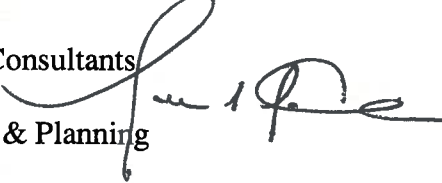


CITY OF TOMBALL
MEMORANDUM

Date: June 16, 2009
To: Owners / Developers / Consultants
From: Mark A. McClure, P.E. 
Director of Engineering & Planning
City of Tomball
Re: **Living Unit Equivalent (LUE) Calculations for Development**

Water service demand is expressed in living-unit-equivalents (LUE), which forms the basis for establishing equivalency among and within various customer classes. Each single-family home is served by a three-quarters-inch meter, which serves as the basis of connection and establishes the LUE. Presently, the City is operating under a 370 gallons per day (gpd) demand for each LUE (reference Infrastructure Master Plan and Impact Fee Determination 2007-2017). The Master Plan reviewed total capital costs, equating cost per LUE for water and wastewater. City of Tomball, Ordinance No. 2009-12, amending section 156 Schedule of Maximum Capital Recovery fees of Chapter 82, establishes said fees per LUE.

The Engineering & Planning (E&P) Department has adopted the attached “discharge criteria sheet” to be utilized for a determination of LUE associated with all development, except residential. Note that the “discharge criteria sheet” provides for a service unit equivalent (SUE), which equates to 315 gpd. The designer will be required to convert to the 370 gpd LUE basis. For example, a Hotel, Motel type of development has a SUE of 0.251000 per room. Assuming the Hotel, Motel has a proposed design of 100 rooms, the development will have an impact of 25.1000 SUEs. The designer shall convert the SUEs to LUEs, as shown in the following example:

Convert by ratio:

$$\frac{315}{370} = \frac{25.1000}{X}$$

Solve for X:

$$370 \times 25.1 = 315 \times (X)$$

Therefore X:

$$= \frac{370 \times 25.1}{315} = \underline{\underline{29.48 \text{ LUEs}}}$$

The LUE determination shall be included in table form and shown on the “utility plan”, included as part of the site plan submittal. The cost per LUE fee is posted at the Permits Office and will be calculated at the time of permit application. (Note that the Master Plan and the demand rate per LUE is subject to periodic required updates.)

- Cc:* Jan Belcher, City Manager
Doris Speer, City Secretary
Monica Kohlenberg, Director of Finance
David Kauffman, Director of Public Works
Dave Allen, Building Official
Julie Stafford, Utility Billing Supervisor



CITY OF TOMBALL
DEPARTMENT OF ENGINEERING & PLANNING
DISCHARGE CRITERIA SHEET

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Type of Development	Service Unit Equivalency (SUE)
Bakery	0.000700 per Sq Ft
Barber Shop, General	0.480000 per Bowl
Barber Shop, Supercuts	0.240000 per Bowl
Beauty Shop	0.480000 per Bowl
Bowling Alley	0.635000 per Lane
Car Repair	0.000160 per Sq Ft
Carwash, Tunnel, Self Serve	6.350000 per Carwash
Carwash, Tunnel, w/ Attendant	31.430000 per Carwash
Carwash, Wand Type, Self Serve	1.220000 per Carwash Bay
Church	0.003200 per Seat
Club, Tavern or Lounge	0.031700 per Occupant
Convenience Store	0.000200 per Sq Ft
Country Club	0.320000 x Members, .08 x Guest
Day Care Center	0.031700 per Occupant
Dormitory	0.286000 per Bed
Fire Station	0.286000 per Capita
Funeral Home	2.140000 per Service
Gas Station w/ Carwash	9.350000 per Station
Gas Station w/out Carwash	1.750000 per Station
Grocery Store, 5,000-28,999 Sq Ft	0.000260 per Sq Ft
Grocery Store, 29,000+ Sq Ft	0.000700 per Sq Ft
Health Club	0.001210 per Sq Ft
Homeless Shelter	0.105000 per Bed
Hospital	0.635000 per Bed
Hotel, Motel w/ kitchenettes	0.430000 per Room
Hotel, Motel	0.251000 per Room
Manufacturing	0.000160 per Sq Ft
Mobile Home Park	0.880000 per Space
Modeling Studio	2.890000 per Studio
Nursing Home	0.286000 per Bed
Office	0.000335 per Sq Ft
Photo Store, One Hour Processing	3.175000 per Store
Post Office, Excluding Dock	0.000254 per Sq Ft



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CITY OF TOMBALL
DEPARTMENT OF ENGINEERING & PLANNING
DISCHARGE CRITERIA SHEET

Type of Development	Service Unit Equivalency (SUE)
Prison	0.290000 per Capita
Racquetball Club	0.510000 per Court
Recreational Vehicle Park	0.238100 per Vehicle
Residence, Apartment w/ Washer/Dryer	0.714000 per Unit
Residence, Apartment w/out Washer/Dryer	0.635000 per Unit
Residence, Condominium	0.714000 per Unit
Residence, Single Family	1.000000 per Unit
Duplex	2.000000 per Duplex
Triplex	3.000000 per Triplex
Residence, Townhouse	1.000000 per Unit
Restaurant, Fast Food (Burger, Chicken, Etc.)	0.002500 per Sq Ft
Restaurant, Full Service/Dining/Bar Area	0.006000 per Sq Ft
Retail	0.000223 per Sq Ft
School, High	0.047600 per Seat
School, Others, Non-Residential	0.031700 per Seat
School, Others, Residential	0.317000 per Capita
Service Center	0.000160 per Sq Ft
Shopping Center; Mixed Tenants (New >150,000 Sq Ft Centers Only)	0.000900 per Sq Ft
Skating Rink	0.015900 per Capita
Stadium	0.010000 per Seat
Swimming Pool	0.015900 per Swimmer
Theater, Drive Inn	0.015900 per Space
Theater, Indoor	0.015900 per Seat
Toilet	0.254000 per Toilet
Transportation Terminal	0.015900 per Passenger
Warehouse	0.000096 per Sq Ft
Washateria	0.914000 per Machine

Note 1: 1 Service Unit Equivalent (SUE) = 315 Gallons per Day/1 Living Unit Equivalent (LUE) = 370 Gallons per Day

Note 2: Should a type of development not appear on the above, the requestor shall propose an equivalent development for E&P review and acceptance.

Note 3: Calculations & assumptions shall be summarized and included on the utility plan submitted as part of permit / site plan submittal process.

BUILDING PERMIT FEES

CAPITAL RECOVERY FEES PER CITY OF TOMBALL ORDINANCE 2009-12

Effective June 1, 2009 – May 31, 2010*

<u>LUE'S</u>	<u>WATER METER SIZE</u>	<u>WATER</u>	<u>SEWER</u>	<u>TOTAL</u>
1.0	3/4"	\$ 1,162.98	\$ 1,446.57	\$ 2,609.55
2.5	1"	\$ 2,907.45	\$ 3,616.43	\$ 6,523.88
5.0	1 1/2"	\$ 5,814.90	\$ 7,232.85	\$ 13,047.75
8.0	2"	\$ 9,303.84	\$ 11,572.56	\$ 20,876.40
10.0	2" TURBINE	\$ 11,629.80	\$ 14,465.70	\$ 26,095.50
16.0	3"	\$ 18,607.68	\$ 23,145.12	\$ 41,752.80
24.0	3" TURBINE	\$ 27,911.52	\$ 34,717.68	\$ 62,629.20
25.0	4"	\$ 29,074.50	\$ 36,164.25	\$ 65,238.75
42.0	4" TURBINE	\$ 48,845.16	\$ 60,755.94	\$ 109,601.10
50.0	6"	\$ 58,149.00	\$ 72,328.50	\$ 130,477.50
92.0	6" TURBINE	\$ 106,994.16	\$ 133,084.44	\$ 240,078.60
80.0	8"	\$ 93,038.40	\$ 115,725.60	\$ 208,764.00
160.0	8" TURBINE	\$ 186,076.80	\$ 231,451.20	\$ 417,528.00
115.0	10"	\$ 133,742.70	\$ 166,355.55	\$ 300,098.25
250.0	10" TURBINE	\$ 290,745.00	\$ 361,642.50	\$ 652,387.50
330.0	12" TURBINE	\$ 383,783.40	\$ 477,368.10	\$ 861,151.50

NOTE: ALL NEW DEVELOPMENT OR CHANGE IN USE WILL BE REQUIRED TO CALCULATE THE LIVING UNIT EQUIVALENT (LUE) AND PAY THE GREATER VALUE BETWEEN THE MINIMUM METER SIZE IMPACT FEE OR THE CALCULATED LUES.

* REFER TO SCHEDULE OF MAXIMUM CAPITAL RECOVERY FEES FOR INCREASE IN FEES BASED ON EFFECTIVE DATE.

SCHEDULE OF MAXIMUM CAPITAL RECOVERY FEES

		Effective: June 1, 2009	Effective: June 1, 2010	Effective: June 1, 2011	Effective: June 1, 2012
Water:	Per LUE	\$1,162.98	\$1,218.36	\$1,273.74	\$1,329.12
Wastewater:	Per LUE	\$1,446.57	\$1,515.46	\$1,584.34	\$1,653.23

Drainage effective June 1, 2009:

M118 per acre	\$6,023.90
M121E per acre	\$6,828.71
M121W per acre	\$4,985.14
M125 per acre	\$ 574.40