
Capital Improvement Projects Advisory Committee Impact Fee & Project Update

December 2023



Agenda

- Impact Fees
 - Current Adopted Impact Fees effective November 2024
- Capital Improvement Projects
 - Overview & Status of Current Projects
 - Overview of Complete Projects



Updated Impact Fees

Water and Wastewater Impact Fees				
<i>Living Unit Equivalents (LUEs)</i>	<i>Water Meter Size</i>	<i>Water Impact Fee</i>	<i>Wastewater Impact Fee</i>	<i>Total Fees</i>
1.0	¾ inch	\$6,618	\$8,069	\$14,687
1.6	1 inch	\$10,588	\$12,910	\$23,498
5.3	1.5 inch	\$35,075	\$42,765	\$77,840
6.6	2 inch	\$43,678	\$53,255	\$96,933
13.3	3 inch	\$88,019	\$107,317	\$195,336
26.6	4 inch	\$176,038	\$214,635	\$390,673
53.3	6 inch	\$352,739	\$430,077	\$782,816
90.0	8 inch	\$595,620	\$726,210	\$1,321,830
166.6	10 inch	\$1,102,558	\$1,344,295	\$2,446,853



Current Projects Impact Fee Funded



Grand Parkway Elevated Storage Tank

Impact Fee Funded

- Description:
 - As agreed upon in the Development Agreement for Lovett Industrial, the City will construct a 1.0MG Elevated Storage Tank (EST) and approximately 500LF of 16-inch water line to connect the existing 12-inch line near the site location
- Progress
 - Project is fully underway with the entire pedestal constructed. Next steps will be to construct the bowl, install all piping and paint the tower with a new City of Tomball logo.



S. Persimmon Water Line Extension

Impact Fee Funded

- Description:
 - Replace the existing deteriorating 6-inch water line along S. Persimmon from Lizzie Lane to Sutton Lane.
 - The replacement line will tie into the new water line extension for the Medical Complex project.
- Progress:
 - Contract has been awarded to ISJ Underground Utilities, LLC for a total contract amount of \$305,970.
 - The project is 90% complete, will be completed before February 2024



Rudolph Road Water & Sanitary Sewer Line Extension

Impact Fee Funded

- Description:
 - Extend the sanitary sewer line from near Zion Road to Texas Prospects Baseball Academy.
 - Plans and specifications are completed, pending bid with water line in 2023.
 - Extend the water line from Hufsmith Road to Zion Road, upsizing to an 8-inch line.
- Progress:
 - Project will start in February 2024 and be completed in Summer of 2024



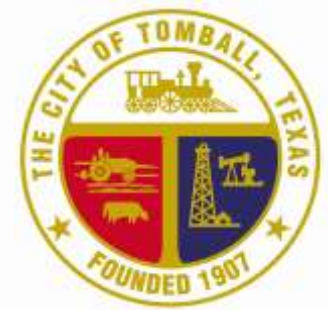
Impact Fee Fund Balances

- Fund Balances (as of September 31, 2023)
 - Fiscal Year transfers for impact fee funded projects have not been made

Water	Sanitary Sewer	Drainage
\$5,663,399	\$4,706,189	\$1,441,601



Current Projects Bond Funded



Pine Street Elevated Storage Tank Rehabilitation

Bond Funded

- Description:
 - Rehabilitation of the exterior of the Pine Street Elevated Storage Tank based on the inspection performed in 2020.
 - Project is based on the recommendations in the inspection, to maintain TCEQ standards and integrity of the tank.
- Progress
 - Project will start in late January, early February 2024 with a 12 week completion time frame



East Water Plant – Phase I

Bond Funded

- Description:
 - The Water Master Plan completed in 2018, identified needed improvements to the City's water distribution system that would help the City serve anticipated future water demand.
 - Recommendation included construction of a new water plant, referred to as the East Water Plant, to be located near Hufsmith-Kohrville.
- Progress:
 - Design consultants have been working on the preliminary design and assisting staff with the site location.
 - Staff is working to finalize details for the selected sites
 - Two sites have been finalized. More details will be provided at the next meeting



FM 2920 Lift Station Improvements

Bond Funded

- Description:
 - The FM 2920 Lift Station project is part of the effort to extend capacity of the wastewater collection system on the south and west sides of the City. The current FM 2920 Lift Station does not have the capacity for future development needs and our consultant is evaluating alternatives to expanding the lift station or consolidating by designing a gravity line.
- Progress:
 - Design consultants have identified all feasible alternatives and staff is finalizing the properties that will be impacted by the project.



Current Projects Grant Funded



Jerry Matheson Park Revitalization

Grant & City Funded

Description:

The City will be completing a revitalization of Jerry Matheson Park to include the installation of Pickleball Courts, a splashpad with features, walking trail and new playground equipment. Additionally, upgrades will be completed on the existing pool, baseball field and tennis courts.

The City has been selected to receive a grant from Texas Parks and Wildlife for \$750,000 to assist in the completion of the revitalization

- Additional funding sources include: Tomball Economic Development Corporation, Tomball Regional Health Foundation & HCA-Tomball



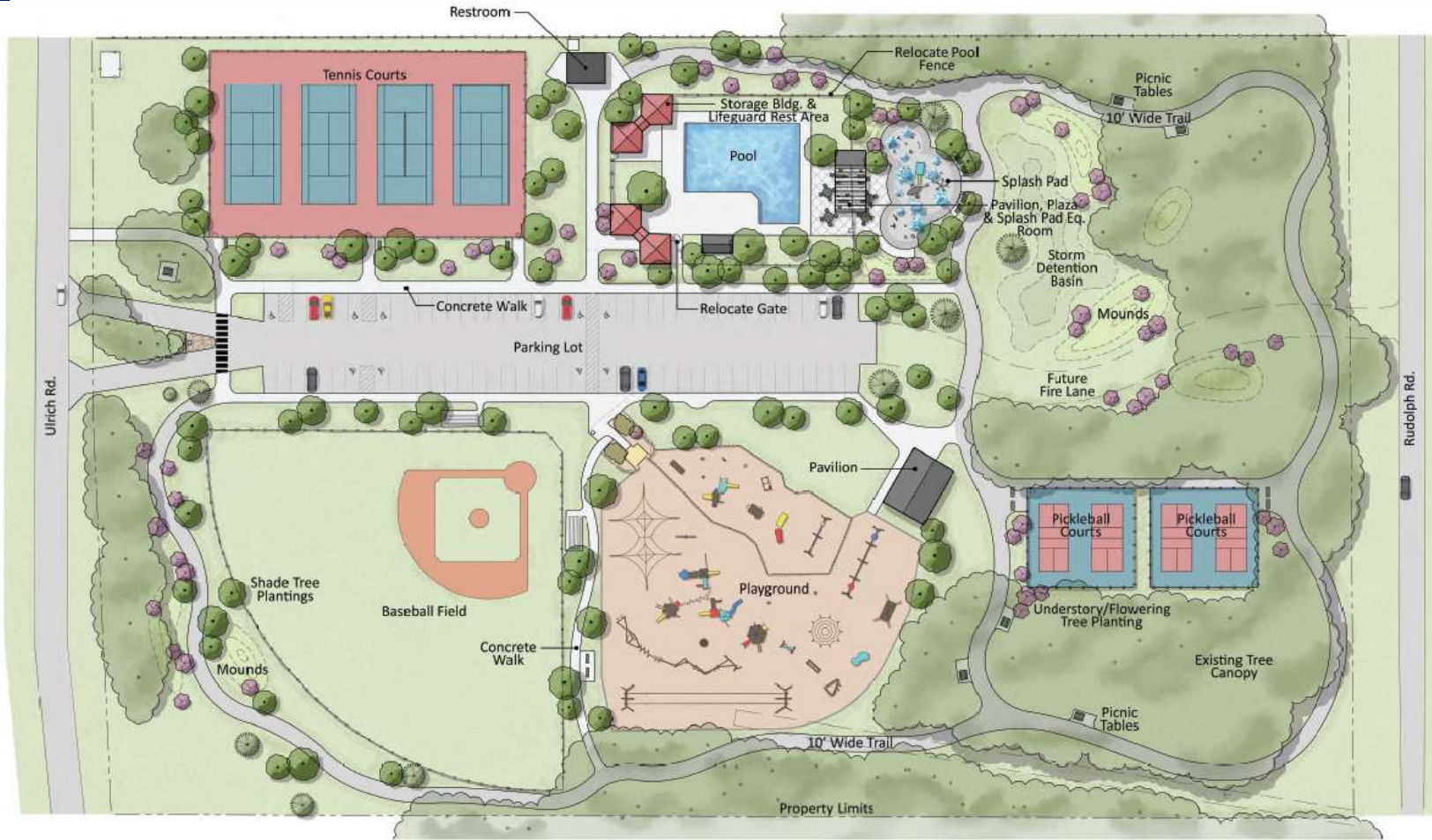
Jerry Matheson Park Revitalization

Progress:

- Playground equipment has been installed, and reopened to the public.
- Council has approved the purchase of the splashpad, tentative completion is Fall of 2023.
- The Project has started with a completion timeframe of Summer 2024
 - Pickleball Courts - Started
 - Baseball Netting - Complete
 - Drainage and Dirt Work - Started
 - Pool recoating and new fencing – Pool renovations Complete, Fencing has Started
- Working with Harris County Precinct 4 to develop and Interlocal Agreement for the installation of the walking trails, with the City reimbursing material.



Jerry Matheson Park Revitalization



Current Projects Enterprise Funded



Wastewater & Water Master Plan Update and Impact Fee Update

- Description:
 - Update the Wastewater Master Plan, adopted in 2017, and Water Master Plan, adopted in 2018, based on the increased development in the City. The plans will also update the City's existing hydraulic models, and develop updated capital improvement projects for 5-year, 10-year, and 25-year planning periods.
 - Update to the water and wastewater impact fees as required by Chapter 395 of Texas Local Government Code.
- Progress:
 - Complete



Questions?

