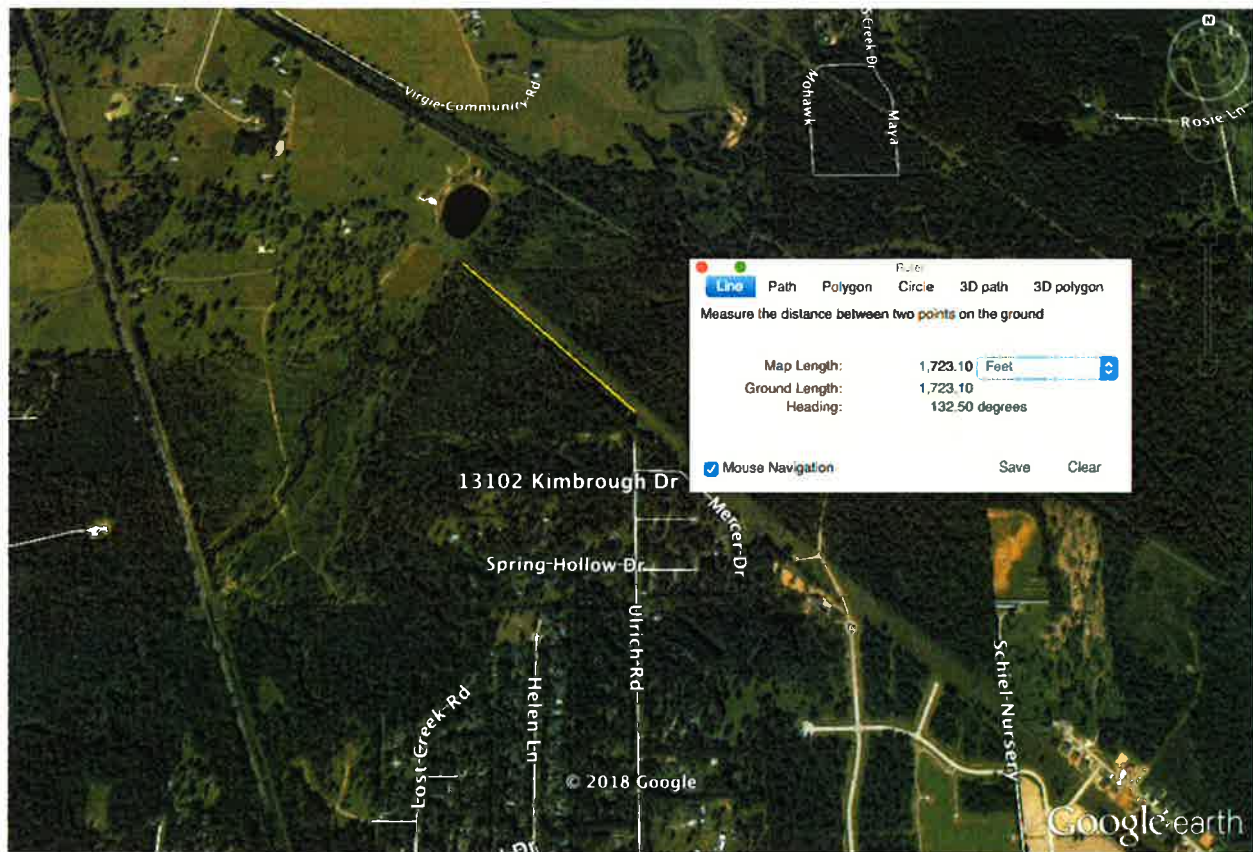
Looking down Ulrich back toward Hunterwood

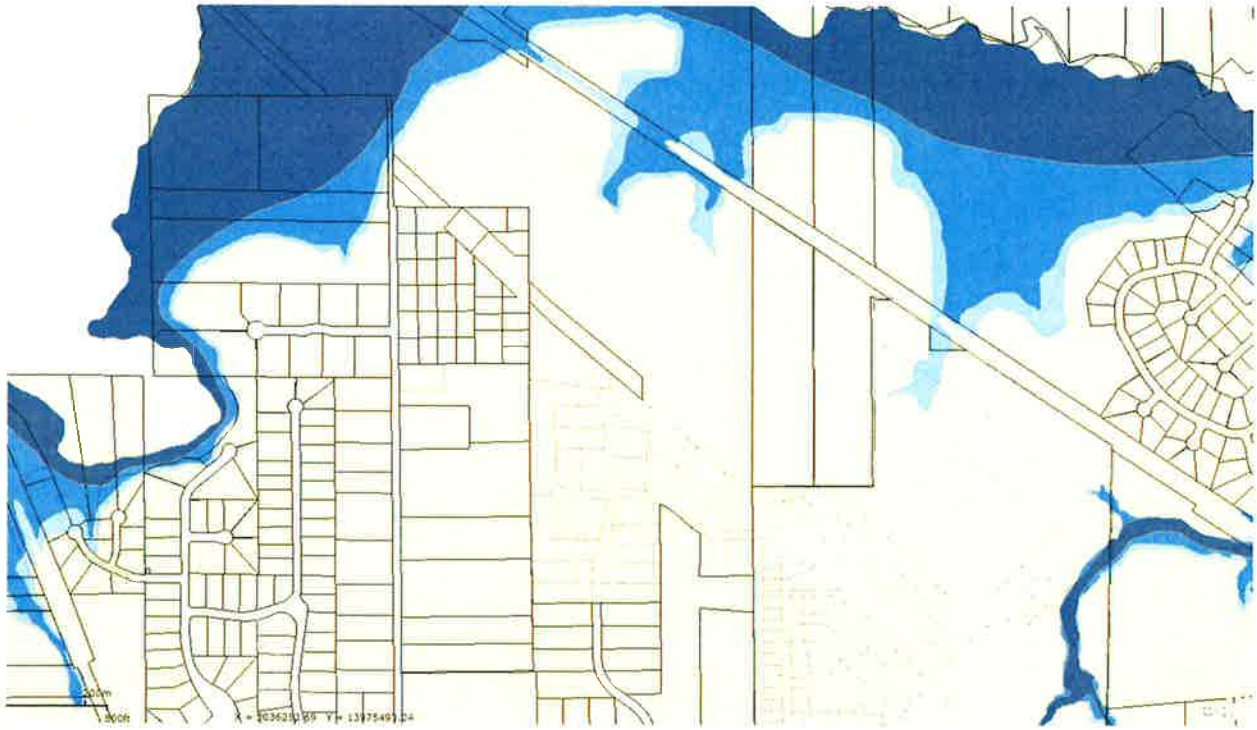


Looking back down Ulrich today 2/5/2018



The yellow line in the photo shows from spring creek to the center of ulrich road. Below that is the FEMA flood map.





October 6, 2017

To: The City of Tomball TX
Attn: Amelia Lindley; alindley@tomballtx.gov
501 James Street
Tomball, TX 77375

From: Michael L Young President
Tomball Gun Club Inc.
P.O. Box 317
Tomball Texas 77377-0317

Subject: Against Zoning Case P17-0115 (Agricultural District to Single-Family 20 Estate District)

Good day Amelia Lindley,

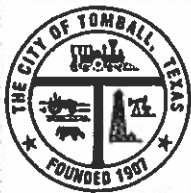
Please find the attached PDF, which contains the official City of Tomball, TX response form for the above referenced Zoning Case.

In addition to the form, as the President of and representative of The Tomball Gun Club Inc. I wish to state that we stand against Zoning Case P17-0115 (Agricultural District to Single-Family 20 Estate District), as portions of the 76.01-acre tract are adjacent to the Tomball Gun Club Inc., a sport shooting range established and continuously operated since 1963. Tomball Gun Club Inc. is a sport shooting range as defined and assigned by Section 250.001, Local Government Code. We have additional concerns about increased flooding across our property, as the club property is downstream from the purposed rezoning. The proposed developer's web site (<http://thereservetomball.com/master-plan>) obscures the fact that the rezoning and proposed residential building is adjacent to an existing sport shooting range with a preeminence dating back to 1963. The developer has published a proposal, which places the green barrier and detention ponds in the upper bounds of the watershed exasperating the increased water flow across our property and ignoring any benefit of noise abatement gained by a detention structure and green buffer, which could be located along the eastern property boundary.

Respectfully submitted,

Michael L Young

Michael Young – President Tomball Gun Club Inc.



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: MICHAEL L YOUNG PRESIDENT
(please print)
Address: TOMBALL GUN CLUB INC.
PO BOX 317, TOMBALL, TX 77377-0317
Signature: [Signature]
Date: 10-6-2017

☐ I am FOR the requested Rezoning as explained on the attached public notice for Zoning Case P17-0115. (Please state reasons below)

☒ I am AGAINST the requested Rezoning as explained on the attached public notice for Zoning Case P17-0115. (Please state reasons below)

Date, Location & Time of Planning & Zoning Commission meeting:
Monday, October 9, 2017 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, October 16, 2017, 6:00 PM
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

Against Zoning Case P17-0115 (Agricultural District to Single-Family 20 Estate District) as portions of the 76.01-acre tract are adjacent to the Tomball Gun Club Inc. a sport shooting range established and continuously operated since 1963. Sport shooting range meaning assigned by Section 250.001, Local Government Code. Additional concerns about flooding, as the club property is downstream from the purposed rezoning.

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: Michael and Lesa Young <mlybudo@sbcglobal.net>
Sent: Friday, October 06, 2017 9:23 AM
To: Amelia Lindley
Subject: Against Zoning Case P17-0115
Attachments: Against Zoning Case P17-0115 (1).pdf

October 6, 2017

To: The City of Tomball TX
Attn: Amelia Lindley; alindley@tomballtx.gov
501 James Street
Tomball, TX 77375

From: Michael L Young President
Tomball Gun Club Inc.
P.O. Box 317
Tomball Texas 77377-0317

Subject: Against Zoning Case P17-0115 (Agricultural District to Single-Family 20 Estate District)

Good day Amelia Lindley,

Please find the attached PDF, which contains the official City of Tomball, TX response form for the above referenced Zoning Case.

In addition to the form, as the President of and representative of The Tomball Gun Club Inc. I wish to state that we stand against Zoning Case P17-0115 (Agricultural District to Single-Family 20 Estate District), as portions of the 76.01-acre tract are adjacent to the Tomball Gun Club Inc., a sport shooting range established and continuously operated since 1963. Tomball Gun Club Inc. is a sport shooting range as defined and assigned by Section 250.001, Local Government Code. We have additional concerns about increased flooding across our property, as the club property is downstream from the purposed rezoning. The proposed developer's web site (<http://thereservetomball.com/master-plan>) obscures the fact that the rezoning and proposed residential building is adjacent to an existing sport shooting range with a preeminence dating back to 1963. The developer has published a proposal, which places the green barrier and detention ponds in the upper bounds of the watershed exasperating the increased water flow across our property and ignoring any benefit of noise abatement gained by a detention structure and green buffer, which could be located along the eastern property boundary.

Respectfully submitted,

Michael L Young

Michael Young – President Tomball Gun Club Inc.

October 9, 2017

VIA EMAIL ONLY: alindley@tomballtx.gov

City of Tomball
Planning and Community Development
Attn: Amelia Lindley, Planner
501 James Street
Tomball, Texas 77375

Re: Comments to proposed rezoning of 76.01 acres from Agricultural to Single-Family at Reserve "D" Reserve at Spring Lake, Section 2, by Applicant: Robert Allen (the "Project")

Dear Ms. Lindley:

Thank you for allowing Union Pacific Railroad Company ("UP") the opportunity to submit the following comments on the above-referenced Project. UP is a Delaware corporation that owns and operates a common carrier railroad network in the western half of the United States, including the State of Texas. UP's rail network is vital to the economic health of Texas and the nation as a whole and its rail service to customers in the Tomball Area is crucial to the future success and growth of those customers.

The proposed Project location is adjacent to UP's Navasota Subdivision. Additionally, there may be at-grade rail crossings over these tracks in nearby locations. Any land planning decisions should consider that train volumes near the Project area may increase in the future. UP also asks that the City and the applicant keep in mind that this is a vital rail corridor and nearby land uses should be compatible with this continuing rail use.

At-Grade Rail Crossing and Sight Line Safety

The safety of UP's employees, customers, adjoining land owners, and the communities we operate through is our top priority. At-grade rail crossings are areas where railroad operations and the public come into close contact. Appropriate modifications to the street and warning devices on any nearby rail crossings may need to be included as part of the Project. Development at the Project location may result in poor site lines for vehicular

traffic approaching the at-grade crossings. Should this Project continue, UP requests that the City require appropriate setbacks to mitigate any safety risks resulting from reduced visibility. UP also suggests the City consider holding railroad and crossing safety presentations, such as Operation Lifesaver, for the public on an appropriate basis.

Increased Traffic Impact

Rail crossing safety is critical to the public and to UP. Any increase in traffic from the Project may render inadequate the current safety devices in place on any nearby at-grade crossings. Additionally, an increase of pedestrian and vehicular traffic may conflict with train operations causing trains to proceed more slowly through the City, and/or make more frequent emergency stops, which would make rail service less effective and efficient. Should this Project be approved, UP requests that the Project developer and the City examine any increase in vehicular and pedestrian traffic and the impacts on any nearby at-grade road crossings to see if any additional mitigation measures should be included in the Project.

Trespassing

Any increase in pedestrian traffic will increase the likelihood of trespassing onto the railroad right-of-way. UP requests that the developer and the City examine the Project impacts associated with the increased likelihood of trespassing and set forth appropriate mitigation measures. The developer should install vandal resistant fencing at least 8 feet or taller (without impairing visibility), pavement markings and “no trespassing” signs designed to prevent individuals from trespassing onto the railroad tracks. Buffers and setbacks (minimum 100 feet from active track) should also be required adjacent to the right-of-way.

Noise and Vibration Impact

UP’s 24-hour rail operations generate the noise and vibration one would expect from an active railway. Any increase in pedestrian and vehicular traffic over and around at-grade crossings may result in additional horn use by railroad employees. As a mitigation measure, the developer should disclose to the general public, including residents of the proposed development, the daytime and nighttime noise levels naturally occurring with rail service, including sounding horns at vehicle crossings where required, as well as the pre-existing and predictably-occurring vibration. These disclosures should note that train volume may increase in the future. The Project’s development plans should also include appropriate mitigation measures, such as construction of sound barrier walls or landscape buffers, and/or use of sound-proofing materials and techniques.

Drainage and Project Construction

UP requests the City ensure that the drainage plan relating to the Project does not shift storm water drainage toward UP property and infrastructure. Any runoff onto UP’s property may cause damage to its facilities resulting in a potential public safety issue. If the Project is approved, we ask that the City require the applicant to mitigate all safety risks and the impacts of the railroad’s 24-hour operations during the construction of the Project, including contacting UP to arrange for flaggers for work performed within twenty-five feet (25’) of the nearest track.

City of Tomball
October 9, 2017

UP appreciates the developer and the City giving due consideration to the above concerns, as this proposed Project may result in impacts to land use and public safety. Please give notice to UP of all future hearings and other matters with respect to the Project as follows:

Colby Rinker, Manager - Real Estate
Union Pacific Railroad Company
1400 Douglas Street - STOP 1690 Omaha, NE 68179
(402) 544-6041
cwrinker@up.com

Please do not hesitate to contact Colby Rinker if you have any questions or concerns.

Sincerely,



Madeline E. Roebke
Senior General Counsel
Union Pacific Railroad Company

cc: Colby Rinker

Amelia Lindley

From: Rachel Contreras <rachelcontreras86@yahoo.com>
Sent: Wednesday, October 18, 2017 10:28 AM
To: Amelia Lindley
Subject: Case Number P17-0115 (road access to Ulrich Rd.)

Good morning Amelia,

My name is Rachel Contreras and I live on Clepper Dr. in Red Oak Terrace Subdivision.

I would like to oppose the 90+ homes in The Reserve Spring Lakes.

My concern is flooding and higher traffic. It's evident that Tomball will continue to grow, but we would like to maintain the small town country atmosphere in our area (Zion and Ulrich). Our area is beautiful, peaceful and for the most part, safe.

Thank you for listening to my concerns and I appreciate you considering what this change would mean for all the families in our area.

Have a good day,
Rachel

Sent from my iPhone

Amelia Lindley

From: Rusty Mohle <dmohle@comcast.net>
Sent: Sunday, October 15, 2017 5:19 PM
To: Amelia Lindley
Cc: Rusty Mohle
Subject: RE: Case P17-0115 Info Request

Amelia,

Thanks for your response.

I can understand that a zoning request for a lot or two that do not require significant drainage could defer the details of a drainage plan to after zoning. For a major housing development in property zoned AG and located in and adjacent to flood zone, that approach is irresponsible.

I am opposed to rezoning this property in Cast P17-0115. I have signed up to speak at the hearing Monday evening.

The proposed plan:

- Is poorly sited IN and ADJACENT to Spring Creek flood plains
- Shows disregard for public safety in proximity to RR line and Tomball Gun Club.
- Threatens the quality of life for adjacent neighborhoods - including existing Sections I & II

Dwight (Rusty) Mohle
13203 Spring Hollow Dr

-----Original Message-----

From: Amelia Lindley [<mailto:alindley@tomballtx.gov>]
Sent: Thursday, October 12, 2017 1:15 PM
To: Rusty Mohle
Subject: RE: Case P17-0115 Info Request

Typically this information is not part of the Zoning process. When construction plans are submitted for approval, these details will be examined.

Thank you,

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

-----Original Message-----

From: Rusty Mohle [mailto:dmohle@comcast.net]
Sent: Thursday, October 12, 2017 1:05 PM
To: Amelia Lindley
Subject: Re: Case P17-0115 Info Request

Thank you for the information.

Was is there any more information regarding review of site flood management and impact on areas outside of the property?

Thank you,
DM

Sent from my iPhone

> On Oct 12, 2017, at 11:24 AM, Amelia Lindley <alindley@tomballtx.gov> wrote:

>

> Mr. Mohle,

>

> I have attached the application, proposed site layout and proposed plat for the development. Please let me know if there is anything else you need.

>

>

> Thank you,

>

> Amelia Lindley

> Planner

> Community Development Department

> (281) 290-1410

> www.tomballtx.gov/cd

>

>

>

>

>

>

> -----Original Message-----

> From: Rusty Mohle [mailto:dmohle@comcast.net]

> Sent: Thursday, October 12, 2017 10:24 AM

> To: Amelia Lindley

> Subject: Case P17-0115 Info Request

>

> Ms Lindley,

>

> I am inquiring about the subject case scheduled for hearing Monday evening of 10/16/2017.

>

> I would like to obtain a copy of the information provided by the owner regarding the change proposed in case P17-0115.

>

> I have also left a voice mail regarding this request as well.

>
> Thank you for your assistance,
>
> Dwight Mohle
> 281-450-5968
> Sent from my iPhone
>
> <Application for Rezoning (Rev. 051915)_201506120859486542[1]_Page_1.jpg>
> <Application for Rezoning (Rev. 051915)_201506120859486542[1]_Page_2.jpg>
> <Site Plan.jpg>
> <Proposed Plat.jpg>

Amelia Lindley

From: Samantha <camdenandsam@aol.com>
Sent: Monday, October 16, 2017 1:50 PM
To: Amelia Lindley
Subject: P17-0115 (road access to Ulrich Rd.)

Amelia Lindley, Planner,

Thank you for taking this time and consideration for hearing our concerns for the proposed development of The Reserve at Spring Lakes requesting road access to Ulrich Rd.

We are Samantha and Michael Wren. We live in Red Oak Terrace Subdivision at 13215 Clepper Dr. We have concerns about having this proposed subdivision, The Reserve at Spring Lakes, wanting to bring road access into our subdivision for the additional homes they are wanting to build.

First, flooding is a REAL ISSUE. Hurricane Harvey had water standing in my yard and only an inch from entering my home. Building these additional homes will greatly effect my family as well as my neighbors and will put all of us at risk of flooding and danger to our lives!! Considering I have 4 SMALL children in this community we are very concerned!

Second, a huge reason we purchased the corner lot we did was for our small kids that love to ride bikes on Ulrich Rd. To the parks as well as our ability to walk, run, walk dogs, up and down Ulrich Rd without lots of traffic. Opening this road up to MORE TRAFFIC will take away that environment especially since we don't have shoulders on the road. (We also personally have to pay for our roads up keep out of pocket, without any help from city or state.) Adding traffic to Ulrich will definitely effect our roads and the safety of our children!

Third, we feel we weren't even considered in this impact study. We just found out about this proposed subdivision phase 2 & 3 yesterday. It will have an impact on our children amd community!

We OPPOSE this road access for the reasons above.

Thank You for hearing our concerns and consideration,

Samantha and Michael Wren

Sent from AOL Mobi

Amelia Lindley

From: steve mercer <stevemercer@att.net>
Sent: Saturday, October 14, 2017 9:20 PM
To: Amelia Lindley
Subject: Case Number P17-0115

To All Concerned;

I regret that a previous commitment will not let me attend the October 16, 2017 city council public hearing.

I am writing to voice my concern with the new development that proposes to connect an entrance with the Reserve at Spring Lakes subdivision with Ulrich Road. Currently, there are already three subdivisions that feed into this thoroughfare. This will increase the traffic to a level that will change the nature of this part of Tomball and negatively impact the people that live along this road.

Currently, the traffic is currently manageable for school pickup, trash pickup and use by neighbors and kids. If this subdivision is connected with Ulrich it will cause danger to pedestrians. In addition, it will make the four way stop at Ulrich and Zion a nightmare for traffic flowing to the High School. The city would be quickly petitioned for sidewalks and a light at Zion and Ulrich to handle the back up at this four way stop.

It will also create a greater risk of crime activity for that subdivision and the homes on Ulrich as now there will be multiple exit points when alarms sound. Currently, there is one way out of Ulrich and one way out of The Reserve at Spring Lakes

I strongly recommend for the best interest of the current community along Ulrich and to maintain the uniqueness of Tomball in this area that you not allow this connection.

Respectfully submitted;

Steve & Kelli Mercer
31015 Ulrich Rd.
Tomball, Tx 77375
stevemercer@att.net
ph. 346-932-6419

Amelia Lindley

From: Suzanne Reynolds <suzanne.s.reynolds@gmail.com>
Sent: Friday, October 13, 2017 4:41 PM
To: Amelia Lindley
Subject: Case P17-0115

Dear Amelia,

I understand there is a meeting Monday evening reference Case P17-0115. I am out of town, and I will not be back in time to make that meeting. Please make note that I am OPPOSED to the proposed change in zoning.

Our area is very fortunate that we did not experience the devastation of flooding caused from torrential rains in Spring 2016 (There were two floods only one month apart) and during the recent Hurricane Harvey / Rain. The water from Spring Creek did, however, cover the railroad tracks just northwest of Ulrich putting homes on the north end of Ulrich at risk. This risk would increase greatly with the addition of 90 plus homes being developed on this flood land. The water runoff from these homes during torrential rain would raise Spring Creek even higher putting homes just south of Spring Creek on the north end of Ulrich in even greater danger of flooding.

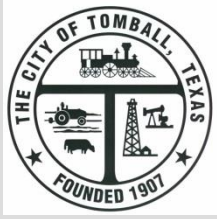
In addition, Ulrich is a two lane road with no shoulders, street lights, or sidewalks, and there are many driveways tied directly to Ulrich. For the past 25 years, we have used Ulrich to walk, ride bikes, and connect with our neighbors. Currently, many of us ride bikes and walk to the shops and restaurants on Main St. from our homes. The proposed development would connect not only this new development with Ulrich, but also, give access to Ulrich to residents of Reserve at Spring Lakes and Raleigh Creek Subdivisions. The increased traffic would be devastating to the neighborhoods that branch off the north end of Ulrich (from Spring Creek to Zion Rd), i.e. Spring Creek Hollow; Hunterwood and others. It would be hazardous to use Ulrich for any type of recreation. Our hometown/country ambiance would be completely destroyed.

We have been residents of the City of Tomball for more than 25 years and love our little town. Please turn down this proposal and protect our hometown from unnecessary development.

Thank you for your consideration of our concerns.

Respectfully yours,

Suzanne S. Reynolds
13302 Spring Hollow Dr.
Tomball, TX 77375
281-468-2346



Rezoning Staff Report

Planning & Zoning Commission Public Hearing Date: October 9, 2017
City Council Public Hearing Date: February 5, 2018

Rezoning Case: P17-0115
Property Owner(s): Zion Road Properties, LLC
Applicant(s): Robert (Bob) Allen
Legal Description: Reserve “D” Reserve at Spring Lake – Section 2
Location: North end of Spring Lake Boulevard (Exhibit “A”)
Area: 76.01 acres
Comp Plan Designation: Rural Residential (Exhibit “B”)
Present Zoning and Use: Agricultural District (Exhibit “C”) / Undeveloped land (Exhibit “D”)
Request: Rezone 76.01 acres from the Agricultural District to the Single-Family 20 Estate District

Adjacent Zoning & Land Uses:

North: Agricultural District / Undeveloped
South: Agricultural District / Single-family residences
West: Agricultural District / Undeveloped
East: Outside City Limits / Undeveloped

BACKGROUND

City Staff met with the applicant regarding a potential rezoning of the northern portion of the Reserve at Spring Lake subdivision.

ANALYSIS

The entire site is approximately 91 acres. The property owner, who is the developer of the subdivision Reserve at Spring Lake, is requesting approximately 76 acres be rezoned from Agricultural to Single-Family 20 Estate District to allow for a minimum of half acre lots, rather than a minimum of one acre lots.

All surrounding properties are zoned Agricultural or Single-Family 20 Estate District. The property owner has developed the existing subdivision as a minimum of one acre lots with the desire to develop Section 3 as a minimum of half acre lots.

The Future Land Use Map designates the property as Rural Residential. According to the Comprehensive Plan, Rural Residential includes “single family detached residential development on minimum 1 acre lots allowing up to one house per acre”.

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 20 Estate District appear to be appropriate for the immediate area and the City as a whole. This area of the City has many larger lot subdivisions.

- 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 and the existing arterial street to the south of the property can accommodate traffic generated by a Single-Family 20 Estate 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 vacant land in the City zoned Single-Family 20 Estate. There does not appear to be any special circumstances which may make a substantial part of any vacant land unavailable for 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.**

There has not been recent development in the Single-Family 20 Estate District. The neighborhood just to the east of the subject site, Raleigh Creek, is zoned Single-Family 20 Estate, however it is vested Single-Family 9 District, meaning the lots are building to the Single-Family 9 District standards. Most other new subdivisions are zoned Single-Family 9 or Single-Family 6 District.

- 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 Rural Residential. The request does not appear to be consistent with the Future Land Use Map; however the Comprehensive Plan also discusses on various occasions the need for a wide variety of housing styles, densities, and price ranges located in the appropriate locations.

PUBLIC COMMENT

Property owners within 200 feet of the project site were first mailed notification of this proposal on September 22, 2017. The Notice of Public Hearing was published in the paper on September 27, 2017.

Notice of Public Hearing for the February 5, 2018 agenda was published in the paper on January 17, 2018 and property owners were mailed notification on January 26, 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 P17-0115 for the following reasons:

1. While the proposed rezoning is not consistent with the Future Land Use Map, the request will meet the goals of City's Comprehensive Plan;
2. The request is generally appropriate with the surrounding land uses in the area;
3. The request is generally appropriate with the surrounding zoning districts.

EXHIBITS

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

Exhibit "A"
Aerial Photo

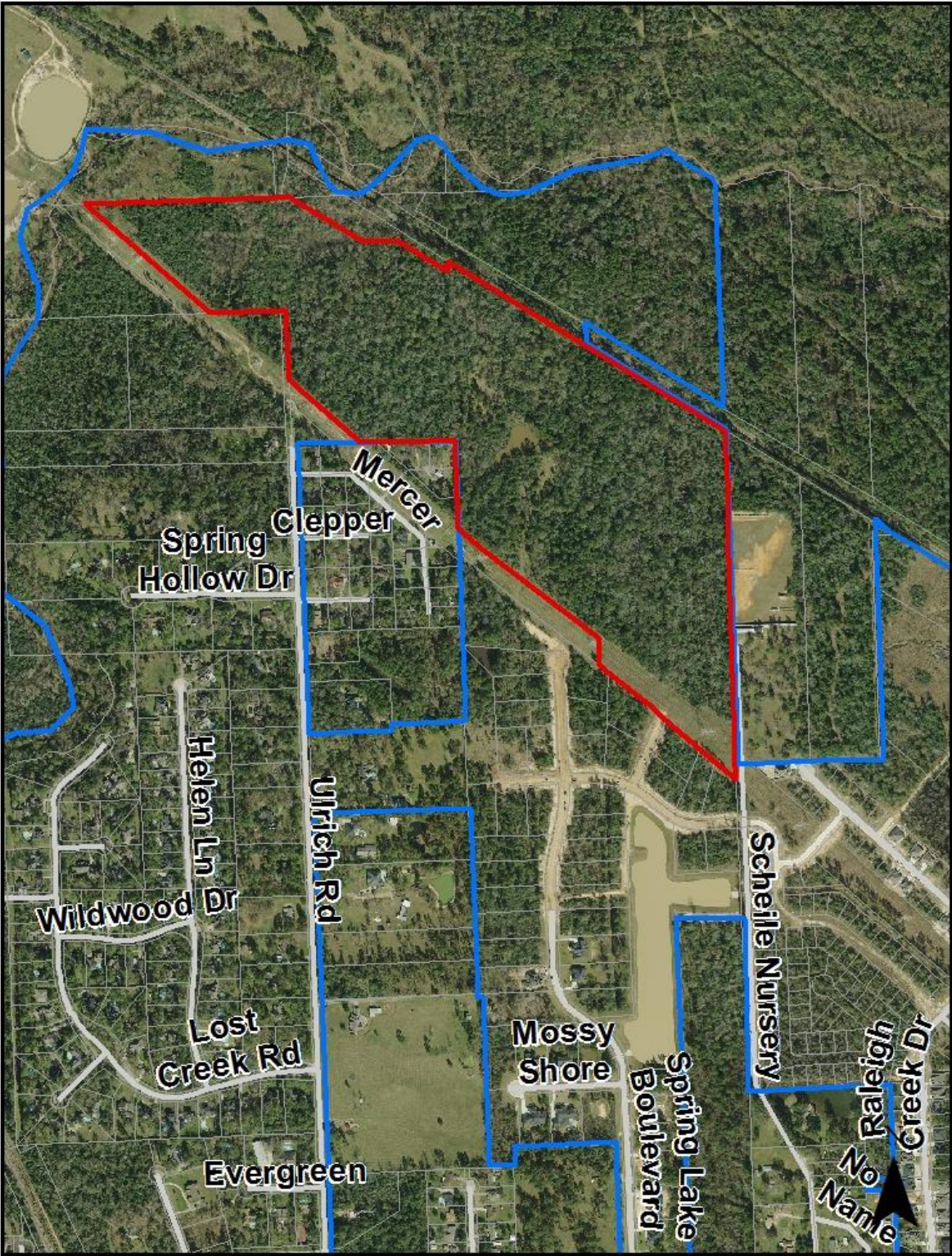


Exhibit "B"
Comprehensive Plan

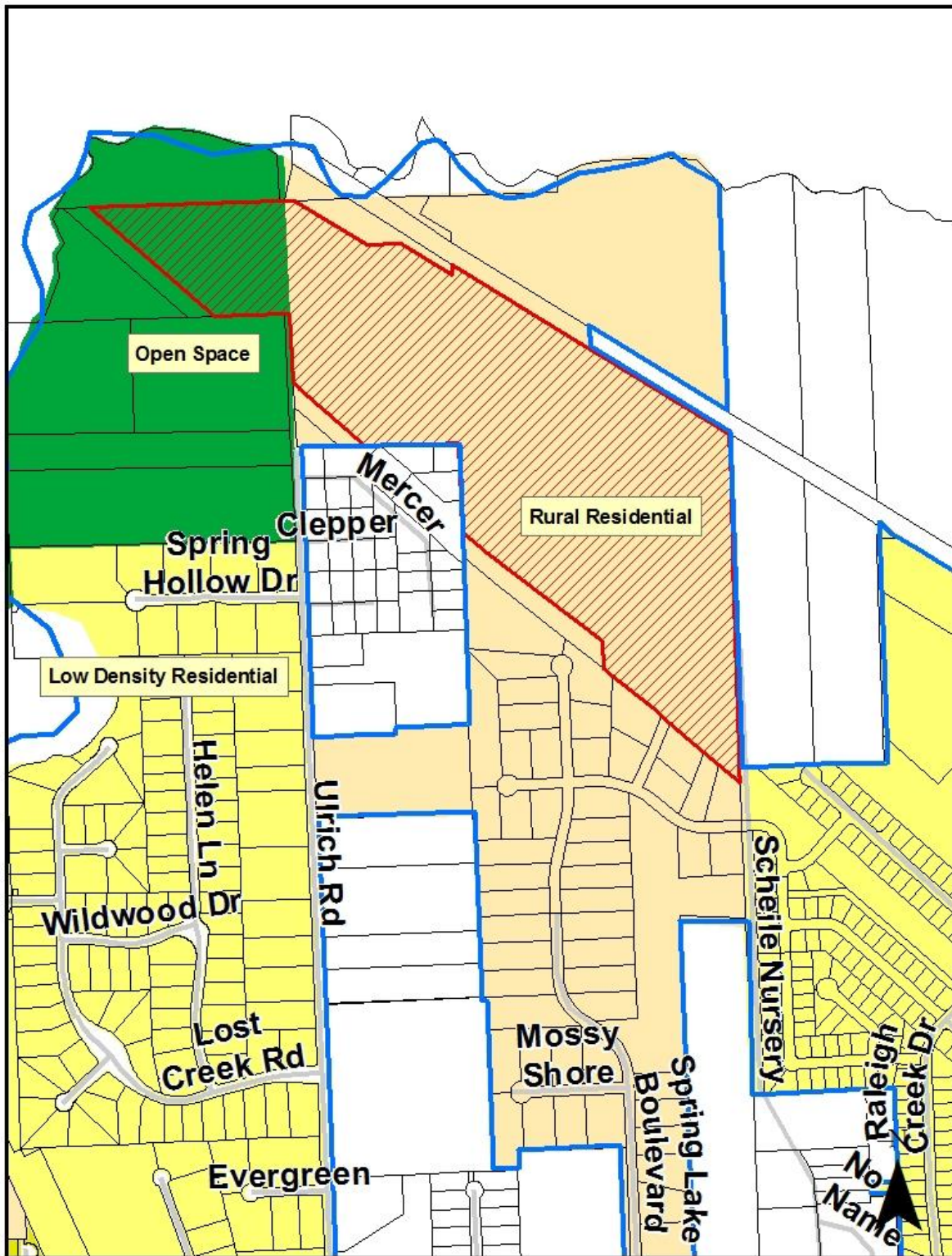
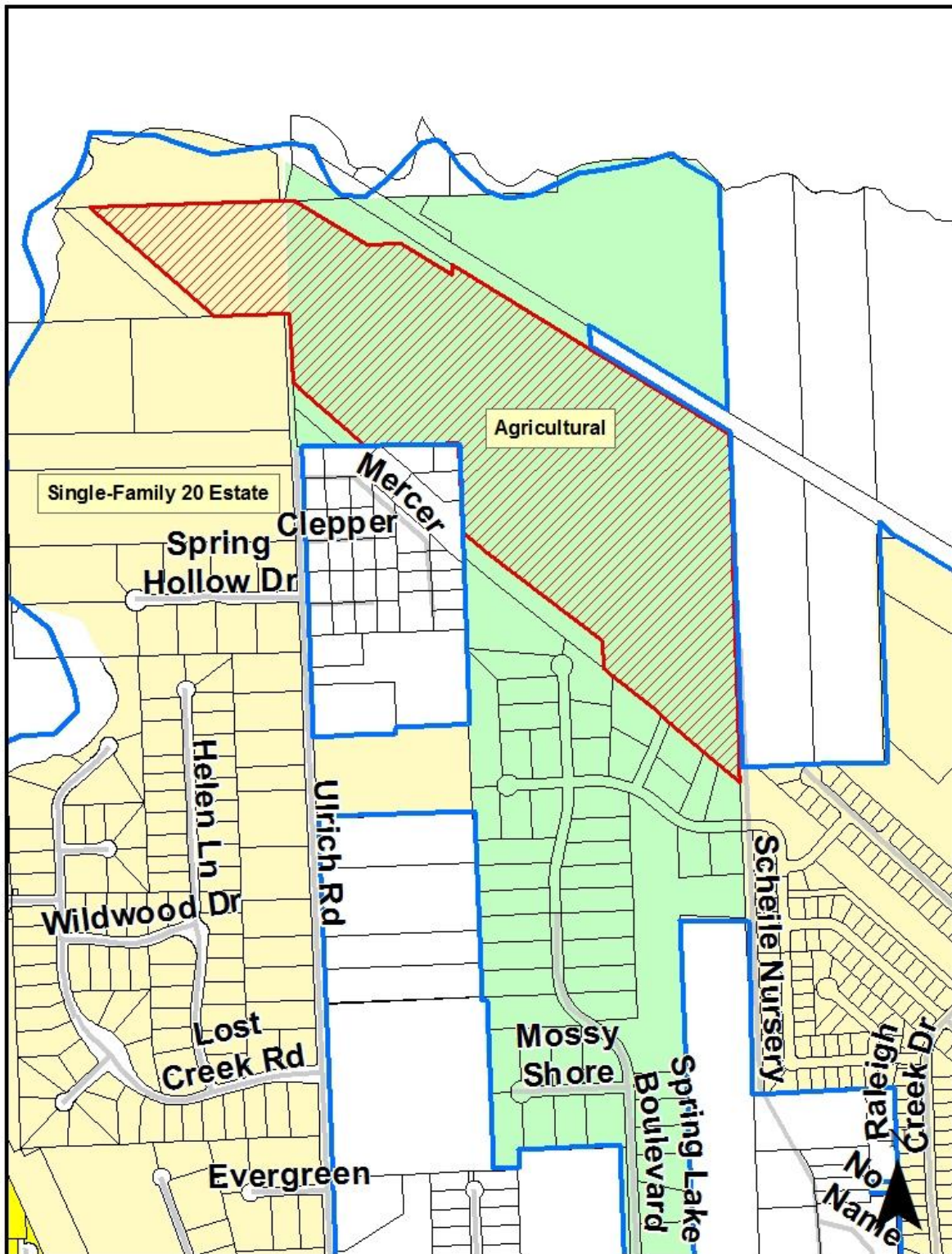


Exhibit "C"
Zoning Map



**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: Robert (Bob) Allen Title: Vice President
Mailing Address: 9977 W. Sam Houston Pkwy N. #150 City: Houston State: TX
Zip: 77064
Phone: (281) 477-8688 Fax: (281) 477-9191 Email: bob@thereservetomball.com

Owner

Name: Zion Road Properties, LLC Title: _____
Mailing Address: 9977 W. Sam Houston Pkwy, N. #150 City: Houston State: TX
Zip: 77064
Phone: (____) _____ Fax: (____) _____ Email: _____

Engineer/Surveyor (if applicable)

Name: DPK Engineering - David Kelly Title: Principal
Mailing Address: P.O. Box 823 City: Fulshear State: TX
Zip: 77441
Phone: (281) 346-2616 Fax: (____) _____ Email: david.kelly@dpkengineering.com

Description of Proposed Project: The Reserve at Spring Lake - Section 3

Physical Location of Property: Zion Road and Spring Lake Blvd
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: The Reserve at Spring Lake Section 1 and 2
[Survey/Abstract No. and Tracts, or platted Subdivision Name with Lots/Block]

Current Zoning District: AG

Current Use of Property: AG

Proposed Zoning District: SF 20E

Proposed Use of Property: SF 20E

HCAD Identification Number: 1368250040005 Acreage: 76.01

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.

<u>X</u>	Robert M. Allen	Digitally signed by Robert M. Allen DN: cn=Robert M. Allen, o, ou, email=rob@allenlandmgt.com, c=US Date: 2017.08.22 13:48:35 -05'00'	8/22/17
	Signature of Applicant		Date
<u>X</u>	Robert M. Allen	Digitally signed by Robert M. Allen DN: cn=Robert M. Allen, o, ou, email=rob@allenlandmgt.com, c=US Date: 2017.08.22 13:48:47 -05'00'	8/22/17
	Signature of Owner		Date



DPK Engineering LLC
Land Development – Site Development - Municipal

P.O. Box 823
Fulshear, Texas 77441
Tel/Fax: 281-346-2616
Mobile: 281-300-1869

June 27, 2018

Craig T. Meyers, P.E.
Community Development Director
City of Tomball
501 James Street
Tomball, Tx 77375

Reference: Reserve at Spring Lake, Rezoning SF 20

Dear Mr. Meyers:

DPK Engineering LLC is working with the Reserve at Spring Lake Zoning efforts to have the zoning classification changed from its current AG designation which allows 1 acre minimum lots to a new SF20 designation which would allow 20,000 sf and larger lots within the remaining section of the Reserve at Spring Lakes in Tomball, Texas.

Section One of the Reserve at Spring Lake was originally constructed in 2012 under Zion Road Properties L.L.C., which is still the current owner of this property. This development was one of the few of its kind in the Northwest Harris County region that offered 1 acre lots with City water and sewer services. The developer felt this was a key untapped market that could provide a high end residential subdivision that included above average size lots and within an area that had City facilities such as utilities and police and fire protection to its 22 lots.

Section Two, consisting of 29 lots, was constructed in 2016 which incorporated the remaining acreage south of the Centerpoint transmission line. This section predominantly drains towards the drainage and detention system that is part of Section One. A small amount of drainage crosses the Centerpoint easement and is incorporated in the future sections.

The purpose of this rezoning is not to gain extra lots, the developer will have a document recorded as part of the home owners deed restriction limiting the lot count for either AG or SF 20 at 60 total lots. The likely count will be around 55. The reasoning for rezoning is as follows

- 6 years of marketing and lot sales has shown this is a slow market in this area. Developer is looking to have a mix of products to allow small variations in price points but more for people who are not wanting the 1-acre product but want a product that is a large lot without being a full acre. Approximate ratio of 10%

half acre, 35% ¾ acre and 65% acre product. Over the past 6 years there has been more of a shift for high end but lower maintenance type properties.

- Its about moving the product more than total lot count. Slow sales have dictated this move in reclassification. Builder have also suggested varied lot sizes to attract more high-end buyers looking for different sized lots within a high-end subdivision.
- Does not effect drainage or traffic in the area. The developer will provide limitations on total lots (60) for an SF 20 classification to ensure no negative impact on City infrastructure or facilities that are equal to what can be done under the current AG classification. Drainage will be designed considering 5, 10, and 100 year flows. Preliminary engineering has been performed to confirm the viability of the landplan.
- All engineering, drainage and facilities will be built in accordance with the City of Tomball zoning and Engineering guidelines.
- Rezoning to SF 20 will result a more preferred layout taking account for no houses within low lying or flood plain areas.
- Rezoning to SF 20 allows the developer to place more of the lakes and amenity areas within the portion south of the railroad tracts for an enhanced appearance.
- Developer prefers either no connection to Ulrich or a minimal emergency access to limit the amount of traffic to help satisfy neighbors requests.
- Rezoning to SF 20 allows a more preferred buffer with the Tomball Gun Club. We have had meetings with the president of the club and have coordinated the SF 20 landplan with their requests for safety.

We look forward to providing a quality subdivision that brings value to the City of Tomball. The rezoning request is not based on monetary value, its based on market change and ability to bring an enhanced product under a more manageable timeframe. Thank you for your time and consideration.

Sincerely,

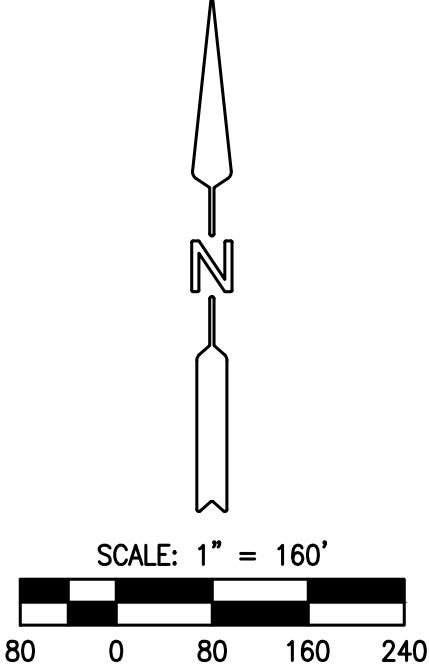


David P. Kelly II, P.E.
President
DPK Engineering LLC

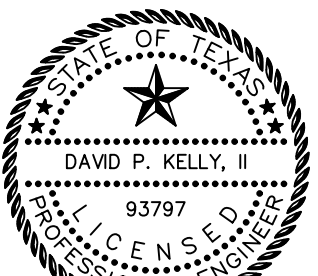




- REZONE SF 20
- ◆ 50-60 LOTS $\frac{1}{2}$ TO 1 ACRE
 - ◆ CREATE MORE AMENITY PONDS WITHIN MAIN AREA
 - ◆ LARGER PORTION OF LOTS OUTSIDE FLOODPLAIN
 - ◆ PROVIDE BUFFER FOR GUN CLUB ROAD, COORDINATED LANDPLAN AND LOT CONFIGURATION
 - ◆ SAME LOT COUNT AS THE CURRENT ZONING BUT CAN PROVIDE MORE VARIED PRICE POINT FOR BUILDERS
 - ◆ SAME DRAINAGE CRITERIA WILL BE FOLLOWED AS FOR EXISTING AG 1 ACRE
 - ◆ NO INCREASED TRAFFIC FROM AG DESIGNATION SAME MAX LOT COUNT, EMERGENCY ONLY ENTRY/EXIT TO ULRICH PREFERRED
 - ◆ MAX 60 LOTS



DPK Engineering LLC
LAND DEVELOPMENT - SITE DEVELOPMENT - MUNICIPAL
P.O. Box 823
Fulshear, Texas 77441
Office and Fax: (281) 346-2616
Cell: (281) 300-1869
Firm Registration No. F9323

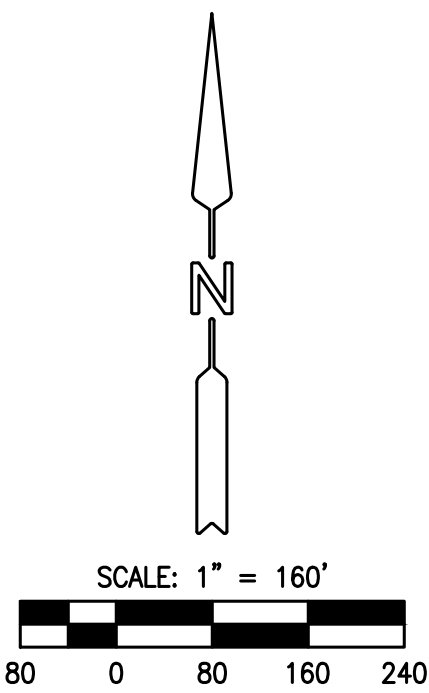
DATE: June, 2018 JOB NO.	DESIGNED BY: SLA CHECKED BY: DPK
AUTHORIZED SIGNATURE BY DAVID P. KELLY II, P.E. ON July 10, 2018	
SURVEYED BY: 	

THE RESERVE AT SPRING LAKE
SECTION THREE

OVERALL EXHIBIT
PREFERRED REZONING

FILE NO.:	SHEET NUMBER 2 OF 2
G.F. NO.:	
SCALE: 1" = 160'	

- REZONE SF 20
- 55-60 LOTS 1 ACRE
 - POND IN PARK AREA
 - LARGER PORTION OF LOTS CLOSER TO FLOODPLAIN
 - NO BUFFER FOR GUN CLUB
 - SAME LOT COUNT AS THE SF 20
 - SAME DRAINAGE CRITERIA WILL BE FOLLOWED FOR EITHER DEVELOPMENT.
 - SAME ANTICIPATED TRAFFIC FROM AG OR SF 20 MAX LOT COUNT 60, EMERGENCY ONLY ENTRY/EXIT TO ULRICH PREFERRED
 - MAX 60 LOTS



DPK Engineering LLC
LAND DEVELOPMENT - SITE DEVELOPMENT - MUNICIPAL
P.O. Box 823
Fulshear, Texas 77441
Office and Fax: (281) 346-2616
Cell: (281) 300-1869
Firm Registration No. F9323

DATE: June, 2018 JOB NO.	DESIGNED BY: SLA CHECKED BY: DPK
AUTHORIZED SIGNATURE BY DAVID P. KELLY II, P.E. ON July 10, 2018	
SURVEYED BY:	

THE RESERVE AT SPRING LAKE
SECTION THREE

OVERALL EXHIBIT
CURRENT AG DESIGNATION
LANDPLAN

FILE NO.:	SHEET NUMBER 1 OF 2
G.F. NO.:	
SCALE: 1" = 160'	



Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

Adopt, on Second Reading, Ordinance No. 2018-22, 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 13.36 Acres of Land, Legally Described Lots 174 & 178 and Tracts 166B, 170, 170A & 170B Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Agricultural District to the Commercial District; Said Property being Generally Located at the Southeast Corner of Michel Street and School 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 Monday, July 9, 2018, after conducting a public hearing, the Planning and Zoning Commission recommended approval of the rezoning request with a 5-0 vote.

Origination:

Jason Young, SRP Medical Investments, L.P.

Recommendation:

Approval

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

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

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

ATTACHMENTS:

Ordinance No. 2018-22

Staff Report

Notice of Public Hearing

Property Owner Notification

ORDINANCE NO. 2018-22

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 13.36 ACRES OF LAND, LEGALLY DESCRIBED LOTS 174 & 178 AND TRACTS 166B, 170, 170A & 170B TOMBALL OUTLOTS, WITHIN THE CITY OF TOMBALL, HARRIS COUNTY, TEXAS, FROM THE AGRICULTURAL DISTRICT TO THE COMMERCIAL DISTRICT; SAID PROPERTY BEING GENERALLY LOCATED AT THE SOUTHEAST CORNER OF MICHEL STREET AND SCHOOL 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, Jason Young, of SRP Medical Investments, L.P., has requested that approximately 13.36 acres of land, legally described as Lots 174 & 178 and Tracts 166B, 170, 170A & 170B Tomball Outlots, generally located at the southeast corner of Michel Street and School Street, City of Tomball, Harris County, Texas, (the "Property"), be rezoned; and

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

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

Whereas, the Planning & Zoning Commission recommended in its final report that City Council approve the requested rezoning of Commercial District; and

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

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

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

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

Section 2. The zoning classification of the Property is hereby changed from the Agricultural District to the Commercial District subject to the regulations, restrictions, and conditions hereafter set forth.

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

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

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

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

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 16TH DAY OF JULY 2018.

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

SECOND READING:

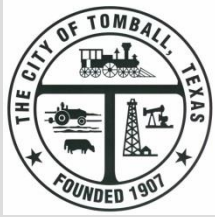
READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE
CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 6TH DAY OF AUGUST 2018.

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: July 9, 2018
City Council Public Hearing Date: July 16, 2018

Rezoning Case: P18-079
Property Owner(s): GECAP, LTD.
Applicant(s): Jason Young, SRP Medical Investments, L.P.
Legal Description: Lots 174 & 178 and Tracts 166B, 170, 170A & 170B Tomball Outlots
Location: Southeast corner of Michel Street and School Street (Exhibit "A")
Area: 13.36 acres
Comp Plan Designation: Employment/Office (Exhibit "B")
Present Zoning and Use: Agricultural District (Exhibit "C") / Undeveloped (Exhibit "D")
Request: Rezone from the Agricultural District to the Commercial District

Adjacent Zoning & Land Uses:

North: Agricultural District / Undeveloped

South: Agricultural District / Undeveloped and large lot residence

West: Agricultural and Light Industrial District / Undeveloped

East: Agricultural and Light Industrial District / M121 West Drainage Ditch

BACKGROUND

City Staff met with the applicant in January 2018 to discuss the development of a medical office facility on the subject site.

ANALYSIS

The subject property abuts properties that are zoned Agricultural and Light Industrial. It is anticipated that as development continues in this area, most of the properties zoned Agricultural will be rezoned. The site is also directly adjacent to the M121 West Drainage Ditch, which is intended to provide regional detention for developments.

There are not many land uses in the area, as most of the surrounding properties remain undeveloped. The closest development is a nursing home, Park Manor of Tomball, located northwest of the subject site. North of Park Manor, on Medical Complex Drive, construction has begun on Village Green Alzheimer's Care. The site is in close proximity to multiple other medical related facilities along Medical Complex Drive and School Street.

The Comprehensive Plan designates the property as Employment/Office. Properties to the north and east are also designated as Employment/Office. Properties to the south and west are designated as Business/Industrial. According to the Comprehensive Plan, “Employment/Office indicates where employment uses that are not industrially focused should occur.” The Comprehensive Plan also states that uses in the Employment/Office area are expected to have regular traffic flow and should not produce a lot of noise, light or vibration. The request appears to be consistent with the City’s Comprehensive Plan.

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 Commercial District appear to be appropriate for the immediate area. While most of the adjacent properties are zoned Agricultural and undeveloped, there are some established non-residential uses in the area on School Street, Michel Road and Medical Complex Drive. According to Section 50-77 (Commercial District) of the Tomball Code of Ordinances, the purpose of the Commercial District is to provide service related uses in non-residential areas with convenient access to thoroughfares and collector streets.

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 and the existing streets adjacent to the property can accommodate traffic generated by a Commercial 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 vacant land in the City zoned Commercial. There does not appear to be any special circumstances which may make a substantial part of any vacant land unavailable for 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.

There has been steady development in the Commercial 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 Employment/Office which is intended for “headquarters, regional offices, professional offices, light enclosed manufacturing or assembly facilities, offices/showrooms, and small business office suites”. The request appears to be consistent with the Future Land Use Map. The Comprehensive Plan also states the need for employment/office uses to be located in areas with access to collectors or arterial roadways to ensure traffic does not use residential streets for access. Both School Street and Michel Road are designated as collector streets by the City’s Major Thoroughfare Plan and have convenient access to Medical Complex Drive, an arterial street, and State Highway 249.

PUBLIC COMMENT

Property owners within 200 feet of the project site were mailed notification of this proposal on June 21, 2018. The Notice of Public Hearing was published in the paper on June 27, 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 P18-079 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. As development continues in the area, it is anticipated that other parcels of land will be rezoned.

EXHIBITS

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

Exhibit "A"
Aerial Photo

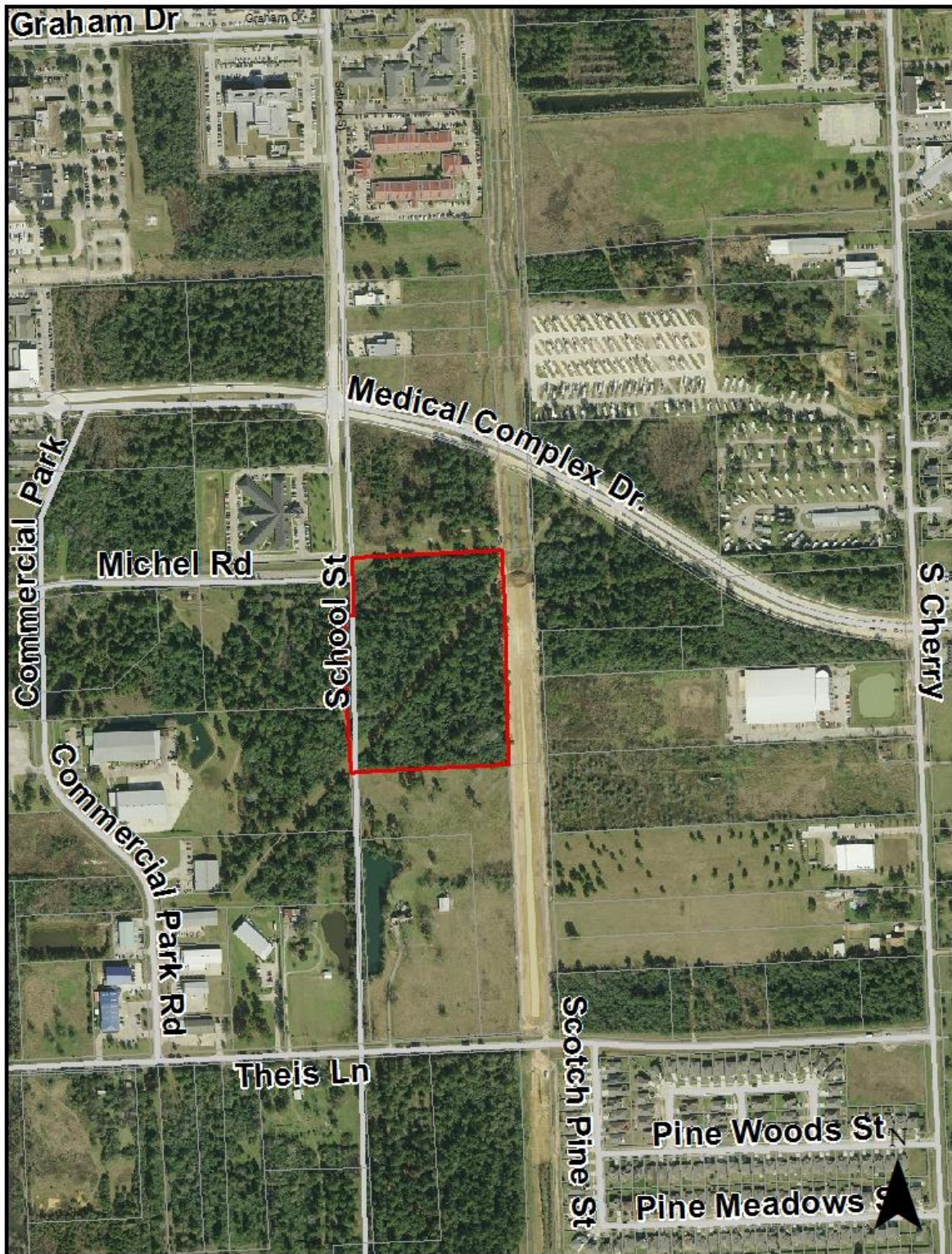


Exhibit “B”
Comprehensive Plan

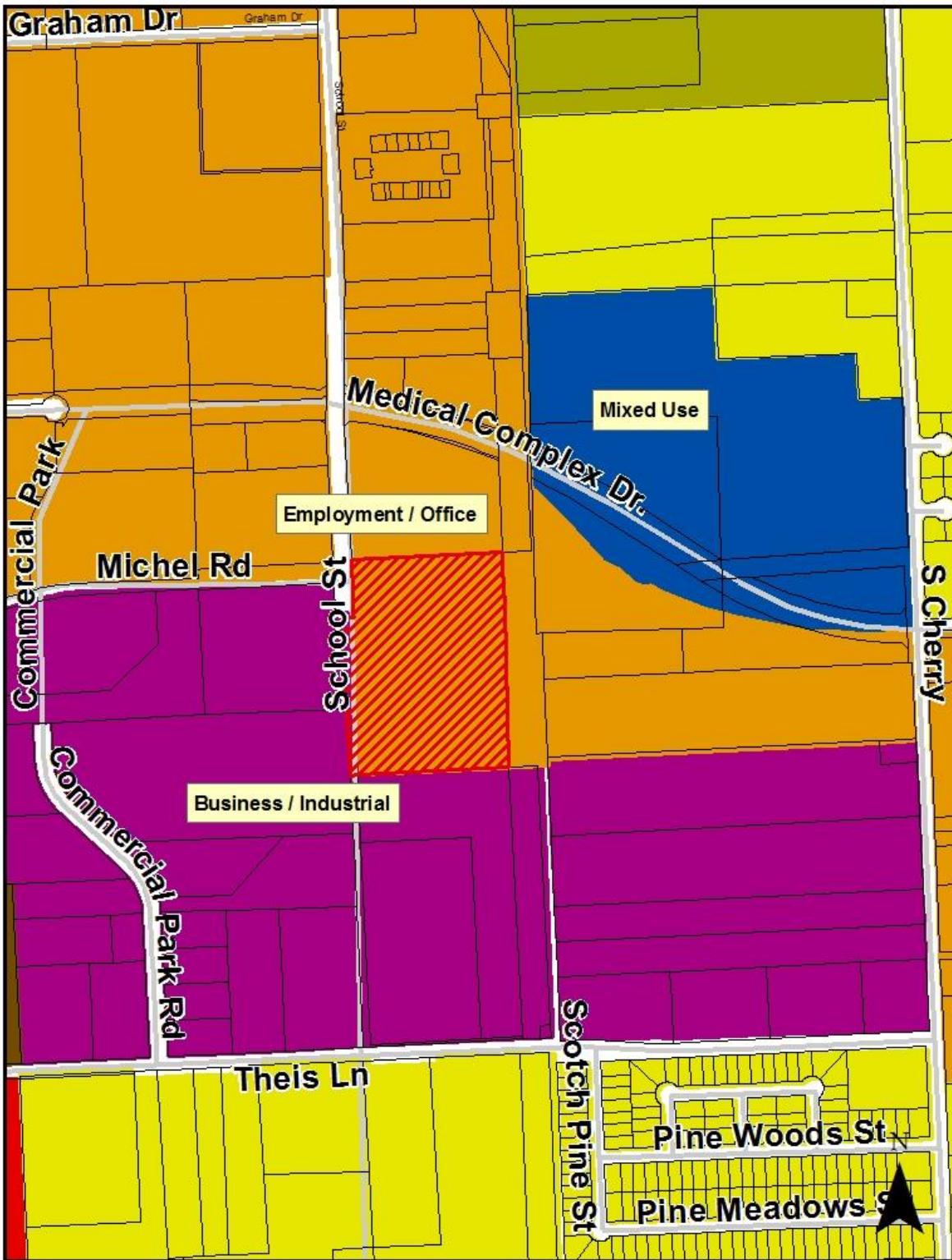
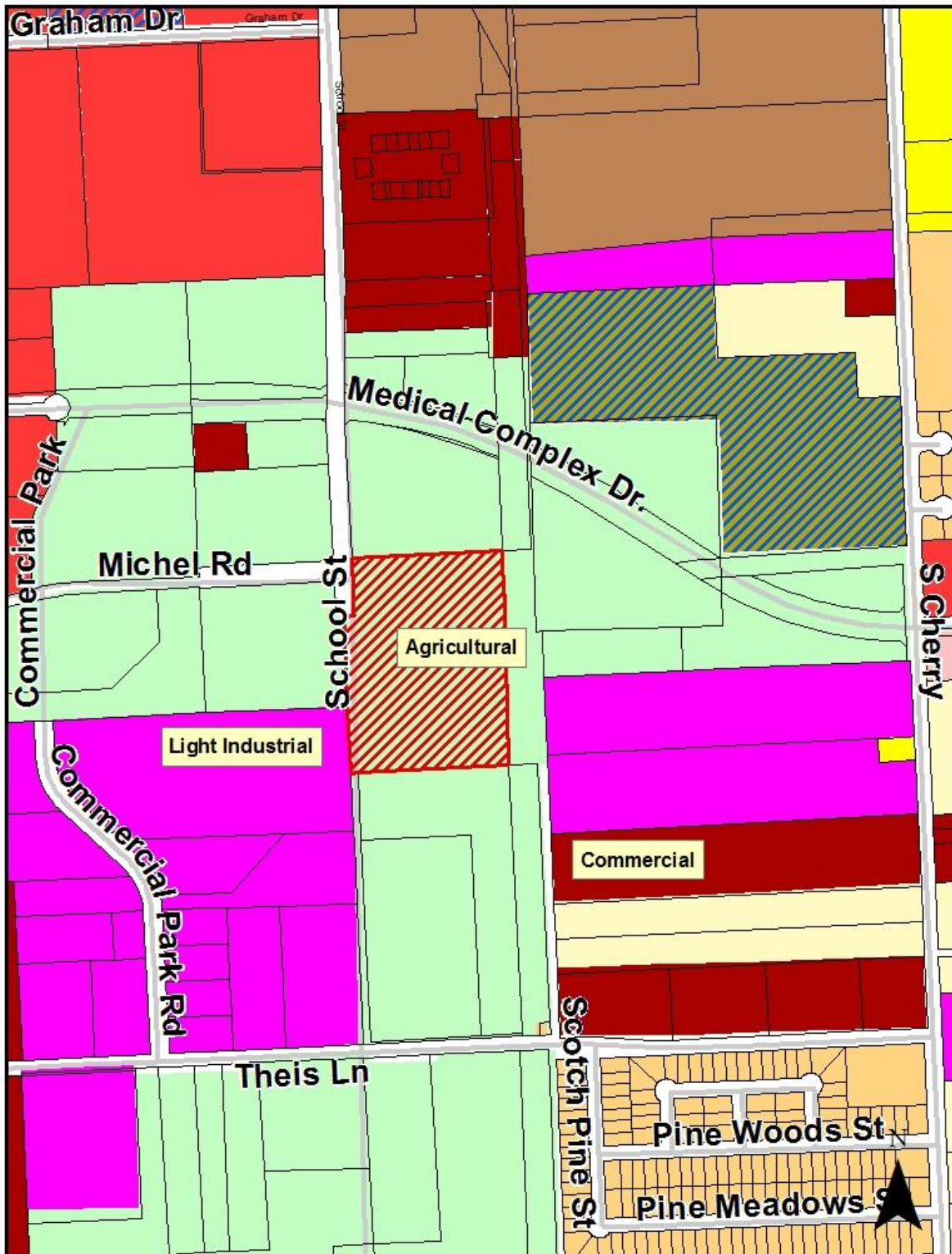


Exhibit "C"
Zoning Map

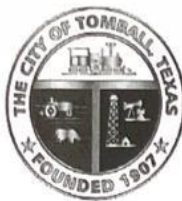


**Exhibit “D”
Site Photos**



Exhibit "E" Application

Revised 5/19/15



P18-079

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: Jason Young, SRP Medical Investments, L.P. Title: Vice President
Mailing Address: 8343 Douglas Avenue, Suite 350 City: Dallas State: TX
Zip: 75225
Phone: (214) 635-4759 Fax: (N/A) Email: jason.young@srpmedical.com

Owner

Name: GECAP, LTD. Title: _____
Mailing Address: 3845 Cypress Creek Pkwy, Ste 340 City: Houston State: TX
Zip: 77068-3531
Phone: () Fax: () Email: _____

Engineer/Surveyor (if applicable)

Name: Andy Hall (Engineer) Title: Project Manager
Mailing Address: 11700 Katy Freeway, Suite 800 City: Houston State: TX
Zip: 77079
Phone: (281) 920-6577 Fax: () Email: andy.hall@kimley-horn.com

Description of Proposed Project: Medical Office Building

Physical Location of Property: Southeast Corner of School Street and Michel Road
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: Lots 174 & 17B & Tracts 166B, 170, 170A, & 170B Tomball Outlots
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

Current Zoning District: Agricultural, AG

Current Use of Property: Undeveloped

Proposed Zoning District: Commercial, C

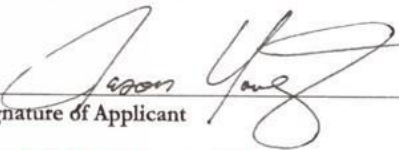
Proposed Use of Property: Medical Office Building

HCAD Identification Number: 0352860000170 Acreage: 13.36

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		5/29/18
	Signature of Applicant	Date
X		5/30/18
	Signature of Owner	Date
		



May 30, 2018

Craig Meyers, PE, CFM
Community Development Director
City of Tomball
501 James St.
Tomball, TX 77375

Re: Proposed Rezoning
SWC of School Street & Michel Road (13.36 acres)
Tomball, Texas

Dear Mr. Meyers,

SRP Medical Investments, L.P., as applicant, requests acceptance of the attached Rezoning Application for the 13.36 acre property located at the southeast corner of School Street and Michel Road, more specifically described by the metes and bounds included in the attached application. Per the published City of Tomball Zoning Map, the subject property is zoned Agricultural, AG. The application proposes that the subject site's zoning designation to be revised to Commercial, C.

Please feel free to contact me with any questions regarding the attached application. Thank you for your review and consideration.

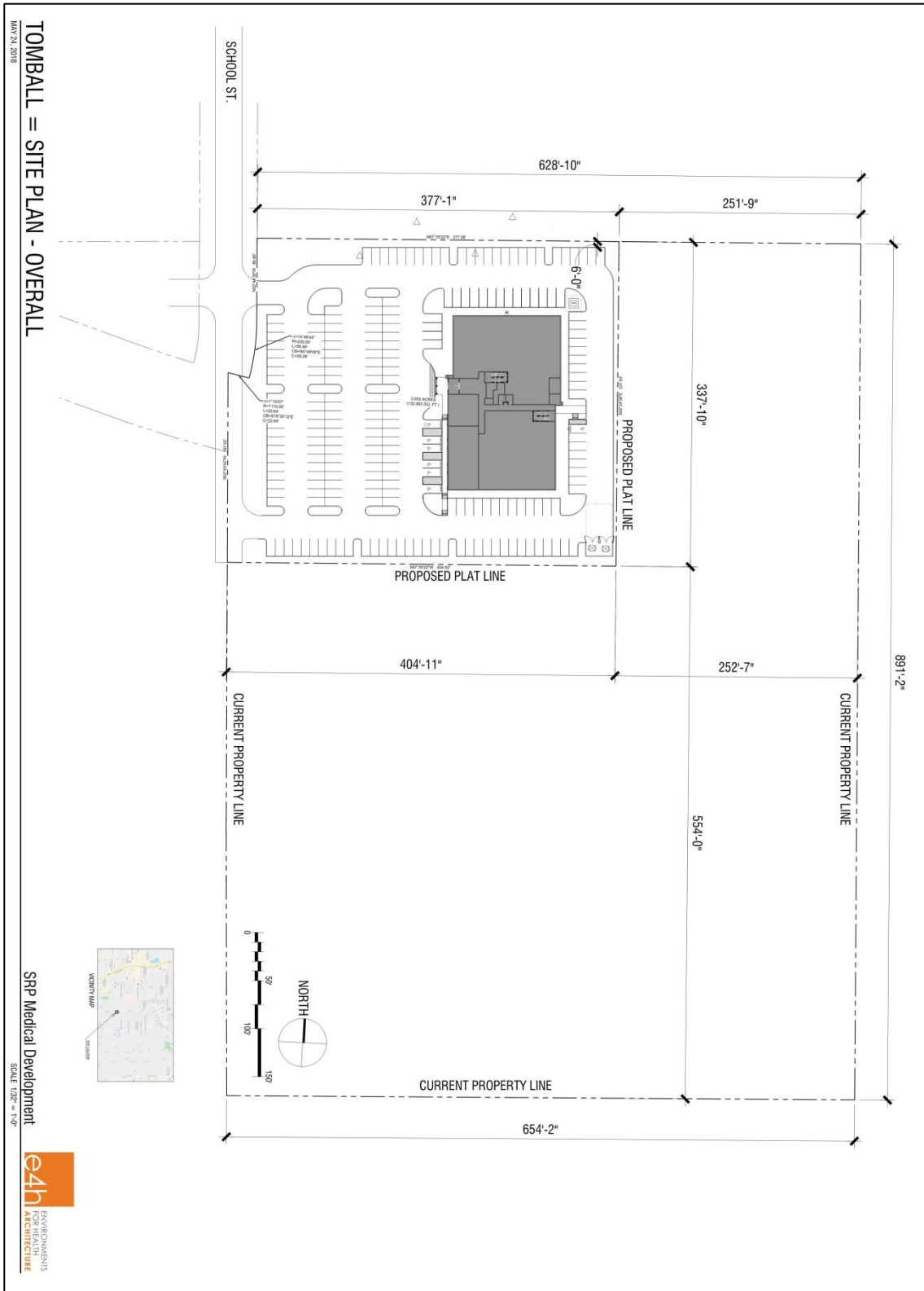
Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Young".

Jason Young
Vice President

cc: Andy Hall, Kimley Horn

8343 DOUGLAS AVENUE, SUITE 350 DALLAS, TEXAS 75225
WWW.SRPMEDICAL.COM





3000 Wilcrest Drive, Suite 210 – Houston, Texas 77042 – (713) 993-0327 – FAX (713) 993-9231

**METES AND BOUNDS DESCRIPTION
13.36 ACRES (581,853 SQUARE FEET)
J.R. PRUITT SURVEY, A-629
TOMBALL, HARRIS COUNTY, TEXAS**

Being a tract or parcel containing 13.36 acres (581,853 square feet) of land situated in the J.R. Pruitt Survey, Abstract Number 629, City of Tomball, Harris County, Texas; being all of the remainder of Outlots 166, 170, 174 & 178, of Tom Ball Townsite, a subdivision of record in Volume 2, Page 65 of the Map Records of Harris, Texas, same being all of a called 13.3535 acre tract as described in deed to Geocap, Ltd under Harris County Clerk's File Number 2016153076; said 13.36 acre tract being more particularly described by metes and bounds as follows (bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83);

BEGINNING at a 1/2-inch iron rod found in the east right-of-way line of School Street (called 60 feet wide), as recorded under Harris County Clerk's File Numbers J819954, J819955, J819959 and J819960, same being the southwest corner of Lot 6 of Tomball Medical Park, Replat of Reserve "B" and a Portion of a 0.38 Acre Tract, a subdivision of record at Film Code Number 571288 of the Map Records of Harris County, Texas, the northwest corner of said remainder of Outlot 166 and the northwest corner of the herein described tract;

THENCE North 87°35'22" East, along the south line of said Lot 6 and the north line of said remainder of Outlot 166, a distance of 628.84 feet (called 628.64 feet), to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the southeast corner of said Lot 6, the southeast corner of Reserve "C" of Final Plat, Tomball Medical Park, a subdivision of record at Film Code Number 495100 of the Map Records of Harris County, Texas, the northwest corner of M121 West Parcel 4B, as described in deed to the City of Tomball under Harris County Clerk's File Number Y036714, the northeast corner of said remainder of Outlot 166 and the northeast corner of the herein described tract;

THENCE South 02°32'59" East, along the east line of said remainder of Outlots 166, 170, 174 & 178, a distance of 891.13 feet (called 891.10 feet) to a 5/8-inch iron rod found in the west line of M121 West Parcel 4A, as described in deed to the City of Tomball under Harris County Clerk's File Number Y036714, same being the northeast corner of Lot 2 of Hausman Replat, a subdivision of record at Film Code Number 670179 of the Map Records of Harris County, Texas, the southeast corner of said remainder of said Outlot 178 and the southeast corner of the herein described tract;

THENCE South 87°26'06" West, along the north line of said Lot 2 and the south line of said Outlot 178, a distance of 654.18 (called 654.46 feet) to a 2-inch iron pipe found in the east line of Lot 7, Block 3 of Final Subdivision Plat for Tomball Industrial Park, a subdivision of record at Film Code Number 437033 of the Map Records of Harris County, Texas, same being the northwest corner of a 30 foot strip of land dedicated to the City of Tomball for right-of-way purposes, as recorded at Film Code Number 670179, the southwest corner of said remainder of Outlot 178 and the southwest corner of the herein described tract;

THENCE North 03°02'51" West, along the east line of said lot 7 and the west line of said remainder of Outlot 178, a distance of 283.69 feet to a 1/2-inch iron rod inside a 2-inch iron pipe found marking the northeast corner of said Lot 7, the southeast corner of the remainder of a called 8.183 acre tract, as described in deed to RYM Company, Ltd. under Harris County Clerk's File Number Y990591 and an angle point in the west line of the herein described tract;

THENCE North 02°43'52" West, along the east line of said remainder of a called 8.183 acre tract and the west line of said remainder of Outlots 170, 174 and 178, a distance of 468.91 feet (called 468.42 feet) to a 5/8-inch iron rod with cap stamped "Terra Surveying" set in the east right-of-way line of Michel Road (called 80 feet wide), as recorded under Harris County Clerk's File Number J819955 and in the south right-of-way line of the aforesaid School Street, same being an angle corner in the west line of the herein described tract and the beginning of a curve to the left;

THENCE Easterly, along the south right-of-way line of School Street, a distance of 22.64 feet along the arc of said curve to the left, having a radius of 1,110.00 feet, a central angle of 01°10'07" and a chord which bears South 78°50'12" East, 22.64 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the intersection of the south right-of-way line of said School Street and the east right-of-way line of said School Street and the beginning of a curve to the left;

THENCE Northerly, along the east right-of-way line of said School Street, a distance of 59.46 feet along said curve to the left, having a radius of 230.00 feet, a central angle of 14°48'44" and a chord which bears North 04°48'05" East, 59.29 feet to a 5/8-inch iron rod with cap stamped "Terra Surveying" set marking the end of said curve;

THENCE North 02°44'30" West, continuing along the east right-of-way line of said School Street, a distance of 86.80 feet to the **POINT OF BEGINNING** and containing 13.36 acres (581,853 square feet) of land. This description is based on an ALTA/NSPS Land Title Survey made by Terra Surveying Company, Inc., dated June 14, 2016, TSC Project Number 2206-1601-S.

Compiled by: Michael Sissenwein
Checked by: George Collison, RPLS
Terra Surveying Company, Inc.
3000 Wilcrest Drive, Suite 210
Houston, Texas 77042
2206-1601 13.36ac MB.docx



**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
JULY 9, 2018
&
CITY COUNCIL
JULY 16, 2018**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, July 9, 2018, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, July 16, 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 P18-079: Request by Jason Young, of SRP Medical Investments, L.P., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.36 acres of land legally described as Lots 174 & 178 and Tracts 166B, 170, 170A & 170B Tomball Outlots, within the City of Tomball, Harris County, Texas, generally located at the southeast corner of Michel Street and School Street, from the Agricultural District to the Commercial 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.

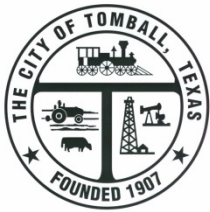
C E R T I F I C A T I O N

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 **5th** day of **July 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 **PLANNING & ZONING COMMISSION** and **CITY COUNCIL** of the City of Tomball regarding the following item:

CASE NUMBER: P18-079

APPLICANT/OWNER: Jason Young, of SRP Medical Investments, LP

LOCATION: Generally located at the southeast corner of Michel Street and School Street

PROPOSAL: To amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 13.36 acres of land legally described as Lots 174 & 178 and Tracts 166B, 170, 170A & 170B Tomball Outlots, within the City of Tomball, Harris County, Texas, from the Agricultural District to the Commercial District.

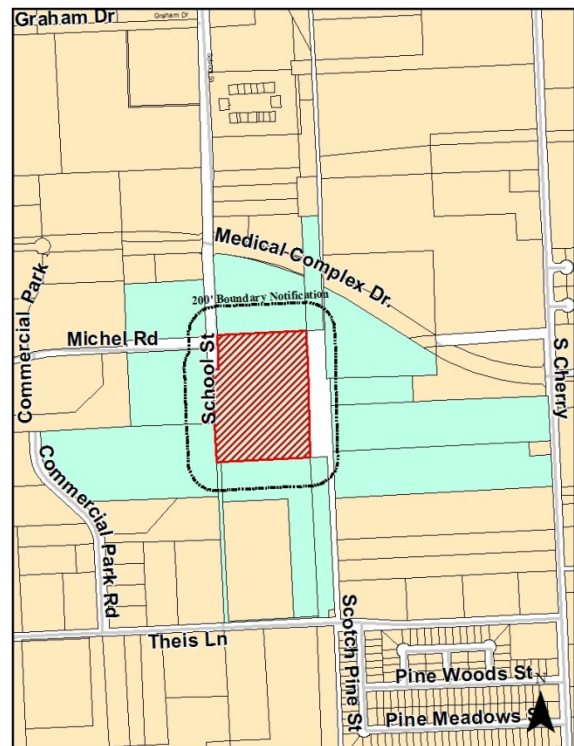
CONTACT: Amelia Lindley, Planner

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, July 9, 2018, 6:00 PM**

**City Council Public Hearing:
*Monday, July 16, 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.

Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

Conduct First Public Hearing regarding the Proposed Budget for Fiscal Year 2018-2019

Background:

Two budget workshops have been held (6/18/18 and 7/16/18), and this is the 1st Public Hearing regarding the proposed budget for Fiscal Year 2018-2019.

Origination:

City Manager/Finance Director

Recommendation:

N/A

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

City Secretary

ACTION TAKEN

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

Notice of Public Hearings - August 6 and August 20, 2018

Proposed Budget for FY 2018-2019 - Final

NOTICE OF PUBLIC HEARINGS
at the
TOMBALL CITY COUNCIL MEETINGS
CITY OF TOMBALL, TEXAS



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

Notice is hereby given that **PUBLIC HEARINGS** will be held by the Tomball City Council, as the Governing Body of the City of Tomball, at Regular Council Meetings on Monday, August 6, 2018 at 6:00 p.m., and Monday, August 20, 2018 at 6:00 p.m., at TOMBALL CITY HALL, 401 MARKET STREET, Tomball, Texas 77375, for the purpose of considering the following:

**Public Hearing for the Purpose of Adopting
the City of Tomball's Budget for
Fiscal Year 2018-2019.**

A copy of the Proposed Budget, as submitted to City Council and filed in the City Secretary's office, will be available for public inspection at the office of the City Secretary, 401 Market Street, Tomball, Texas, Monday through Thursday, 7:45 a.m. to 5:00 p.m., and Friday, 7:45 a.m. to 4:00 p.m., beginning on **Monday, July 30, 2018.**

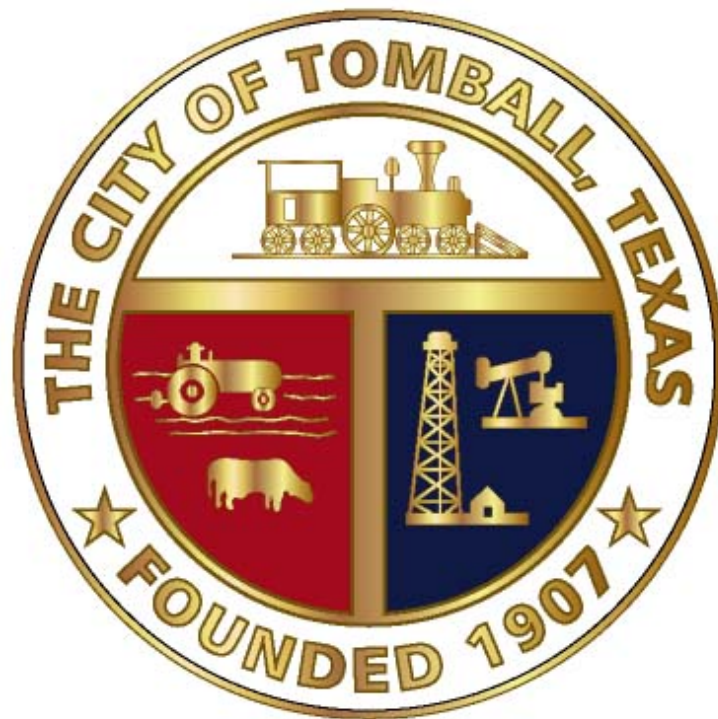
CERTIFICATION

I hereby certify that the above notice of meetings 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 18th day of July 2018 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

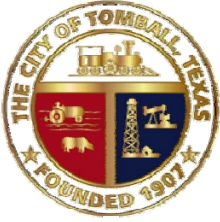
Doris Speer
Doris Speer, City Secretary, TRMC, MMC

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

City 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,

A handwritten signature in black ink, appearing to read "R. S. Hauck".

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 Capital 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

	2016	2017	2018	2018	2019
GENERAL FUND	ACTUAL	ACTUAL	BUDGET	PROJECTION	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

	2016	2017	2018	2018	2019
GENERAL FUND	ACTUAL	ACTUAL	BUDGET	PROJECTION	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

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT	100-116 FINANCE
	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 Accountant - \$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

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT 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

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT 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

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT 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 RECEIPT	\$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

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT 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

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT	
	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

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT 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

FUND	CITY OF TOMBALL	DIVISION
GENERAL FUND	DEPARTMENT	100-153 PARKS
	GENERAL-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

FUND	CITY OF TOMBALL 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

FUND	CITY OF TOMBALL 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	FY 2016	FY 2017	FY 2018	FY 2018	FY 2019
	Actual	Actual	Actual	Budget	Projection	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

FUND	CITY OF TOMBALL 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	FY 2016	FY 2017	FY 2018	FY 2018	FY 2019
	Actual	Actual	Actual	Budget	Projection	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 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

FUND	CITY OF TOMBALL 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

FUND	CITY OF TOMBALL 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%

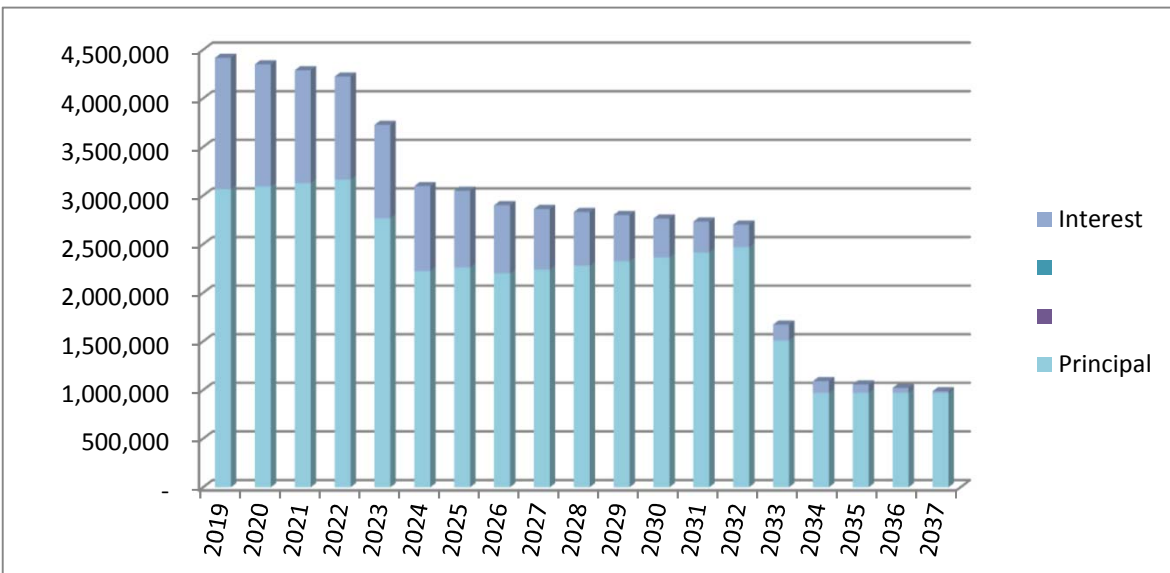
CITY OF TOMBALL						
DEBT SERVICE FUND - 300						
	2015	2016	2017	2018	2018	2019
DEBT SERVICE FUND	ACTUAL	ACTUAL	ACTUAL	BUDGET	PROJECTION	BUDGET
5110 CURRENT TAXES	3,470,335	3,741,118	3,953,733	4,025,000	4,100,000	4,500,000
5120 DELINQUENT TAXES	30,147	50,601	50,271	50,000	79,000	60,000
5130 PENALTY,INTEREST, 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

FUND	CITY OF TOMBALL	DIVISION
DEBT SERVICE FUND	DEPARTMENT 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		<u>\$ 586,556</u>	<u>\$ 79,688</u>	<u>\$ 666,244</u>	<u>\$ 666,244</u>

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

FUND	CITY OF TOMBALL	DIVISION
GENERAL CAPITAL PROJECTS	DEPARTMENT 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

FUND	CITY OF TOMBALL	DIVISION
GENERAL CAPITAL PROJECTS	DEPARTMENT 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

FUND	CITY OF TOMBALL	DIVISION
GENERAL CAPITAL PROJECTS	DEPARTMENT 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

FUND	CITY OF TOMBALL	DIVISION
BUSINESS PARK	DEPARTMENT 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). FY2012 GF 400-154-6409 FY2012 EF 400-613-6409 FY2012 EF 400-614-6409 FY2012 EF 400-615-6409 FY2013 GF Reprogrammed from 400-154-6409 FY2014 EF 400-613-6409 FY2014 EF 400-614-6409 FY2015 EF 400-613-6409 FY2015 GF 400-154-6409 FY2015 GF 400-156-6302 FY2016 GF 400-154-6409 FY2018 GF 400-156-6302 RCL from Proj 75 FY2011 TEDC GRANT FY2012 TEDC GRANT FY2013 TEDC GRANT FY2014 TEDC GRANT FY2015 TEDC GRANT	\$ 10,451.00 \$ 292,500.00 \$ 495,000.00 \$ 360,000.00 \$ 165,120.00 \$ 150,000.00 \$ 7,000.00 \$ 100,000.00 \$ 340,000.00 \$ 60,000.00 \$ 500,000.00 \$ 12,000.00 \$ 3,000.00 \$ 911,310.05 \$ 389,463.93 \$ 332,030.36 \$ 64,196	\$ 2,492,071.00	\$ 2,069,812.40	\$ 422,258.60	
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 FY2012 Bonds 400-154-6409 FY2015 Bonds 400-154-6409 Reprogrammed from Proj 180 FY2019 Bonds 400-154-6409 Reprogrammed from Proj 180	\$ 3,700,000 \$ 266,267 \$ 40,752	\$ 4,007,019	\$ 4,429,277	\$ (422,259)	
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 FY2012 GF 400-154-6409 FY2012 GF 400-154-6409 Reprogrammed FY2019 GF 400-154-6409 Reprogrammed to Proj 205 FY2019 GF 400-154-6409 Reprogrammed to Proj 208	\$ 156,718.00 \$ 50,000.00 \$ (16,515.53) \$ (55,404.00)	\$ 134,798.47	\$ 134,798.47	\$ -	\$ -
161	Rudolph Road and Utilities	Project includes land acquisition and providing street and utility improvements to current standards as a collector street FY2012 EF Reprogrammed from 400-615-6409 FY2012 EF 400-613-6409 FY2012 EF 400-614-6409 FY2012 EF 400-615-6409 FY2012 EF reprogrammed from 400-614-6409 FY2012 GF 400-154-6409 FY2013 EF Reprogrammed from 400-614-6409 FY2019 EF 400-614-6409 (Supplemental)	\$ 62,507 \$ 46,656 \$ 45,617 \$ 49,481 \$ 34,387 \$ 59,489 \$ 2,084 \$ 180,000	\$ 480,221.01	\$ 79,460.53	\$ 400,760.48	\$ -
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. FY2012 Bonds 400-154-6409 FY2015 Bonds 400-154-6409 Reprogrammed from Proj 180 to 181 Harris county reimbursement for purchase of land (Estimated amount) FY2019 Bonds 400-154-6409 Reprogrammed to Proj 181	\$ 10,801,102 \$ (266,267) \$ 800,000 \$ (40,752)	\$ 11,294,083	\$ 3,999,168	\$ 7,294,915	\$ -
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 FY2013 GF 400-454-6304 FY2019 Reprogrammed to Drainage Cap Recovery	\$ 51,000 \$ (1,885)	\$ 49,115	\$ 49,115	\$ -	\$ -
186	Downtown Development (Main Street)	Development of the Downtown area, Main street to Four Corners FY2014 RLC 400-121-6409 FY2014 GF 400-154-6409 FY2014 GF 400-154-6409 FY2015 GF 400-154-6409 FY2015 GF 400-154-6409 FY2015 RLC 400-121-6409 Reprogrammed from Medical District Sidewalks	\$ 100,000 \$ 75,000 \$ 500,000 \$ 50,000 \$ 400,000 \$ 34,633	\$ 1,159,633	\$ 96,456	\$ 1,063,178	
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) FY2017 400-154-6409 FY2018 400-154-6409 FY2019 400-154-6409	\$ 1,500,000 \$ 250,000 \$ 250,000	\$ 2,000,000	\$ -	\$ 2,000,000	
PROJ 186 & 207 NET TOTAL							\$ 3,063,178
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. FY2015 GF 100-153-6409 FY2015 GF 400-153-6409 FY2016 GF 400-153-6409 FY2017 GF 400-153-6409 FY2018 GF 400-153-6409 FY2018 HOSPITAL GRANT - Approved Reim. Grant FY2018 PARKS AND WILDLIFE - Approved Reim. Grant FY2019 GF 400-153-6409 (Supplemental)	\$ 43,803 \$ 156,197 \$ 100,000 \$ 300,000 \$ 200,000 \$ 225,000 \$ 400,000 \$ 350,000	\$ 1,775,000	\$ 271,861	\$ 1,503,139	\$ -
195	Wayne Stovall Sports Complex Improvement	Funding for additional improvements to Wayne Stovall Sports Complex including concession stands and replacement of the barn FY2016 100-153-6207 FY2017 400-153-6409 FY2018 400-153-6409	\$ 195,580 \$ 180,000 \$ 380,000	\$ 755,580	\$ 366,954	\$ 388,626	\$ -
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 FY2017 EF 400-614-6409 FY2017 EF 400-614-6409	\$ 450,000 \$ 1,388,135 \$ 1,000,000				
199	Upgrades to SWWTP	Install new vertical turbine pumps, extend piping and relocate flow meters, renovate operations building FY2016 EF 400-614-6409 FY2017 EF 400-614-6409	\$ 200,000 \$ 448,525	\$ 648,525	\$ -	\$ 648,525	
202	Critical Needs Assessment - Improvements	Freese & Nichols Critical Needs Assessment Report recommendations for improvements/upgrades to both the north and south wastewater treatment plants. FY2018 EF 400-614-6409 (Budget Request) - Projection FY2019 EF 400-614-6409 (Supplemental) - Budget	\$ 800,000 \$ 1,078,744	\$ 1,878,744	\$ 1,316,477	\$ 562,267	
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 FY2017 EF 400-614-6409 FY2019 EF 400-614-6409	\$ 150,000 \$ 44,900	\$ 194,900	\$ 192,587	\$ 2,313	\$ -
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. FY2017 GF 400-154-6409	\$ 20,225,000	\$ 20,225,000	\$ 817,628	\$ 19,407,372	\$ -
205	Sidewalks	FY2017 - Quinn and Holderrieth - \$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, Willow to Cherry \$22,950 (154) FY2018 - N of Market from Cherry to Walnut \$48,768 (154) FY2017 Red Light - RLC 400-121-6409 FY2017 Red Light - RCL 400-121-6409 to Proj 194 FY2018 Red Light - 400-121-6409 FY2018 GF - 400-154-6409 FY2019 GF - 400-154-6409 Reprogrammed from Proj 103	\$ 323,541 \$ (82,959) \$ 310,000 \$ 200,000 \$ 16,515	\$ 767,097	\$ 312,175	\$ 454,922	\$ (26,528)
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. FY2017 EF 400-613-6409 Reprogrammed FY2017 EF 400-613-6409 Reprogrammed FY2017 EF 400-613-6409 Reprogrammed FY2017 EF 400-613-6409 Reprogrammed FY2017 EF 400-613-6409 Reprogrammed	\$ 145,479 \$ 69,718 \$ 29,014 \$ 89,806 \$ 465,983	\$ 800,001	\$ 150,886	\$ 649,115	\$ -
208	Sherwood Forest Drainage Improvements	Drainage improvements along Winfro Drive, Limerick Lane, Wickford Drive within the Sherwood Forest Subdivision at Zion Road FY2018 GF 400-154-6409 Reprogrammed from proj 205 - Sidewalks FY2019 GF 400-154-6409 Reprogrammed from Proj 103	\$ 276,358 \$ 55,404	\$ 331,762	\$ 268,819	\$ 62,943	\$ -
210	2017 Water Modeling	Study showing different water demand scenarios including fire flow demands will be modeled through the City. FY2017 EF 400-613-6409 FY2018 EF 400-613-6409 FY2019 EF 400-613-6409	\$ 20,000 \$ 55,000 \$ 798	\$ 75,798	\$ 75,798	\$ -	\$ 1,298
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 FY2018 GF 400-154-6409	\$ 460,000	\$ 460,000	\$ 25,376	\$ 434,624	\$ -
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 FY2013-Bond Funded - 460-460-6409	\$ 8,500,000	\$ 8,500,000	\$ 7,636,574	\$ 863,426	
	NWWTP Sewer Effluent Reuse	Study to determine if the treated water can be used for irrigation FY2014 EF 400-614-6409	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	
	SWWTP Expansion	Initial Study to determine if the SWWTP needs to be expanded and when design should begin FY2014 EF 400-614-6409	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	
	M&R Matheson Park	Needed improvements to Matheson Park including completion of replacement of fencing, mulch, addition of retaining wall, and new playground equipment. Two year estimated project FY2019 GF 400-153-6409 (Supplemental)	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	
	Computer Aided Dispatch	Upgrade of aging public safety CAD system city-wide; Two year estimated project FY2019 GF 400-117-6409 (Supplemental)	\$ 150,000	\$ 150,000	\$ -	\$ 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 FY2019 EF 400-614-6409 (Supplemental) FY2019 EF 400-613-6409 (Supplemental)	\$ 30,000 \$ 30,000	\$ 60,000	\$ -	\$ 60,000	
	Impact Fee Update	FY2019 EF 400-614-6409 (Supplemental) FY2019 EF 400-613-6409 (Supplemental)	\$ 30,000 \$ 30,000	\$ 60,000	\$ -	\$ 60,000	
	Fund Balance			\$ 165,747	\$ -	\$ 165,747	
	Drainage Capital Recovery	FY2012 FY2013 Budget for project 184 FY2015 FY2016 FY2019	\$ 139,611 \$ (51,000) \$ 73,752 \$ 1,498 \$ 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

FUND	CITY OF TOMBALL	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

FUND	CITY OF TOMBALL	DIVISION
ENTERPRISE FUND	DEPARTMENT 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

FUND	CITY OF TOMBALL	DIVISION
ENTERPRISE FUND	DEPARTMENT 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

FUND	CITY OF TOMBALL	DIVISION
ENTERPRISE FUND	DEPARTMENT 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

FUND	CITY OF TOMBALL	DIVISION
ENTERPRISE FUND	DEPARTMENT 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

FUND	CITY OF TOMBALL	DIVISION
ENTERPRISE FUND	DEPARTMENT 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

FUND	CITY OF TOMBALL 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

FUND	CITY OF TOMBALL	DIVISION
ENTERPRISE FUND	DEPARTMENT 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

FUND	CITY OF TOMBALL DEPARTMENT	DIVISION
ENTERPRISE FUND	UTILITY-GAS	600-615 UTILITY-GAS
DETAILS		

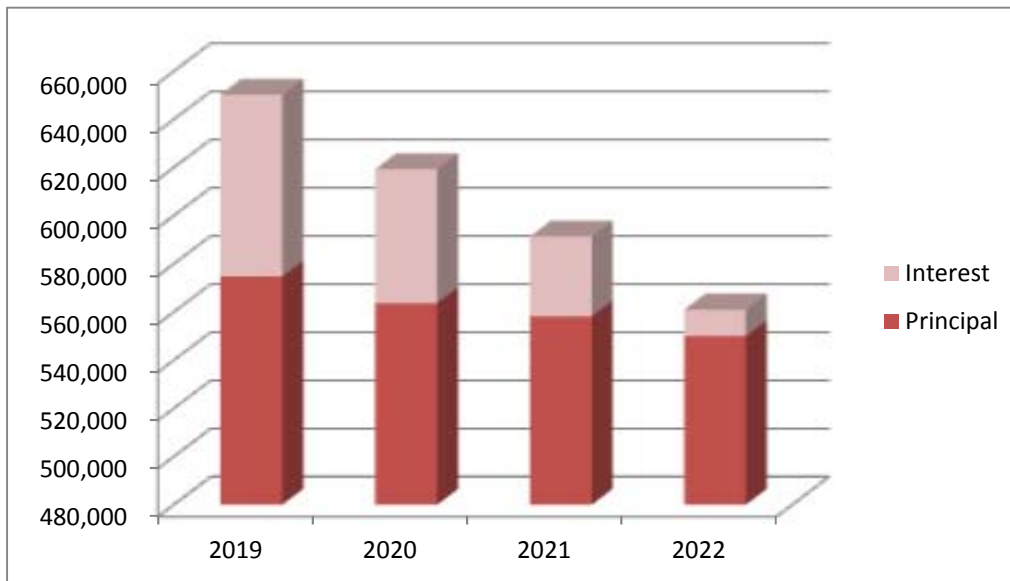
LINE ITEMS	2017 ACTUAL	2018 BUDGET	2018 PROJECTION	2019 BUDGET
6362 PERMITS AND LICENSES	\$2,733	\$2,800	\$3,500	\$3,000
SERVICES AND CHARGES	\$55,958	\$61,750	\$68,850	\$70,500
6403 MACHINERY AND EQUIPMENT	\$3,645	\$0	\$0	\$0
6409 SYSTEM EXPANSION	\$0	\$0	\$0	\$25,000
CAPITAL OUTLAY	\$3,645	\$0	\$0	\$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

FUND	CITY OF TOMBALL 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	650,251
	8/15/2019			33,440	33,440	
2020	2/15/2020	563,750	4.000%	33,440	597,190	619,355
	8/15/2020			22,165	22,165	
2021	2/15/2021	558,250	4.000%	22,165	580,415	591,415
	8/15/2021			11,000	11,000	
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

FUND	CITY OF TOMBALL	DIVISION
FLEET REPLACEMENT	DEPARTMENT	
	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	REOCCURRING AMOUNT	NON-REOCCURRING 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	REOCCURRING AMOUNT	NON-REOCCURRING AMOUNT
200-221-6119	Training Room Furniture	Equipment		15,000
SEIZURE FUND TOTAL			\$ 15,000	\$ 15,000

ENTERPRISE FUND				
FUND-DEPT-ACCT	TITLE	TYPE	REOCCURRING AMOUNT	NON-REOCCURRING AMOUNT
600-611-6304	Facilities Assessment & Master Plan	Services		20,000
Utility Administration Total			\$ 20,000	\$ 20,000
600-613-6119	Hydrant Meters	Equipment		8,200
600-613-6119	Utility Crew Barricades and Response Trailer Modification	Equipment		8,000
600-613-6219	Rehabilitation of Pine Street Water Tank	Facilities Maintenance		250,000
600-613-6207	Survey and Clearing of Utility Easement	Facilities Maintenance		105,000
600-613-6409	Water Meter Conversion to AMR	Equipment		23,300
600-613-6207	Water Well Maint. Program	Capital Project		20,000
Water Department Total			\$ 414,500	\$ 414,500
600-614-6119	Utility Crew Barricades and Response Trailer Modification	Equipment		8,000
600-614-6206	Storage Shed/Garage NWWTP	Facilities Maintenance		40,000
600-614-6207	DRI Prime Backup System at 2920 Lift Station	Equipment		80,000
600-614-6207	Sanitary Sewer T.V. and C. Point Repairs & Lining	Facilities Maintenance		250,000
600-614-6403	Additional Lawn Mower	Equipment		16,000
600-614-6999	Critical Needs Improvement	Capital Project		1,078,744
Sewer Total			\$ 1,472,744	\$ 1,472,744
600-615-6119	Utility Crew Barricades and Response Trailer Modification	Equipment		8,000
600-615-6207	Gas Meter Conversion for Profiling	System Maintenance		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	REOCCURRING AMOUNT	NON-REOCCURRING AMOUNT
730-731-6691	Update Impact Fee	Capital Project		\$30,000
730-731-6691	SCADA Implementation for Asset MGMT and Control	Capital Project		\$30,000
Sewer Recovery Fund			\$	60,000
			\$	60,000

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

SUPPLEMENTAL TOTAL			\$	755,871	\$	2,943,744	\$	3,699,615
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Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

Conduct First 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*]

Background:

This public hearing is the first of two public hearings required by the Local Government Code, Section 43.063. Hearings must be conducted on or after the 40th day but before the 20th day before the date of the first reading of the ordinance (21-39 day timeframe) and must be a minimum of 10 days apart.

The hearing dates were set for the regular Council meeting on August 6, 2018 (35 days) at 6:00 p.m. and the regular Council Meeting on Monday, August 20, 2018 (21 days) at 6:00 p.m., in order to meet the new 10-day separation of public hearings requirement.

The first reading of the ordinance to annex will be held at a special Council meeting on Monday, September 10, 2018, at 5:30 p.m., and the second reading will be held at the regular Council meeting on Monday, September 17, 2018, at 6:00 p.m., completing the annexation within the state-required timeline.

Completion of this annexation will facilitate law enforcement and City fire coverage on Brown Road from SH 249 to Park Place Drive and will further the City's Strategic Plan goal of *Connecting Tomball*.

Origination:

City Secretary

Recommendation:

Conduct First Public Hearing

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

City Secretary

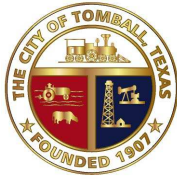
ACTION TAKEN

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

ATTACHMENTS:

Notice of Public Hearings - August 6 and August 20, 2018

**NOTICE OF PUBLIC HEARINGS
CITY OF TOMBALL, TEXAS**



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

Notice is hereby given that **PUBLIC HEARINGS** will be held by the Tomball City Council, as the Governing Body of the City of Tomball, at a Regular Council Meeting on Monday, August 6, 2018 at 6:00 p.m., and at a Regular Council Meeting on Monday, August 20, 2018 at 6:00 p.m., City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following Annexation:

BEING 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]

Persons interested in the above-proposed Annexation will be given an opportunity to be heard. Legal descriptions and maps of said property are available for inspection at the office of the City Secretary, 401 Market Street, Tomball, Texas.

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 17th day of July 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, MMC

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

Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

Approve Resolution No. 2018-19, a Resolution of the City Council of the City of Tomball, Texas, Approving Request by Iglesia Taller del Alfarero (The Potter's Workshop) for City Support/Co-Sponsorship to Conduct a Prayer March/Walk on FM 2920/Main Street on Saturday, September 22, 2018, from 9:00 a.m. to 1:00 p.m.

Background:

Iglesia Taller Del Alfarero (The Potter's Workshop), 20604 FM 2920, Hockley, requests Council support and permission to hold its annual prayer walk on the morning of Saturday, September 22, 2018 from the Tomball Intermediate School on Main Street, East towards the Depot Plaza, and ending at the Gazebo at Depot Plaza.

If approved, the Church is requesting that the Tomball Police Department provide a rolling barricade for participants as they make their way to the Gazebo at Depot Plaza along the far right lane of FM 2920 heading East. The walk would turn into the Depot Plaza area from Elm Street. The Church is also requesting that the City again waive the fees associated with this activity, including the costs of the rolling barricade/escort and rental of the Gazebo at Depot Plaza.

Pastor Jorge Marcial **has met with the City's special events team and** has met the City's requirements. The Church will also name the City of Tomball as an additional insured on its insurance policy. This is the fifth year for the prayer walk on Main Street.

Approval of Resolution No. 2018-19 will allow the Iglesia Taller Del Alfarero to request permission from TxDOT to block a portion of FM 2920 with the rolling barricade during the event.

Origination:

Iglesia Taller del Alfarero (Church of God Potter's House)

Recommendation:

Approval of Resolution No. 2018-19

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

Mike Baxter, Marketing Director

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

ATTACHMENTS:

Resolution No. 2018-19

RESOLUTION NO. 2018-19

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
TOMBALL, TEXAS, APPROVING REQUEST BY IGLESIA TALLER
DEL ALFARERO (THE POTTER'S WORKSHOP) FOR CITY
SUPPORT/CO-SPONSORSHIP TO CONDUCT A PRAYER
MARCH/WALK ON FM 2920/MAIN STREET ON SATURDAY,
SEPTEMBER 22, 2018 FROM 9:00 A.M. TO 1:00 P.M.**

* * * * *

WHEREAS the Iglesia Taller del Alfarero (The Potter's Workshop) will undertake its Fifth Annual March/Walk, to be held in the City of Tomball on Saturday, September 22, 2018 from 9:00 a.m. through 1:00 p.m.; and

WHEREAS the March/Walk will form at Tomball Intermediate School and proceed down Main Street (FM 2920) to the Gazebo at the Tomball Depot; and

WHEREAS the purpose of the March/Walk is to pray for the City of Tomball, leaders, the business community, and area families; and

WHEREAS the Iglesia Taller del Alfarero (The Potter's Workshop) desires and requests the approval of the City of Tomball, including use of the Gazebo at the Tomball Depot, in this community effort;

NOW, THEREFORE, BE IT RESOLVED that the City of Tomball and its governing body approves the request by the Iglesia Taller del Alfarero (The Potter's Workshop) to undertake the Prayer March/Walk.

PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL HELD ON THE 6TH DAY OF AUGUST, 2018.

GRETCHEN FAGAN, Mayor

ATTEST:

DORIS SPEER, City Secretary



July 12, 2018

Community Events Coordinator
City of Tomball
401 W Market St
Tomball, TX 77375

Receive our best regards!

Our Church, "*Iglesia Taller Del Alfarero*," located at 20604 FM 2920 Rd. in Hockley, TX is looking forward to celebrating our annual Prayer Walk, in-and-for the City of Tomball and surrounding cities, our government and its agencies, leaders, business, community, and most of all, our children and youth, schools, and families. Our nation has recently experienced many tragedies and devastating situations, such as hurricanes and flooding, school shootings, and many others. This calls for our immediate attention, and we want to give hope, solidarity, and support to our community by letting them know we are here for them in presence and in prayers.

This will be our fifth year, and we have planned as follows:

Date: September 22, 2018
Time: 9:00am to 1:00pm
Starting Point: Tomball Intermediate School
Ending Point: Gazebo at the Tomball Depot

We are a Christ-centric, rooted in the Word of God Church, led by the Holy Spirit to preach good tidings unto the meek, to bind up the broken-hearted, to proclaim liberty to the captives, and the opening of the prison to them that are bound; to proclaim the year of Jehovah's favor (Isaiah 61:1-2), and to go into the world and preach the gospel to all men (Mark 16:15). Our goal is to reach and improve the quality of life of individuals and families in our community by strengthening our values, showing respect and love to everyone, and by building better relationships, that as a consequence, will help us become a better community.

We sincerely thank you for your support guiding us through the process and obtaining the required permissions and other government agency's support (Police, Fire Department, and

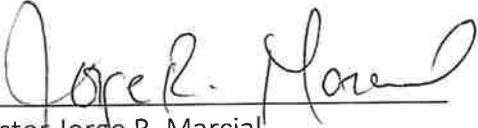

Pastor Jorge R. Marcial & Pastor Aixa Ruiz
20604 FM 2920 Rd. Hockley, TX 77447
(281) 965-6800 / (281) 965-6667

Emergency/Ambulance personnel, escorting us); as provided in previous years. Enclosed, please find our Insurance copy including the City of Tomball. Please let us know about any other requirements; if any.

Please feel free to contact us if you should have any questions. Please include, and feel free to contact Mrs. Celia Hernandez at (281) 802-0214, as she is our coordinator for this event, and your primary contact on this matter.

Thanks in advance, and God bless America!

Cordially,



Pastor Jorge R. Marcial



Pastor Aixa Ruiz



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

07/18/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER PRIMERA CAPITAL TAX AND AUTO SERVICES, LLC 204 East Main Street Suite 1 Tomball TX 77375		CONTACT NAME: Celia Hernandez PHONE (A/C, No, Ext): (281) 255-8899 E-MAIL ADDRESS: celia@confimex.com FAX (A/C, No): (866) 583-3602	
INSURED IGLESIA TALLER DEL ALFARERO TALLER DEL ALFARERO 19722 WATERFLOWER DR TOMBALL TX 77375-8688		INSURER(S) AFFORDING COVERAGE INSURER A: LLOYDS OF LONDON INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
☒	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:	X		ORMEQ-M	07/17/2018	07/17/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ INCLUDED
☐	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ HIRED AUTOS ☐ SCHEDULED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
☐	UMBRELLA LIAB EXCESS LIAB DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
☐	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☐	N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDERCITY OF TOMBALL
401 W MARKET ST
TOMBALL TX 77375.**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

Accept Bid from Redeemer Church (Carolyn Pett) for Project No. 2018-15, Sale of a 1.4112-Acre Tract of Land, Located at the Northwest Corner of Brown Road and Baker Street and Authorize the Mayor to Execute Quitclaim Deed

Background:

Due to the Brown Road extension/alignment a shift to the south was necessary to avoid the existing homes at the northeast corner of the intersection, and during property acquisition, a 1.4112 acre remainder of the original tracts to the south was created. The acquisition damaged those pieces and the 1.4112 areas is essentially undevelopable. This is one of the remaining properties/lot on the City's surplus lot list. The property has never been assigned a Harris County Appraisal District Account number and the City has no plans for the property.

Redeemer Church owns the adjoining 9.887-acre property, and during the development process, they approached the City regarding the possibility of purchasing the property to add a driveway to their future facility off of Brown Road.

City staff issued a Notice to Bidders (copy attached) with a minimum bid of \$12,500. Our notice stated that bids would be received until 9:00am on, Thursday, July 19, 2018, and we received two bids, as follows:

The Redeemer Church	\$15,001 dollars, received sealed bid on July 10, 2018
David Trent Hughes	\$15,002 dollars, received sealed bid on July 18, 2018

Copies of the bids are attached.

Normally, I would recommend that Council accept the high bid, however, in this case I do not believe the difference of one dollar (\$1.00) outweighs the public safety benefit of selling this property to Redeemer Church, which would allow them to construct a driveway off of Brown Road. By doing, so ingress and egress of public safety personnel and equipment during an emergency will be enhanced. Additionally, normal church traffic could be shared between two roads rather than a single point of access onto one roadway.

It is my opinion that selling this property to Redeemer Church is in the best interest of public safety, and it is also highest and best use of the property from a development standpoint, for when incorporated into the 9.887 acres of adjacent property they already own, Redeemer Church can fully develop the northwest corner of Brown and Baker. If this property were to be sold to a difference owner, it could not be developed without being granted a variance by the Board of Adjustments.

Attached are a metes and bounds description of the property, a set of maps, an aerial map, and a site plan sketch showing a driveway off of Brown Road.

Origination:

City Secretary

Recommendation:

Accept the bid for \$15,001 dollars received from Redeemer Church.

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

Robert S. Hauck

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

ATTACHMENTS:

- Notice to Bidders
- Bids Received
- Redeemer Church Site Plan
- Metes and Bounds
- Aerial Map of 1.4112 Acre Tract
- Plat
- Quitclaim Deed - COT Grantor



City of Tomball

Gretchen Fagan
Mayor

Robert S. Hauck
City Manager

NOTICE TO BIDDERS

The City of Tomball shall accept sealed bids to purchase a **1.4112-Acre Tract of Land**, located at the northwest corner of Brown Road and Baker Street, from the City of Tomball. A **minimum** total bid of **\$12,500.00** is required. Additionally, the property is offered for sale on an "as is" basis; a Quitclaim Deed will be provided to the purchaser.

Sealed bids shall be addressed to the City Secretary, City of Tomball, 401 Market Street, Tomball, Texas, 77375, and shall be labeled "**Project Number 2018-15, DO NOT OPEN**" and shall be marked with the Bidder's name and address. Any bid received after the time specified will be returned unopened. Any bid that does not conform in all material respects to the Notice to Bidders will be considered non-responsive. Bids will be accepted until 9:00 A.M., Thursday, July 19, 2018, at which time all bids shall be opened and read aloud.

Each bidder is required to submit a cashier's or certified check issued by a bank satisfactory to the City of Tomball in an amount of not less than 10% of the total amount of the bid submitted as a guarantee that the bidder will enter into a sales contract within 15 days after notice of award of the contract.

It shall be each bidder's sole responsibility to inspect the property and obtain information regarding the condition and all factors relative to the sale. Information may be obtained from Doris Speer, City Secretary, City of Tomball, 401 Market Street, Tomball, Texas 77375.

During the period between Bid solicitation, submission date, and the contract award, respondents, including their agents and/or representatives/owners, shall not directly or indirectly promote their Proposal/Bid to any member of the Tomball City Council or City staff except in the course of City-sponsored inquiries, briefings, interviews, and/or presentations requests. Violation of this provision may result in the rejection of the respondent's Proposal submittal.

Upon consideration of the bids, the City of Tomball reserves the right to accept or to reject any or all bids, to waive any informality or technicality, to make any investigation deemed necessary concerning the bidder's ability to complete the sale, and accept what, in the City's judgment, is the most advantageous bid.

Robert S. Hauck
Robert S. Hauck, City Manager

CERTIFICATION

I certify that the above "Notice to Bidders" was posted on the bulletin board of City Hall, City of Tomball, Texas on the 25th day of June 2018.

Doris Speer
Doris Speer, City Secretary

BID FOR LUMP SUM SALES CONTRACT

Tomball, Texas

Date: July 10, 2018

Project No. 2018-15

Gentlemen/Ladies:

The Bidder, in compliance with your invitation for bid to purchase a **1.4112-Acre Tract of Land**, located at the northwest corner of Brown Road and Baker Street, Tomball, Texas, hereby submits a lump sum bid of \$ 15,001-.

Bidder understands that the owner reserves the right to accept or to reject any or all bids, to waive any informality or technicality, to make any investigation deemed necessary concerning the bidder's ability to complete the sale, and accept what, in the City's judgment, is the most advantageous bid

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of 45 calendar days after the scheduled closing time for receiving bids. Bidder agrees that property will be sold on an "as is" basis and that a Quitclaim Deed will be provided to the purchaser.

Upon receipt of written notice of the acceptance of this bid, Bidder will execute a Sales Contract within 15 days. The bid security in the amount of \$ 1501- (10% of amount bid) is attached and is to become the property of the Owner in the event the total amount is not submitted to the City within the time set forth above, as liquidated damages for the delay and additional expense to the Owner caused thereby.

Respectfully submitted,

CAROLYN PETT / REDEEMER CHURCH
(Print)

PO Box 1126, Tomball, TX 77377
(Address)

Rec'd 7/12/18
12:20 PM
Dai Spen

CK09 1/15

NOTICE TO CUSTOMERS
An Intensity Agreement will be required before this check will be replaced or refunded after 90 days of the purchase date in the event it is lost, misplaced, or stolen.

WOODFOREST®
NATIONAL BANK
Member FDIC
P.O. Box 7889
The Woodlands, TX 77387-7889
(877) 568-7962

Purchaser: Carolyn Pét
Memo: From Redeemer Church; For Project Number 2018-15

PAY One Thousand Five Hundred One dollars *****

TO THE ORDER OF City of Tomball

CASHIER'S CHECK

07/10/2018
410 Tomball 2920 (410)
tchapman
35-846
1130

\$1,501.00

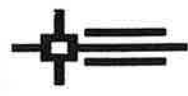
TWO SIGNATURES REQUIRED

Carolyn Pét

SECURITY FEATURES INCLUDED. DETAIL ON BACK.

**MUST BE NEGOTIATED WITHIN 90 DAYS
NOT VALID OVER \$1,501.00**

THIS DOCUMENT HAS A COLORED BACKGROUND AND MICROPRINTING IN SIGNATURE LINE.

 **Redeemer Church**
PO Box 1126
Tomball, TX 77377

**Project Number 2018-15
DO NOT OPEN**

Carolyn Pét

BID FOR LUMP SUM SALES CONTRACT

Tomball, Texas

Date: 7/18/2018

Project No. 2018-15

Gentlemen/Ladies:

The Bidder, in compliance with your invitation for bid to purchase a **1.4112-Acre Tract of Land**, located at the northwest corner of Brown Road and Baker Street, Tomball, Texas, hereby submits a lump sum bid of \$ 15,002.00.

Bidder understands that the owner reserves the right to accept or to reject any or all bids, to waive any informality or technicality, to make any investigation deemed necessary concerning the bidder's ability to complete the sale, and accept what, in the City's judgment, is the most advantageous bid

The Bidder agrees that this bid shall be good and may not be withdrawn for a period of 45 calendar days after the scheduled closing time for receiving bids. Bidder agrees that property will be sold on an "as is" basis and that a Quitclaim Deed will be provided to the purchaser.

Upon receipt of written notice of the acceptance of this bid, Bidder will execute a Sales Contract within 15 days. The bid security in the amount of \$ 1,502.00 (10% of amount bid) is attached and is to become the property of the Owner in the event the total amount is not submitted to the City within the time set forth above, as liquidated damages for the delay and additional expense to the Owner caused thereby.

Respectfully submitted,

David Trent Hughes
(Print)

14150 Limerick Dr.
(Address)

Tomball, TX 77375

David Trent Hughes
14150 Limerick h.
Tomball, TX 77375

"Project Number 2018-15, DO NO

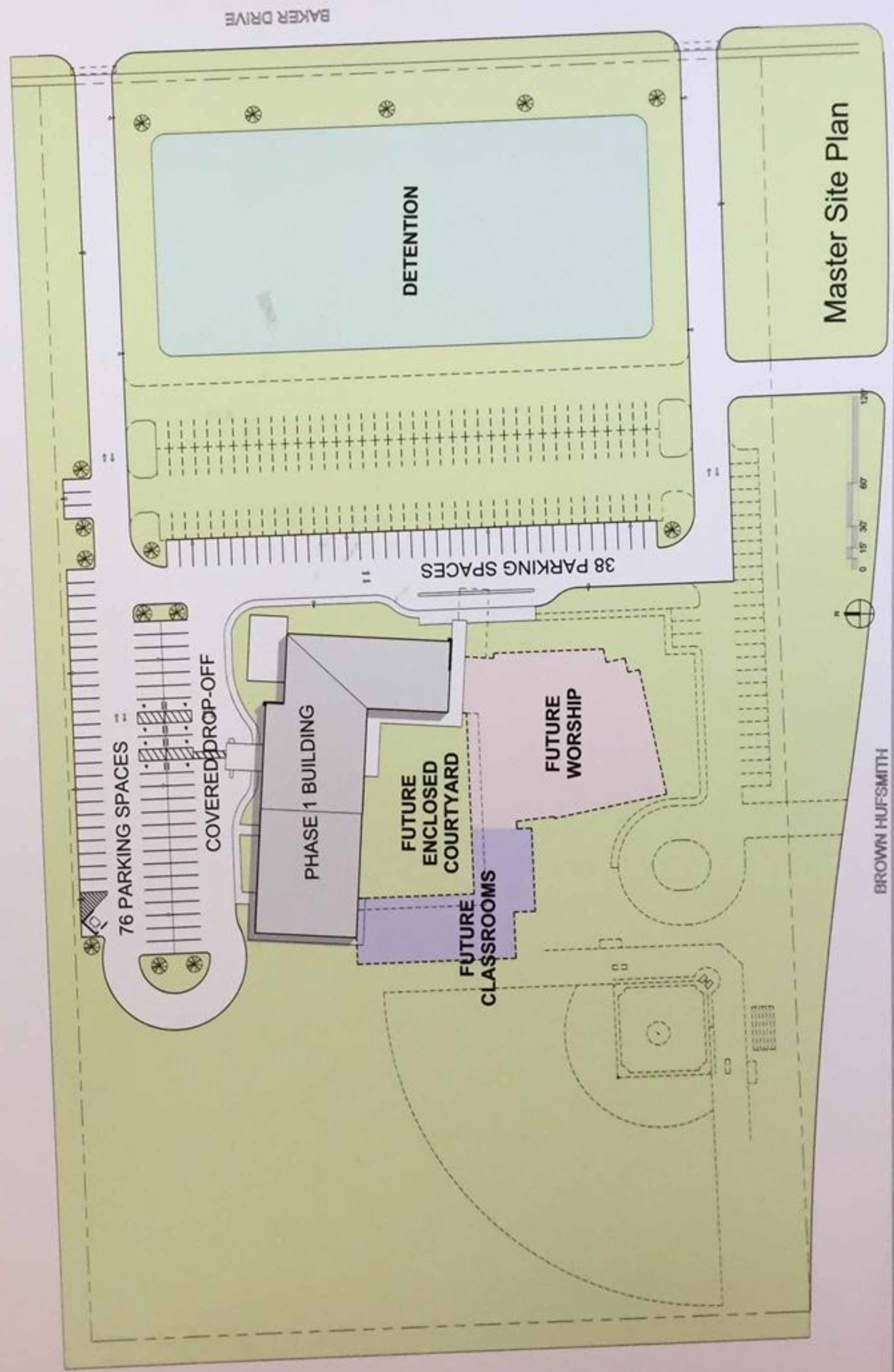
Rec'd
7/18/2018
1:30pm
D. Green

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

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD TO LIGHT TO VIEW	
AmegyBank of Texas AMEGY BANK, a division of ZB, N.A. PO BOX 27459 HOUSTON, TEXAS 77227-7459	CASHIER'S CHECK No. [REDACTED] 35-1125/ Notice to Purchaser: As a condition to this Institution's issuance of this check, Purchaser agrees to provide an Indemnity Bond prior to the refund or replacement of this check in the event it is lost, misplaced, or stolen.
PURCHASER: DAVID TRENT HUGHES	DATE 7/18/2018
PAY EXACTLY 1,502.00 One Thousand Five Hundred Two Dollars and Zero Cents	AMOUNT \$1,502.00
PAY TO THE ORDER OF CITY OF TOMBALL	CHECKS OVER \$25,000.00 MUST HAVE 2 SIGNATURES
	 MP <u>Kay Yeager</u> AUTHORIZED SIGNATURE

[REDACTED]

PHASE 1 EXTERIOR & MASTER PLAN



Master Site Plan

BROWN HUFSMITH

Tract II:
June 30, 2010

METES AND BOUNDS DESCRIPTION OF
A 1.4112 ACRE TRACT OF LAND
IN THE JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
HARRIS COUNTY, TEXAS

A 1.4112 acre (61,473 square feet) tract of land out of the Joseph House Survey, Abstract Number 34, Harris County, Texas, being a portion of the residue of a 63.642 acre tract conveyed to LAR Properties, L.C. by deed dated October 5, 1994, as recorded under Clerk's File Number R091645 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), and being out of Unrestricted Reserve "F", and Unrestricted Reserve "G", Final Plat Of Leslie's Park, as recorded in Film Code 400005, of the Harris County Map Records (H.C.M.R.), said 1.4112 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone):

BEGINNING at a 5/8-inch iron rod with cap found at the northeast corner of said residue of called 63.642 acre tract, the northeast corner of Unrestricted Reserve "F", of said Final Plat Of Leslie's Park, lying in the south line of a 9.997 acre tract conveyed to TREK Investments by deed dated June 2, 1999, as recorded under Clerk's File Number T767809 of the O.P.R.R.P.H.C., and in the west right-of-way line of Baker Road (70 feet wide);

THENCE, South 02 degrees 17 minutes 30 seconds East, along the common east line of the residue of said called 63.642 acre tract, said Unrestricted Reserve "F", said Unrestricted Reserve "G", and the west right-of-way line of said Baker Road, a distance of 89.19 feet to a 5/8-inch iron rod with "CLR" cap set at an easterly corner of the herein described tract;

THENCE, South 42 degrees 50 minutes 32 seconds West, along the proposed north right-of-way line of Proposed Brown-Hufsmith Road (width varies), a distance of 21.02 feet to a 5/8-inch iron rod with "CLR" cap set at a southerly corner of the herein described tract;

THENCE, South 87 degrees 58 minutes 22 seconds West, along the proposed north right-of-way line of Proposed Brown-Hufsmith Road (100 feet wide), a distance of 128.45 feet to a 5/8-inch iron rod with "CLR" cap set at a point of curvature, and a southerly corner of the herein described tract;

RR 075-14-2559

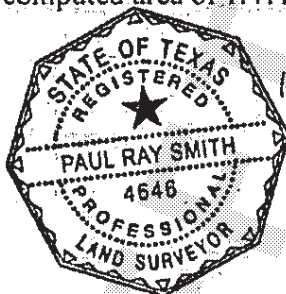
THENCE, NORTHWESTERLY along the proposed north right-of-way line of Brown-Hufsmith Road (100 feet wide), and a curve to the right through a central angle of 07 degrees 45 minutes 08 seconds to a 5/8-inch iron rod with "CLR" cap set at a point of tangency, and a southerly corner of the herein described tract, said curve having a radius of 1,590.42 feet, an arc length of 215.19 feet, and a long chord bearing North 88 degrees 09 minutes 04 seconds West, a distance of 215.03 feet;

THENCE, North 84 degrees 16 minutes 30 seconds West, along the proposed north right-of-way line of Brown-Hufsmith Road (100 feet wide), a distance of 476.29 feet to a 5/8-inch iron rod with "CLR" cap set at a point of curvature, and a southerly corner of the herein described tract;

THENCE, NORTHWESTERLY along the proposed north right-of-way line of Brown-Hufsmith Road (100 feet wide), and a curve to the left through a central angle of 01 degrees 04 minutes 42 seconds to a 5/8-inch iron rod with "CLR" cap set at the southwest corner of the herein described tract, said curve having a radius of 1,690.42 feet, an arc length of 31.82 feet, and a long chord bearing North 84 degrees 47 minutes 41 seconds West, a distance of 31.82 feet;

THENCE, North 02 degrees 17 minutes 30 seconds West, a distance of 15.63 feet to a 5/8-inch iron rod found at the southwest corner of said called 9.997 acre tract, an interior corner of the residue of said called 63.642 acre tract, the northwesterly corner of said Unrestricted Reserve "F", the southeast corner of Unrestricted Reserve "E", said Final Plat Of Leslie's Park, and the northwest corner of the herein described tract;

THENCE, North 87 degrees 35 minutes 43 seconds East, along the common boundary line of said called 9.997 acre tract, said residue of called 63.642 acre tract, and said Unrestricted Reserve "F", a distance of 861.00 feet to the **POINT OF BEGINNING** and containing a computed area of 1.4112 acre (61,473 square feet) of land.



10/19/2010

Paul Ray Smith

Paul Ray Smith, RPLS
Registered Professional Land Surveyor
Texas Registration Number 4646

A separate survey map was prepared in conjunction with this description.

MATCH LINE SHEET 2

RESIDUE 63,642 ACRES
LAR PROPERTIES, L.C.
C.F. NO. R091645
O.P.R.P.H.C.
OCTOBER 5, 1994

UNRESTRICTED RESERVE "H"

FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

20' P.U. & O.E.
FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

BROWN-HUFSMITH
ROAD (PROPOSED)
(100' WIDE)

UNRESTRICTED RESERVE "C"

FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

UNRESTRICTED
RESERVE "E"

1.4112 ACRE
61,473 SQ. FT.

RESIDUE 63,642 ACRES
LAR PROPERTIES, L.C.
C.F. NO. R091645
O.P.R.P.H.C.
OCTOBER 5, 1994

9.997 ACRES
TREK INVESTMENTS
C.F. NO. 1767809
O.P.R.P.H.C.
JUNE 2, 1999

N 02° 17' 30" W ~ 270.59'

10' RIGHT-OF-WAY EASEMENT
CITY OF TOMBALL
H.C.C.F. No. F639186

BAKER ROAD
(70' WIDE)

SET 5/8-INCH I.R.
W/CLR CAP

L1

P.O.B.
1.4112 ACRE
PND. 5/8-INCH I.R.
W/CAP

50' P.U. & O.E.
FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

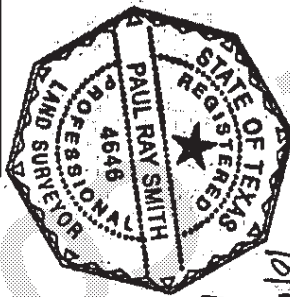
N 87° 35' 43" E ~ 861.00'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C4	07° 45' 08"	1,590.42'	215.19'	N 88° 09' 04" W
				215.03'

Notes:

- 1.) This survey was prepared without the benefit of a title commitment or report, and therefore, the property is subject to any and all conditions that a current title report may disclose. Deed research performed by CLR, Inc. and Courthouse Specialists.
- 2.) All bearings are based upon the Texas State Plane Coordinate System South Central Zone NAD 83.
- 3.) A separate metes and bounds description was prepared in conjunction with this survey map.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 02° 17' 30" E	89.19'
L2	S 02° 17' 30" E	129.81'
L10	S 42° 50' 32" W	21.02'



10/19/2010
Paul Ray Smith

CLR, Inc.

Engineers • Surveyors • GIS
7600 West Tidwell, Suite 400, Houston, Texas 77060
Phone: (713) 482-0993 Fax: (713) 482-7732

PARCEL 6
OF A 1.4112 ACRE (61,473 SQ. FT.) TRACT OF LAND
IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34,
HARRIS COUNTY, TEXAS

CITY OF TOMBALL

SOURCE	DATE	DRAWN BY	NO. NO.	APPROVED	PROJECT NO.
1" = 30'	04-20-2012	WJS	N/A		02-000-00

9.997 ACRES
TREK INVESTMENTS
C.F. NO. T767809
O.P.R.P.H.C.
JUNE 2, 1999

N 87° 35' 43" E ~ 861.00'

1.4112 ACRE
61,473 SQ. FT.

FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

UNRESTRICTED RESERVE "F"

RESIDUE 63.642 ACRES
LAR PROPERTIES, L.C.
C.F. NO. R091645
O.P.R.P.H.C.
OCTOBER 5, 1994

N 84° 16' 30" W ~ 476.29'

PROPOSED 20' U.C.

FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

RESIDUE 63.642 ACRES
LAR PROPERTIES, L.C.
C.F. NO. R091645
O.P.R.P.H.C.
OCTOBER 5, 1994

PC = 88+66.64
SET 5/8-INCH I.R.
W/CLR CAP

UNRESTRICTED RESERVE "G"

BROWN-HUFSMITH
ROAD (PROPOSED)
(100' WIDE)

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C4	07° 45' 08"	1,590.42'	215.19'	N 86° 09' 04" W	215.03'

Notes:

- 1.) This survey was prepared without the benefit of a title commitment or report, and therefore, the property is subject to any and all conditions that a current title report may disclose. Deed research performed by CLR, Inc. and Courthouse Specialists.
- 2.) All bearings are based upon the Texas State Plane Coordinate System South Central Zone NAD 83
- 3.) A separate metes and bounds description was prepared in conjunction with this survey map.

CLR, Inc.

Engineers • Surveyors • GIS
7600 West Tidwell, Suite 400, Houston, Texas 77040
Phone: (713) 462-0933 Fax: (713) 462-2732

PARCEL 8
OF A 1.4112 ACRE (61,473 SQ. FT.) TRACT OF LAND
IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34,
HARRIS COUNTY, TEXAS

SHEET 2 OF 3

SCALE: 1" = 30'	DATE: 06-20-2010	DRAWN BY: PWS	FB NO. N/A	APPROVED:	PROJECT NO.: 09-008-00
CITY OF TOMBALL					

MATCH LINE SHEET 1

MATCH LINE SHEET 3



MATCH LINE SHEET 4

UNRESTRICTED RESERVE "E"

FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

RESIDUE 63,642 ACRES
LAR PROPERTIES, L.C.
C.F. NO. R091645
O.P.R.P.H.C.
OCTOBER 5, 1994

RND. 5/8-INCH I.R.

L28

SET 5/8-INCH I.R.
W/CLR CAP

PC = 79+66.70

80+00

81+00

PT = 81+89.76

82+00

BROWN-HUFSMITH
ROAD (PROPOSED)
(100' WIDE)

SET 5/8-INCH I.R.
W/CLR CAP

PROPOSED 20' U.E.

N 84° 16' 30" W ~ 476.29'

UNRESTRICTED RESERVE "G"

83+00

MATCH LINE SHEET 2

N 87° 35' 43" E ~ 861.00'

UNRESTRICTED RESERVE "F"

9.997 ACRES
TREK INVESTMENTS
C.F. NO. 1767809
O.P.R.P.H.C.
JUNE 2, 1999

1.4112 ACRE
61,473 SQ. FT.

UNRESTRICTED RESERVE "H"

FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

RESIDUE 63,642 ACRES
LAR PROPERTIES, L.C.
C.F. NO. R091645
O.P.R.P.H.C.
OCTOBER 5, 1994

PROPOSED 20' U.E.

FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C10	01° 04' 42"	1,690.42'	31.82'	N 84° 47' 41" W
				31.82'

Notes:

- 1.) This survey was prepared without the benefit of a title commitment or report, and therefore, the property is subject to any and all conditions that a current title report may disclose. Deed research performed by CLR, Inc. and Courthouse Specialists.
- 2.) All bearings are based upon the Texas State Plane Coordinate System South Central Zone NAD 83
- 3.) A separate metes and bounds description was prepared in conjunction with this survey map.

LINE TABLE		
LINE	BEARING	LENGTH
L28	N 02° 17' 30" W	15.63'

SHEET 3 OF 3

CLR, Inc.

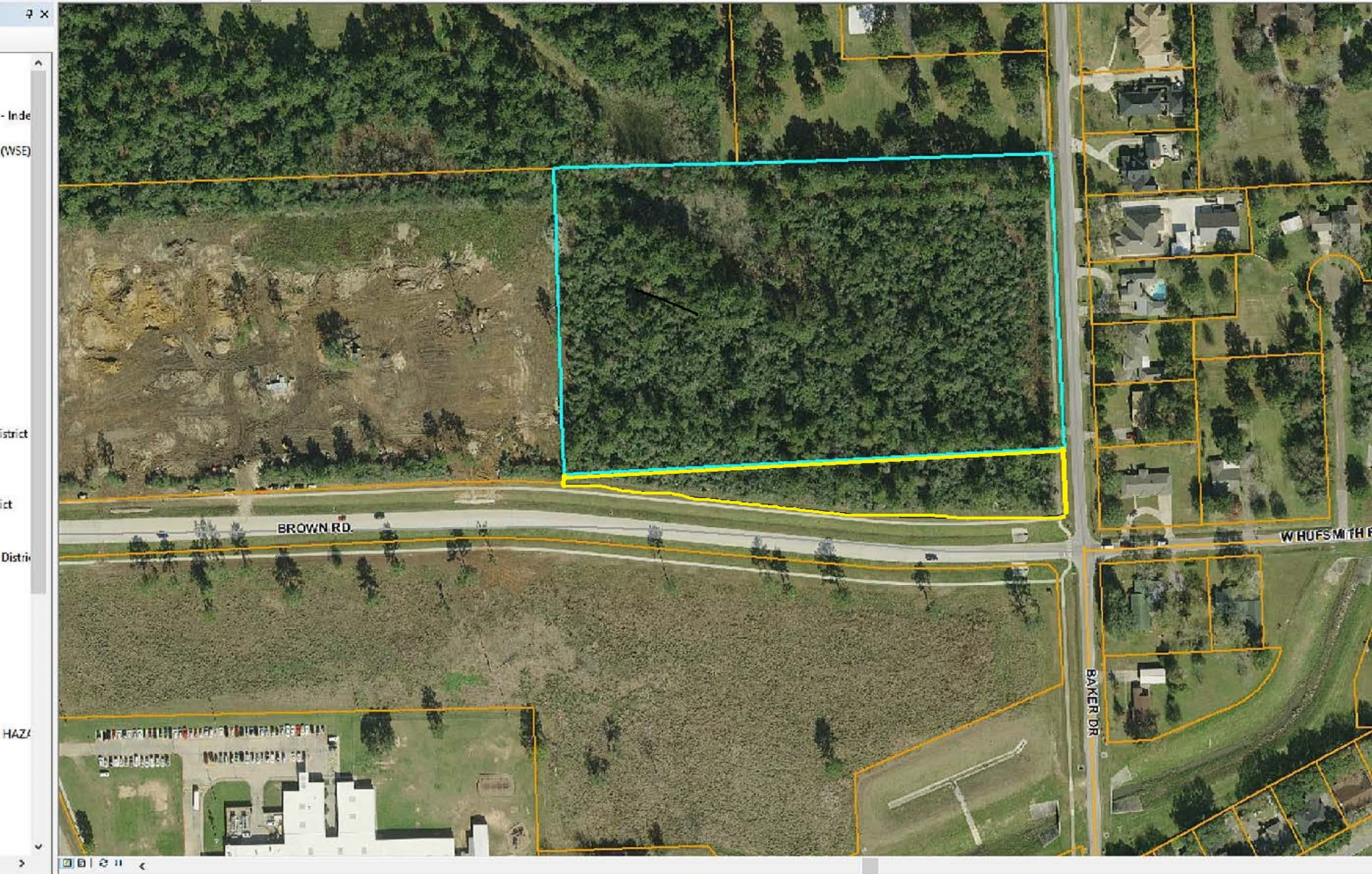
Engineers • Surveyors • GIS
7608 West Tower, Suite 400, Houston, Texas 77040
Phone: (713) 462-0953 Fax: (713) 462-3723

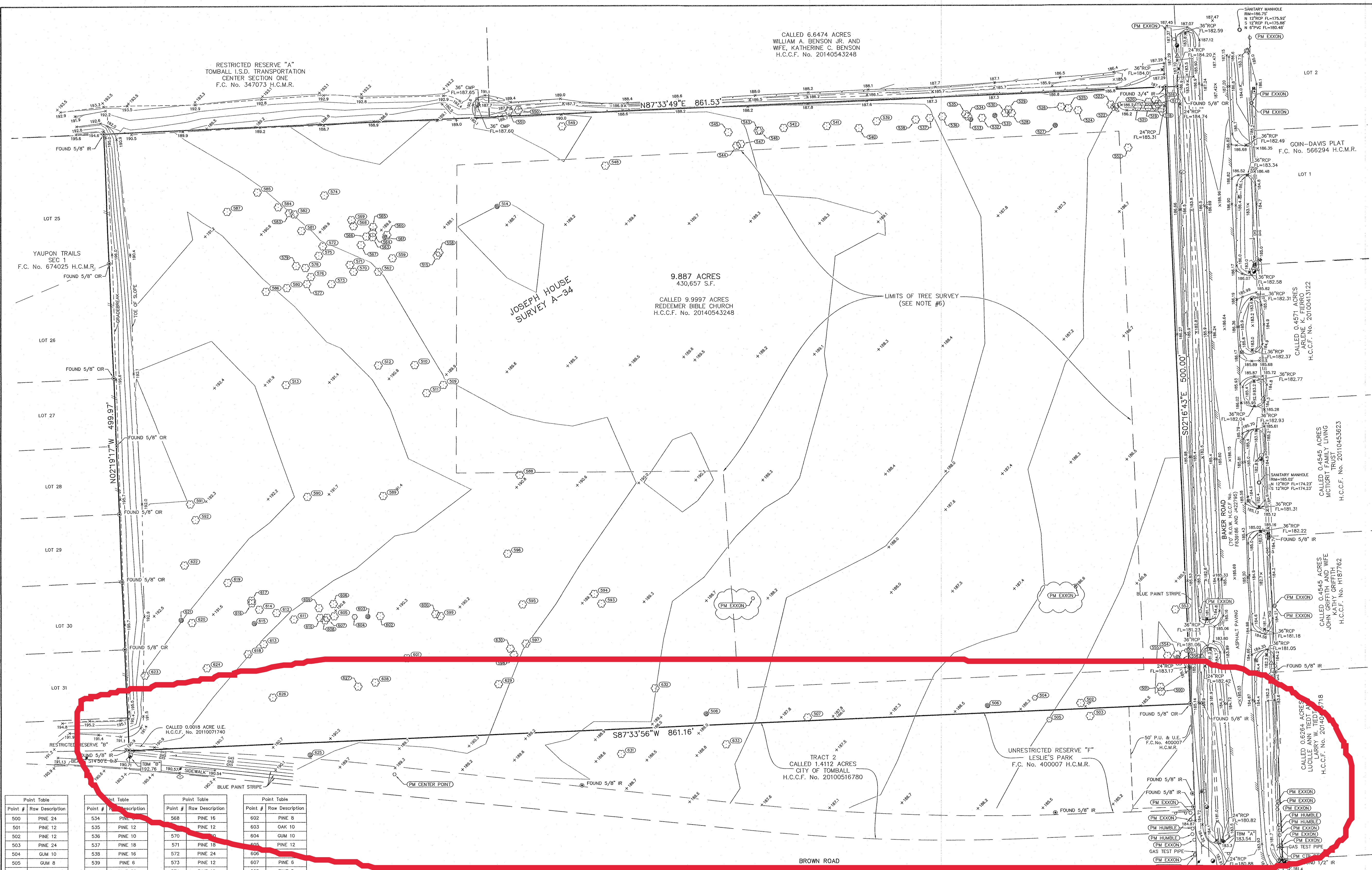
PARCEL 6
OF A 1.4112 ACRE (61,473 SQ. FT.) TRACT OF LAND
IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34,
HARRIS COUNTY, TEXAS

CITY OF TOMBALL

SCALE:	DATE:	DRAWN BY:	FB NO.:	APPROVED:	PROJECT NO.:
1" = 30'	06-20-2010	PCS	N/A		09-006-00

PREPARED FOR





Point #	Row Description	Point #	Row Description	Point #	Row Description	Point #	Row Description
500	PINE 24	534	PINE 12	568	PINE 16	602	PINE 8
501	PINE 12	535	PINE 12	569	PINE 12	603	OAK 10
502	PINE 12	536	PINE 10	570	PINE 10	604	GUM 10
503	PINE 24	537	PINE 18	571	PINE 18	605	PINE 12
504	GUM 10	538	PINE 16	572	PINE 24	606	PINE 6
505	GUM 8	539	PINE 6	573	PINE 12	607	PINE 8
506	OAK 12	540	PINE 30	574	PINE 10	608	PINE 8
507	PINE 8	541	PINE 22	575	PINE 10	609	PINE 8
508	OAK 10	542	PINE 14	576	PINE 12	610	PINE 12
509	PINE 10	543	PINE 14	577	PINE 10	611	PINE 8
510	PINE 18	544	PINE 18	578	PINE 14	612	PINE 12
511	PINE 24	545	PINE 18	579	PINE 12	613	PINE 18
512	PINE 20	546	PINE 14	580	PINE 12	614	PINE 10
513	PINE 18	547	PINE 20	581	PINE 6	615	OAK 6
514	OAK 8	548	PINE 12	582	PINE 14	616	PINE 8
515	PINE 18	549	PINE 18	583	PINE 14	617	PINE 8
516	PINE 12	550	PINE 12	584	PINE 18	618	PINE 6
517	PINE 14	551	PINE 12	585	PINE 24	619	PINE 24
518	PINE 8	552	PINE 12	586	PINE 24	620	PINE 12
519	PINE 12	553	PINE 16	587	PINE 20	621	OAK 8
520	PINE 8	554	PINE 6	588	PINE 12	622	PINE 6
521	PINE 8	555	PINE 6	589	PINE 12	623	PINE 24
522	PINE 14	556	PINE 14	590	PINE 14	624	PINE 18
523	PINE 16	557	OAK 8	591	PINE 18	625	OAK 10
524	PINE 18	558	PINE 18	592	PINE 12	626	PINE 14
525	PINE 14	559	PINE 18	593	PINE 12	627	PINE 12
526	PINE 10	560	PINE 14	594	PINE 6	628	PINE 12
527	OAK 8	561	OAK 6	595	PINE 12	629	PINE 10
528	PINE 8	562	PINE 14	596	PINE 20	630	PINE 12
529	PINE 12	563	PINE 6	597	PINE 12	631	PINE 18
530	PINE 8	564	PINE 10	598	PINE 24	632	PINE 10
531	OAK 10	565	PINE 14	599	PINE 14	633	PINE 14
532	PINE 20	566	PINE 10	600	PINE 8		
533	OAK 8	567	PINE 10	601	PINE 8		

NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE CO. No. 122000556, EFFECTIVE DATE OF NOVEMBER 23, 2014, ISSUED DATE OF DECEMBER 2, 2014 WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS No. 48201C0230L, REVISED DATE OF JUNE 18, 2007, AND 48201C0210L, REVISED DATE OF JUNE 18, 2007, THE SURVEYED PROPERTY LIES WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- PER SAID TITLE COMMITMENT, THE TRACT IS SUBJECT TO A GAS POOLING AGREEMENT RECORDED IN VOL. 572, Pg. (s) 545, 555 AND 566 OF THE HARRIS COUNTY CONTRACT RECORDS AND H.C.C.F. No. (s) D100854, D139698, D139699, D139700, D139701, D139702, D139703, D139704, D139705, D139706, D139707, D139708, D139709, D139710, D139711, D139712, D162316, AND D12318.
- PER SAID TITLE COMMITMENT, THE TRACT IS SUBJECT TO UNLOCATED PIPELINE EASEMENTS RECORDED IN VOL. 942, Pg. 518, VOL. 967, Pg. 167, VOL. 1932, Pg. 497 H.C.D.R. AND H.C.C.F. No. H520286.
- TREES ONLY LOCATED IN LIMITED AREAS PER CLIENT REQUEST.

PROJECT BENCHMARK:

H.C.E.D. RW No. 100365: A BRASS DISK SET IN CONCRETE, FROM THE INTERSECTION OF SH 249 AND FM 2920, EAST ALONG FM 2920 0.7 MILES TO BAKER, NORTH ALONG BAKER 0.5 MILES TO THE BENCHMARK ON THE RIGHT.
ELEVATION= 180.65' NAVD 88 (2001 ADJUSTMENT)

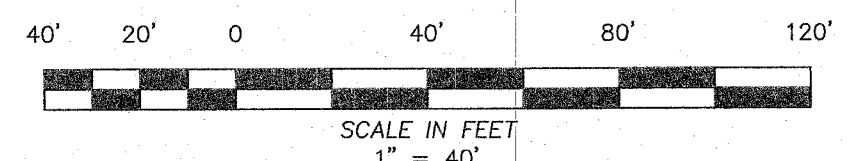
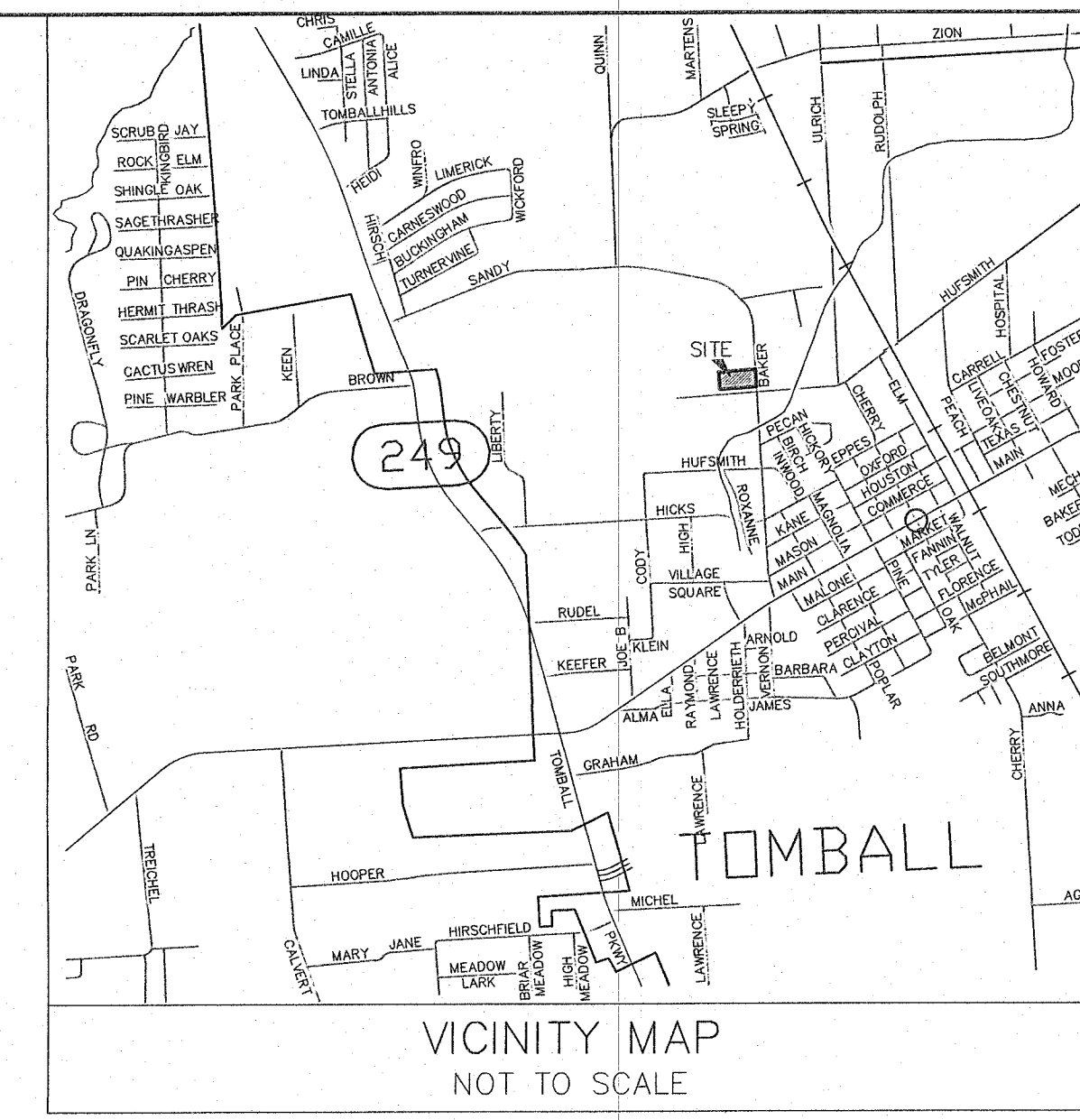
SITE BENCHMARKS:

TBM "A": A "BOX" CUT IN CONCRETE HEADWALL IN THE NORTHWEST CORNER OF THE INTERSECTION OF BAKER ROAD AND BROWN ROAD.
ELEVATION= 183.54' NAVD 88 (2001 ADJUSTMENT)

TBM "B": A RAILROAD SPIKE SET IN A POWERPOLE ON THE NORTH LINE OF BROWN ROAD, APPROXIMATELY 915 FEET FROM THE CENTERLINE.
INTERSECTION OF BAKER ROAD AND BROWN ROAD
ELEVATION= 192.76' NAVD 88 (2001 ADJUSTMENT)

ELEVATIONS SHOWN HEREON ARE TRUE AND CORRECT AND BASED UPON AN ON THE GROUND SURVEY PERFORMED UNDER MY SUPERVISION ON THE 26TH DAY OF APRIL, 2017.

Carolyn J. Quinn
CAROLYN J. QUINN, RPLS
TEXAS REGISTRATION No. 6033
JARDINE@MILLERSURVEY.COM



SYMBOLS

- = FOUND 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)
- = FLUSH VALVE
- ⊕ = WATER VALVE
- ⊕ = WATER METER
- ⊕ = CABLE BOX
- ⊕ = CABLE MARKER
- ⊕ = ELECTRIC BOX
- ⊕ = GRATE INLET
- ⊕ = STORM MANHOLE
- ⊕ = CURB INLET
- ⊕ = SANITARY MANHOLE
- ⊕ = CLEAN-OUT
- ⊕ = POWER POLE
- ⊕ = SERVICE POLE
- ⊕ = LIGHT STANDARD
- ⊕ = IRON ROD
- ⊕ = IRON PIPE
- ⊕ = LENGTH
- ⊕ = LANDSCAPE EASEMENT
- ⊕ = LIMITED
- ⊕ = NON-RADIAL
- ⊕ = POINT OF BEGINNING
- ⊕ = POINT OF COMMENCEMENT
- ⊕ = PUBLIC UTILITY EASEMENT
- ⊕ = PRIVATE
- ⊕ = SQUARE FEET
- ⊕ = SANITARY SEWER EASEMENT
- ⊕ = STORM SEWER EASEMENT
- ⊕ = UTILITY EASEMENT
- ⊕ = WATER LINE EASEMENT
- ⊕ = PIPELINE MARKER

LEGEND

- AC. = ACRE
- A.E. = AERIAL EASEMENT
- B.L. = BUILDING LINE
- CHB = CHORD BEARING
- CHD = CHORD LENGTH
- CIR = CAPPED IRON ROD
- D.E. = DRAINAGE EASEMENT
- E.E. = ELECTRIC EASEMENT
- ESMT. = EASEMENT
- H.C.C.F. = HARRIS COUNTY CLERK'S FILE
- H.C.D.D. = HARRIS COUNTY DRAINAGE DISTRICT
- H.C.D.R. = HARRIS COUNTY DEED RECORDS
- H.C.M.R. = HARRIS COUNTY MAP RECORDS
- H.L.&P. = HOUSTON LIGHTING AND POWER
- I.P. = IRON PIPE
- I.P. = IRON PIPE
- L = LENGTH
- L.E. = LANDSCAPE EASEMENT
- LTD. = LIMITED
- NR = NON-RADIAL
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- PVT. = PRIVATE
- S.F. = SQUARE FEET
- SAN.S.E. = SANITARY SEWER EASEMENT
- SIM.S.E. = STORM SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT

BAKER RD TOMBALL, TEXAS 77375

REVISED:

TOPOGRAPHIC SURVEY PLAT

9.887 ACRES

(430,657 SQ. FT.)

LOCATED IN THE
JOSEPH HOUSE SURVEY, A-34
HARRIS COUNTY, TEXAS

MILLER
SURVEY GROUP

www.millersurvey.com

1760 WEST SAM HOUSTON PARKWAY NORTH • HOUSTON, TEXAS 77043
PHONE 713-413-1900 • FAX 713-413-1944
TEXAS FIRM REGISTRATION No. 10047100

JOB NO.: 3426

SCALE: 1"= 50'

DATE: 5/1/17

FIELD BOOK: 17003-EA

DWG. NO.: 3426-BV(CQ).DWG

DRAWN BY: DRR

CHECKED BY: CQJ

M&B No.: N/A

QUITCLAIM DEED

Date: August 6, 2018

Grantor: City of Tomball

Grantor's Mailing Address (including County):

401 Market Street
Tomball, Harris County, Texas 77375

Grantee: The Redeemer Church

Grantee's Address (including County):

c/o Carolyn Pett
P. O. Box 1126
Tomball, Harris County, Texas 77377

Consideration:

Ten and No/100 Dollars (\$10.00) and other good and valuable consideration.

Property:

All that certain tract or parcel containing 1.4112 acres (61,473 square-feet) of land out of the Joseph House Survey; Abstract Number 34, Harris County, Texas, being a portion of the residue of a 63.642 acre tract conveyed to LAR Properties, L.C. by deed dated October 4, 1994, as recorded under Clerk's File Number R091645 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), and being out of Unrestricted Reserve "F", and Unrestricted Reserve "G", Final Plat Of Leslie's Park, as recorded in Film Code 400005, of the Harris County Map Records (H.C.M.R.), more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

For the consideration, Grantor quitclaims to Grantee all of Grantor's right, title and interest in and to the property, to have and to hold it to Grantee and Grantee's successors or assigns forever. Neither Grantor nor Grantor's heirs, executors, administrators, successors, or assigns shall have, claim, or demand any right or title to the property or any part of it.

Grantee accepts the property in "AS IS" condition, subject to any environmental conditions that might have or still exist on said property and subject to the rights of any parties in possession of the property.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this the 6th day of August 2018.

GRANTOR:

CITY OF TOMBALL, TEXAS

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Gretchen Fagan, Mayor, City of Tomball, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for the purposes and consideration therein expressed and in the capacity therein stated, and as the act and deed of said City.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 6th day of August 2018.

NOTARY PUBLIC, in and for the
STATE OF TEXAS

(SEAL)

My Commission Expires: _____

After Recording, Return To:

**Doris Speer
City Secretary
City of
Tomball 401
Market Street
Tomball, TX 77375**

EXHIBIT "A"

Tract II:
June 30, 2010

**METES AND BOUNDS DESCRIPTION OF
A 1.4112 ACRE TRACT OF LAND
IN THE JOSEPH HOUSE SURVEY, ABSTRACT NUMBER 34
HARRIS COUNTY, TEXAS**

A 1.4112 acre (61,473 square feet) tract of land out of the Joseph House Survey, Abstract Number 34, Harris County, Texas, being a portion of the residue of a 63.642 acre tract conveyed to LAR Properties, L.C. by deed dated October 5, 1994, as recorded under Clerk's File Number R091645 of the Official Public Records of Real Property of Harris County (O.P.R.R.P.H.C.), and being out of Unrestricted Reserve "F", and Unrestricted Reserve "G", Final Plat Of Leslie's Park, as recorded in Film Code 400005, of the Harris County Map Records (H.C.M.R.), said 1.4112 acre tract being more particularly described as follows (bearings based on the Texas State Plane Coordinate System, South Central Zone):

BEGINNING at a 5/8-inch iron rod with cap found at the northeast corner of said residue of called 63.642 acre tract, the northeast corner of Unrestricted Reserve "F", of said Final Plat Of Leslie's Park, lying in the south line of a 9.997 acre tract conveyed to TREK Investments by deed dated June 2, 1999, as recorded under Clerk's File Number T767809 of the O.P.R.R.P.H.C., and in the west right-of-way line of Baker Road (70 feet wide);

THENCE, South 02 degrees 17 minutes 30 seconds East, along the common east line of the residue of said called 63.642 acre tract, said Unrestricted Reserve "F", said Unrestricted Reserve "G", and the west right-of-way line of said Baker Road, a distance of 89.19 feet to a 5/8-inch iron rod with "CLR" cap set at an easterly corner of the herein described tract;

THENCE, South 42 degrees 50 minutes 32 seconds West, along the proposed north right-of-way line of Proposed Brown-Hufsmith Road (width varies), a distance of 21.02 feet to a 5/8-inch iron rod with "CLR" cap set at a southerly corner of the herein described tract;

THENCE, South 87 degrees 58 minutes 22 seconds West, along the proposed north right-of-way line of Proposed Brown-Hufsmith Road (100 feet wide), a distance of 128.45 feet to a 5/8-inch iron rod with "CLR" cap set at a point of curvature, and a southerly corner of the herein described tract;

RR 075-14-2559

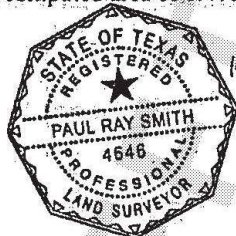
THENCE, NORTHWESTERLY along the proposed north right-of-way line of Brown-Hufsmith Road (100 feet wide), and a curve to the right through a central angle of 07 degrees 45 minutes 08 seconds to a 5/8-inch iron rod with "CLR" cap set at a point of tangency, and a southerly corner of the herein described tract, said curve having a radius of 1,590.42 feet, an arc length of 215.19 feet, and a long chord bearing North 88 degrees 09 minutes 04 seconds West, a distance of 215.03 feet;

THENCE, North 84 degrees 16 minutes 30 seconds West, along the proposed north right-of-way line of Brown-Hufsmith Road (100 feet wide), a distance of 476.29 feet to a 5/8-inch iron rod with "CLR" cap set at a point of curvature, and a southerly corner of the herein described tract;

THENCE, NORTHWESTERLY along the proposed north right-of-way line of Brown-Hufsmith Road (100 feet wide), and a curve to the left through a central angle of 01 degrees 04 minutes 42 seconds to a 5/8-inch iron rod with "CLR" cap set at the southwest corner of the herein described tract, said curve having a radius of 1,690.42 feet, an arc length of 31.82 feet, and a long chord bearing North 84 degrees 47 minutes 41 seconds West, a distance of 31.82 feet;

THENCE, North 02 degrees 17 minutes 30 seconds West, a distance of 15.63 feet to a 5/8-inch iron rod found at the southwest corner of said called 9.997 acre tract, an interior corner of the residue of said called 63.642 acre tract, the northwesterly corner of said Unrestricted Reserve "F", the southeast corner of Unrestricted Reserve "E", said Final Plat Of Leslie's Park, and the northwest corner of the herein described tract;

THENCE, North 87 degrees 35 minutes 43 seconds East, along the common boundary line of said called 9.997 acre tract, said residue of called 63.642 acre tract, and said Unrestricted Reserve "F", a distance of 861.00 feet to the **POINT OF BEGINNING** and containing a computed area of 1.4112 acre (61,473 square feet) of land.



10/19/2010

Paul Ray Smith

Paul Ray Smith, RPLS
Registered Professional Land Surveyor
Texas Registration Number 4646

A separate survey map was prepared in conjunction with this description.

MATCH LINE SHEET 2

RESIDUE 63,642 ACRES
LAR PROPERTIES, L.C.
C.F. NO. R091645
O.P.R.P.H.C.
OCTOBER 5, 1994

UNRESTRICTED RESERVE "H"
FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

20' P.U. & O.E.
FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

BROWN-HUFSMITH
ROAD (PROPOSED)
(100' WIDE)

FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

UNRESTRICTED
RESERVE "F"

RESIDUE 63,642 ACRES
LAR PROPERTIES, L.C.
C.F. NO. R091645
O.P.R.P.H.C.
OCTOBER 5, 1994

50' P.U. & O.E.
FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

1.4112 ACRE
61,473 SQ. FT.

9.997 ACRES
TREK INVESTMENTS
C.F. NO. 1767809
O.P.R.P.H.C.
JUNE 2, 1999

N 02° 17' 30" W ~ 270.59'
FND. 1/2-INCH I.P.
10' RIGHT-OF-WAY EASEMENT
CITY OF TOMBALL
H.C.F. No. F639186

BAKER ROAD
(70' WIDE)

SET 5/8-INCH I.R.
W/CLR CAP

SET 5/8-INCH I.R.
W/CLR CAP

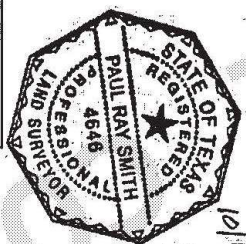
P.O.B.
1.4112 ACRE
FND. 5/8-INCH I.R.
W/CAP

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C4	07° 45' 08"	1,590.42'	215.19'	N. 88° 09' 04" W. 215.03'

Notes:

- 1.) This survey was prepared without the benefit of a title commitment or report, and therefore, the property is subject to any and all conditions that a current title report may disclose. Deed research performed by CLR, Inc. and Courthouse Specialists.
- 2.) All bearings are based upon the Texas State Plane Coordinate System South Central Zone NAD 83.
- 3.) A separate metes and bounds description was prepared in conjunction with this survey map.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 02° 17' 30" E	89.19'
L2	S 02° 17' 30" E	129.81'
L10	S 42° 50' 32" W	21.02'



10/19/2010
Paul Ray Smith

CLR, Inc.

Engineers • Surveyors • GIS
7609 West Tidwell, Suite 400, Houston, Texas 77060
Phone: (713) 483-0993 Fax: (713) 483-2732

PARCEL 6
OF A 1.4112 ACRE (61,473 SQ. FT.) TRACT OF LAND
IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34,
HARRIS COUNTY, TEXAS

SCALE	DATE	OWNER	NO.	APPROVED	PROJECT NO.
1" = 50'	05-20-2010	W/A			09-008-00

CITY OF TOMBALL

9.997 ACRES
TREK INVESTMENTS
C.F. NO. T767809
O.P.R.P.H.C.
JUNE 2, 1999

N 87° 35' 43" E ~ 861.00'

1.4112 ACRE
61,473 SQ. FT.

FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

UNRESTRICTED RESERVE "F"

RESIDUE 63.642 ACRES
LAR PROPERTIES, L.C.
C.F. NO. R091645
O.P.R.P.H.C.
OCTOBER 5, 1994

N 84° 16' 30" W ~ 476.29'

PROPOSED 20' U.E.

MATCH LINE SHEET 3

FINAL PLAT OF
LESLIE'S PARK
FILM CODE 400005
H.C.M.R.

RESIDUE 63.642 ACRES
LAR PROPERTIES, L.C.
C.F. NO. R091645
O.P.R.P.H.C.
OCTOBER 5, 1994

SET 5/8-INCH I.R.
W/CLR CAP
PC = 88+66.64

BROWN-HUFSMITH
ROAD (PROPOSED)
(100' WIDE)

MATCH LINE SHEET 1

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C4	07° 45' 08"	1,390.42'	215.19'	N 88° 09' 04" W
				215.03'

Notes:

- 1.) This survey was prepared without the benefit of a title commitment or report, and therefore, the property is subject to any and all conditions that a current title report may disclose. Deed research performed by CLR, Inc. and Courthouse Specialists.
- 2.) All bearings are based upon the Texas State Plane Coordinate System South Central Zone NAD 83
- 3.) A separate metes and bounds description was prepared in conjunction with this survey map.

CLR, Inc.

Engineers • Surveyors • GIS
7600 West Tidwell, Suite 400, Houston, Texas 77060
Phone: (713) 462-0933 Fax: (713) 462-2712

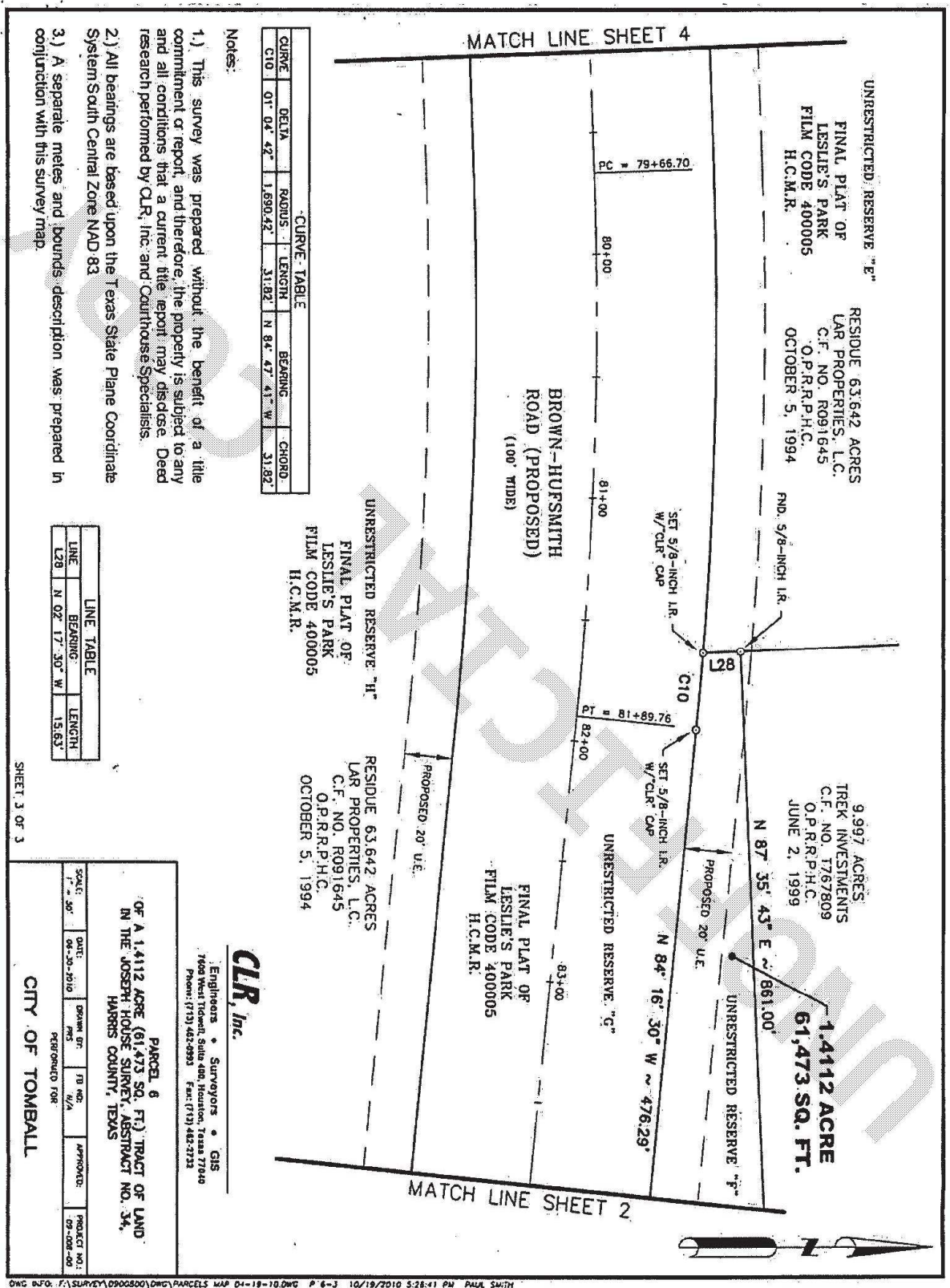
PARCEL 8
OF A 1.4112 ACRE (61,473 SQ. FT.) TRACT OF LAND
IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34,
HARRIS COUNTY, TEXAS

CITY OF TOMBALL

SCALE	DATE	DRAWN BY	TR. NO.	APPROVED	PROJECT NO.
1" = 50'	08-26-2019	PRO	1/1		08-480-50

SHEET 2 OF 3

1992-11-540-111



UNRESTRICTED RESERVE "E"
FINAL PLAT OF
LESLE'S PARK
FILM CODE 400005
H.C.M.R.
RESIDUE 63,642 ACRES
LAR PROPERTIES, L.C.
C.F. NO. R091645
O.P.R.P.H.C.
OCTOBER 5, 1994

9.997 ACRES
TREK INVESTMENTS
C.F. NO. 1767809
O.P.R.P.H.C.
JUNE 2, 1999
1.4112 ACRE
61,473 SQ. FT.
UNRESTRICTED RESERVE "F"

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C10	01° 04' 42"	1,690.42'	31.82'	N 84° 47' 41" W
				31.82'

Notes:

- 1.) This survey was prepared without the benefit of a title commitment or report, and therefore, the property is subject to any and all conditions that a current title report may disclose. Deed research performed by CLR, Inc. and Courthouse Specialists.
- 2.) All bearings are based upon the Texas State Plane Coordinate System South Central Zone NAD 83
- 3.) A separate metes and bounds description was prepared in conjunction with this survey map.

UNRESTRICTED RESERVE "H"
FINAL PLAT OF
LESLE'S PARK
FILM CODE 400005
H.C.M.R.

RESIDUE 63,642 ACRES
LAR PROPERTIES, L.C.
C.F. NO. R091645
O.P.R.P.H.C.
OCTOBER 5, 1994

LINE TABLE		
LINE	BEARING	LENGTH
C28	N 02° 17' 30" W	13.63'

SHEET 3 OF 3

PARCEL 6 OF A 1.4112 ACRE (61,473 SQ. FT.) TRACT OF LAND IN THE JOSEPH HOUSE SURVEY, ABSTRACT NO. 34, HARRIS COUNTY, TEXAS			
SCALE: 1" = 30'	DATE: 04-20-2010	DRAWN BY: PMS	FB NO.: N/A
PREPARED FOR: CITY OF TOMBALL		APPROVED:	PROJECT NO.: 09-008-00

CLR, Inc.
Engineers • Surveyors • GIS
1608 West Tomball, Suite 400, Houston, Texas 77040
Phone: (713) 482-9990 Fax: (713) 482-7123

Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

Consideration and possible action to approve, as a Project of the Tomball Economic Development Corporation, an agreement with Hoelscher Weatherstrip Manufacturing Co., Inc. to make direct incentives to or expenditures for the creation or retention of primary jobs associated with the development of its corporate headquarters facility on approximately 16.9 acres of land in the Tomball Business and Technology Park. The estimated amount of expenditures for such Project is up to \$168,083.00.

Background:

All expenditures of the Tomball Economic Development Corporation (TEDC) sales tax revenue must first be approved as a "Project." At a Special Meeting on July 10, 2018, the TEDC Board of Directors unanimously approved, as a Project of the TEDC, a performance agreement with Hoelscher Weatherstrip Manufacturing Co., Inc. Tomball City Council has final approval authority over all programs and expenditures of the Corporation.

Origination:

Tomball Economic Development Corporation Board of Directors

Recommendation:

Approve, as a Project of the Corporation, the Performance Agreement with Hoelscher Weatherstrip Manufacturing Co., Inc.

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

ATTACHMENTS:

TEDC Memo

Request Letter

Draft TEDC Performance Agreement

Economic Impact Analysis



TO: Honorable Mayor and City Council

FROM: Kelly Violette, Executive Director

MEETING DATE: August 6, 2018

SUBJECT: Hoelscher Weatherstrip Manufacturing Co., Inc. Performance Agreement

Hoelscher Weatherstrip is a family-owned business specializing in the fabrication and installation of weatherstripping for commercial and residential applications, and the fabrication, installation and distribution of doors. The company's customer base includes building suppliers in Texas, Oklahoma, Arkansas, and along the Gulf Coast to Georgia.

The Houston-based company was established in 1958 and has experienced significant growth over the years. The company owns and operates out of two buildings totaling approximately 110,000 square feet located in the Sam Houston Business Park. Due to continued growth, they have outgrown their current facilities and desire to construct a 193,000 square foot office/warehouse facility on approximately 16.9 acres in the Tomball Business & Technology Park. The facility will be utilized as the company's corporate headquarters, regional distribution, and manufacturing facility.

The estimated capital investment for the 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 the 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 proposed TEDC incentive is \$168,083, paid in annual increments for a period not to exceed 5 years, based upon certified employment levels.

In addition to the TEDC incentive, Hoelscher Weatherstrip has submitted a request to the City of Tomball for a ten-year 100% tax abatement. The attached impact analysis includes the value of the requested tax abatement.

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 Group³ 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.

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

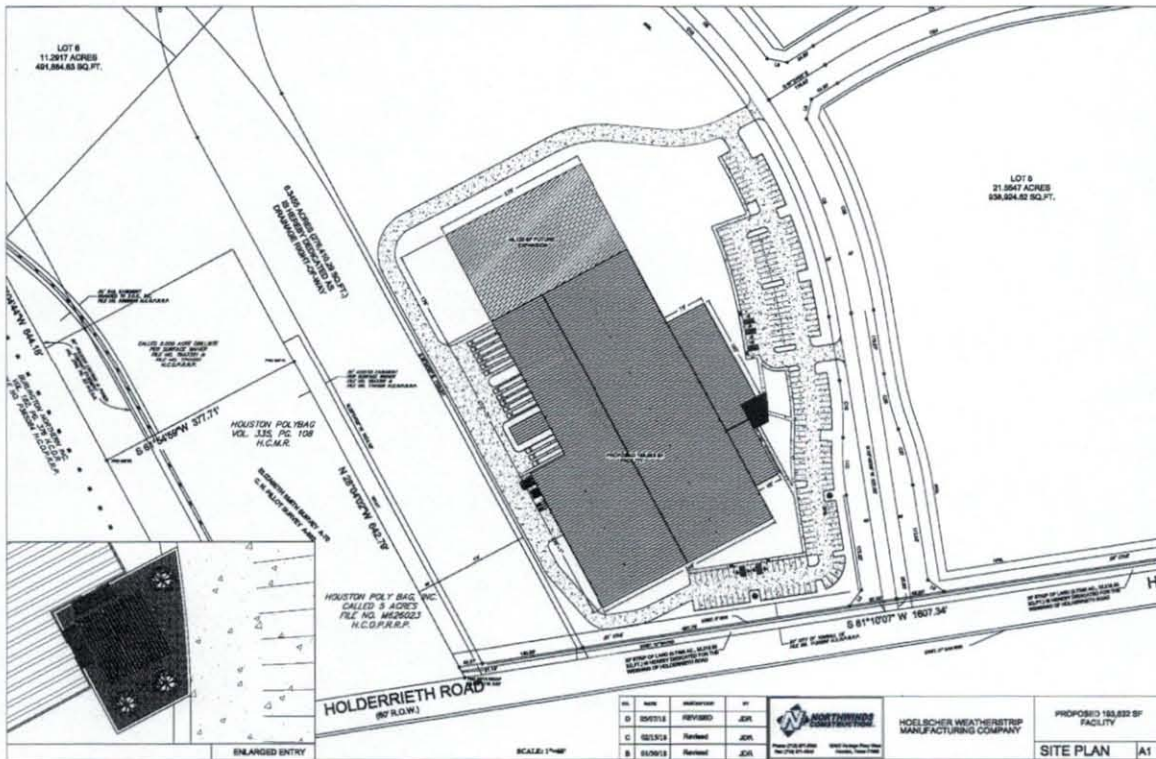


Exhibit B Continued

Description of Improvements

Elevations

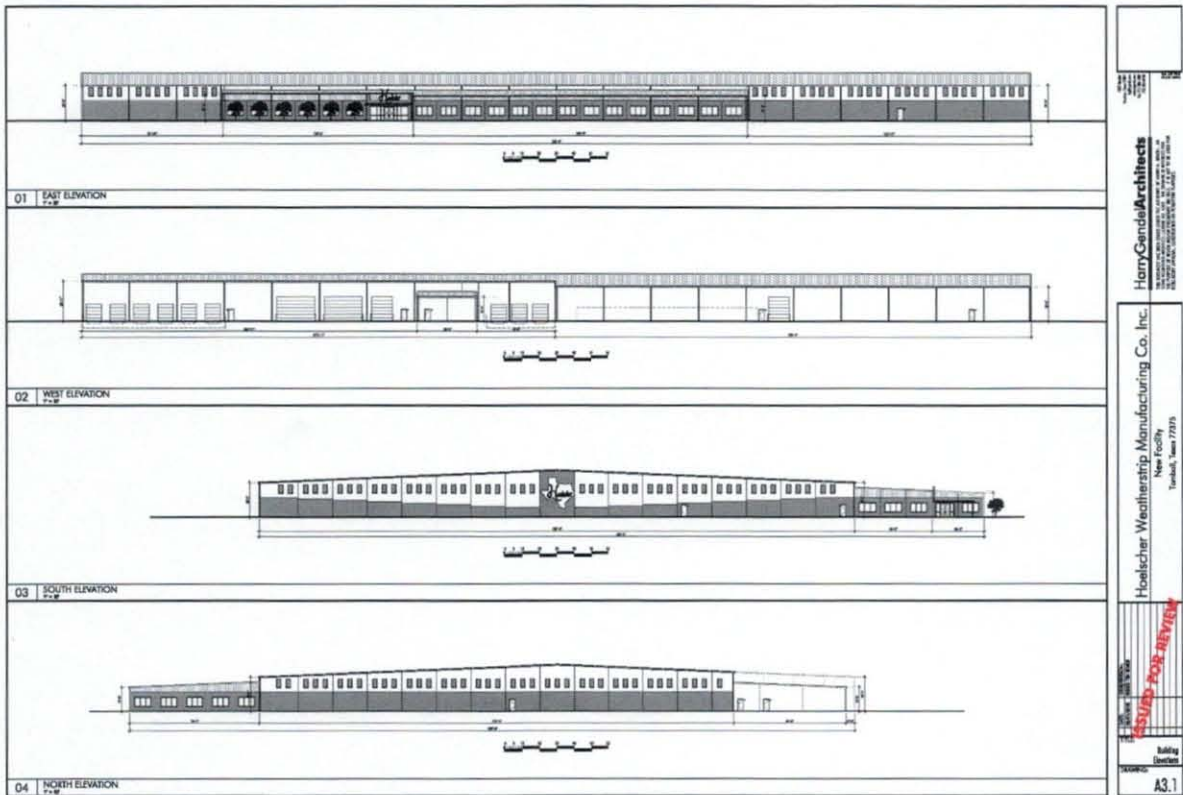


Exhibit B Continued

Description of Improvements

Artistic Rendering- Holderrieth Road View



Artistic Rendering- South Persimmon



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 **Hoelscher Weatherstrip Manufacturing Co., Inc.** (the “Company”), 10111 Houston Oaks Drive, Houston, TX 77064.

WITNESSETH:

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

WHEREAS, the Company, or an affiliated entity, proposes to purchase 16.9 gross acres of land out of a 21.5547 acre tract of land identified as Lot 5 on the recorded plat of the Tomball Business & Technology Park, generally located at the northwest corner of South Persimmon Road and Holderrieth Road, Tomball, Texas 77375 and more particularly described in Exhibit “A,” attached hereto and made a part hereof (the “Property”); and

WHEREAS, the Company, currently located at 10111 Houston Oaks Drive, Houston, TX 77064, proposes to expend approximately \$10,000,000 to develop an approximately 193,000 square foot corporate headquarters facility on the Property, and as more particularly described in Exhibit “B,” attached hereto and made a part hereof (the “Improvements”); and

WHEREAS, the Company proposes to move one hundred and five (105) full-time employees to the Property, hire five (5) new full-time employees in Tomball within the first year of operation, and add three (3) full-time employees each year thereafter for the following three years, for a total employment of one hundred and nineteen (119) by the fifth year of operation in conjunction with the development at the Property; and

WHEREAS, the TEDC agrees to provide to the Company the sum of up to One Hundred Sixty-Eight Thousand and Eighty-Three Dollars (\$168,083.00) to assist in the construction of the Improvements and the addition of one hundred and nineteen (119) employees at the Property; and

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

WHEREAS, this expenditure is found by the Board of Directors of the TEDC to be suitable for the relocation of the corporate headquarters, to promote and develop new business enterprises, and in furtherance of creation and retention of primary jobs on the Property;

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. General.

The Company covenants and agrees that it will operate and maintain its business as set forth in this Agreement for a term of at least ten (10) years and will create one hundred and nineteen (119) full-time jobs on the Property within the first five (5) years.

2. Company Obligations.

a. Construction of Improvements. Construction of the Improvements on the Property must commence within eighteen (18) months from the Effective Date of this Agreement (the “Start

Date”), and the Company shall notify the TEDC of such Start Date. The construction of the Improvements to the Property shall be completed, and all necessary occupancy permits from the City shall be obtained within three (3) years of the Effective Date. Extensions of these deadlines may be granted by the Board of Directors of the TEDC due to any extenuating circumstance or uncontrollable delay.

b. **Jobs Created.** Within five (5) years from the Effective Date of this Agreement the Company will have and maintain on the Property at least 119 full-time employees. For purposes of this Agreement, full time employees shall be those working a minimum of 1820 hours or more per year or 35 hours or more per week per person on an annualized basis.

c. **Company Reimbursement.** If the TEDC terminates this Agreement because of the Company’s breach of any provision as permitted by this Agreement, the Company will reimburse the TEDC for all payments the TEDC has made to the Company hereunder excluding any reimbursement payments previously made by the Company. Reimbursement shall be in accordance with the provisions set forth in Section 4 below relating to default.

d. **Reporting Requirement.** While this Agreement is in effect, annually within 60 days following the anniversary date of the Effective Date of this Agreement, the Company, or an affiliated entity, will certify to the TEDC that it has complied with the terms of this Agreement and provide sufficient written information, records, and documents, to support its certification of compliance.

3. TEDC Obligations.

a. **Incentive Payment.** In consideration of the Company's representations, promises, and covenants, TEDC agrees to grant to the Company up to One Hundred Sixty-Eight Thousand and

Eighty-Three Dollars (\$168,083.00) as a performance incentive to fund a portion of the cost of the Improvements and the addition of the one hundred and nineteen (119) employees to the Property. Payments will be made annually for a period not to exceed five (5) years from the date of issuance of the City's occupancy permit. The Company may, upon providing the certifications, affidavit, and information required below, request payment in an amount equal to One Thousand Four Hundred Twelve Dollars and Forty-Six Cents (\$1,412.46) per full-time job, up to the maximum grant award of One Hundred Sixty-Eight Thousand and Eighty-Three Dollars (\$168,083.00).

The TEDC agrees to distribute such funds to the Company within thirty (30) days of receipt of a letter from the Company requesting such payment, which letter shall also include:

(1) a copy of the City's occupancy permit for the applicable Improvements to the Property;

(2) proof that the Company has added the number of employees indicated above to the Property as evidenced by copies of Texas Workforce Commission form C-3 or Internal Revenue Service form 941;

(3) a copy of a letter from the City acknowledging that all necessary plats, plans, and specifications have been received, reviewed, and approved;

(4) an affidavit stating that all contractors and subcontractors providing work and/or materials in the construction of the Improvements have been paid, and any and all liens and claims regarding such work have been released.

4. Contingency

TEDC's obligations under this Agreement are contingent upon the purchase of 16.9 gross acres of land identified as Lot 5 on the recorded plat of the Tomball Business & Technology Park.

Likewise, the Company's obligations under this Agreement are contingent upon its purchase, or the purchase by an affiliated entity, of the Property from TEDC.

5. Default

a. 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 any amounts paid to the Company by the TEDC for jobs created but not thereafter maintained in accordance with the terms of this Agreement along with interest at the rate equal to the 90 day Treasury Bill plus $\frac{1}{2}\%$ per annum, within 120 days after the TEDC notifies the Company of the default.

b. It is further understood and agreed by the parties that if the Company is convicted of a violation under 8 U.S.C. Section 1324a(f), the Company will reimburse the TEDC the full amount paid to the Company, with interest at the rate equal to the 90 day Treasury Bill plus $\frac{1}{2}\%$ per annum, within 120 days after the TEDC notifies the Company of the violation.

c. 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 120 days after the Company receives written notice of default accompanied by copies of all applicable invoices.

d. The Company's obligation to reimburse the TEDC payments made to Company if the Company breaches this Agreement survives termination of this Agreement.

e. It is understood and agreed by the parties that, in the event of a default by the TEDC on any of its obligations under this Agreement, the Company's sole and exclusive remedy shall be limited to either i) the termination of this Agreement, or ii) a suit for specific performance.

6. Termination.

a. Unless terminated earlier as allowed in this Agreement, this Agreement terminates ten (10) years from the Effective Date.

b. In the event Company enters into a tax abatement agreement with the City of Tomball and such tax abatement agreement terminates because of default of the Company, this Agreement shall terminate.

c. This paragraph is required by Chapter 2264, Tex. Gov. Code and governs over any conflicting provisions of this Agreement. The Company will not knowingly employ undocumented workers as that term is defined in Section 2264.001, Tex. Gov. Code. If the Company is convicted of a violation under 8 U.S.C. Section 1324a (f), the conviction is a breach of this Agreement and the TEDC will send the Company written notice that the Company has violated this paragraph and that the Agreement terminates 30 days from the date of the notice. An “undocumented worker” shall mean an individual who, at the time of employment, is not (i) lawfully admitted for permanent residence to the United States; or (ii) authorized under the law to be employed in that manner in the United States.

d. Either party may terminate this Agreement during its term as provided in this paragraph if the other party fails to comply with its terms. The party alleging the default will give the other party notice of the default in writing. If the party in default fails to cure the default within 60 days of the date of the notice, the party giving the notice may terminate this Agreement by written notice to the other party, specifying the date of termination.

e. No party may be deemed to be in default of this Agreement if performance of this Agreement is delayed, disrupted, or becomes impossible because of any act of God, war, earthquake, fire, strike, accident, civil commotion, epidemic, act of government, its agencies or

offices, or any other cause beyond the control of the parties during the time, but only for so long as the event of force majeure reasonable prevents performance.

7. Liability.

Personal Liability of Public Officials: To the extent permitted by law, no director, officer, employee or agent of the TEDC, and no officer, employee or agent of the City of Tomball, shall be personally responsible for any liability arising under or growing out of this Agreement.

8. Assignability.

This Agreement may not be assigned by the Company to any other person or entity unless the TEDC consents in writing to the assignment.

9. Notice.

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 or other electronic transmission; 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 TEDC:

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

If to Company: Hoelscher Weatherstrip Manufacturing Co., Inc.
10111 Houston Oaks Drive, Houston, TX 77064
Attn: Derek L. Hoelscher, President

10. Miscellaneous.

a. Jurisdiction and Venue. 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.

b. Amendment. 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.

c. No waiver. 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.

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

IN TESTIMONY OF WHICH, THIS AGREEMENT has been executed by both parties on this _____ day of _____ 2018 (the “Effective Date”).

Hoelscher Weatherstrip Manufacturing Co., Inc.

By: _____

Name: Derek L. Hoelscher

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

ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the ____ day of _____
2018, by Derek L. Hoelscher, President of Hoelscher Weatherstrip Manufacturing Co., 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 §

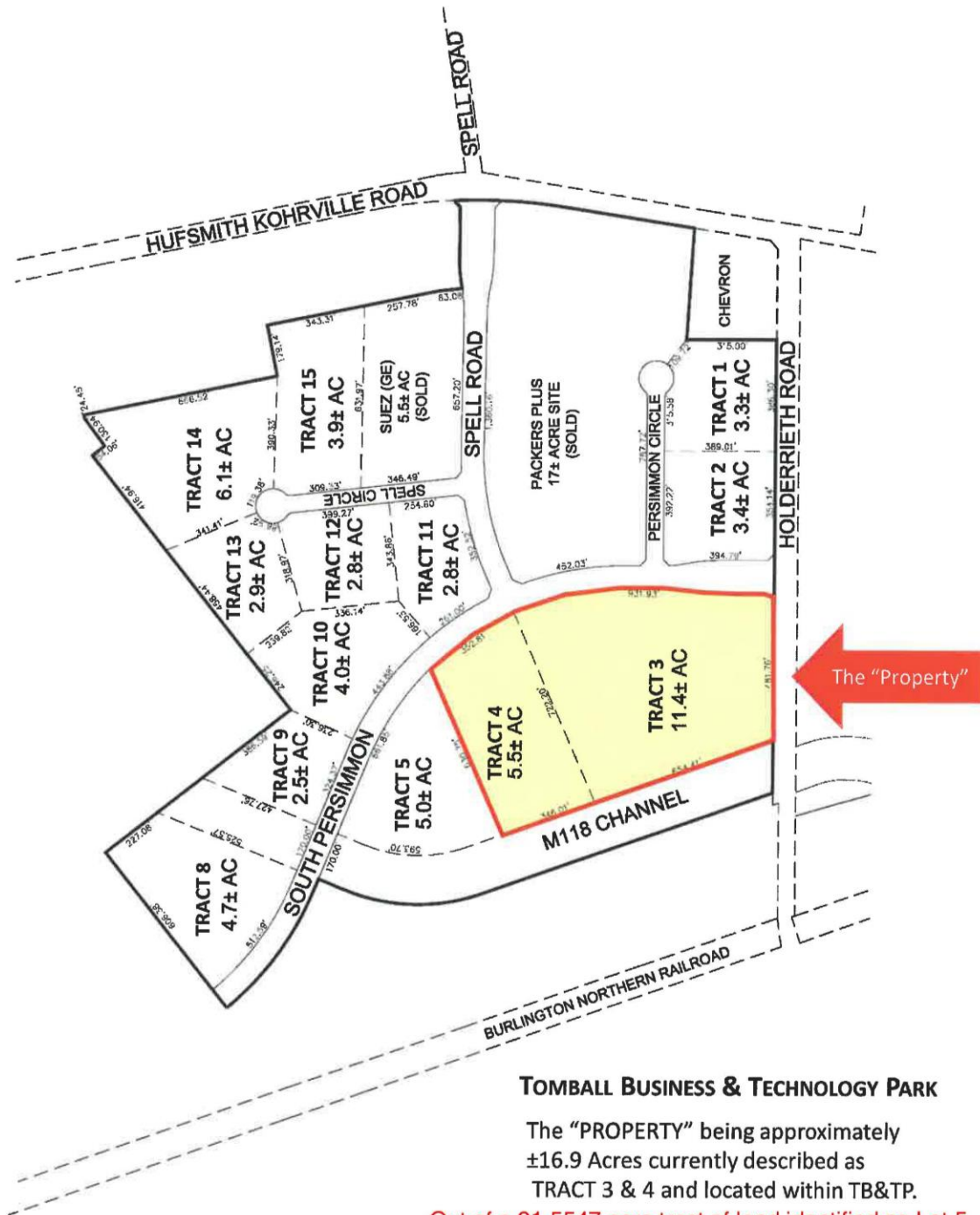
This instrument was acknowledged before me on the ____ day of _____
2018, by Gretchen Fagan, President of the Board of Directors of the Tomball Economic
Development Corporation, for and on behalf of said Corporation.

Notary Public in and for the State of Texas

My Commission Expires: _____

(SEAL)

Exhibit A
Description of Property



TOMBALL BUSINESS & TECHNOLOGY PARK

The "PROPERTY" being approximately
±16.9 Acres currently described as
TRACT 3 & 4 and located within TB&TP.

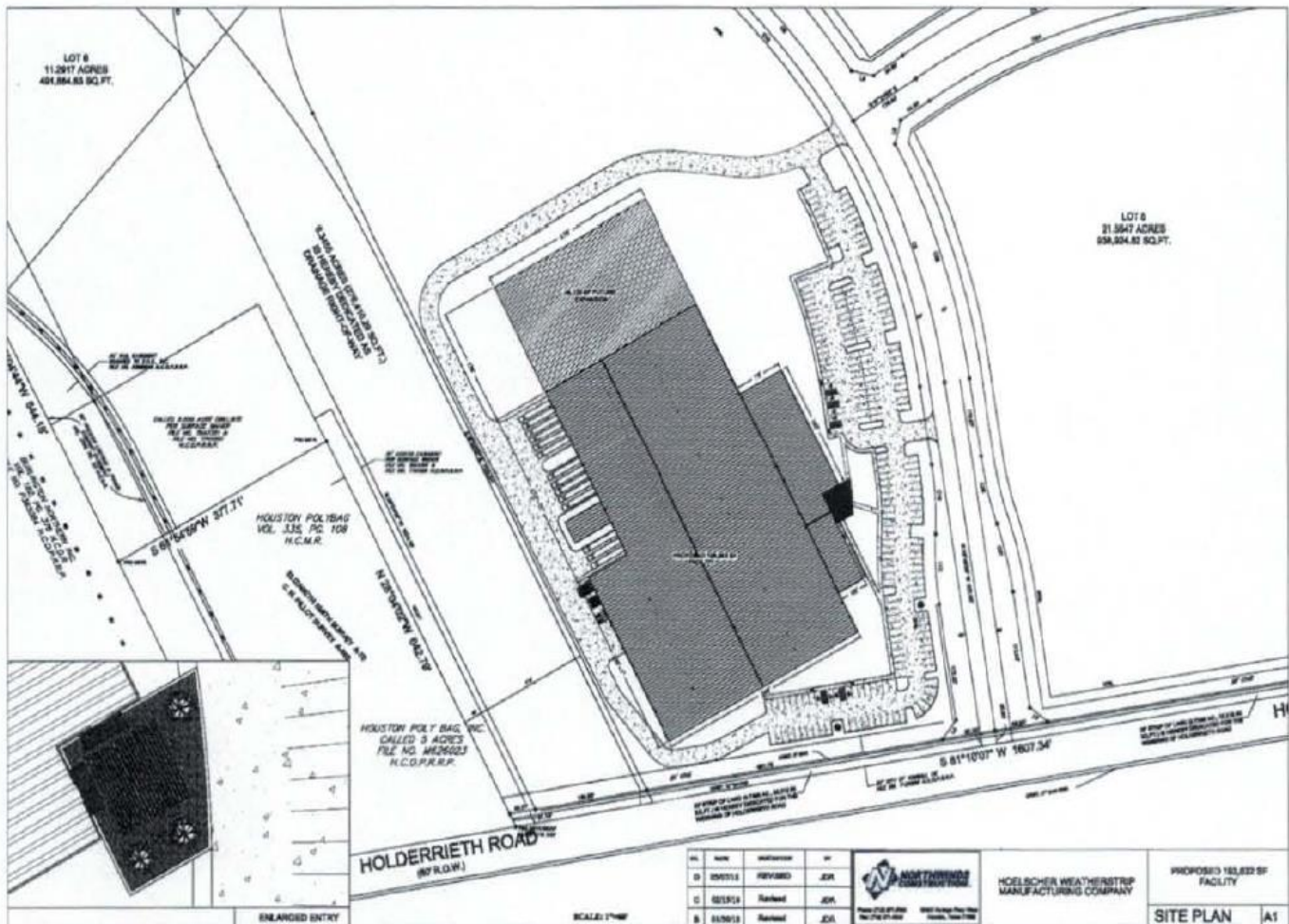
Out of a 21.5547 acre tract of land identified as Lot 5
on the Recorded Plat of the Tomball Business &
Technology Park.

Not to scale or intended to be a survey; for illustrative purposes only.

Exhibit B

Description of Improvements

Construction of an approximately 193,832 square-foot concrete tilt wall building consisting of office, warehouse, fabrication, and shipping space. Additional improvements include parking areas, drive aisles, loading docks, and truck aprons.



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

Year	New Residential Property	The Project's Property					Total Residential & Nonresidential Property
		Land	Buildings & Other Real Prop. Improvements	Furniture, Fixtures, & Equipment	Inventories	Subtotal 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.

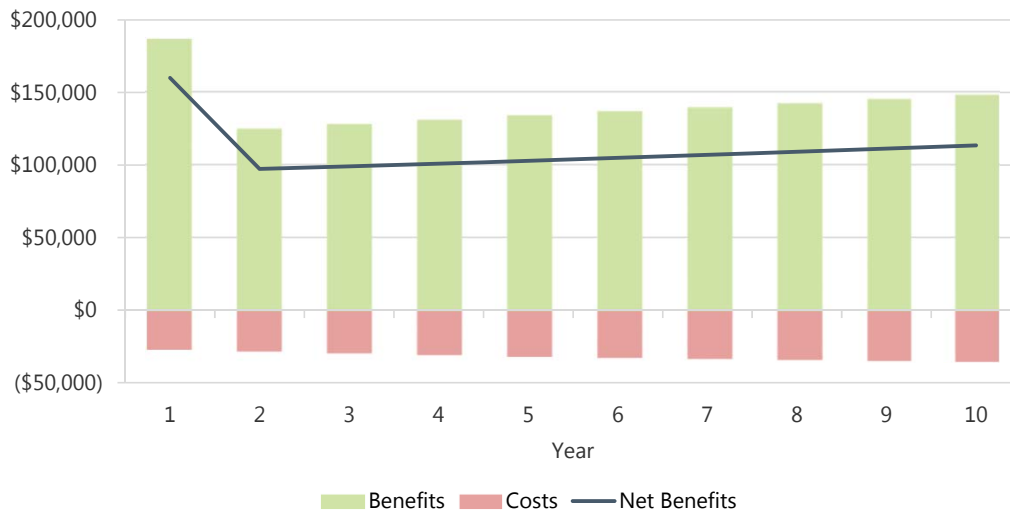
Table 7. City of Tomball: Benefits, Costs, and Net Benefits Over the Next 10 Years

	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
<u>Subtotal Benefits</u>	<u>\$1,419,514</u>
Cost of Providing Municipal Services	(\$146,907)
Cost of Providing Utility Services	(\$166,333)
<u>Subtotal Costs</u>	<u>(\$313,240)</u>
Net Benefits	\$1,106,274
<i>Present Value (5% discount rate)</i>	<i>\$859,667</i>

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
<i>Percent of Total Net Benefits</i>	<i>96.9%</i>	<i>3.1%</i>	

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		Total
	Abatement	TEDC Incentive	
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.

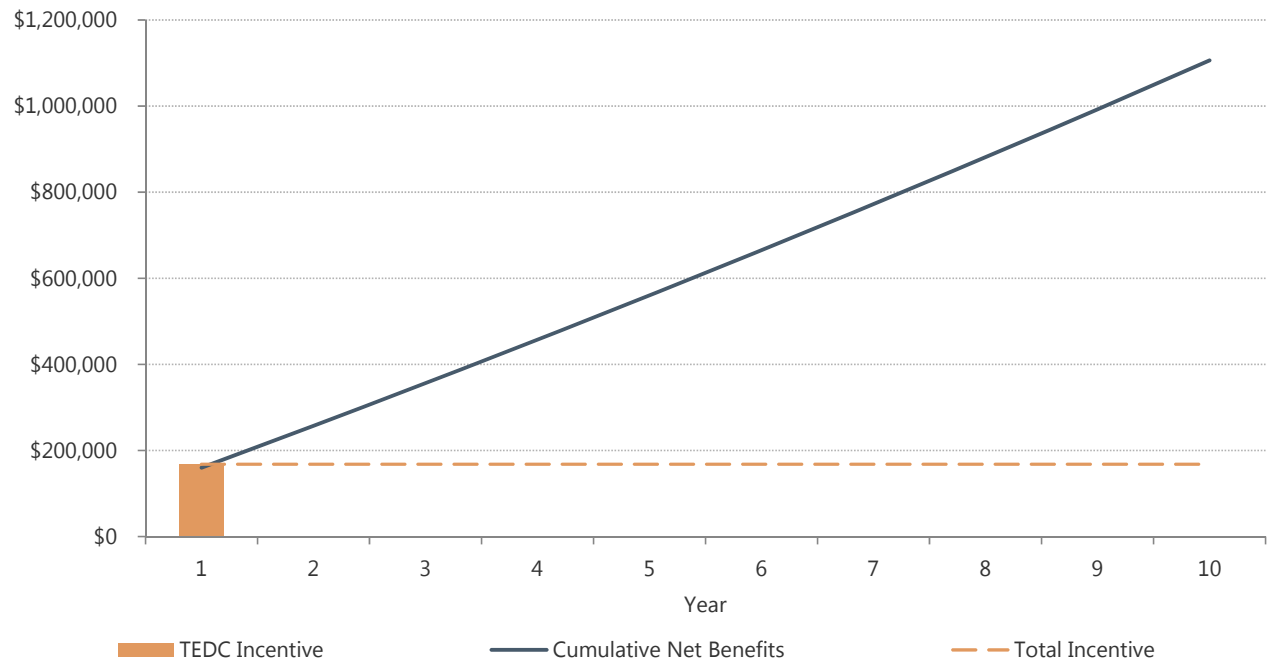
Table 15. Analysis of Incentives

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%
	<i>Subject to Possible Rebate</i>	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	<u>Utilities Subject to Sales Tax</u>		Taxable Utilities	Total
		Utilities Subject to Sales Tax	Percent Taxable		
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

Year	The Project's Property				
	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

Year	<u>Land</u>	<u>Buildings & Other Real Property Improvements</u>		Total Real Property Taxes Collected after Abatements	
	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

	<u>Furniture, Fixtures, & Equip.</u>		<u>Inventories</u>		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 <i>New Residents</i>	Utility Revenue <i>Project</i>	Utility Franchise Fees <i>New Residents</i>	Utility Franchise Fees <i>Project</i>	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 <i>New Residents</i>	Miscellaneous Taxes and User Fees <i>Project</i>	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 <i>New Residents</i>	Cost of Services <i>Project</i>	Costs of Utilities <i>New Residents</i>	Costs of Utilities <i>Project</i>	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: August 6, 2018

Topic:

Approve Resolution No. 2018-20, a Resolution of the City of Tomball, Texas, Stating the City of Tomball's Intent to Participate in Tax Abatement and Establishing the Guidelines and Criteria for Granting Tax Abatements in a Reinvestment Zone Created in the City of Tomball

Background:

The Tax Code requires that each taxing unit that wants to consider tax abatement proposals must adopt a Resolution indicating its intent to participate in tax abatement. The Resolution does not bind the City of Tomball to grant approval of any proposed agreements.

The Tax Code also requires any eligible taxing jurisdiction to establish Guidelines and Criteria as to eligibility for tax abatement agreements prior to granting any future tax abatement. These guidelines do not limit the City Council's discretion to choose whether or not to enter into any particular abatement agreement, and they do not give any person a legal right to require the governing body to consider or grant a specific application for tax abatement.

These guidelines are very similar to the previous ones adopted under Resolution No. 2015-06 and incorporate the Tax Code requirements relating to tax abatements and reinvestment zones.

The City's current guidelines have expired and must be readopted. The only proposed change to the current tax abatement policy (attached) is the date of adoption by Council.

Origination:

City Manager and Executive Director-TEDC

Recommendation:

Approve Resolution No. 2015-06

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

Doris Speer, City Secretary

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

ATTACHMENTS:

Resolution No. 2018-20
2018 Tax Abatement Policy

RESOLUTION NO. 2018-20

**A RESOLUTION OF THE CITY OF TOMBALL, TEXAS, STATING
THE CITY OF TOMBALL'S INTENT TO PARTICIPATE IN TAX
ABATEMENT AND ESTABLISHING THE GUIDELINES AND
CRITERIA FOR GRANTING TAX ABATEMENTS IN A
REINVESTMENT ZONE CREATED IN THE CITY OF TOMBALL.**

* * * * *

WHEREAS, the capital investment and the creation and retention of job opportunities are a community priority; and

WHEREAS, new jobs and investment will benefit the area economy, provide needed opportunities, strengthen the real estate market, and generate revenue to support local services; and

WHEREAS, the City of Tomball must compete with other localities currently offering tax inducements to attract new business and modernization projects; and

WHEREAS, the abatement of property taxes, when offered to attract new investment and primary jobs in industries which bring in money from outside a community instead of merely re-circulating dollars within a community, has been shown to be an effective method of enhancing and diversifying an area of economy; and

WHEREAS, Texas law requires any eligible taxing jurisdiction to establish guidelines and criteria regarding eligibility for tax abatement prior to granting of any future tax abatement, and said guidelines and criteria to be unchanged for a two-year period unless amended by a three-quarters (3/4) vote; and

WHEREAS, the City Council of the City of Tomball desires to adopt guidelines and criteria regarding eligibility for tax abatement from the City of Tomball;

NOW, THEREFORE, BE IT RESOLVED that, pursuant to the authority contained in Section 312.002 of the Texas Tax Code, the City of Tomball does hereby intend to participate in tax abatement and adopt the guidelines and criteria for granting tax abatements in reinvestment zones in the City of Tomball attached hereto as Exhibit "A" and incorporated herein as if set forth at length.

PASSED, APPROVED, AND RESOLVED this 6th day of August 2018.

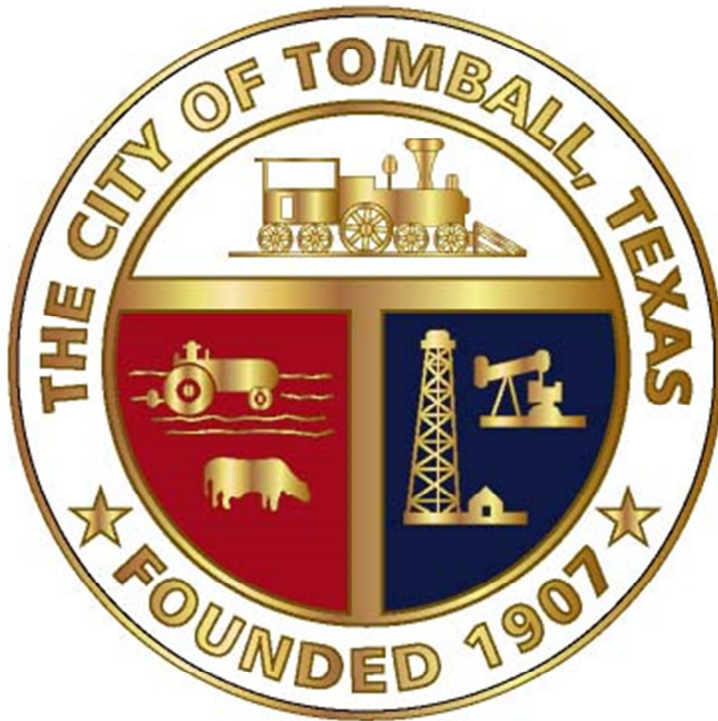
Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

CITY OF TOMBALL, TEXAS

TAX ABATEMENT POLICY



AUGUST 6, 2018

TAX ABATEMENT GUIDELINES SUMMARY

TERMS	Up to 100% abatement for a period not to exceed 10 years. Each project is reviewed on a case-by-case basis. The amount of the abatement will be determined based on the merits of the project, including, but not limited to, location of the project, its size, total capital investment value, the number of temporary and permanent jobs created, the costs and benefits for the City, and the project's impact on Tomball's economy.
FACILITIES THAT QUALIFY	Corporate Headquarters Facility Manufacturing Facility Research Facility Regional Distribution Facility Regional Service Facility Regional Entertainment/Tourism Facility Other Basic Industry Facilities
AUTHORIZED INVESTMENTS	New Facilities Expansions
ABATED	Modernizations
ECONOMIC CRITERIA	Buildings, structures, fixed machinery, equipment, personal property, site improvements, and related office space New business: Minimum two million dollar (\$2,000,000) investment; create a minimum of twenty-five (25) jobs. Expansions: Minimum one million dollar (\$1,000,000) investment; must prevent the loss of payroll or retain, increase, or create payroll on a permanent basis in the City of Tomball.

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CITY OF TOMBALL, TEXAS TAX ABATEMENT POLICY

SECTION 1: GENERAL PURPOSE AND OBJECTIVES

The City of Tomball is committed both to the promotion of high quality development within the City and to the improvement in the quality of life of its citizens. In order to meet these goals, the City will, on a case-by-case basis, give consideration to providing tax abatement within designated reinvestment zones as stimulation for economic development in the City. Texas Tax Code Chapter 311. The purpose of this tax abatement policy is to encourage the growth and establishment of industry and commercial enterprise in the City. Growth is measured by the capital investment in the City for buildings, machinery, and other capital goods that increases the Tomball workforce.

The City of Tomball will consider tax abatement for qualified business and property owners in accordance with the procedures and criteria outlined in this document. Nothing herein shall imply or suggest that the City is under any obligation to provide any incentive to any applicant. All applications shall be considered on a case-by-case basis.

All applications for tax abatement must be for commercial and/or industrial improvements. Tax abatement is available for both new facilities and for the expansion and modernization of existing facilities. No residential developments will be considered for tax abatement. Tax abatement will not be ordinarily considered for projects that would be developed without such incentives unless it is demonstrated that higher development standards or other community development goals will be achieved through the use of abatement.

SECTION 2: DEFINITIONS

- (a) **Abatement** means the full or partial exemption from ad valorem taxes of certain new improvements of real and/or personal property in a reinvestment zone designated for economic development purposes.
- (b) **Agreement** means a contractual agreement between the City of Tomball and a property owner and/or lessee for the purpose of tax abatement.
- (c) **Base Year Value** means the assessed value of eligible property on January 1 preceding the execution of the Agreement plus the agreed upon value of eligible property improvements made after January 1 but before the execution of the Agreement.
- (d) **Corporate Headquarters Facility** means the facility or portion of a facility where corporate staff employees are physically employed and where the majority of the company's financial, personnel, legal, planning or other headquarters related functions are handled either on a national, regional or division basis.
- (e) **Deferred Maintenance** means improvements necessary for continued operations, which do not improve productivity or alter the process technology.

- (f) **Economic life** means the number of years a property improvement is expected to be in service in a facility. Provided, however, that in no circumstance shall the number of years exceed the depreciation allowance specified in the United States Internal Revenue Code.
- (g) **Effective Date of Abatement** means the first (1st) day of January immediately following the date the Agreement is approved by the City Council of Tomball or at any other date specifically authorized by City Council.
- (h) **Eligible Jurisdiction** means the City of Tomball, Harris County and any school district or college district which levies ad valorem taxes upon, and provides services to, property located within the proposed or existing reinvestment zone.
- (i) **Expansion** means the addition of buildings, structures, fixed machinery, equipment, and personal property for the purpose of increasing production capacity.
- (j) **Facility** means property improvements completed or in the process of construction which together comprise an integral whole.
- (k) **Manufacturing Facility** means buildings, structures, fixed machinery, equipment and personal property, the primary purpose of which is or will be the manufacture of tangible goods or materials or the processing of such goods or materials by physical or chemical change.
- (l) **Modernization** means the upgrading of existing facilities, which increases the productive input or output, updates the technology or substantially lowers the unit cost of the operation; modernization may result from the construction, alternation, or installation of buildings, structures, fixed machinery, equipment and personal property. It shall not be for the purpose of reconditioning, refurbishing or repairing.
- (m) **New Facility** means a property, previously undeveloped, that is placed into service by means other than or in conjunction with expansion or modernization.
- (n) **New Machinery and Equipment** means tangible machinery, equipment, or personal property that is securely placed or fastened and stationary within a building or structure or permanently resides in the City of Tomball.
- (o) **Other Basic Industry Facility** means buildings and structures including fixed machinery, equipment, and personal property not elsewhere described, used or to be used for the production of products or services which primarily serve a market outside the City of Tomball and result in the creation of new permanent jobs and bring new wealth in to the City.
- (p) **Real Property:** The land on which a facility is placed.
- (q) **Regional Distribution Facility** means buildings and structures including fixed machinery, equipment, and personal property used or to be used primarily to receive, store, service or distribute goods or materials owned by the facility, from which a

CITY OF TOMBALL TAX ABATEMENT POLICY **AUGUST 6, 2018**

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majority of revenues generated by the activity at the facility are derived from outside the City of Tomball.

- (r) **Regional Entertainment/Tourism Facility** means buildings and structures, including fixed machinery, equipment, and personal property used or to be used to provide entertainment and/or tourism related services, from which a majority of revenues generated by activity at the facility are derived from outside the City of Tomball.
- (s) **Regional Service Facility** means buildings and structures, including fixed machinery, equipment, and personal property used or to be used to provide a service, from which a majority of revenues generated by activity at the facility are derived from outside the City of Tomball.
- (t) **Research Facility** means buildings and structures, including fixed machinery, equipment, and personal property used or to be used primarily for research or experimentation to improve or develop new tangible goods or materials or to improve or develop the production processes thereto.

SECTION 3: GUIDELINES AND CRITERIA

Minimum Standards for Tax Abatement

- (a) The project shall not have any negative environmental impacts on the community (e.g., significant pollution or hazardous waste).
- (b) The project should stimulate local employment and/or commercial activity and benefit existing business and not compete with existing businesses to the extent of being a detriment to the local economy as a whole.
- (c) **New Facilities:** The project will establish and maintain at least twenty-five (25) jobs in the City of Tomball and have a minimum capital investment of two million (\$2,000,000). *(The acquisition cost of the real property is not included in the project investment).*
- (d) **Expansion/Modernization:** The project must prevent the loss of payroll or retain, increase or create payroll on a permanent basis in the City of Tomball and have a minimum capital investment of one million (\$1,000,000). *(The acquisition cost of the real property is not included in the project investment).*
- (e) The City of Tomball may consider tax abatement for an investment less than the minimum amount required based upon City evaluation of economic development factors, including but not limited to:
 - (a) the location of taxable inventory on the property;
 - (b) the amount of sales tax that the project will generate for the City.
- (f) Tax abatement may only be granted for the additional tax value resulting from any of the following:
 - (a) construction of a new facility of any type as herein defined;

CITY OF TOMBALL TAX ABATEMENT POLICY **AUGUST 6, 2018**

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- (b) expansion of existing facilities of any type as herein defined; or
- (c) modernization of existing facilities of any type as herein defined.
- (g) The project should have high visibility and image impact, or be a significantly higher level of development quality.
- (h) The project will serve as a catalyst or magnet to attract or retain other high quality industrial/business development.
- (i) The project will not solely and primarily have the effect of transferring employment from one part of the city to another.
- (j) The development must conform to the City's zoning ordinance.
- (k) The costs of city services required for the development should not exceed the amount of taxes generated if abatement is provided.

SECTION 4: ABATEMENT AUTHORIZED

- (a) **Authorized Tax Abatement Categories.** A facility may be eligible for tax abatement if it is a:

Corporate Headquarters Facility
 Manufacturing Facility
 Research Facility
 Regional Distribution Facility
 Regional Service Facility
 Regional Entertainment/Tourism Facility, or
 Other Basic Industry Facility

- (b) **Authorized Date:** A facility shall be eligible for tax abatement if it has applied for such abatement prior to the commencement of construction.
- (c) **Creation of New Value:** Abatement may only be granted for the additional value of eligible property improvement made subsequent to and in an abatement agreement between the City of Tomball and the property owner and/or lessee, subject to such limitations as the City Council may require.
- (d) **Eligible Property:** Abatement may be extended to the value of buildings, structures, fixed machinery, equipment, personal property, site improvements plus that office space and related fixed improvements necessary to the operation and administration of the facility. The value of all property shall be the appraised value for each year, as finally determined by the applicable appraisal district.
- (e) **Ineligible Property:** The following types of property shall be generally be fully taxable and ineligible for abatement: land; inventories; supplies; tools; furnishings; and other forms of movable personal property; vehicles; vessels; aircraft; housing; hotel

accommodations; deferred maintenance investments; property to be rented or leased except as provided below; improvements for the generation or transmission of electrical energy not wholly consumed by a new facility or expansion; any improvements, including those to produce, store or distribute natural gas, fluids or gases, which are not integral to the operation of the facility; property which has an economic life of less than fifteen (15) years; property owned or used by the State of Texas or its political subdivision or by any organization owned, operated or directed by a political subdivision of the State of Texas, or any property exempted by local, state or federal law; and property owned or leased by a member of city council or a member of a zoning or planning commission of the City.

- (f) Leased Facilities:** If a leased facility is granted abatement, the agreement shall be executed with the lessor and the lessee.
- (g) Value and Term of Abatement:** Abatement shall be granted effective with the January 1 valuation date immediately following the date of execution of the agreement or at such other date specifically authorized by City Council. The value of the abatement will be determined based on the merits of the project, including, but not limited to, total capital investment value and added employment. Up to one hundred percent of the value of new eligible properties may be abated for a total term of abatement not to exceed ten years. However, a project must provide an extraordinary economic benefit to the City to be considered for one hundred percent abatement.

If a modernization project includes facility replacement, the abated value shall be the value of the new unit(s) less the value of the old unit (s).

- (h) Taxability:** From the execution of the abatement to the end of the agreement, taxes shall be payable as follows:
- (1) The value of ineligible property as provided in Section 4(e) shall be fully taxable;
 - (2) The base year value of existing eligible property as determined each year shall be fully taxable; and,
 - (3) The additional value of new eligible property shall be taxable at the end of any abatement period.

SECTION 5: APPLICATION

- (a)** Any present or potential owner of taxable property in the City of Tomball may request the creation of a reinvestment zone or tax abatement by filing a written application with the City Secretary of the City of Tomball.
- (b)** The application shall consist of a completed application form accompanied by: a general description of the project/new improvements to be undertaken; a descriptive list of the improvements for which an abatement is requested; a list of the kind, number and location of all proposed improvements of the property; a list of the estimated value of

CITY OF TOMBALL TAX ABATEMENT POLICY **AUGUST 6, 2018**

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inventory and the location where the inventory will be stored; the projected employment number at the proposed facility and the estimated average salary; the estimated amount of annual sales subject to State Sales & Use Tax; a map and property description; and a time schedule for undertaking and completing the proposed improvements. The applicant shall also include information pertaining to the reasons the abatement is necessary in order to have the project undertaken in the City of Tomball. In the case of modernization, a statement of the assessed value of the facility separately stated for real and personal property shall be given for the tax year immediately preceding the application. The application form may require such financial and other information as the Tomball City Council deems appropriate for evaluating the financial capacity and other factors of the applicant.

- (c) The applicant must certify that the applicant does not employ nor will it employ any undocumented workers (an individual who, at the time of employment, is not lawfully admitted for permanent residence to the United States or, authorized under law to be employed in that manner in the United States). The applicant must agree that if it is convicted of a violation under 8 U.S.C. Section 1324a(f) after receiving a tax abatement, applicant shall repay the amount of the tax abatement with interest, at the rate of 12% per annum, within 120 days after the City notifies the applicant of the violation. The City shall have the authority to bring a civil action to recover any amounts which the applicant must repay the City under this provision, and in such action may recover court costs and reasonable attorneys' fees.
- (d) The City of Tomball may request additional information as deemed appropriate for evaluating the financial capacity of the applicant and compatibility of the proposed improvements with these guidelines and criteria.
- (e) Upon receipt of a completed application, the Mayor of the City of Tomball shall notify in writing the presiding officer of the governing body of each eligible jurisdiction.
- (f) After receipt of a completed application, the City Council through its City Manager shall determine whether the application qualifies for abatement under the terms of these guidelines and criteria.
- (g) The City Manager shall prepare a fiscal impact analysis setting out the impact of the proposed reinvestment zone and tax abatement. The impact analysis study shall include, but not limited to, an estimate of the economic effect of the creation of the zone and the abatement of taxes and the benefit to the City of Tomball and the property to the included in the zone. The cost of city services to the development should not exceed the amount of taxes generated by the development
- (h) The City Council shall not establish a reinvestment zone or enter into an abatement agreement if it finds that the request for the abatement was filed after the commencement of construction, alteration, or installation of improvements related to a proposed new facility, expansion, or modernization. An applicant is ineligible for abatement if a decision to commence a new facility, expansion or modernization in the City of Tomball has been formally announced on or before the date of adoption of these guidelines.

SECTION 6: PUBLIC HEARING AND APPROVAL

- (a) The City Council may not adopt an ordinance designating a reinvestment zone until it has held a public hearing at which interested persons are entitled to speak and present evidence for or against the designation. TEXAS TAX CODE § 312.201. Notice of the hearing must be published at least 7 days before the hearing in a newspaper of general circulation in the City. Id. The presiding officers of eligible jurisdictions shall be notified in writing at least 7 days prior to the hearing. Id.
- (b) Prior to entering into an tax abatement agreement, the City Council, may, at its option, hold a public hearing at which interested persons shall be entitled to speak and present written materials for or against the approval of the agreement.
- (c) In order to enter into a tax abatement agreement, the City Council must find that the terms of the proposed agreement meet these GUIDELINES AND CRITERIA and that:
 - (1) There will be no substantial adverse effect on the provision of the City of Tomball's services or tax base; and
 - (2) The planned use of the property will not constitute a hazard to public safety, health or morals.

SECTION 7: AGREEMENT

- (a) After approval of a tax abatement application within a designated reinvestment zone, the Tomball City Council shall formally pass a resolution and execute an agreement with the owner of the facility and lessee as required, which shall include:
 - (1) Estimated value to be abated and the base year value;
 - (2) Percent of value to be abated each year;
 - (3) The commencement date and the termination date of abatement;
 - (4) The proposed use of the facility, nature of construction, time schedule for completion of the project, map, property description and improvement list;
 - (5) The contractual obligation in the event of default, violation of terms or conditions, delinquent taxes, recapture, administration and assignment, or other provisions that may be required for uniformity or compliance with state law;
 - (6) Amount of investment, increase in assessed value and average number of job involved; and
 - (7) A requirement that the applicant annually submit to the City, a January employee count of the abated facility which corresponds to the employment counts reported in the facility's Employer's Quarterly Report to the Texas Workforce Commission, and a separate notarized letter certifying the number of jobs created

CITY OF TOMBALL TAX ABATEMENT POLICY **AUGUST 6, 2018**

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or retained as a direct result of the abated improvements and the number of employees in other facilities located within the City of Tomball. Submission shall be used to determine abatement eligibility for that year and shall be subject to audit if requested by the governing body. Failure to submit may result in the ineligibility to receive an abatement for that year and the termination of the tax abatement agreement and subject any abated taxes to recapture pursuant to Section 8 hereof.

Such agreement shall normally be executed within 60 days after the applicant has forwarded all necessary information and documentation to the Tomball City Council.

- (b) The City Council may impose any other conditions in a tax abatement agreement that the City Council deems necessary to promote the purpose of these guidelines.

SECTION 8: RECAPTURE

- (a) In the event that the facility is completed and begins producing product or service, but subsequently discontinues producing product or service for any reason excepting fire, explosion or other casualty or accident or natural disaster for a period of one (1) year during the abatement period, then the agreement shall terminate and so shall the abatement of the taxes for the calendar year during which the facility no longer produces. The taxes otherwise abated for that calendar year shall be paid to the City of Tomball within sixty (60) days from the date of termination.
- (b) Should the City Council determine that the company or individual is in default according to the terms and conditions of its agreement, the City of Tomball shall notify the company or individual in writing at the address stated in the agreement, and if such is not cured within sixty (60) days from the date of such notice (the Cure Period), then the agreement may be terminated.
- (c) In the event that the company or individual allows its ad valorem taxes owed the City of Tomball to become delinquent and fails to timely and properly follow the legal procedures for their protest and/or contest, or violates any of the terms and conditions of the abatement agreement and fails to cure during the Cure Period, then the City may terminate the agreement and all taxes previously abated by virtue of the agreement will be recaptured and paid within sixty (60) days of the termination.

SECTION 9: ADMINISTRATION

- (a) Each year, the company or individual receiving abatement shall furnish the Chief Appraiser and the City of Tomball with such information as may be necessary for the abatement.
- (b) The agreement shall stipulate that employees and/or designated representatives of the City of Tomball will have access to the reinvestment zone during the term of the abatement to inspect the facility to determine if the terms and conditions of the agreement are being met. All inspections will be made only after the giving of twenty-

CITY OF TOMBALL TAX ABATEMENT POLICY **AUGUST 6, 2018**

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four (24) hours prior notice and will only be conducted in such manner as to not unreasonably interfere with the construction and/or operation of the facility. All inspections will be made with one or more representatives of the company or individual and in accordance with its safety standards.

- (c) Upon completion of construction, the jurisdiction which created the zone shall annually evaluate each facility receiving abatement to ensure compliance with the agreement and report possible violations of the agreement to the City of Tomball and its attorney.
- (d) All documents related to tax abatements, including the annual certifications, will be kept on file with the City Secretary.

SECTION 10: ASSIGNMENT

An abatement may be assigned by the holder to a new owner or lessee of the same facility with the written consent of the Tomball City Council, which consent shall not be unreasonably withheld. Any assignment shall provide that the assignee shall irrevocably and unconditionally assume all the duties and obligations of the assignor upon the same terms and conditions as set out in the agreement. Any assignment of a tax abatement agreement shall be to an entity that contemplates the same improvements or repairs to the property, except to the extent such improvements or repairs have been completed. No assignment shall be approved if the assignor or the assignees are indebted to the City of Tomball for ad valorem taxes or other obligations.

SECTION 11: CONFIDENTIALITY OF PROPRIETARY INFORMATION

Subject to the provisions and limitations of Chapter 552 of the Texas Government Code, information that is provided to the City of Tomball in connection with an application or request for the creation of a reinvestment zone for the purposes of tax abatement in accordance with the above criteria and guidelines and which describes the specific process or business activities to be conducted or equipment or other property to be located on the property for which the tax abatement is sought is confidential and not subject to public disclosure until the tax abatement agreement is executed. Texas Tax Code § 312.003. The information in the custody of the City of Tomball after the agreement is executed will be treated as confidential to the extent allowed by law.

SECTION 12: SUNSET PROVISION

These GUIDELINES AND CRITERIA are effective upon the date of their adoption and will remain in force for two (2) years, at which time all reinvestment zones and tax abatement contracts created pursuant to its provisions will be reviewed by the Tomball City Council to determine whether the goals have been achieved. Based on that review, the GUIDELINES AND CRITERIA will be modified, renewed or eliminated.

Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

Adopt, on First Reading, Ordinance 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.

Background:

A request was made to exempt pygmy goats from the City of Tomball's livestock regulations and permit up to four pygmy goats on a single property. Ordinance 2018-25 defines pygmy goats and provides amended regulations for them.

Origination:

Recommendation:

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

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

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

ATTACHMENTS:

Ordinance No. 2018-25

National Pygmy Goat Association's Breeding Standards

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.

* * * * *

WHEREAS, the City Council of the City of Tomball, Texas finds that it is in the best interest of the health, safety and welfare of its citizens to adopt regulations of pygmy goats; and

WHEREAS, the City Council desires to regulate pygmy goats in the manner set forth in this ordinance; now, therefore

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

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

Section 2. Section 8-122, Definitions, of Article III, Livestock, of Chapter 8, Animals, of the City of Tomball Code of Ordinances is hereby amended to add the language underscored below as follows:

“Section 8-122. – Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Livestock means and includes any horse, mule, jack, jenny, cow, cattle, hog, sheep, goat or similar animal; but shall not include potbelly pigs and pygmy goats.

Potbelly pigs means and includes Vietnamese miniature potbelly pigs meeting the published breed definition for registration by a recognized association for breeding such Vietnamese miniature potbelly pigs and weighing less than 200 pounds and standing no taller than 36 inches at the shoulders.

Pygmy goat means and includes a miniature domestic goat meeting the National Pygmy Goat Association's Breeding Standards."

Section 3. Section 8-126, Potbelly pigs and pygmy goats, of Article III, Livestock, of Chapter 8, Animals, of the City of Tomball Code of Ordinances is hereby amended to add the language underscored below and delete the language struck through below as follows:

"Section 8-126. – Potbelly pigs and pygmy goats.

- (a) All potbelly pigs and pygmy goats shall be subject to the restrictions and ordinances set forth in article II of this chapter wherein those provisions apply to potbelly pigs and pygmy goats. Article II, division 2, pertaining to restraint and impoundment, shall also apply to potbelly pigs and pygmy goats where those restrictions apply; article II, division 3 of this chapter, vaccinations, shall also apply to potbelly pigs and pygmy goats. Article V of this chapter, relating to impoundment of livestock and fowl, shall apply to miniature livestock, as does article VI of this chapter, relating to kennels, and article VII of this chapter, relating to rabies control; except that the hereinafter set forth restrictions shall be specifically applicable to potbelly pigs and pygmy goats in addition to those which are already set out herein by reference.
- (b) When no more than ~~four~~ two female or neutered male potbelly pigs and no more than four female or neutered male pygmy goats are kept, the stable, shed, pen or other enclosure in which they are kept shall be located at least 20 feet from every building or structure used for sleeping, dining or living, other than structures owned or occupied by the keeper of the potbelly pigs or pygmy goats.
- (c) No more than two potbelly pigs and four pygmy goats may be kept by any one owner at any one location within the city, unless it becomes a kennel and the owner complies with all the requirements of article VI of this chapter for the operation of a kennel."

Section 4. 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 5. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 6th DAY OF AUGUST 2018.

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

SECOND READING:

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

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

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

NPGA BREED STANDARD

1. GENERAL DESCRIPTION:

The Pygmy Goat is genetically small, cobby, and compact. Its frame is clearly defined and well angulated; limbs and head are short relative to body length. The Pygmy Goat is full-barreled and well muscled; the body circumference in relation to height and weight is proportionately greater than that of dairy breeds. The Pygmy Goat is hardy, agile, alert and animated, good-natured, and gregarious. The legs and feet should work together so that the gait (tracking) is smooth, balanced, ground covering and effortless. (05-02, 06-16)

2. BREED CHARACTERISTICS:

COAT - The full coat of straight, medium long hair varies in density with seasons and climates. On does, beards may be non-existent or sparse. On adult bucks, abundant hair growth is desirable; the beard to be full, long and flowing, the copious mane draping, cape-like, across the shoulders.

COLOR AND BREED-SPECIFIC MARKINGS:

SOLID BLACK: Body Colors: All body hairs black in color. No other solid colors are acceptable. Required Markings: none. Optional Markings: white patches or bellybands anywhere on barrel between point of elbow and stifle joint

BLACK: Body Colors: All body hairs black in color. No other solid colors are acceptable. Required Markings: muzzle, crown, eyes and ears distinctly accented in white. Optional Markings: (a) white patches or bellybands anywhere on barrel between point of elbow and stifle joint; (b) tail accented in white.

AGOUTI: Body Colors: Black Agouti and Grey Agouti - Black and white hairs intermingled, producing an appearance ranging from highly grizzled to nearly solid. Brown Agouti - Brown and white hairs intermingled, producing an appearance ranging from highly grizzled to nearly solid. Required Markings: (a) muzzle, crown, eyes and ears distinctly accented in white and may be intermingled with hairs the same color as the body; (b) hoofs, face, and forehead distinctly darker than, but of the same color as, the main body color; (c) All agoutis have solid stockings (black on the Black Agouti and Grey Agouti, brown on the Brown Agouti). Stockings are defined as, from the knee down on the front legs and from the top of the hocks down on the rear legs. Optional Markings: (a) white patches or bellybands anywhere on the barrel between the point of elbow and stifle joint; (b) dorsal stripe darker than, but of the same color as, the main body color; (c) varying degrees of grizzling on areas of the body (such as the chest, shoulders, mane, and tail). (10-06)

CARAMEL: Body Color: **Caramel with black markings:** Any shade of white through dark tan. Required Markings: (a) muzzle, crown, eyes and ears distinctly accented in white and may be intermingled with hairs the same color as body; (b) Vertical stripes on center front of socks same color as body; (c) sides and rear of socks, dorsal stripe and martingale accented in black; (d) Face: Accented in black. Amount ranges from partial to complete according to age and gender. Optional Markings: white patches or bellybands anywhere on barrel between point of elbow and stifle joint.

Caramel with brown markings: Any shade of white through dark tan. Required Markings: (a) muzzle, crown, eyes and ears distinctly accented in white and may be intermingled with hairs the same color as body; (b) Vertical stripes on center front of socks same color as body; (c) sides and rear of socks, dorsal stripe and martingale accented in brown; (d) Face: Accented in brown. Amount ranges from partial to complete according to age and gender. Optional Markings: white patches or bellybands anywhere on barrel between point of elbow and stifle joint. (91-09, 04-12, 05-02, 06-16, 07-06, 09-03, 13-26)

3. BODY STRUCTURE:

HEAD - Short to medium long; profile somewhat dished. Muzzle rounded, not snipey; nose short, wide, flat. Chin and underjaw full; bite even, neither overshot nor undershot; jaws broad, strong, well muscled. Forehead broad, flat or concave. Eyes set well apart, bright, brown in color, prominent but not protruding. Ears medium sized, firm, erect, alertly mobile. Genetically horned; disbudding and dehorning permissible. (99-11)

NECK - Well muscled; short, round, more full-throated than dairy breeds; more refined in does than in bucks.

WITHERS - Nearly level with, but not lower than the spine.

SHOULDERS - Muscular, well angulated and laid-on, tightly attached; point of shoulder placed posterior to the sternum. **RIBS** - Wide apart, well sprung; rib bone long, wide, flat.

BACK - Strong, laterally straight, level along chine and loin. **CHINE** - Broad, level from withers to loin.

Loin - Broad, strong, nearly level, rising slightly toward the iliac crest. **RUMP** - Medium long, medium wide, neither level nor steep.

Hips - Wide, nearly level with back.

Thurls - High, wide apart.

Pin bones - Wide apart, lower than hips, pronounced.

Tail - Set high, wide at the base, symmetrical, carried high. **FLANKS** - Deep, set low on barrel.

THIGHS - Long and wide, well muscled, incurving towards udder. **LEGS** - Short, heavy bone, well muscled, wide apart.

Fore legs - Straight and squarely set, with elbows close to ribs; cannon bone short.

Hind legs - When viewed from the rear: hind legs straight, widely set to accommodate large barrel; stifle held tightly to the body. When viewed from the side: femur and tibia proportionately longer than in dairy breeds and angulated toward a more pronounced stifle joint, thus compensating for the short, flat, and flinty rear cannon bone

HOCKS - Cleanly molded, sharply angled; metatarsus short. **PASTERNS** - Short, strong and resilient.

FEET - Well-shaped, proportioned to size of animal; deep heel and level sole; hoofs symmetrical. (05-02)

4. BODY CAPACITY:

Large in proportion to size of animal, providing ample digestive and reproductive capacity as well as strength, vigor, and stamina.

BARREL - Broad, deep, increasing in width and depth toward flank, thus giving an impression of perpetual pregnancy; symmetrical, well supported by firm abdominal wall and well-sprung ribs. The disproportionately large circumference of the paunch is greater in does than in bucks.

HEART GIRTH - Large due to long, well-sprung fore-ribs.

CHEST - Well muscled brisket, wide floor, full at point of elbow. (05-02)

5. MAMMARY SYSTEM (DOES):

UDDER - Firm, rounded, small to medium sized, halves evenly balanced, symmetrical.

REAR ATTACHMENT - High, full, tightly attached and blending smoothly into escutcheon.

FRONT ATTACHMENT - Well forward, tightly attached without pocket, and blending smoothly into body.

TEXTURE - Silky smooth, elastic, pliable but firm; free of lumps or scar tissue.

TEATS - Two, cylindrical, of uniform length and size, sufficient for milking with two fingers and thumb; symmetrically placed; free of obstructions, deformities, or multiple orifices. (05-02)

6. REPRODUCTIVE SYSTEM (BUCKS):

TESTICLES - Two, fully descended, of fairly equal size, healthy and firm.

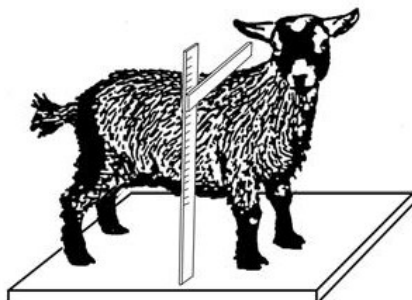
TEATS - Two, cylindrical, of uniform length and size, symmetrically placed, free of deformities or multiple orifices, nonfunctional. (05-02)

7. MEASUREMENTS (inches):

	DOES		BUCKS	
	MINIMUM	MAXIMUM	MINIMUM	MAXIMUM
Under 6 months				
Cannon length	None	4	None	4 $\frac{1}{4}$
Height at withers	None	18 $\frac{1}{2}$	None	18 $\frac{5}{8}$
6 months but under 12 months				
Cannon length	2 $\frac{3}{4}$	4 $\frac{1}{4}$	3	4 $\frac{1}{2}$
Height at withers	13 $\frac{3}{4}$	20 $\frac{3}{8}$	14 $\frac{1}{2}$	20 $\frac{3}{4}$
12 months & older				
Cannon length	2 $\frac{7}{8}$	4 $\frac{1}{2}$	3	4 $\frac{5}{8}$
Height at withers	16	22 $\frac{3}{8}$	16	23 $\frac{5}{8}$
Allowable margin of error: $\frac{1}{8}$ th inch				

Height at withers is measured on a firm flat surface with a right angle device set perpendicular to floor and level across withers. Goat to be standing in a normal pose. Head held in typical position, neither pulled up, down or out, any of which may significantly alter height measurement. Front legs set evenly under the goat's shoulders, not forward or backward of the shoulder line. Rear legs positioned properly, neither drawn too far back nor forward. The cannon bone is measured with calipers set at the outer edge of the knee and pastern joints, with both joints sharply bent. (95-07, 05-02).

WITHERS MEASUREMENT



FRONT CANNON MEASUREMENT



8. COMPLIANCE:

NPGA's Breed Standard Committee shall act as the authority responsible for proposing any interpretations, changes or clarifications in the Breed Standard, the Guidelines for Judging Pygmy Goats, and the required body measurements. Recommendations for change shall be submitted to the Board of Directors for any necessary revisions and approval. Approval shall require a two-thirds majority vote.

REGISTRATION - Goats showing traits which are listed as disqualifying in NPGAs Guidelines for Judging Pygmy Goats shall be ineligible for registration: however, registration shall not be an indication that a goat does not possess disqualifying faults. Registration applications submitted to NPGA for animals which are believed by NPGA to have disqualifying traits or non-conforming to color/pattern will, at the request of the Business Manager, be referred to the Certification and/or Breed Standard Committee to determine whether or not they will be accepted for registration. In this event, the Business Manager will notify the owner that the application is being forwarded to the Certification/Breed Standard Committee for a decision. If additional photos are required to evaluate the color/pattern or fault, they will be requested from the owner at that time. Any application denied by the committee(s) may be appealed to the Board of Directors by following the procedure specified in Rules and Regulations, Paragraph 16. (12-19, 13-29, 15-13)

SHOWING - Variations from the Breed Standard will be faulted as moderate to disqualifying in accordance with NPGA Guidelines for Judging Pygmy Goats. The NPGA Breed Standard describes the ideal Pygmy Goat. The user of this Standard should not attempt to fault an animal based on the Standard itself, but should refer to the Guidelines for Judging Pygmy Goats. The Guidelines for Judging describe how variations from the Standard will be faulted, based on the severity of the variance, up to and including disqualification. (05-02, 06-16)

© National Pygmy Goat Association - Breed Standard Committee - Revised June 2015

Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

Adopt, on First 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

Background:

In 2014 Council adopted the 2012 International Fire Code (IFC), and amendments included in Chapter 20, Sec. 20-28, of our Code of Ordinance. In 2016, an issue regarding our stated definition of “fire area” was raised as being a hindrance on development, because it did not include an option for the utilization of fire walls. Because of this, staff investigated the issue, and Council approved an amendment to the Code.

Recently, a different issue came to the attention of staff, in which the language in Sec. 20-28, Section 903.2.4 of the amendments to the 2012 IFC, required sprinklers to be installed in a Factory Industrial F-2 (Low-hazard Occupancy), when the 2012 IFC only requires sprinklers in a Factory Industrial F-1 (High-hazard Group). Instead of simply reviewing this single section of the code, staff (Fire Marshal, Fire Chief, and City Management) conducted a complete review of all amendments to the IFC.

After conducting said review; staff prepared a comprehensive revision to Chapter 20, Sec. 20-28, Amendments to the 2012 International Fire Code, and recommends that Council approve the changes.

Origination:

City Management

Recommendation:

Council approve revisions to Chapter 20, Sec. 20-28. Amendments to the 2012 International Fire Code.

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

Robert S. Hauck, City Manager

ACTION TAKEN

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

Ordinance NO. 2018-30

Explanation of Revisions to Code

City Attorney Revisions

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.

* * * * *

WHEREAS, the City Council of the City of Tomball, Texas finds it to be in the best interest of the health, safety and welfare of its citizens to amend the International Fire Code to be; now, therefore,

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

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

Section 2. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting 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 and replacing it with a new Section 20-28, as follows:

“Sec. 20-28. - Amendments to the 2012 International Fire Code.

- (a) Section 102.7 of the fire code adopted in section 20-27 is hereby amended to provide as follows:

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in chapter 80 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well.

- (b) Section 103 is hereby amended by deleting sections 103.1, 103.2 103.3, and 103.4 of said code and substituting therefore a new section 103.1 to provide as follows:

103.1 Fire Prevention Division. The Tomball Fire Department, Fire Prevention Division is responsible for the enforcement of this code shall be under the administrative and operational control of the Fire Marshal. The Fire Marshal shall be selected by the fire chief with the approval of the City Manager. The Fire Marshal may appoint deputies to assist him/her, subject to the approval of the Fire Chief.

- (c) Section 108 is hereby amended by deleting section 108.3 and substituting therefore a new section 108.3 to provide as follows:

108.3 Board of Appeals. The Board of Appeals shall be made up of the members of the City Council of the City of Tomball.

- (d) Section 109.4 of said code is hereby amended to provide as follows:

109.4 Violation penalties. Any person, firm, corporation, or other entity who violates a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor punishable by a fine of not more than two thousand dollars (\$2,000.00). Each day that a violation continues shall constitute a separate offense.

- (e) Section 111.4 of said code is hereby amended to provide as follows:

111.4 Failure to comply. Any person, firm, corporation, or other entity who shall continue any work after having been served with a stop work order, except such work as that person, firm, corporation, or other entity is directed to perform to remove a violation or unsafe condition, shall be liable for a fine not to exceed two thousand dollars (\$2,000.00).

- (f) Section 202 of the code is hereby amended by adding and/or changing the following definitions:

City. Shall mean the City of Tomball, Texas.

Fire Chief. Shall mean the City of Tomball chief of the fire department.

Fire Code Official. The fire marshal, or a duly authorized representative, is the designated authority charged by the fire chief with the duties of administration and enforcement of the code.

Fire Marshal. See fire code official.

Fireworks. Any firecrackers, cannon crackers, skyrockets, torpedoes, roman candles, sparklers, squibs, fire balloons, star shells, gerbs or any other substance in whatever combination by any designated name intended for use in obtaining visible or audible pyrotechnic display; and such term shall include all articles or substances within the commonly accepted meaning of fireworks whether herein specially designated and defined or not.

Standby Personnel. Qualified fire service personnel, approved by the fire chief or fire marshal. When utilized, the number required shall be as directed by the fire chief or fire marshal. Charges for utilization shall be as normally calculated by the jurisdiction.

(g) Section 307.2 of said code is hereby amended to provide as follows:

307.2 Permit required. A permit shall be obtained from the fire code official in accordance with section 105.6 prior to kindling a fire for recognized silvicultural practices, prevention or control of disease or pests. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Examples of state or local law, or regulations referenced elsewhere in this section may include but not be limited to the following:

1. Texas Commission on Environmental Quality guidelines and/or restrictions.
2. State, county or local temporary or permanent bans on open burning.
3. Local written policies as established by the code official.

(h) Section 307.2.1 of said code is hereby added to provide as follows:

307.2.1. Open burning is prohibited within the city limits of Tomball unless a permit has been issued by the fire marshal for ceremonial fires, trench burning operations for major land clearing, and the prevention or disposal of diseased livestock. A permit is not required for barbeque pits and approved outdoor fireplaces, which are used for its actual design and intent and used in accordance with this code.

(i) Section 307.2.2 of said code is hereby amended to provide as follows:

307.2.2 Trench Burns. Trench burns shall be conducted in air curtain trenches and in accordance with section 307.2.

(j) Section 307.4 of said code is hereby amended to provide as follows:

307.4 Location. The location for open burning shall not be less than 300 feet (91,440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 300 feet (91,440 mm) of any structure.

(k) Section 307.4.1 of said code is hereby deleted in its entirety.

(l) Section 307.4.2 of said code is hereby deleted in its entirety.

(m) Section 307.5 of said code is hereby amended to provide as follows:

307.5 Attendance. Trench burns or ceremonial fires shall be constantly attended until the fire is completely extinguished. A minimum of one portable fire extinguisher complying with section 906 with a minimum 4-A rating or other approved on site fire extinguishing equipment, such as dirt, sand, water, garden hose or water truck, shall be available for immediate utilization. A permit is required from the fire marshal's office, prior to the ignition of any said fire. The fire marshal may require a dedicated standby of qualified personnel to assist in the supervision.

(n) Section 308.1.2 of said code is hereby amended to provide as follows:

308.1.2 Throwing or placing sources of ignition. No person shall throw, sail, launch, or place, or cause to be thrown, sailed, launched, or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire.

(o) Section 308.1.4 of said code is hereby amended to provide as follows:

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices used for cooking or recreational uses shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

No permit is required for this operation.

Exceptions:

1. One and two-family dwellings.

(p) Section 404 of said code is hereby amended to as follows:

404.6 Evacuation plan retention box. Where determined by the fire code official, certain occupancies shall install an approved repository of records containing the evacuation plans, floor plans, emergency cut-offs and other pertinent information to the building.

(q) Section 503.2.1 of said code is hereby amended to provide as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm) and an unobstructed vertical clearance of not less than 14 feet (4267 mm).

(r) Section 503.3 of said code is hereby amended to provide as follows:

503.3 Marking. Approved striping or, when allowed by the code official, signs, or both, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs and striping shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

1. Striping—Fire apparatus access roads shall be marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words lettered "FIRE LANE—NO PARKING—TOW AWAY ZONE" shall appear in four inch (4") white letters on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

2. Signs—Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high. Signs shall be painted on a white

background with letters and borders in red, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than thirty feet (30') apart. Signs may be installed on permanent buildings or walls or as approved by the fire marshal.

(s) Section 503.4 of said code is hereby amended to provide as follows:

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in section 503.2.1, and any area marked as a fire lane as described in section 503.3, shall be maintained at all times. This shall include painted fire lanes or tow away zones maintained and/or managed by a company or firm.

(t) Section 506 of said code is hereby deleted and a new section 506 is substituted therefore to provide as follows:

506.1 Key boxes required. The following structures and/or properties shall be equipped with an approved key lock security system box or electronic override key switch at or near the main entrance or such other location as required by the fire marshal:

1. Structures that are either equipped with, or required to be equipped with, fire sprinkler systems or fire detection alarm systems that report to an alarm monitoring center;
2. Multifamily residential structures that have restricted access through locked doors or gates and that have a common area or corridor for access to the living units;
3. Buildings, regardless of use or occupancy, that contains four (4) or more occupancies within the same structure that have separate entryways and exit ways that are separated by tenant space and/or have restricted common entryways and exit ways into the common area of the building;
4. Properties having mechanical gates that control vehicular and pedestrian access to commercial property or to streets in subdivisions, apartment complexes, condominiums or other residential developments which contain more than two residential units; or
5. Commercial property with parking garages or secured parking and storage unit areas that will restrict access for emergency services.
6. In new and existing buildings where an elevator is provided, an approved box suitable for the storage of elevator keys and shall be located near the elevator car.
7. For any building above two stories or any Group E, H, I occupancy, including buildings used for higher education; a box shall be provided in an approved location for the storage of building specific data, not limited to floor plans, MSDS information and equipment disconnects to assist with emergency operations.

506.3 Type of key lock box required. The fire marshal shall designate the type of key lock box system to be implemented within the city and shall have the authority to require all structures and/or property to use the designated system.

506.4 Access to buildings. The owner or operator of a structure and/or property required to have a key lock box shall at all times keep the required keys in the lock box that will allow for access to the structure, required rooms and/or property. Required keys shall not include keys to individual living units.

(u) Section 807.4.4.2 of said code is hereby amended by adding an exception to provide as follows:

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with section 903.3.1.1 shall be limited to 50 percent of the wall area.

(v) Section 901.7 of said code is hereby amended to provide as follows:

901.7 Systems out of service. Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department and the code official shall be notified immediately and, where required by the code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service. Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

(w) Section 903 Automatic Sprinkler System of said code is hereby amended by deleting the following exceptions.

Section 903.2.10

Section 903.2.11.3, exception #1 and #2 only

Section 903.4, exceptions #1 and #3 only

(x) Section 903.2 of said code is hereby amended by adding the following paragraphs:

Any building or individual suite in a multitenant strip center, having a fire area and/or occupant load greater than that allowed by the code shall be provided with an automatic fire sprinkler system if it is determined that an amount greater or equal to fifty percent (50%) of the properties appraised value is effected by a manmade or natural disaster, including fire.

(y) Section 903.3.1.2 of said code is hereby amended to provide as follows:

903.3.1.2 NFPA 13R sprinkler systems. Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13R. However, sprinkler protection is required in attic spaces, and elevator control rooms of such buildings three or more stories in height.

(z) Section 903.3.5.1 of said code is hereby amended by adding a second paragraph to provide as follows:

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10-psi safety factor.

(aa) Section 907.1.3 of said code is hereby amended by adding the following section:

907.1.3.1 Design Standards. All fire alarm systems new or replacement serving fifty (50) or more alarm actuating devices shall be intelligent addressable fire detection systems.

Exception: Existing systems need not comply unless a building remodel or expansion initiated after the effective date of this code, as adopted, causes the total fire area to exceed the square footage of the building in the applicable sections of this code.

(bb) Section 907.2 of said code is hereby amended to provide as follows:

907.2 Where required—New buildings and structures. A manual and automatic fire alarm system shall be provided in new buildings and structures other than in Group U occupancies that have a fire area exceeding 5000 square feet in accordance with sections 907.2.1 through 907.2.23. Systems shall be equipped with at least one means of automatic activation, and manual activation.

Approved automatic fire detection systems shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector.

(cc) Section 907.4 of said code is hereby amended by adding a second sentence to provide as follows:

Manual alarm actuating devices shall be an approved double action type.

(dd) Section 907.6.5 of said code is hereby amended to provide as follows:

Section 907.6.5 Monitoring. An approved supervising station in accordance with NFPA 72 fire alarm systems shall monitor all new and existing manual, automatic, or manual and automatic fire alarm system.

(ee) Section 912.1 of said code is hereby amended by adding criteria #1 and #2 to provide as follows:

1. The fire department connection for standpipe systems shall be located remotely.

(ff) Section 1015.1 of said code is hereby amended by adding #4 to the list of requirements.

4. Each individual tenant space in a retail strip center shall be provided with a secondary exit door in an approved location, regardless of travel distance or occupant load.

(gg) Section 5601.1 of said code is hereby amended by deleting the "exceptions" contained in paragraphs numbered 1 through 4 and adding the following sections:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited within the corporate limits of the city.

The possession, manufacture, storage, sale, handling and use of fireworks are declared to be a nuisance and are prohibited within the area immediately adjacent and contiguous to the city limits and extending outside the city limits for a distance of five thousand (5,000) feet unless such area is within the corporate limits of another municipality.

Exceptions:

Only when approved for fireworks displays, storage and handling of fireworks as provided in section 5601.2.4.2 and 5601.4.

The use of fireworks for approved displays as permitted in section 5608.

(hh) Appendix table D103.4 of said code is hereby amended to provide as follows:

Table D103.4. Width should be a minimum of 24 feet for lengths up to 500 feet.

(ii) Appendix D103.5 of said code is hereby amended to provide as follows:

Appendix D103.5. Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 24 feet.

“(c) Section 109.3 of said code is hereby amended to provide as follows:

109.3 Violation penalties. Any person, firm, corporation, or other entity who violates a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor punishable by a fine of not more than two thousand dollars (\$2,000.00). Each day that a violation continues shall constitute a separate offense.”

Section 3. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-47, NFPA 13, NDP 13D, and NFPA 13R Standards for the Installation of Sprinkler Systems, of Article III, Standards for Installation of Fire Sprinkler Systems, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 4. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-48, Amendments to NFPA 13D, of Article III, Standards for Installation of Fire Sprinkler Systems, of Chapter 20 fire Prevention and Protection, in its entirety and replacing it with a new Section 20-48, as follows:

“Sec. 20-48. - Amendments to NFPA 13D.

(a) Section 3.3.13.2 of NFPA 13 D Is hereby amended by deleting the definition of "Control Valve" and substituting therefore a new definition to provide as follows:

Each system shall have a single control valve arranged to shut off both the domestic system and the sprinkler system, and there shall be a separate shutoff valve for the domestic system only. However, the sprinkler system shall be permitted to have a separate control valve where supervised by a central station or remote station alarm service.”

Section 5. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-94. Established, of Article V. Arson Rewards, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 6. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-95. How Offered, of Article V. Arson Rewards, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 7. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-96. Notice, of Article V. Arson Rewards, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 8. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-97. Payment, of Article V. Arson Rewards, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 9. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-98. City Officers, of Article V. Arson Rewards, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 10. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Article V. Arson Rewards, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 11. All ordinances in conflict or inconsistent with this ordinance are, to the extent of such conflict or inconsistency, repealed.

Section 12. **Severability.** 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.

Section 13. This Ordinance shall take effect fourteen (14) days from and after its passage and the publication of the caption hereof, as provided by law and the City's Home Rule Charter.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 6TH DAY OF AUGUST 2018.

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

SECOND READING:

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

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

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary

Chapter 20 - FIRE PREVENTION AND PROTECTION^[1]

Footnotes:

--- (1) ---

Charter reference— City fire department, § 7.06.

State Law reference— Public safety, V.T.C.A., Local Government Code ch. 341 et seq.; safety, V.T.C.A., Health and Safety Code ch. 751 et seq.

ARTICLE I. - IN GENERAL

Secs. 20-1—20-24. - Reserved.

ARTICLE II. - FIRE CODE

Sec. 20-25. - International Fire Code adopted.

For the purpose of providing regulations consistent with nationally recognized practices for the reasonable protection of life and property from the hazards of fire, the city hereby adopts the International Fire Code, 2012 edition, hereinafter sometimes referred to as the "code," with appendix chapters B through J, as published by the International Code Council, Inc., except such portions as are deleted or amended by this article, and the same are hereby adopted and incorporated as fully as if set out at length herein. One copy of the code is now filed in the office of the city secretary. From the date on which the ordinance from which this article is derived shall take effect, the provisions thereof shall be controlling within the limits of the city and its extraterritorial jurisdiction.

(Code 1993, § 34-71; Ord. No. 2006-01, § 3, 3-6-2006; Ord. No. 2008-03, § 1(34-71), 3-3-2008; Ord. No. 2014-11, § 1(34-71), 5-5-2014)

Sec. 20-26. - Life Safety Code, NFPA 101.

The NFPA 101, 2012 edition, as published by the National Fire Protection Association, Inc., and as amended herein, is hereby adopted in its entirety with the listed exceptions. A copy of said Life Safety Code is attached to the ordinance from which this article is derived and made a part hereof for all purposes, an authentic copy of which has been filed with the city secretary.

(Ord. No. 2008-03, § 1(34-71a), 3-3-2008; Ord. No. 2014-11, § 1(34-71a), 5-5-2014)

Sec. 20-27. - Gas flare fires.

It shall be unlawful for any person to allow gas flares to burn within the city.

(Code 1993, § 34-73; Ord. No. 2006-01, § 3, 3-6-2006; Ord. No. 2008-03, § 1(34-73), 3-3-2008; Ord. No. 2014-11, § 1(34-73), 5-5-2014)

Sec. 20-28. - Amendments to the 2012 International Fire Code.

(a) Section 102.7 of the fire code adopted in section 20-27 is hereby amended to provide as follows:

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in chapter 80 and such codes and standards shall be considered part of the

requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well.

- (b) Section 103 is hereby amended by deleting sections 103.1, 103.2 and 103.3 of said code and substituting therefore a new section 103.1 to provide as follows:

103.1 Department of Fire Prevention. The enforcement of this code shall be under the administrative and operational control of the fire marshal. The fire marshal shall be selected by the fire chief and serve in the position at the pleasure of the city council. The fire marshal may appoint deputies to assist him/her, subject to the approval of the fire chief.

Recommend Change to:

103.1 Fire Prevention Division. The Tomball Fire Department, Fire Prevention Division is responsible for the enforcement of this code shall be under the administrative and operational control of the Fire Marshal. The Fire Marshal shall be selected by the fire chief with the approval of the City Manager. The Fire Marshal may appoint deputies to assist him/her, subject to the approval of the Fire Chief.

Justification

- 1. Changing the verbiage to align with that of the City of Tomball ie: Community Development Department*

- (c) Section 109.3 of said code is hereby amended to provide as follows:

109.3 Violation penalties. Any person, firm, corporation, or other entity who violates a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor punishable by a fine of not more than two thousand dollars (\$2,000.00). Each day that a violation continues shall constitute a separate offense.

Required to enforce and fine for violations. Changed in 2017 to remove enforcement by jail time.

- (d) Section 111.4 of said code is hereby amended to provide as follows:

111.4 Failure to comply. Any person, firm, corporation, or other entity who shall continue any work after having been served with a stop work order, except such work as that person, firm, corporation, or other entity is directed to perform to remove a violation or unsafe condition, shall be liable for a fine not to exceed two thousand dollars (\$2,000.00).

Required to enforce and fine for violations.

- (e) Section 202 of the code is hereby amended by adding and/or changing the following definitions:

City. Shall mean the City of Tomball, Texas.

Fire Chief. Shall mean the City of Tomball chief of the fire department.

Fire Code Official. The fire marshal, or a duly authorized representative, is the designated authority charged by the fire chief with the duties of administration and enforcement of the code.

Fire Marshal. See fire code official.

Fireworks. Any firecrackers, cannon crackers, skyrockets, torpedoes, roman candles, sparklers, squibs, fire balloons, star shells, gerbs or any other substance in whatever combination by any designated name intended for use in obtaining visible or audible pyrotechnic display; and such term shall include all articles or substances within the commonly accepted meaning of fireworks whether herein specially designated and defined or not.

This defines Fireworks to a layperson.

~~*High-Rise Building.* A building having any floors used for human occupancy located more than 55 feet (16,764 mm) or three stories above the lowest level of fire department vehicle access.~~

Brings back to Code Verbiage.

~~*Self-Service Storage Facility.* Real property designated and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.~~

Recommend Removal as these are defined as S-1 occupancies as per the International Code Council.

Standby Personnel. Qualified fire service personnel, approved by the fire chief or fire marshal. When utilized, the number required shall be as directed by the fire chief or fire marshal. Charges for utilization shall be as normally calculated by the jurisdiction.

Standby personnel is not defined by the code, however may be required for such events as fireworks displays or those that may be permitted in section f – I of this chapter.

(f) Section 307.2 of said code is hereby amended to provide as follows:

307.2 Permit required. A permit shall be obtained from the fire code official in accordance with section 105.6 prior to kindling a fire for recognized silvicultural practices, prevention or control of disease or pests. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Examples of state or local law, or regulations referenced elsewhere in this section may include but not be limited to the following:

1. Texas Commission on Environmental Quality guidelines and/or restrictions.
2. State, county or local temporary or permanent bans on open burning.
3. Local written policies as established by the code official.

(g) Section 307.2.1 of said code is hereby added to provide as follows:

307.2.1. Open burning is prohibited within the city limits of Tomball unless a permit has been issued by the fire marshal for ceremonial fires, trench burning operations for major land clearing, and the prevention or disposal of diseased livestock. A permit is not required for barbeque pits and approved outdoor fireplaces, which are used for its actual design and intent and used in accordance with this code.

(h) Section 307.2.2 of said code is hereby amended to provide as follows:

307.2.2 Trench Burns. Trench burns shall be conducted in air curtain trenches and in accordance with section 307.2.

(i) Section 307.4 of said code is hereby amended to provide as follows:

307.4 Location. The location for open burning shall not be less than 300 feet (91,440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 300 feet (91,440 mm) of any structure.

(j) Section 307.4.1 of said code is hereby deleted in its entirety.

Deals with the location of a bonfire which is not permitted by 307.2.1

(k) Section 307.4.2 of said code is hereby deleted in its entirety.

Defines and describes locations for Recreational fires that are not permitted by 307.2.1

(l) Section 307.5 of said code is hereby amended to provide as follows:

307.5 Attendance. Trench burns or ceremonial fires shall be constantly attended until the fire is completely extinguished. A minimum of one portable fire extinguisher complying with section 906 with a minimum 4-A rating or other approved on site fire extinguishing equipment, such as dirt, sand, water, garden hose or water truck, shall be available for immediate utilization. A permit is required from the fire marshal's office, prior to the ignition of any said fire. The fire marshal may require a dedicated standby of qualified personnel to assist in the supervision.

Adds the highlighted verbiage and ties back to the standby personnel verbiage.

(m) Section 308.1.2 of said code is hereby amended to provide as follows:

308.1.2 Throwing or placing sources of ignition. No person shall throw, sail, launch, or place, or cause to be thrown, sailed, launched, or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire.

Adds additional verbiage of sail, launch and related verbiage. This would be an item such as a Sky Lantern.

(n) Section 308.1.4 of said code is hereby amended to provide as follows:

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices used for cooking or recreational uses shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

No permit is required for this operation.

Exceptions:

1. One and two-family dwellings.

Removes verbiage from the code related to small cooking devices such as a camping stove and balconies. Also adds recreational devices, such as a chiminea, and defines the distance from a building of combustible construction.

(o) Section 404.6 of said code is hereby amended to provide as follows:

404.6 Evacuation plan retention box. Where determined by the fire code official, certain occupancies shall install an approved repository of records containing the evacuation plans, floor plans, emergency cut-offs and other pertinent information to the building.

Cleans up to align with the code Section 404 is Fire Safety and Evacuation Plans.

(p) Section 503.2.1 of said code is hereby amended to provide as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm) and an unobstructed vertical clearance of not less than 14 feet (4267 mm).

Originally, 20 feet, and 13ft 6"; due to height of apparatus and width these should remain the same to align with Chapter 50 Zoning. Our apparatus height is 14'.

- (q) Section 503.3 of said code is hereby amended to provide as follows:

503.3 Marking. Approved striping or, when allowed by the code official, signs, or both, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs and striping shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

1. Striping—Fire apparatus access roads shall be marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words lettered "FIRE LANE—NO PARKING—TOW AWAY ZONE" shall appear in four inch (4") white letters on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.
2. Signs—Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high. Signs shall be painted on a white background with letters and borders in red, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than thirty feet (30') apart. Signs may be installed on permanent buildings or walls or as approved by the fire marshal.

An addition was made to include the verbiage Tow Away Zone. This allows the property owner to handle the situation appropriately without city involvement.

- (r) Section 503.4 of said code is hereby amended to provide as follows:

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in section 503.2.1, and any area marked as a fire lane as described in section 503.3, shall be maintained at all times. This shall include painted fire lanes or tow away zones maintained and/or managed by a company or firm.

Definition of FIRE APPARATUS ACCESS ROAD. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

Adds highlighted verbiage. This allows for ticketing in streets blocked by cars or other obstructions by Code Enforcement or the Fire Prevention Division.

- (s) Section 506 of said code is hereby deleted and a new section 506 is substituted therefore to provide as follows:

506.1 Key boxes required. The following structures and/or properties shall be equipped with an approved key lock security system box or electronic override key switch at or near the main entrance or such other location as required by the fire marshal:

1. Structures that are either equipped with, or required to be equipped with, fire sprinkler systems or fire detection alarm systems that report to an alarm monitoring center;
2. Multifamily residential structures that have restricted access through locked doors or gates and that have a common area or corridor for access to the living units;
3. Buildings, regardless of use or occupancy, that contains four (4) or more occupancies within the same structure that have separate entryways and exit ways that are separated by tenant space and/or have restricted common entryways and exit ways into the common area of the building;
4. Properties having mechanical gates that control vehicular and pedestrian access to commercial property or to private streets in subdivisions, apartment complexes,

condominiums or other residential developments which contain more than two residential units; or

5. Commercial property with parking garages or secured parking and storage unit areas that will restrict access for emergency services.
6. In new and existing buildings where an elevator is provided, an approved box suitable for the storage of elevator keys and shall be located near the elevator car.
7. For any building above two stories or any Group E, H, I occupancy, including buildings used for higher education; a box shall be provided in an approved location for the storage of building specific data, not limited to floor plans, MSDS information and equipment disconnects to assist with emergency operations.

506.3 Type of key lock box required. The fire marshal shall designate the type of key lock box system to be implemented within the city and shall have the authority to require all structures and/or property to use the designated system.

506.4 Access to buildings. The owner or operator of a structure and/or property required to have a key lock box shall at all times keep the required keys in the lock box that will allow for access to the structure, required rooms and/or property. Required keys shall not include keys to individual living units.

Removes section 506 KEY BOXES and allows for the continuation of the Knox Box Program and should not be changed. The one removal of streets allows for all streets within the city that are formed under a PID and become city streets.

~~(t) — Section 509.2 of said code is hereby amended by adding a second paragraph as follows:~~

~~In new buildings equipped or required to be equipped with an automatic fire sprinkler system, access to the fire sprinkler control valves shall be provided directly through an exterior door.~~

Removal and returning to code verbiage.

(u) Section 807.4.4.2 of said code is hereby amended by adding an exception to provide as follows:

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with section 903.3.1.1 shall be limited to 50 percent of the wall area.

This keeps flammable materials to a maximum of 50% of a wall area in day cares. It expands the 20% requirement mandated in the code for non-sprinkled facilities.

(v) Section 901.7 of said code is hereby amended to provide as follows:

901.7 Systems out of service. Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department and the code official shall be notified immediately and, where required by the code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service. Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

Allows for areas such as the movie theater to continue operations in the event of excessive alarms. Excessive alarms were added due to the crywolf system.

- (w) Section 902.1 of said Code is hereby amended by changing the following definition:

~~Fire area. The aggregate floor area enclosed and bounded by fire walls, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.~~

Returning to code verbiage. FIRE AREA. The aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls or horizontal assemblies of a building. Areas of the building not provided with surrounding walls shall be included in the fire area if such areas are included within the horizontal projection of the roof or floor next above.

- (x) Section 903 Automatic Sprinkler System of said code is hereby amended by deleting the following exceptions.

Section 903.2.10

Section 903.2.11.3, exception #1 and #2 only

Section 903.4, exceptions #1 and #3 only

- ~~(y) Section 903.2 of said code is hereby amended by adding the following paragraphs:~~

~~Any building having a gross floor area of more than 12,000 square feet (1115 m²) must be provided with an approved automatic sprinkler system throughout the building if, as a result of any addition, the total gross floor area of the building will exceed 12,000 square feet (1115 m²) following the addition, regardless of existing firewall separation.~~

~~Exception:~~

- ~~1. Existing retail strip center buildings containing more than 5 spaces, regardless of occupancy use.~~
- ~~2. F-2 Occupancies~~

~~Any building or individual suite in a multitenant strip center, having a fire area and/or occupant load greater than that allowed by the code shall be provided with an automatic fire sprinkler system if it is determined that an amount greater or equal to fifty percent (50%) of the properties appraised value is effected by a manmade or natural disaster, including fire.~~

- ~~(z) Section 903.2.4 of said code is hereby amended to provide as follows:~~

~~Section 903.2.4 Group F-1 and F-2. An automatic sprinkler system shall be provided throughout all newly constructed buildings containing Group F-1 or Group F-2 occupancy where one of the following exists:~~

- ~~1: Where the Group F-1 or Group F-2 fire area exceeds 12,000 square feet;~~
- ~~2: Where the Group F-1 or Group F-2 fire area contains more than one story above grade; or~~
- ~~3: Where the combined area of all Group F-1 or Group F-2 fire areas on all floors, including any mezzanines, exceeds 12,000 square feet.~~
- ~~4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).~~

- ~~(aa) Section 903.2.7 of said code is hereby amended to provide as follows:~~

~~903.2.7 Group M and Group B. An automatic sprinkler system shall be provided throughout all newly constructed buildings containing Group M and Group B occupancy where one of the following conditions exists:~~

- ~~1: Where a Group M or Group B fire area exceeds 12,000 square feet;~~
- ~~2: Where a Group M or Group B fire area contains occupancy space that is located more than two stories above grade; or~~
- ~~3: Where the combined area of all Group M or Group B fire areas on all floors, including any mezzanines, exceeds 12,000 square feet.~~

~~(bb) — Section 903.2.9.1 of said code is hereby amended to provide as follows:~~

~~903.2.9.1 Repair garages. An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with the International Building Code, as shown:~~

- ~~1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 5,000 square feet.~~
- ~~2. Buildings no more than one story above grade plane, with a fire area containing a repair garage exceeding 5,000 square feet (1115 m²).~~
- ~~3. Buildings with repair garages servicing vehicles parked in basements.~~
- ~~4. A Group S-1 fire area used for the repair of commercial trucks or buses where the fire area exceeds 5,000 square feet~~

~~(cc) — Section 903.2.9.3 of said code is hereby amended to provide as follows:~~

~~903.2.9.3 Self-service storage facility. An automatic sprinkler system shall be installed throughout all newly constructed self-service storage buildings exceeding 5000 square feet per fire area when access to each storage space is only available from an interior corridor.~~

Removing and returning to code verbiage.

~~(dd) — Section 903.2.11 of said code is hereby amended by changing section 903.2.11.3, and adding sections 903.2.11.3.1, 903.2.11.6.1 and 903.2.11.6.2, to provide as follows:~~

~~903.2.11.3 Buildings more than thirty feet (30') or three (3) stories in height.~~

~~An automatic sprinkler system shall be installed throughout all newly constructed buildings with a floor level, other than penthouses in compliance with section 1509 of the International Building Code that is located thirty feet (30') or three (3) stories or more above the lowest level of fire department vehicle access.~~

~~Exceptions:~~

- ~~1. — Airport control towers.~~

~~903.2.11.3.1 High-Piled Combustible Storage. For any building with a clear height exceeding twelve feet (12'), see chapter 23 to determine if those provisions apply.~~

~~903.2.11.6.1 Spray Booths and Rooms. New and existing spray booths and spraying rooms shall be protected by an approved automatic fire-extinguishing system.~~

~~903.2.11.6.2 Mixing Room. New and existing mixing booths shall be protected by an approved automatic fire-extinguishing system.~~

Removing and Returning to code verbiage

(ee) Section 903.3.1.2 of said code is hereby amended to provide as follows:

903.3.1.2 *NFPA 13R sprinkler systems.* Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13R. However, sprinkler protection is required in attic spaces, and elevator control rooms of such buildings three or more stories in height.

(ff) Section 903.3.5.1 of said code is hereby amended by adding a second paragraph to provide as follows:

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10-psi safety factor.

~~(gg) Section 906.2 of the said code is hereby amended as by deleting the exceptions.~~

Returning to Code Verbiage.

(hh) Section 907.1.3 of said code is hereby amended by adding the following section:

907.1.3.1 Design Standards. All fire alarm systems new or replacement serving fifty (50) or more alarm actuating devices shall be intelligent addressable fire detection systems.

Exception: Existing systems need not comply unless a building remodel or expansion initiated after the effective date of this code, as adopted, causes the total fire area to exceed the square footage of the building in the applicable sections of this code.

(ii) Section 907.2 of said code is hereby amended to provide as follows:

907.2 Where required—New buildings and structures. A manual and automatic fire alarm system shall be provided in new buildings and structures other than in Group U occupancies that have a fire area exceeding 5000 square feet in accordance with sections 907.2.1 through 907.2.23. Systems shall be equipped with **at least** one means of automatic activation, and manual activation.

Approved automatic fire detection systems shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector.

Adding the verbiage, at least, to

(jj) Section 907.4 of said code is hereby amended by adding a second sentence to provide as follows:

Manual alarm actuating devices shall be an approved double action type.

This allows places such as a daycare a prealert when a child pulls the 1st box off.

(kk) Section 907.6.5 of said code is hereby amended to provide as follows:

Section 907.6.5 Monitoring. An approved supervising station in accordance with NFPA 72 fire alarm systems shall monitor all new and existing manual, automatic, or manual and automatic fire alarm system.

Brings inline with NFPA 72

(ll) Section 912.1 of said code is hereby amended by adding criteria #1 and #2 to provide as follows:

~~1. Fire department connections to the fire sprinkler system shall consist of a five-inch (5") "Storz" type adapter as approved by the code official.~~

~~a. Exception: NFPA 13D installed sprinkler systems.~~

2. The fire department connections ~~for standpipe systems~~ shall be located remotely, ~~at a distance no greater than 100 feet to the nearest fire hydrant.~~

Standpipe systems are those that are utilized by firefighters in certain buildings to extend hose lengths. A firefighter will connect to a standpipe to fight a fire in a remotely located area of a building. By locating these away from the building if there is a collapse between the fire department apparatus and the building will allow for additional time for firefighters to safely exit or remain in place until they are rescued.

~~(mm) Section 1011.1 of said code is hereby amended by adding criteria #1 to provide as follows:~~

~~Buildings two (2) or more stories in height shall provide secondary exits signs located near each exit access. These signs shall be mounted no higher than sixteen inches (16") from the finished floor surface to the bottom of the sign. Approved signs may be self-luminescent for means of illumination.~~

Returning to code verbiage.

(nn) Section 1015.1 of said code is hereby amended by adding #4 to the list of requirements.

4. Each individual tenant space in a retail strip center shall be provided with a secondary exit door in an approved location, regardless of travel distance or occupant load.

~~(oo) Section 2404.4 of said code is hereby amended to provide as follows:~~

~~2404.4 Fire Protection. New and existing spray booths and spray rooms shall be protected by an approved automatic fire extinguishing system complying with chapter 9 which shall also protect exhaust plenums, exhaust ducts and both sides of dry filters when such filters are used.~~

~~(pp) Section 3202 of said code is hereby amended by adding a second paragraph to the definition of "High Piled Combustible Storage" to provide as follows:~~

~~Any building exceeding 3,000 square feet that has a clear height in excess of 12 feet, making it possible to be used for storage in excess of 12 feet, shall be considered to be high piled storage and shall comply with the provisions of this section. When a specific product cannot be identified, a fire protection system shall be installed as for Class IV commodities, to the maximum pile height.~~

Returning to code verbiage.

(qq) Section 5601.1 of said code is hereby amended by deleting the "exceptions" contained in paragraphs numbered 1 through 4 and adding the following sections:

5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited within the corporate limits of the city.

The possession, manufacture, storage, sale, handling and use of fireworks are declared to be a nuisance and are prohibited within the area immediately adjacent and contiguous to the city limits and extending outside the city limits for a distance of five thousand (5,000) feet unless such area is within the corporate limits of another municipality.

Exceptions:

Only when approved for fireworks displays, storage and handling of fireworks as provided in section 5601.2.4.2 and 5601.4.

The use of fireworks for approved displays as permitted in section 5608.

~~(rr) Section 5605.1 of said code is hereby deleted.~~

Returning to Code Verbiage, as we now have zoning.

(ss) Appendix table D103.4 of said code is hereby amended to provide as follows:

Table D103.4. Width should be a minimum of 24 feet for lengths up to 500 feet.

Keeps inline with requirement for fire lane and zoning

(tt) Appendix D103.5 of said code is hereby amended to provide as follows:

Appendix D103.5. Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 24 feet.

Keeps inline with requirement for fire lane and zoning

(Code 1993, § 34-74; Ord. No. 2006-01, § 3, 3-6-2006; Ord. No. 2008-03, § 1(34-74), 3-3-2008; Ord. No. 2014-11, § 1(34-71), 5-5-2014; Ord. No. [2016-19](#), § 1, 9-6-2016; Ord. No. [2017-32](#), § 2, 10-2-2017)

Secs. 20-29—20-46. - Reserved.

ARTICLE III. - STANDARDS FOR INSTALLATION OF FIRE SPRINKLER SYSTEMS

~~Sec. 20-47. — NFPA 13, NFPA 13D, and NFPA 13R standards for the installation of sprinkler systems.~~

~~(a) — The NFPA 13, NFPA 13D, and NFPA 13R Standards, hereinafter sometimes referred to as the "standards", as published by the National Fire Protection Association, Inc., and as amended herein, are hereby adopted.~~

~~(b) — Sprinkler systems shall comply with the most recent edition of applicable standards at the time of installation. A copy of said standards is attached to the ordinance from which this section is derived and made a part hereof for all purposes, an authentic copy of which has been filed with the city secretary.~~

~~(Code 1993, § 34-91; Ord. No. 2006-01, § 4, 3-6-2006; Ord. No. 2008-03, § 1(34-91), 3-3-2008; Ord. No. 2014-11, § 1(34-91), 5-5-2014)~~

Returning to NFPA verbiage and requirements.

Sec. 20-48. - Amendments to NFPA 13D.

~~(a) — Section 3.3.13.1 of NFPA 13-D is hereby amended by deleting the definition of "Check Valve" and substituting therefor a new definition to provide as follows:~~

~~*Double Check Valve. A valve that allows flow in one direction only, on the system side.*~~

This is redundant as it is required by Public Works for any connection to the system.

~~(b) — Section 3.3.13.2 of NFPA 13 D Is hereby amended by deleting the definition of "Control Valve" and substituting therefore a new definition to provide as follows:~~

Each system shall have a single control valve arranged to shut off both the domestic system and the sprinkler system, and there shall be a separate shutoff valve for the domestic system only. However, the sprinkler system shall be permitted to have a separate control valve where supervised by a central station or remote station alarm service.

~~(c) Section 8.3.1 of NFPA 13D is hereby amended to provide as follows:~~

~~8.3.1 Sprinklers shall be installed in all areas.~~

Removing and returning to NFPA Requirements.

(Code 1993, § 34-92; Ord. No. 2006-01, § 4, 3-6-2006; Ord. No. 2008-03, § 1(34-92), 3-3-2008; Ord. No. 2014-11, § 1(34-92), 5-5-2014)

Secs. 20-49—20-69. - Reserved.

ARTICLE IV. - FIRE LANES

Sec. 20-70. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Fire lane means any area appurtenant to entrances or exits of a building deemed necessary by the fire marshal to remain free and clear of parked vehicles for access to such building in case of fire or other emergency and designated by him as such, and may, in the discretion of the fire marshal include sidewalks, driveways, portions of parking lots, or any other area adjacent to or near the entrances or exits to any building.

Hospital means any public or private hospital, convalescent home or nursing home.

Shopping center means a group of commercial business establishments, planned, developed, owned and managed as a unit, with off-street parking provided on the property, and related in location, size, and types of shops to the trade area that the unit serves.

(Code 1993, § 34-93; Ord. No. 2006-01, § 5, 3-6-2006)

Sec. 20-71. - Designation and location.

The fire marshal is hereby authorized to designate fire lanes on the property of shopping centers and hospitals, appurtenant to buildings or the entrances or exits to stores, groups of stores or buildings, where in his opinion, such areas must be kept free of parked vehicles and other obstructions to provide ready access to such stores, groups of stores, or buildings, in case of fire or other emergencies. The designation by the fire marshal of such fire lanes shall never be held to make the city responsible for the maintenance of such fire lanes on private property, but the owner of such property shall continue to be responsible for the maintenance of such area. The official record of the designation and location of any such fire lanes shall be kept in the office of the fire marshal of the city and under the custody and control of the fire marshal.

(Code 1993, § 34-94; Ord. No. 2006-01, § 5, 3-6-2006)

Sec. 20-72. - Fire lane marking.

Upon the designation of a fire lane pursuant to section 20-71, the fire marshal shall give notice of such designation to the owner of such shopping center or hospital, directing the owner to cause signs to be posted at the expense of the owner, at either extremity of such fire lanes, lettered "Fire Lane—No Parking—Tow Away Zone." Such signs shall be of a standard size and color, of standard lettering and mounting, such standards of size, coloring and lettering to conform to patterns, drawings or samples of same to be obtained from the city department of traffic and transportation of the city and such standards

of mounting, including, but not limited to, the height above the grade at which such sign is to be mounted, to be adopted by the fire marshal.

(Code 1993, § 34-95; Ord. No. 2006-01, § 5, 3-6-2006)

Sec. 20-73. - Proposed construction; submittal of plot plans.

The building inspector of the city shall hereafter submit plot plans of proposed shopping center or hospital construction, prior to the issuance of a building permit thereon, to the fire marshal for his review and approval of the adequacy of fire lanes provided therefor.

(Code 1993, § 34-96; Ord. No. 2006-01, § 5, 3-6-2006)

Sec. 20-74. - Parking prohibited within fire lane.

When signs are erected giving notice thereof, it shall be unlawful for the owner or operator of any motor vehicle to allow, cause or permit such vehicle to remain standing or parked within any fire lane hereafter designated by the fire marshal.

(Code 1993, § 34-97; Ord. No. 2006-01, § 5, 3-6-2006)

Sec. 20-75. - Summons.

Any summons or notice to appear in answer to a charge of parking in violation of section 20-74 shall be issued on official forms therefor prescribed by the city. Such summons or notice shall require the appearance of the violator before the city court and all fines paid by the violator shall be paid to the municipal court clerk's department. The summons or notice to appear in answer to a charge of parking in violation of section 20-74, specifying the location of the fire lane in which such violation occurred and the date and time of such violation, may be issued by the fire marshal's office or any member of the city police department otherwise empowered to issue tickets for parking violations.

(Code 1993, § 34-98; Ord. No. 2006-01, § 5, 3-6-2006)

Secs. 20-76—20-93. - Reserved.

~~ARTICLE V.—ARSON REWARDS~~

~~Sec. 20-94.—Established.~~

~~The mayor is hereby empowered to offer a reward of \$250.00, payable to the person who shall be responsible for the arrest and conviction of any person committing in the city the crime of arson as the same is now defined by the state Penal Code.~~

~~(Code 1978, § 8-1; Code 1993, § 34-1)~~

~~State Law reference—Arson generally, V.T.C.A., Penal Code § 28.02; crime stoppers, V.T.C.A., Government Code ch. 414.~~

~~Sec. 20-95.—How offered.~~

~~Whenever the mayor shall be informed that any fire occurring in the city was of an incendiary origin, he shall call for a report on the same by the city fire marshal, and if the marshal shall report that such fire was caused by the commission of the crime of arson, it shall become the duty of the mayor to offer the reward provided by section 20-94, which reward shall be in the form of a proclamation duly issued by the mayor under his official signature and attested by the seal of the city.~~

~~(Code 1978, § 8-2; Code 1993, § 34-2)~~

~~Sec. 20-96.— Notice.~~

~~(a) The city secretary is hereby directed to have prepared and posted an arson reward notice on placards eight inches by 12 inches in size showing the following reward notice:~~

~~"Arson Reward. The City of Tomball, Texas, hereby offers the reward of \$250.00 for the arrest and conviction of any person or persons found guilty of committing the crime of arson within the corporate limits of the City of Tomball, Texas. This reward is a standing offer and shall be paid out of the general fund of the City of Tomball, Texas."~~

~~(b) Such placards shall be placed in wooden frames under glass and shall be posted inside at least six different public buildings within the city, one of which shall be the city hall, in accordance with the regulations of the state fire insurance department.~~

~~(Code 1978, § 8-3; Code 1993, § 34-3)~~

~~Sec. 20-97.— Payment.~~

~~Upon information being given by any person causing the arrest and conviction of any person guilty of the specific crime of arson, and upon the final conviction of such person, the person giving such information shall be entitled to receive the reward offered in section 20-94 from the city.~~

~~(Code 1978, § 8-4; Code 1993, § 34-4)~~

~~Sec. 20-98.— City officers.~~

~~No officer in the employ of the city, county or state, whose duty it is to detect violations of the law or make arrests in connection therewith, shall be entitled to any reward for information leading to the arrest or conviction of any person guilty of arson.~~

~~(Code 1978, § 8-5; Code 1993, § 34-5)~~

This was adopted in 1978, prior to CrimeStoppers, it is recommended that this be removed as CrimeStoppers could handle this situation.

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.

* * * * *

WHEREAS, the City Council of the City of Tomball, Texas finds it to be in the best interest of the health, safety and welfare of its citizens to amend the International Fire Code to be; now, therefore,

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

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

Section 2. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting 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 and replacing it with a new Section 20-28, as follows:

“Sec. 20-28. - Amendments to the 2012 International Fire Code.

- (a) Section 102.7 of the fire code adopted in section 20-27 is hereby amended to provide as follows:

102.7 Referenced codes and standards. The codes and standards referenced in this code shall be those that are listed in chapter 80 and such codes and standards shall be considered part of the requirements of this code to the prescribed extent of each such reference. Where differences occur between the provisions of this code and the referenced standards, the provisions of this code shall apply. Whenever amendments have been adopted to the referenced codes and standards, each reference to said code and standard shall be considered to reference the amendments as well.

- (b) Section 103 is hereby amended by deleting sections 103.1, 103.2 ~~and 103.3, and 103.4~~ of said code and substituting therefore a new section 103.1 to provide as follows:

103.1 Fire Prevention Division. The Tomball Fire Department, Fire Prevention Division is responsible for the enforcement of this code shall be under the administrative and operational control of the Fire Marshal. The Fire Marshal shall be selected by the fire chief with the approval of the City Manager. The Fire Marshal may appoint deputies to assist him/her, subject to the approval of the Fire Chief.

- (c) Section 108 is hereby amended by deleting section 108.3 and substituting therefore a new section 108.3 to provide as follows:

108.3 Board of Appeals. The Board of Appeals shall be made up of the members of the City Council of the City of Tomball.

- (~~ed~~) Section 109.~~34~~ of said code is hereby amended to provide as follows:

109.~~34~~ Violation penalties. Any person, firm, corporation, or other entity who violates a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor punishable by a fine of not more than two thousand dollars (\$2,000.00). Each day that a violation continues shall constitute a separate offense.

- (~~de~~) Section 111.4 of said code is hereby amended to provide as follows:

111.4 Failure to comply. Any person, firm, corporation, or other entity who shall continue any work after having been served with a stop work order, except such work as that person, firm, corporation, or other entity is directed to perform to remove a violation or unsafe condition, shall be liable for a fine not to exceed two thousand dollars (\$2,000.00).

- (~~ef~~) Section 202 of the code is hereby amended by adding and/or changing the following definitions:

City. Shall mean the City of Tomball, Texas.

Fire Chief. Shall mean the City of Tomball chief of the fire department.

Fire Code Official. The fire marshal, or a duly authorized representative, is the designated authority charged by the fire chief with the duties of administration and enforcement of the code.

Fire Marshal. See fire code official.

Fireworks. Any firecrackers, cannon crackers, skyrockets, torpedoes, roman candles, sparklers, squibs, fire balloons, star shells, gerbs or any other substance in whatever combination by any designated name intended for use in obtaining visible or audible pyrotechnic display; and such term shall include all articles or substances within the commonly accepted meaning of fireworks whether herein specially designated and defined or not.

Standby Personnel. Qualified fire service personnel, approved by the fire chief or fire marshal. When utilized, the number required shall be as directed by the fire chief or fire marshal. Charges for utilization shall be as normally calculated by the jurisdiction.

(fg) Section 307.2 of said code is hereby amended to provide as follows:

307.2 Permit required. A permit shall be obtained from the fire code official in accordance with section 105.6 prior to kindling a fire for recognized silvicultural practices, prevention or control of disease or pests. Application for such approval shall only be presented by and permits issued to the owner of the land upon which the fire is to be kindled.

Examples of state or local law, or regulations referenced elsewhere in this section may include but not be limited to the following:

1. Texas Commission on Environmental Quality guidelines and/or restrictions.
2. State, county or local temporary or permanent bans on open burning.
3. Local written policies as established by the code official.

(gh) Section 307.2.1 of said code is hereby added to provide as follows:

307.2.1. Open burning is prohibited within the city limits of Tomball unless a permit has been issued by the fire marshal for ceremonial fires, trench burning operations for major land clearing, and the prevention or disposal of diseased livestock. A permit is not required for barbeque pits and approved outdoor fireplaces, which are used for its actual design and intent and used in accordance with this code.

(hi) Section 307.2.2 of said code is hereby amended to provide as follows:

307.2.2 Trench Burns. Trench burns shall be conducted in air curtain trenches and in accordance with section 307.2.

(ij) Section 307.4 of said code is hereby amended to provide as follows:

307.4 Location. The location for open burning shall not be less than 300 feet (91,440 mm) from any structure, and provisions shall be made to prevent the fire from spreading to within 300 feet (91,440 mm) of any structure.

(jk) Section 307.4.1 of said code is hereby deleted in its entirety.

(kl) Section 307.4.2 of said code is hereby deleted in its entirety.

(~~lm~~) Section 307.5 of said code is hereby amended to provide as follows:

307.5 Attendance. Trench burns or ceremonial fires shall be constantly attended until the fire is completely extinguished. A minimum of one portable fire extinguisher complying with section 906 with a minimum 4-A rating or other approved on site fire extinguishing equipment, such as dirt, sand, water, garden hose or water truck, shall be available for immediate utilization. A permit is required from the fire marshal's office, prior to the ignition of any said fire. The fire marshal may require a dedicated standby of qualified personnel to assist in the supervision.

(~~mn~~) Section 308.1.2 of said code is hereby amended to provide as follows:

308.1.2 Throwing or placing sources of ignition. No person shall throw, sail, launch, or place, or cause to be thrown, sailed, launched, or placed, a lighted match, cigar, cigarette, matches, or other flaming or glowing substance or object on any surface or article where it can cause an unwanted fire.

(~~no~~) Section 308.1.4 of said code is hereby amended to provide as follows:

308.1.4 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices used for cooking or recreational uses shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction.

No permit is required for this operation.

Exceptions:

1. One and two-family dwellings.

(~~op~~) Section 404 of said code is hereby amended to as follows:

404.6 Evacuation plan retention box. Where determined by the fire code official, certain occupancies shall install an approved repository of records containing the evacuation plans, floor plans, emergency cut-offs and other pertinent information to the building.

(~~pq~~) Section 503.2.1 of said code is hereby amended to provide as follows:

503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm) and an unobstructed vertical clearance of not less than 14 feet (4267 mm).

(~~qr~~) Section 503.3 of said code is hereby amended to provide as follows:

503.3 Marking. Approved striping or, when allowed by the code official, signs, or both, shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. Signs and striping shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary to provide adequate visibility.

1. Striping—Fire apparatus access roads shall be marked by painted lines of red traffic paint six inches (6") in width to show the boundaries of the lane. The words lettered "FIRE LANE—NO PARKING—TOW AWAY ZONE" shall appear in four inch (4") white letters on the red border markings along both sides of the fire lanes. Where a curb is available, the striping shall be on the vertical face of the curb.

2. Signs—Signs shall read "NO PARKING FIRE LANE" or "FIRE LANE NO PARKING" and shall be 12" wide and 18" high. Signs shall be painted on a white

background with letters and borders in red, using not less than 2" lettering. Signs shall be permanently affixed to a stationary post and the bottom of the sign shall be six feet, six inches (6'6") above finished grade. Signs shall be spaced not more than thirty feet (30') apart. Signs may be installed on permanent buildings or walls or as approved by the fire marshal.

(~~fs~~) Section 503.4 of said code is hereby amended to provide as follows:

503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in section 503.2.1, and any area marked as a fire lane as described in section 503.3, shall be maintained at all times. This shall include painted fire lanes or tow away zones maintained and/or managed by a company or firm.

(~~st~~) Section 506 of said code is hereby deleted and a new section 506 is substituted therefore to provide as follows:

506.1 Key boxes required. The following structures and/or properties shall be equipped with an approved key lock security system box or electronic override key switch at or near the main entrance or such other location as required by the fire marshal:

1. Structures that are either equipped with, or required to be equipped with, fire sprinkler systems or fire detection alarm systems that report to an alarm monitoring center;
2. Multifamily residential structures that have restricted access through locked doors or gates and that have a common area or corridor for access to the living units;
3. Buildings, regardless of use or occupancy, that contains four (4) or more occupancies within the same structure that have separate entryways and exit ways that are separated by tenant space and/or have restricted common entryways and exit ways into the common area of the building;
4. Properties having mechanical gates that control vehicular and pedestrian access to commercial property or to streets in subdivisions, apartment complexes, condominiums or other residential developments which contain more than two residential units; or
5. Commercial property with parking garages or secured parking and storage unit areas that will restrict access for emergency services.
6. In new and existing buildings where an elevator is provided, an approved box suitable for the storage of elevator keys and shall be located near the elevator car.
7. For any building above two stories or any Group E, H, I occupancy, including buildings used for higher education; a box shall be provided in an approved location for the storage of building specific data, not limited to floor plans, MSDS information and equipment disconnects to assist with emergency operations.

506.3 Type of key lock box required. The fire marshal shall designate the type of key lock box system to be implemented within the city and shall have the authority to require all structures and/or property to use the designated system.

506.4 Access to buildings. The owner or operator of a structure and/or property required to have a key lock box shall at all times keep the required keys in the lock box that will allow for access to the structure, required rooms and/or property. Required keys shall not include keys to individual living units.

(tu) Section 807.4.4.2 of said code is hereby amended by adding an exception to provide as follows:

Exception: Corridors protected by an approved automatic sprinkler system installed in accordance with section 903.3.1.1 shall be limited to 50 percent of the wall area.

(uv) Section 901.7 of said code is hereby amended to provide as follows:

901.7 Systems out of service. Where a required fire protection system is out of service or in the event of an excessive number of activations, the fire department and the code official shall be notified immediately and, where required by the code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shut down until the fire protection system has been returned to service. Where utilized, fire watches shall be provided with at least one approved means for notification of the fire department and their only duty shall be to perform constant patrols of the protected premises and keep watch for fires.

(vw) Section 903 Automatic Sprinkler System of said code is hereby amended by deleting the following exceptions.

Section 903.2.10

Section 903.2.11.3, exception #1 and #2 only

Section 903.4, exceptions #1 and #3 only

(wx) Section 903.2 of said code is hereby amended by adding the following paragraphs:

Any building or individual suite in a multitenant strip center, having a fire area and/or occupant load greater than that allowed by the code shall be provided with an automatic fire sprinkler system if it is determined that an amount greater or equal to fifty percent (50%) of the properties appraised value is effected by a manmade or natural disaster, including fire.

(xy) Section 903.3.1.2 of said code is hereby amended to provide as follows:

903.3.1.2 NFPA 13R sprinkler systems. Where allowed in buildings of Group R, up to and including four stories in height, automatic sprinkler systems shall be installed throughout in accordance with NFPA 13R. However, sprinkler protection is required in attic spaces, and elevator control rooms of such buildings three or more stories in height.

(yz) Section 903.3.5.1 of said code is hereby amended by adding a second paragraph to provide as follows:

Water supply as required for such systems shall be provided in conformance with the supply requirements of the respective standards; however, every fire protection system shall be designed with a 10-psi safety factor.

(zaa) Section 907.1.3 of said code is hereby amended by adding the following section:

907.1.3.1 Design Standards. All fire alarm systems new or replacement serving fifty (50) or more alarm actuating devices shall be intelligent addressable fire detection systems.

Exception: Existing systems need not comply unless a building remodel or expansion initiated after the effective date of this code, as adopted, causes the total fire area to exceed the square footage of the building in the applicable sections of this code.

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(aabb) Section 907.2 of said code is hereby amended to provide as follows:

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907.2 *Where required—New buildings and structures.* A manual and automatic fire alarm system shall be provided in new buildings and structures other than in Group U occupancies that have a fire area exceeding 5000 square feet in accordance with sections 907.2.1 through 907.2.23. Systems shall be equipped with **at least** one means of automatic activation, and manual activation.

Approved automatic fire detection systems shall be installed in accordance with the provisions of this code and NFPA 72. Devices, combinations of devices, appliances and equipment shall comply with section 907.1.2. The automatic fire detectors shall be smoke detectors, except that an approved alternative type of detector shall be installed in spaces such as boiler rooms where, during normal operation, products of combustion are present in sufficient quantity to actuate a smoke detector.

(bbcc) Section 907.4 of said code is hereby amended by adding a second sentence to provide as follows:

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Manual alarm actuating devices shall be an approved double action type.

(eedd) Section 907.6.5 of said code is hereby amended to provide as follows:

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Section 907.6.5 Monitoring. An approved supervising station in accordance with NFPA 72 fire alarm systems shall monitor all new and existing manual, automatic, or manual and automatic fire alarm system.

(ddecc) Section 912.1 of said code is hereby amended by adding criteria #1 and #2 to provide as follows:

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1. The fire department connection for standpipe systems shall be located remotely.

(eeff) Section 1015.1 of said code is hereby amended by adding #4 to the list of requirements.

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4. Each individual tenant space in a retail strip center shall be provided with a secondary exit door in an approved location, regardless of travel distance or occupant load.

(ffgg) Section 5601.1 of said code is hereby amended by deleting the "exceptions" contained in paragraphs numbered 1 through 4 and adding the following sections:

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5601.1.3 Fireworks. The possession, manufacture, storage, sale, handling and use of fireworks are prohibited within the corporate limits of the city.

The possession, manufacture, storage, sale, handling and use of fireworks are declared to be a nuisance and are prohibited within the area immediately adjacent and contiguous to the city limits and extending outside the city limits for a distance of five thousand (5,000) feet unless such area is within the corporate limits of another municipality.

Exceptions:

Only when approved for fireworks displays, storage and handling of fireworks as provided in section 5601.2.4.2 and 5601.4.

The use of fireworks for approved displays as permitted in section 5608.

(gghh) Appendix table D103.4 of said code is hereby amended to provide as follows:

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Table D103.4. Width should be a minimum of 24 feet for lengths up to 500 feet.

(hhi) Appendix D103.5 of said code is hereby amended to provide as follows:

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Appendix D103.5. Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 24 feet.

“(c) Section 109.3 of said code is hereby amended to provide as follows:

109.3 Violation penalties. Any person, firm, corporation, or other entity who violates a provision of this code or shall fail to comply with any of the requirements thereof or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of a misdemeanor punishable by a fine of not more than two thousand dollars (\$2,000.00). Each day that a violation continues shall constitute a separate offense.”

Section 3. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-47, NFPA 13, NDP 13D, and NFPA 13R Standards for the Installation of Sprinkler Systems, of Article III, Standards for Installation of Fire Sprinkler Systems, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 4. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-48, Amendments to NFPA 13D, of Article III, Standards for Installation of Fire Sprinkler Systems, of Chapter 20 fire Prevention and Protection, in its entirety and replacing it with a new Section 20-48, as follows:

“Sec. 20-48. - Amendments to NFPA 13D.

- (a) Section 3.3.13.2 of NFPA 13 D Is hereby amended by deleting the definition of "Control Valve" and substituting therefore a new definition to provide as follows:

Each system shall have a single control valve arranged to shut off both the domestic system and the sprinkler system, and there shall be a separate shutoff valve for the domestic system only. However, the sprinkler system shall be permitted to have a separate control valve where supervised by a central station or remote station alarm service.”

Section 5. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-94. Established, of Article V. Arson Rewards, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 6. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-95. How Offered, of Article V. Arson Rewards, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 7. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-96. Notice, of Article V. Arson Rewards, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 8. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-97. Payment, of Article V. Arson Rewards, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 9. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Section 20-98. City Officers, of Article V. Arson Rewards, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 10. The Code of Ordinances of the City of Tomball Texas are hereby amended by deleting Article V. Arson Rewards, of Chapter 20 fire Prevention and Protection, in its entirety.

Section 11. All ordinances in conflict or inconsistent with this ordinance are, to the extent of such conflict or inconsistency, repealed.

Section 12. Severability. 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.

Section 123. This Ordinance shall take effect fourteen (14) days from and after its passage and the publication of the caption hereof, as provided by law and the City's Home Rule Charter.

FIRST READING:

READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 6TH DAY OF AUGUST 2018.

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

SECOND READING:

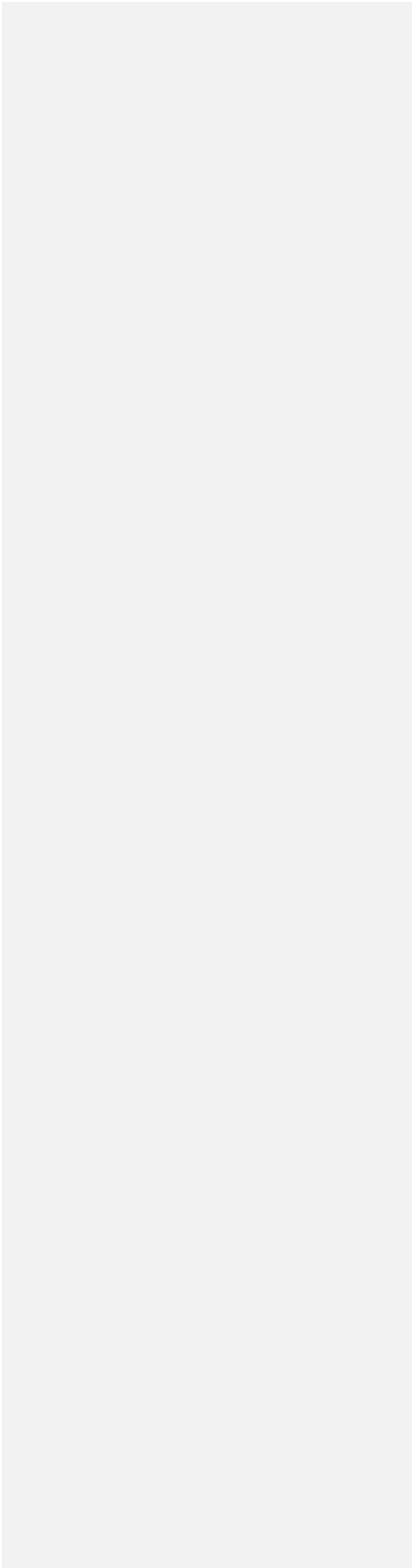
READ, PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 20TH DAY OF AUGUST 2018

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

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary



Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

Authorize Randy Parr, Fire Chief, as Tomball's Representative to TML Municipal Policy Summit, to Make Presentations/Recommendations Supporting the City of Tomball's Values regarding Home-Rule City Legislation

Background:

City Council has been granted authority under the 1913 Texas Home Rule City Legislation to enact legislation for the benefit of the citizens of the city. In certain instances, the State Legislature has taken steps to reduce that authority by amending certain provisions of various state legislation or enacting overarching legislation. The Texas Municipal League is an association that represents Texas cities before the State Legislature and seeks to secure and maintain the authority of Texas cities to govern themselves with minimal interference from the State.

Randy Parr has been selected by TML to serve on their Municipal Policy Summit and would like to make presentations/recommendations supporting the City of Tomball's values regarding home-rule city legislation, including the residential sprinkler issue. **Parr is not requesting or suggesting that the City of Tomball is in support of the adoption of the requirement for residential sprinklers in new homes,** only that cities like Tomball and others be given the option of making the decision locally rather than at the State level.

In 2009, the State Legislature amended Occupations Code Section 1301.551 (dealing with plumbers) to include language restricting the authority of a municipality to adopt the entirety of the International Residential Code (IRC), a national code. Specifically, the amendment stipulated a municipality could not adopt an ordinance requiring the installation of a fire sprinkler system in newly constructed single-family or duplex homes as required by the IRC.

As these sprinkler systems may be viewed as "partnering" with property owners to in an effort to minimize the impact on a city's budget for expanding its fire department to provide services to developing areas outside the response zones of existing fire stations, their use may produce a positive impact on a municipal budget.

This is why the decision on residential sprinklers should be made at the local level. The financial impact of providing fire service is at the local level and any options or alternatives that may be used to assist in controlling that cost should be made locally.

Origination:

Chief Parr

Recommendation:

Authorize Randy Parr as representative to TML Municipal Policy Summit

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

Parr

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
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Regular City Council

Agenda Item

Data Sheet

Meeting Date: August 6, 2018

Topic:

Approve Resolution No. 2018-21, a Resolution of the City Council of the City of Tomball, Texas, Authorizing the City Manager or the Assistant City Manager to Execute and Submit the 2016 Floods Most-Impacted Infrastructure Application for DR-4266 and DR-4269, the Tax Day and Memorial Day Flood incidents that Occurred in 2016

Background:

As a result of the 2016 flood incidents in April and May, the tax day and Memorial Day named incidents, FEMA and the State of Texas made available approximately \$66 million dollars in relief funding for mitigation projects affecting low and moderate income housing. It is anticipated that Tomball will be allocated \$1.58 million dollars toward an approximately \$2 million dollar project that will focus on drainage mitigation in the areas of Lizzie Lane and Persimmon Street.

Origination:

Office of Emergency Management

Recommendation:

Staff recommends approval

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

Parr/Esquivel

ACTION TAKEN

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

Resolution No. 2018-21

Draft of Grant Submission Document

RESOLUTION NO. 2018-21

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TOMBALL,
TEXAS, AUTHORIZING THE CITY MANAGER OR THE ASSISTANT CITY
MANAGER TO EXECUTE AND SUBMIT THE 2016 FLOODS MOST-
IMPACTED INFRASTRUCTURE APPLICATION FOR DR-4266 AND DR-4269,
THE TAX DAY AND MEMORIAL DAY FLOOD INCIDENTS THAT
OCCURRED IN 2016**

* * * * *

WHEREAS, the City of Tomball is in the process of submitting the 2016 Floods Most-Impacted Infrastructure Application for DR-4266 and DR-4269, regarding the 2016 Tax Day and 2016 Memorial Day flood incidents; and

WHEREAS, the Application requires that the Tomball City Council authorize the City Manager or Assistant City Manager to execute and submit the application; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS that the Tomball City Council approves the submission of the 2016 Floods Most-Impacted Infrastructure Application for DR-4266 and DR-4269. Further, the Tomball City Council authorizes the City Manager or Assistant City Manager to execute and submit the application on behalf of the City of Tomball.

PASSED, APPROVED, AND RESOLVED this 6th day of August 2018.

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary



**COMMUNITY DEVELOPMENT &
REVITALIZATION**

**2016 Floods Most Impacted
Infrastructure Application**

**Texas General Land Office
P.O. Box 12873, Austin, Texas 78711-2873
888-893-8937 or 512-475-5000
cdr@glo.texas.gov**

CITY OF TOMBALL

APPLICANT NAME

Harris

COUNTY

Houston-Galveston Area Council

COG/Regional Planning Commission

DR-4266, DR-4269, and/or DR-4272 - 2016

Disaster Declaration Number(s) and Year

Each applicant for Community Development Block Grant Disaster Recovery (CDBG-DR) funding must certify by signing Form SF-424 that local certifications included in the application guide governing this funding have been followed in the preparation of any CDBG-DR program application, and, if funded, will continue to be followed. *(Note: False certification can result in legal action against the jurisdiction).*

Further, by signing the SF-424 and submitting with the application, the signee authorizes the state or any of its duly authorized representatives to verify the information contained therein. Title 18, Section 1001 of the U.S. code states that a person is guilty of a FELONY for knowingly and willingly making false statements to any department of the United States Government.

All applications must be accompanied by a completed and signed Application for Federal Assistance SF-424. OMB Number: 4040-0004. Expiration Date: 10/31/2019. SF424_2_1-V2.1

This form is available on the GLO-CDR website with detailed instructions available in the CDR Application Guide. http://texasrebuilds.org/Documentation/SF424_2_1-Y2.1.pdf or www.TexasRebuilds.org

INTRODUCTION AND INSTRUCTIONS

INTRODUCTION: This Infrastructure application is for the 2016 Floods Most Impacted CDBG-DR funding. It is created to be used for infrastructure activities needed to fulfill an unmet need resulting from the 2016 Floods disaster declaration.

To be eligible for funding, all activities must have disaster-related impact to infrastructure, housing, and economic revitalization in the U.S. Department of Housing and Urban Development (HUD) and State identified most impacted and distressed areas from the DR-4266, DR-4269, and/or DR-4272 disaster declarations of 2016 and allowed under the State of Texas Action Plan for Disaster Recovery. An activity underway prior to a Presidential disaster declaration will not qualify unless the disaster impacted the project.

Once disaster-related impact to infrastructure, housing, and economic revitalization in the HUD and State identified most impacted and distressed areas has been established, Applicants are required to provide sufficient detail about each proposed project to identify the National Objective, the population that will receive benefit, the estimated costs and materials needed, the projected schedule to completion, any potential environmental impact, and other details specific to the type of project involved. **Please be thorough in completing this application to ensure prompt review.**

Applicants are encouraged to develop these recovery projects in a manner that considers an integrated approach to housing, fair housing obligations, economic revitalization, and overall community recovery. The Applicant must document how the proposed project(s) will address long-term recovery and community resilience.

INSTRUCTIONS:

1. Complete and sign the SF-424 as indicated above.
2. Complete a Housing or Infrastructure application by selecting below. An application for that type of project will appear. [NOTE: If you select the wrong type of application, uncheck the incorrect box and check the correct selection. If the desired type of application does not appear, you may have to close and reopen the application.]
3. **AUDIT** : If applicable, provide the most recent Single Audit in accordance with 2 CFR Part 200, Subchapter F. Texas General Land Office (GLO) - Community Development and Revitalization (CDR) Staff will review single audit requirements for applicable recipients, who have open contracts with GLO.
4. **ANNUAL FINANCIAL STATEMENTS**: Provide the most recent financial statement prepared in accordance with 2 CFR 200.510. Include a schedule of expenditures and schedule of findings and questioned costs.
5. **KEY STAFF**: Provide the names and contact information for staff that will provide local oversight of the application, the potential contract, and all applicable requirements.
6. Provide **LOCAL PROCUREMENT POLICIES AND PROCEDURES** along with other required documentation.

For detailed application instructions, see the Community Development and Revitalization (CDR) 2016 Floods Application Guide.

DISASTER IMPACT

The proposed project is presumed to have threatened human life, health and safety or posed an imminent threat to human life, health, and/or safety as a result of the declared disaster.

Yes No

1. Damages to the proposed project were unanticipated and beyond the control of the local government.

D

2. The date this situation addressed in this application first occurred:

April 17, 2016

3. Describe the impact of taking no action to repair the damaged facilities:

Flood waters will continue to threaten the lives and properties of residents in the impacted area.

CITIZEN PARTICIPATION PLAN

Did the applicant carry out citizen participation procedures in accordance **with** the Citizen Participation Plan as required by the governing documentation? Refer to your governing Federal Register and Action Plan for specific information regarding Citizen Participation Plans and/or waivers.

Yes No

D

List all opportunities citizens were given to participate in the determination of these needs. [Click the "+" to add events. "X" to remove events.](#)

Opportunity: Public Hearing

Date: June 5, 2017

Opportunity: Community Meeting

Date: Various dates

Date of resolution authorizing application submission: 8/6/2018

COMMUNITY NEEDS ASSESSMENT**DESCRIPTION OF THE DAMAGE**

In this section, provide information about how the declared disaster impacted the community and the overall plan for recovery and resiliency. Descriptions should identify the specific disaster (date and duration), describe how the disaster threatened health and safety in the community, the facilities that were damaged, the current condition of those facilities, and detail of how the specific project will resolve the issue and ensure a more safe and resilient community.

All activities must show documented proof of impact by the declared disaster. CDBG-DR funds must only be used for disaster-related expenses.

1. Describe the specific disaster-related impact to infrastructure, housing, and economic revitalization in the HUD and State identified most impacted and distressed areas (include date and duration), the facilities involved, and the threat that was posed to public health and safety:

67 housing units, mostly in an area of the community identified as low to moderate income, were damaged with several sustaining major damage. The areas were impacted by flooding on April 17-19, 2016 and again on May 22, 2016. Storm drainage systems in the impacted area were overwhelmed by the amount of rain received resulting in flooding of streets, residences and businesses.

2. Describe the current condition of the facilities. Describe any actions taken on the proposed project(s) to address the damage.

Most residences have been restored but a few remain unoccupied due to the amount of damage sustained. The proposed mitigation project has been in a conceptual state since these incidents.

3. List and attach documentation of the specific disaster condition. Provide photos (dated with specific location detail enough to identify the proposed project site(s)), maps, national weather information, FEMA project worksheets, news reports, local declarations, Disaster Summary Outlines (DSO), and any other relevant documentation to provide evidence of the specific damage(s) to the proposed project(s) addressed in this application. For any photos included, provide a map identifying each photo location by number .

In addition to other areas of the City, the 800 and 900 blocks of Lizzie Lane were significantly impacted by the flood conditions experienced both in April and May of 2016. Roadways in the impacted area were impassable and homes were flooded with additional damage caused by falling trees with root systems weakened by the flood conditions. Photos of the conditions with a map indicating the location and direction of the view in the photos are attached. Weather information indicating approximate rainfall amounts in the area is attached. The City of Tomball Disaster Summary Outline is attached. The FEMA representative who conducted field interviews with area residents indicated a copy of the interviews would be forwarded to us but were never received by the City. The proposed project is to mitigate the impact of accumulated storm water runoff in the area.

HOUSING NEEDS ASSESSMENT

Any locality receiving CDBG-DR infrastructure funds must identify and assess their housing needs as part of their recovery plan and indicate how their housing needs are addressed with the proposed infrastructure project. Provide the following information regarding the housing needs assessment.

1. Describe the jurisdiction's current supply of housing units available at affordable rents (Public Housing, Section 8 assisted, Rural Housing Service (RHS) assisted, HOME program assisted, Texas Department of Housing and Community Affairs assisted, Local Housing Development Corp. assisted, etc.).

A schedule indicating the affordable housing inventory is attached

2. Describe past efforts to increase the supply of affordable housing.

The City of Tomball does not have its own Housing Development Corporation but participates with the Southeast Texas Housing Development Corporation in local projects.

3. Describe efforts planned that will increase the supply of affordable housing .

The City's Comprehensive Land Use Plan identifies areas of the city suitable for various types and densities of housing, commercial and industrial development. Completing storm water mitigation projects will open several areas of the city to development including additional opportunities to provide low and moderate income housing units.

4. Describe any instances, within the past 5 years, where the applicant has applied for affordable housing funds and did not receive the funding.

None

5. Describe any instances, within the past 5 years, where the applicant has not accepted funds for affordable housing.

None

6. Describe any current and/or future planned **compliance codes** to mitigate hazard risks.

Currently compliant with the FEMA Flood Plane Elevation and Harris County Texas storm water detention rules and continuously reviewing data to determine if additional local development guidelines need to be strengthened

AFFIRMATIVELY FURTHERING FAIR HOUSING

Any locality receiving CDBG-DR funds must certify that it will affirmatively further fair housing. Using the drop-down box below, identify the activities already achieved to affirmatively further fair housing, and those new activities to be undertaken if an award is made by CDBG-DR and when that activity will be complete. Localities should be aware that, in the event of funding, these fair housing efforts will be monitored. Other activities may be eligible, and the applicant may contact GLO-CDR to determine eligibility.

What methods and criteria were used to prioritize the projects in the application, including affirmatively furthering fair housing?

The area in question has experienced repetitive flooding from storm incidents over the past several years. During the last two years, new roadways and drainage systems have been completed and planned that have extended the city's main storm water collectors and outfalls to where a localized drainage project connecting the impacted area to the collector system is feasible.

Fair Housing Activity(ies)		
Assisting Housing Projects that are racially mixed		
Date Achieved on 30, 2017	To Be Complete By	
Assisting Fair Housing groups		
Date Achieved on 1, 2006	To Be Complete By	

0

LIST OF UNMET NEEDS

Taking into consideration the disaster-related impact to infrastructure, housing, and economic revitalization in the HUD and State identified most impacted and distressed areas described, citizen participation responses, and the assessment of housing and affirmatively furthering fair housing, provide a list (in priority order) of all the disaster-related needs still unmet from the 2016 events.

Use the+ to add a line. Use X to delete a line as needed.

Completion of the local storm water connection project, for the impacted area, to a collector and outfall system to mitigate future flood incidents from rain.

Applicants must develop their community recovery projects in a manner that considers an integrated approach to housing, fair housing obligations, infrastructure, economic revitalization, and overall community recovery. Consideration of long-term planning processes is also highly encouraged. Disaster recovery presents communities with unique opportunities to examine a wide range of issues including (1) housing quality and availability, (2) road and rail networks, (3) environmental issues, (4) the adequacy of existing infrastructure, (5) opportunities for the modernization of public facilities and the built environment, (6) the development of regional and integrated systems, and (7) the stimulation of the local economy impacted by the disaster.

Applicants must provide a brief description of how the project addressed in this application form part of an integrated approach to recovery.

Describe the applicant's overall recovery plan and how the project addressed in this application further that plan. Include information about how the project will specifically address the long-term recovery and restoration of housing in the most impacted and distressed areas. Also, include how the community will be more resilient against future disasters as a result of these projects.

The Persimmon drainage improvements from Lizzie Lane to Medical Complex project has been selected to assist with recovery to an future protection of the low and moderate income housing inventory located in the impacted area of the city. Numerous homes along Lizzie Lane and Blackshear to the north were heavily damaged during the two 2016 rain incidents affecting Harris County, Texas. The Harris County Regional All-Hazard Mitigation Plan identifies goals that "implement property protection measures to reduce the effects of natural hazards throughout the county, including measures that reduce or eliminate repetitive loss occurrences" and "investigate and implement a range of structural projects that will reduce the effects of natural hazards on public and private property throughout the county". The City of Tomball, a signatory to the Harris County Regional All-Hazards Mitigation Plan, currently has a master drainage plan that is consistent with these goals and identifies the needs of the major drainage areas for the City. Several projects are under construction based on the master drainage plan.

These projects provide the major outfalls for drainage however, the smaller, more localized drainage areas need projects to connect them to the major outfalls. The local drainage area of Lizzie Lane does not have a developed outfall connection. This project will connect the drainage channel south of Lizzie Lane to the M118 drainage facilities, alleviating the flooding incidents in the area. The M118 drainage facilities consist of storm sewer, open channel and a detention pond. Currently the City and the local Economic Development Corporation are developing the design and acquiring the right-of-way necessary to extend a road (Medical Complex Drive) and related storm water drainage facilities that will be the connecting point for this project's access to a detention facility. When completed, the local drainage area along Lizzie Lane will assist in the long-term recovery of the area by providing a drainage system that will perform under the current standards, protecting the restored housing in the area and creating additional residential development opportunities in the area. The project will also address the resiliency by providing the necessary drainage outfall and detention during future significant rain incidents, lessening the impact of these future incidents.

This grant request will assist in providing funding for the Lizzie Lane/South Persimmon connection to the area's major out fall project (M118).

All applicants are required to follow the procurement process guidelines set forth in 2 CFR §200.318-§200.326 for grant administration, environmental, and engineering services if using CDBG-DR funds to pay third-party vendors for those services.

Along with this application, applicants must provide a copy of local procurement policies and procedures.

Yes No

1. Has the applicant chosen to use a third-party **administrator** to administer the proposed project?

D
Yes No

If Yes, will the vendor also provide **environmental** services?

DD

If Yes to either question, and the vendor has been procured, provide the vendor's name, phone, and email.

If Yes, but the vendor has not been procured, adhere to 2 CFR §200.318-§200.326 regulations in the procurement process with each application.

Company Name			
Contact Name		Phone	
Email			

2. Has the applicant chosen to use a third-party **environmental services provider** to ensure environmental compliance for the proposed project?

Yes No
D

If Yes, and the vendor has been procured, provide the vendor's name, phone, and email.

If Yes, but the vendor has not been procured, adhere to 2 CFR §200.318-§200.326 regulations in the procurement process with each application.

Company Name	<u>Not selected</u>		
Contact Name		Phone	
Email			

3. Has the applicant chosen to use a third-party **engineer** to perform **engineering services** for the proposed project?

Yes No

D

If Yes, and the vendor has been procured, provide the vendor's name, phone, and email.

If Yes, but the vendor has not been procured, adhere to 2 CFR §200.318-§200.326 regulations in the procurement process with each application.

Company Name	<u>launda Corporation</u>		
Contact Name	<u>[Kyle Bertrand</u>	Phone	<u>[2s t-974-2822</u>
Email	<u>[kbe rtrand@g und acorp.com</u>		

FUNDING INFORMATION

NOTICE: Any and all funds expended toward a CDBG-DR award are subject to ALL rules and regulations governing the award.

FEMA Coverage

Any and all FEMA funds received for benefit of any project proposed in this application must be fully disclosed and detailed to ensure the best cross-agency coordination and that duplication of benefit does not occur.

If yes, provide all relevant FEMA project worksheets, FEMA project type, and evidence of funds committed/received/expended on the proposed project. Also, explain why funds are needed above and beyond the FEMA funding. Any project that sustained direct damage must have applied for FEMA Public Assistance.

rgio

2. Is this project a proposed FEMA funding match?
If Yes, include information in the specific Project Detail section and in the Budget Table on Table !.

Yes No
D

Insurance Coverage

Any and all insurance proceeds received for benefit of any project proposed in this application must be fully disclosed and detailed to ensure that funds are used most efficiently and that duplication of benefit does not occur .

1. Did the applicant have insurance coverage on the proposed project?

Yes No
D

If yes, provide the information below. (If more than one insurance company/claim, include here or attach additional information.)

Insurance company:

Amount claimed/received for the project:

2. If the applicant had insurance coverage, but a claim was not filed, explain below.

Other Funding

Any and all funds identified for use on any project proposed in this application must be fully disclosed and detailed to ensure accuracy in the budget and that a duplication of benefit does not occur.

1. Are local or other funds available to address the proposed project in whole or in part?

Yes No
D

If Yes, report all sources of funding and the amount available. (If additional space is needed, attach pages.)

2. Disclose source(s) and use(s) of non-CDBG-DR funds. Use "+" to add additional sources. Use "x" to remove that line.

Source of Funds	Amount	Use of Funds
City of Tomball General Fund Research	\$466,741.00	Right-of-Way acquisition and construction

0

3. What other state and/or federal agencies has the applicant contacted concerning funding for the proposed project, and what were the results?

None

Financial Interest

1. Are there any persons/entities with a reportable financial interest to disclose?

Yes No
D

interest. Include as appropriate for Grant Administration, Environmental, and/or Engineering. This form can be found at www.TexasRebuilds.org. QI& or <http://tex.asrebui ds.org/Documents /A503 %20Financia l%? 01nterest%20Repon .pdf>

PROJECT DETAIL, a TABLE 2, and a PROJECT SCHEDULE must be completed for every proposed project.

A project is defined as a discrete combination of: entity (i.e., city or county), activity (i.e., water, sewer, etc.), beneficiary population, and national objective. A site is defined as a discrete location for activities within a project. A project can have one or more sites. For example, one water project that consists of three generators throughout a city consists of three sites, one for each generator.

Each Project Detail must provide sufficient information to clearly identify the proposed project, define the location, indicate whether acquisition (i.e. real property, easements or rights-of-way) is required, clearly describe the scope of work, specify the populations who will receive benefit from the project, identify environmental assessment information, and outline funding detail to include any non-CDBG-DR funds to be used.

1. Select the txne ofQroject QroQosed:		
Flood and Drainage Facilities		
2. Provide a title for the proposed project.		
NOTE : For the title, the spelling and capitalization of the project title and any associated site number(s) identified in the application must be consistently used throughout the application to ensure clear identification of each project and site number. e.g., a project title of "Green Acres, Site 3" here should appear as "Green Acres, Site 3" at every other reference in this application. A reference to some other title such as "green acres subdivision" or "#3 Green Street" elsewhere in the appl ic ation could cause delays in the eligibility review process.		
Project Title:	azard Mitigation Project-S. Persimmon Drainage Improvements from Lizzie Lane to Medical ComplexJ	
3. Provide a physical address and the approximate GPS coordinates (in decimal degrees) for each proposed site along with project and beneficiary maps.		
If the proposed project includes only one site, include the physical address and the GPS coordinates (in decimal degrees) for the site.		
If the proposed project does not have a physical address, provide a site description.		
If the proposed project includes more than one site, start with Site #1 from the drop-down list and use the+ button to add additional sites.		
Use sequential numbering for additional sites.		
For proposed work involving a length of road, ditch, channel, etc., use the approximate midpoint coordinates for latitude and longitude, but identify the entire length of the proposed work and the assigned site number on the project map. Identify these type of sites in the application by completing the On-From-To fields. For instance, "On Main Street From Sycamore Street To Elm Street."		
Attach project/site and beneficiary map(s) as described in the Application Guide.		
Use the X button to remove a site as needed .		
Site#D	Ph)'sical Address or Site DescriQtion	Beginning at the drainage channel south of the intersection of Lizzie Lane and S. Persimmon Road and continuing south along S. Persimmon to Medical Complex (Agg) Road
From:	!The intersection of Lizzie Lane and S. Persimmon	To: jThe intersection of S. Persimmon and Medical Complex (Agg) Road
Latitude	30.09328	Longitude -95.599613
Construction Completion Method: Contract		
Provide a detailed description of the scope of work proposed. For proposed work involving a length of road, ditch, channel, etc., report the scope of the project in linear feet (If).		
Beginning at the drainage channel south of Lizzie Lane and S. Persimmon Road, construct an open channel approximately 1000' along the western side of S. Persimmon, construct a cross culvert under the roadway and continue an additional 3000' along the eastern side of S. Persimmon. Proposed improvements are contained within existing right-of-way of the City of Tomball or will need to be acquired .		

Choose one National Objective being met and provide justification of the beneficiary identification method used to meet that National Objective.

cgj 1. Activities benefiting low-to-moderate income persons.

Method(s) used to determine the beneficiaries:

LMI Area Benefit: ☒ LMI Housing Activity: ☒ LMI Limited Clientele: ☒ LMI Jobs: ☒

D 2. Prevention/Elimination of Slums or Blighted areas. ☒ Area Basis ☐ OSpot Basis

Has the proposed project area been officially designed as a slum or blighted area?

Yes No

☒

If yes, what conditions are present in the area to designate and qualify the area as a slum or blighted area?

Describe the boundaries of the slum or blighted area. (Do not use this field to document the Census Tract / Block Group data.)

Enter the percentage of deteriorated buildings/properties in the area at the time it was designated a slum or blighted area.
[Enter value as a decimal number. Example: .2526 = 25.26%]

If the activity qualifies for CDBG-DR assistance on the basis that public improvements throughout the area are in a general state of deterioration, enter a description of each type of improvement in the area and its condition at the time the area was designated a slum or blighted area.

Enter the year the area was designated as a slum or blighted area. If the period during which such designations are valid has lapsed, the applicant entity must re-evaluate and re-designate the area.

cgj 3. Urgent Need

Do the existing conditions pose a serious and immediate threat to the health or welfare of the community?

Yes No

☒

Were the existing conditions officially identified by the applicant as being of urgent need within 18 months of the 2016 event?
If yes, provide that documentation.

Yes No

☒

Is the applicant able to finance the project on their own? Or are other sources of funding available?

Yes No

☒

Provide justification of the beneficiary identification method used to meet this National Objective:

The City of Tomball Office of Emergency Management reviewed median household income information obtained from the Census Bureau through the USA.com website to analyze the individual Census Blocks and Census Block Groups within each area impacted by the flooding to determine the applicability of the low to moderate income designation for each effected area.

The Census Block Group, which includes the impacted area, is misleading as it combines high income and expensive housing located north of Zion Road and north of Main Street with the low income areas along Lizzie Lane and Blackshear south of Main Street. The individual Census Block for the impacted area consists only of low to moderate income residents.

Activities and projects assisted by CDBG-DR are subject to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601 *et seq.*) ("URA") and section 104(d) of the HCD Act (42 U.S.C. 5304(d)) (Section 104(d)). The implementing regulations for the URA are at 49 CFR part 24. The regulations for Section 104(d) are at 24 CFR part 42, subpart C.

For the purpose of promoting the availability of decent, safe, and sanitary housing in response to the 2016 Floods, HUD has waived the following URA and Section 104(d) requirements for subrecipients:

- a. One-for-one replacement.
- b. Relocation assistance.
- c. Arm's length voluntary purchase.
- d. Rental assistance to a displaced person.
- e. Tenant-based rental assistance.
- f. Moving expenses.
- g. Optional relocation policies.

Does the project require acquisition of property, purchase of easements, relocation, or any other activity requiring compliance with URA outside the listed waived activities? Yes No

D

If yes, has acquisition of the project site(s) been completed, in progress, or will need to be acquired?

Select acquisition status: **D** Previously Acquired **D** Acquisition in Progress **[Z]** To be Acquired

Describe the type and purpose of all acquisition (easements, real property, etc.) associated with the proposed project. For acquisitions "Previously Acquired" or "Acquisition in Progress," include detailed information and supporting documentation to ensure compliance with all URA, 42 U.S.C. § 4601 *et seq.* and environmental review processes.

The project will require the acquisition of some amount right-of-way from individual landowners to use to construct the drainage system. The amount of such

D

PERMITS AND ADDITIONAL PROJECT INFORMATION

1. Does the project require any Federal, State, or other **permits, approvals, or waivers** to complete the proposed work? Yes No

(i.e. Texas Department of Transportation, Texas Commission on Environmental Quality, U.S. Army Corps of Engineers, etc.)

D

If yes, describe the type and purpose of each permit and its association with the proposed project. Provide a copy of each permit already executed.

Permit Type: **J**

Purpose of Permit:	
--------------------	--

2. Does the project require any type of ratified, legally binding **agreement** between the applicant and any other entity to provide continual operation upon completion? (i.e. Memoranda of Understanding, Interlocal Agreements, etc.) Yes No

D

If yes, describe the type and purpose of each agreement and its association with the proposed project. Provide a copy of each agreement already executed or drafted.

Agreement Type:

Purpose of Agreement:	
-----------------------	--

(CCN) for the target area proposed in the application? If not, provide written documentation from the Public Utility Commission of Texas (PUC) verifying the application has been filed.

ENVIRONMENTAL SPECIFIC INFORMATION

All funded applications MUST comply with federal regulations regarding environmental clearance before funds will be released.

NOTE: An Environmental Exemption form providing clearance for planning and administration activities must be attached.

1. What is the current status of the project?	☒ Not yet begun	☐ In progress	☐ Completed
2. Will the assistance requested have any negative impact(s) or effect(s) on the environment?	☒ YES ☐ NO		
3. Is the proposed project likely to require an archaeological assessment?	☒ YES ☐ NO		
4. Is the proposed site listed on the National Register of Historic Places?	☐ YES ☐ NO		
5. Is the project in a designated flood hazard area or a designated wetland? If Yes, attach a map showing the FIRM and/or list permitting requirements in "Other Project Approvals Required" below.	☒ YES ☐ NO		
7. Is any project site located in a known critical habitat for endangered species?	☐ YES ☒ NO		
8. Is any project site a known hazardous site?	☐ YES ☐ NO		
9. Is any project site located on federal lands or at a federal installation?	☐ YES ☐ NO		
10. What level of environmental review is likely needed for this project/site?	Environmental Assessment		

Provide any additional detail or information relevant to Environmental Review :

The City feels it would be prudent to obtain information regarding potential contaminated soil conditions from ranching/farming activities as well as hydrocarbon exploration and production activities.

TABLE I - CONTRACT BUDGET AND BENEFICIARY IDENTIFICATION

Provide comprehensive budget information to include construction, engineering, acquisition, environmental services, and administrative costs. Also include all other funds (FEM A, insurance, local, etc.) committed to the completion of the project(s).

A *project* is defined as a discrete combination of: entity (i.e., city or county), activity (i.e., water, sewer, etc.), beneficiary population, and national objective. A *site* is defined as a discrete location for activities within a project. A project can have one or more sites.

BUDGET TABLE:

Project Title:	Total Benes	LMI Benes	LMI %	CDBG-DR Construction	CDBG-DR Engineering	CDBG-DR Acquisition	CDBG-DR Environmental	CDBG-DR Admin	Total CDBG-OR q\1C\$1	Other Fwids	Activity Total
# D Hazard Mitigation Project- S. Persimmon D'li	0	0	0.00%	\$358,401.1		\$1,226.99...	\$0.00	\$0.00	\$1,588,396.0	\$466,747.1	\$2,052,143.0
SUMMARY TOTALS:	0	0	0.00%	\$358,401.00		\$1,226,99 S.C	\$0.00	\$0.00	\$1,588,396.0	\$466,747.00	\$2,052,143 C

Beneficiary Identification Method(s) Per Project:

D Project Title: Hazard Mitigation Project - S. Persimmon Drainage Improvements from Lizzie Lane to Medical Complex (Agg Road)

HUD National Objective: Benefiting low- and moderate- (LIM) income persons

Select One Benefit Type: ☐ City-wide Benefit ☐ County-wide Benefit ☐ Area Benefit ☐ Direct Benefit

Select Beneficiary Identification Method:

D SURVEY: An approved TxCDBG survey was used to identify the beneficiaries for this activity.

HUD LMISD information was used to identify the beneficiaries for this activity.

The required Census or Texas State Data Center map has been provided.

Provide the number of beneficiaries identified through each of the following methods for this activity:

TxCDBG Survey: 0 HUD LMISD: 0 Area Benefit: 0 Housing Activity: 0 Limited Clientele: 0

Race	# Non-Hispanic Beneficiaries	# Hispanic Beneficiaries	Total Activity Beneficiaries
Black African American	53	21	74
White	9	0	9
Other Multi-Racial	13	0	13
Gender	Total Males	Total Females	Total Benes
	39	36	75

REQUIRED - Census Geographic Area Data Identify the census tract and block group(s) in which the project will take place										County Code	
										201	
Census Tract 16:dlgu	01	02	03	04	05	06	07	08	09	10	
555 01		D	D	D	D	D	D	D	D	D	

TABLE 1- BUDGET JUSTIFICATION OF RETAIL COSTS

Project Title: **Hazard Mitigation Project - S. Persimmon Drainage Improvements from Lizzie Lane to Medical Complex (Agg Road)**

Eligible Activity: Flood and Drainage Facilities					HUD Activity #: 5	
Materials/Facilities/Services	\$/Unit	Unit	Quantity	Construction	Acquisition	Total
Right of Way Aquisition	\$5.50	SF	223,090	\$1,226,995	\$0	\$1,226,995
Excavating	\$19.35	CY	11,871	\$229,704	\$0	\$229,704
8' x 8' RCB	\$1,500.00	LF	60	\$90,000	\$0	\$90,000
24" RCP	\$200.00	LF	300	\$60,000	\$0	\$60,000
24" - 4:1 set	\$2,000.00	EA	10	\$20,000	\$0	\$20,000
Headwall	\$20,000.00	EA	2	\$40,000	\$0	\$40,000
Hydromulch	\$3,000.00	AC	5	\$15,364	\$0	\$15,364
Consultant - Engineering	\$174,000.00	LS	1	\$174,000	\$0	\$174,000
Consultant - Surveying a	\$82,080.00	LS	1	\$82,080	\$0	\$82,080
Re-establish drives, fences, relocate utilities	\$) 14,000.00	LS	1	\$114,000	\$0	\$114,000
				\$2,052,143	\$0	\$2,052,143

1. Identify and explain the annual projected operation and maintenance costs associated with the **proposed** activities.

Mowing of the right-of-way containing the open ditch and removing silt and build-up of material in the drainage ditch. These costs will be added to the City of Tomball annual operating budget.

2. Identify and **explain an** special engineering activities.



David Esquivel
 Signature of Registered Engineer/Architect Responsible For Budget Justification:

Jul 27, 2018

+1 (281) 290-1415

Date:

Phone Number

PROJECT SCHEDULE

A schedule must be provided for each project. Highlight the projected length in months for each phase by clicking on the desired months. If a phase is not applicable, leave it blank. Projects are expected to be completed within 24 months following execution of the contract between the applicant and the GLO. Provide any comments regarding the schedule that may be helpful.

Project Title: **Hazard Mitigation Project - S. Persimmon Drainage Improvements from Lizzie Lane to Medical Complex (Agg Road)**

Eligible Activity: Flood and Drainage Facilities

HUD Activity #:

5

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
Professional Procurement	●	●																							
Environmental Review																									
Construction								●	●	●	●	●	●	●	●	●	●	●							
Engineering Design			●	●	●	●	●	●	●	●	●	●													
Construction																			●	●	●	●			
Closeout Completion																							●	●	
Extended Activity																								●	●

Comments: Environmental review is not anticipated since the limits of the project is located adjacent to existing road and ditch facilities.

[Click here to ADD ANOTHER Project Schedule](#)

[Click here to REMOVE this Project Schedule](#)

LOCAL CERTIFICATIONS

Every Application must be signed by the authorized signatory. By signing this application, the signee authorizes the state or any of its duly authorized representatives to verify the information contained herein. It should be noted that 18 USC § 1001 states that any person who (1) knowingly or willfully falsifies, conceals, or covers up by any trick, scheme, or device of material fact, (2) makes any materially false, fictitious, or fraudulent statement or representation; or (3) makes or uses any false writing or document knowing the same to contain any materially false fact, fictitious, or fraudulent statement or is a federal offense and punishable under the law. Title 18, Section 1001 of the U.S. code states that a person is guilty of a FELONY for knowingly and willingly makes false statements to any department of the United States Government.

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Uu nllcnllno for Federal M Ulsnm1:Stun<mrdr oem 42 4 (SH 241

Each applicant must comply with the provisions of the National Environmental Policy Act (NEPA), the Council on Environmental Quality (CEQ) regulations, the requirements set forth in title 24 of the Code of Federal Regulations (CFR) part 58, and applicable GLO-CDR policy directives. All applicable federal and state laws, including environmental, labor (Davis-Bacon), procurement procedures and contract requirements of 24 CFR 2003.18 -200.326, and civil rights requirements apply to the use of these funds. Each applicant certifies, in compliance with the requirements presented in Volume 81, Number 224 of the Federal Register effective November 28, 2016, that:

- a. It has in effect and is following a residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the CDBG-DR program;
- b. It is in compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by part 87;
- c. It will comply with the acquisition and relocation requirements of the Uniform Act (URA), as amended, and implementing regulations at 49 CFR part 24, except where waivers or alternative requirements are provided for in the Federal Register notice.
- d. It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 USC 1701u), and implementing regulations at 24 CFR part 135.
- e. It is following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105 Public Participation Plan as it pertains to local government administration of CDBG-DR funds, or 91.115 Public Participation Plan as it pertains to State administration of CDBG-DR funds, as applicable (except as provided for in notices providing waivers and alternative requirements for this grant). Also, each Unit of General Local Government (UGLG) receiving assistance from a state grantee must follow a detailed citizen participation plan that satisfies the requirements of 24 CFR 570.486 (except as provided for in notices providing waivers and alternative requirements for this grant).
 - 1) Funds will be used solely for necessary expenses related to disaster relief, long-term recovery, restoration of infrastructure and housing, and economic revitalization in the most impacted and distressed areas for which the President declared a major disaster in 2016 pursuant to the Robert T. Stafford Disaster Relief and Emergency Assistance Act of 1974 (42 USC 5121 *et seq*) related to the consequences of the 2016 flood events.
- f. The grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d) and the Fair Housing Act (42 U.S.C. 3601 -3619) and implementing regulations, and that it will affirmatively further fair housing.
- g. It has adopted the following policies:
 - 1) A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
 - 2) A policy of enforcing applicable state and local laws against physically barring entrance to or exit from a facility or location that is the subject of such non-violent civil rights demonstrations within its jurisdiction.
- h. It will not use CDBG-DR funds for any activity in an area identified as flood prone for land use or hazard mitigation planning purposes by the state, local, or tribal government, or delineated as a Special Flood Hazard Area in FEMA's most current flood advisory maps, unless it also ensures that the action is designed or modified to minimize harm to or within the floodplain, in accordance with Executive Order 11988 and 24 CFR part 55. The relevant data source for this provision is the state, local, and tribal government land use regulations and hazard mitigation plans and the latest issued FEMA data or guidance, which includes advisory data (such as Advisory Base Flood Elevations) or preliminary and final Flood Insurance Rate Maps.
- i. Its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K, and R.
- j. It will comply with applicable laws.
- k. It will comply with the environmental requirements presented in 24 CFR Part 58.

Date

[Aug 1, 2018]

Printed Name

[David Esquivel, PE]

Title

[Assistant City Manager]

Email

[di:squivel@tomball.tx.gov]

Phone Number

+1 (281) 290-1415

Authorized Signature

f

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l.,,

City of Tomball

Harris

DR-4266, DR-4269, and/or DR-4272 - 2016

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Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 6, 2018

Topic:

Reappoint Presiding Municipal Court Judge, Brett Peabody, for an Additional Two-Year Term.

Background:

Presiding Municipal Court Judge Brett Peabody was appointed in October 2014, to fill the remaining two-year term of Judge Andrea Walker, following her resignation. Judge Peabody has been a tremendous asset to the court, and he has assisted the Court Administrator both modernize and improve court practices and procedures.

Judge Peabody is a part-time employee of the City, but his position requires Council reappointment for an additional two-year term.

Origination:

Robert S. Hauck, City Manager

Recommendation:

It is recommended that Brett Peabody be reappointed as Presiding Municipal Court Judge for an additional two-year term.

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

Robert S. Hauck

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

Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 6, 2018

Topic:

Reappoint Grant Stevens as Chief Prosecutor for the Tomball Municipal Court, for an Additional Two-Year Term

Background:

On November 18, 2014, Mr. Stevens was appointed to fill the vacancy created when his predecessor resigned to accept a position with the Grimes County District Attorney’s Office.

During the past four years, Mr. Stevens has provided excellent service as our Chief Prosecutor and his philosophy meshes well with the values of our community.

Origination:

Robert S. Hauck, City Manager

Recommendation:

Appoint Grant Stevens as Chief Municipal Court Prosecutor.

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

Robert S. Hauck

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

Regular City Council
Agenda Item
Data Sheet

Meeting Date: August 6, 2018

Topic:

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

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

Background:

Origination:

City Manager

Recommendation:

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

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