

Capital Improvement Projects Advisory Committee Impact Fee & Project Update

June 10, 2024



Agenda

- Impact Fees
 - Current Adopted Impact Fees
- 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 |

Impact Fees Effective December 4, 2023



Current Projects Impact Fee Funded



Grand Parkway Elevated Storage Tank

Impact Fee Funded

- Description:
 - Construction of a 1.0MG Elevated Storage Tank (EST) and 16-inch water line to connect to the existing 12-inch line near the site location.
 - As agreed in the Development Agreement for Lovett Industrial, this project is funded 50% by the developer.
- Progress
 - The bowl has been constructed and raised and the logo placement is pending. Project is anticipated to be completed October 2024.
- Project Cost:
 - Current Cost:
 - Engineering: \$499,000
 - Construction: \$5,178,000
 - Miscellaneous: \$3,550
 - **Current Project Cost: \$5,680,550**



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:
 - Construction has been completed and is the closeout phase with final payment pending.
- Final Project Cost:
 - Engineering: \$139,256.84
 - Construction: \$347,739.00
- **Total Project Cost: \$486,995.84**



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.
 - Extend the water line from Hufsmith Road to Zion Road, upsizing to an 8-inch line.
- Progress:
 - Project has been completed and is pending project closeout and final payment.
- Final Project Cost:
 - Engineering: \$132,313.03
 - Land Acquisition Services: \$18,834.76
 - Land Acquisition: \$43,185.73
 - Construction: \$576,283.00
 - Miscellaneous (survey): \$22,620.50
- **Total Project: \$795,437.02**



16" Water Line Hufsmith Road

Impact Fee Funded

- Description:
 - Extend the 16" water line along E. Hufsmith from the drainage channel west to N. Cherry Street/Ulrich Road.
- Progress:
 - Contract has been issued for design. Survey has begun and coordination with BNSF for the railroad crossing is underway.
- Project Cost:
 - Current Cost:
 - Engineering: \$346,382
 - Estimated Project Cost
 - Construction: \$2,210,000
- **Estimated Project Cost: \$2,556,382**



Impact Fee Fund Balances

- Fund Balances (as of March 31, 2024)
 - Fiscal Year transfers for impact fee funded projects have not been made

| Water | Sanitary Sewer | Drainage |
|----------------|----------------|----------------|
| \$5,929,184.59 | \$6,137,426.93 | \$1,738,522.49 |



Current Projects Bond Funded



Pine Street Elevated Storage Tank Rehabilitation

Bond Funded

- Description:
 - Rehabilitation of the exterior of the Pine Street Elevated Storage Tank.
 - Project is based on the recommendations from the inspection completed in 2022 and to maintain TCEQ standards and integrity of the tank.
- Progress
 - Construction has been completed and is the closeout phase with final payment pending.
- Final Project Cost:
 - Engineering: \$73,943.00
 - Construction: \$219,333.31
- **Total Project Cost: \$293,276.31**



East Water Plant

Bond Funded

- Description:
 - Design and construction of a new water plant, referred to as the East Water Plant, based on recommendations from the Water Master Plan completed in 2018.
- Progress:
 - Design consultants are conducting required testing on the identified site on Lizzie Lane.
 - Design is currently at 30%.
- Project Cost:
 - Current Cost:
 - Engineering: \$2,606,076.00
 - Land Acquisition Services: \$9,286.19
 - Estimated Project Cost
 - Construction: \$16,435,000
 - **Estimated Project Cost: \$19,050,362.19**



Baker Drive Water Plant

Bond Funded

- Description:
 - Design and construction of a new water plant at the City's existing property located on Baker Drive, based on recommendations from the Water Master Plan.
- Progress:
 - Design has been completed and bid is pending. Bid opening is scheduled for July 18, and award by City Council for August 5.
- Project Cost:
 - Current Cost:
 - Engineering: \$1,849,087.00
 - Estimated Project Cost
 - Construction: \$8,329,000.00
 - **Estimated Project Cost: \$10,178,087**



FM 2920 Lift Station Improvements

Bond Funded

- Description:
 - Design and construction of a gravity sanitary sewer line from the current location of the FM 2920 Lift Station to the South Wastewater Treatment Plant thus alleviating the need for the current lift station.
- Progress:
 - Design is currently 90% complete and is scheduled to be bid in July.
- Project Cost:
 - Current Cost:
 - Engineering: \$2,224,809.65
 - Land Acquisition Services: \$77,646.28
 - Land Acquisition: \$8,076.80
 - Estimated Project Cost
 - Construction: \$12,770,000
 - **Estimated Project Cost: \$15,080,532.73**



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.
- The splashpad is nearing completion and should be open to the public by mid-June.
- Pickleball Courts are 90% complete and should be open to the public by mid-June.
- Pool renovations completed and new fencing is pending.
- Working on an Interlocal Agreement with Harris County Pct. 4 for the construction of the walking trails.

• Project Cost:

• Current Cost:

- Engineering: \$129,968.00
- Architecture: \$3,600.00
- Construction: \$1,982,048.12
- Miscellaneous: \$8,870.00

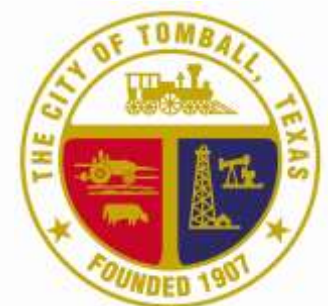
• Estimated Project Cost

- Walking Trails: \$200,000.00
- Miscellaneous Equipment: \$20,000.00
- Miscellaneous Services: \$25,000.00

• **Estimated Project Cost: \$2,369,486.12**



Jerry Matheson Park Revitalization



Questions?

