

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



**MONDAY, OCTOBER 7, 2019
6:00 P.M.**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, October 7, 2019 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 Bill Haygood – Tomball United Methodist Church

3.0 Pledges to U. S. and Texas Flags

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 - GC, 551.042.]*

5.0 Reports and Announcements:

- October 12, 2019 – **“Zomball in Tomball”**
- October 19, 2019 – **Freight Train Food Truck Festival at the Depot**
- October 26, 2019 – **9th Annual Tomball Bluegrass Festival** – 12:00 Noon-6:00 p.m.
- November 9, 2019 – **“Depot Day”** – 10:00 a.m.-5:00 p.m., a **National Model Railroad Month Celebration at the Depot - Tomball**
- November 16, 2019 – **Tomball Holiday Parade**
- Reports by City staff and members of council about items of community interest on which no action will be taken:
 - * Mike Baxter – Report on the Success of **GroovFest ’19 at the Depot**
 - * Billy Tidwell – Report on the success of **National Night Out**

6.0 Approve the Minutes of the following meetings:

- September 16, 2019 Regular Tomball City Council Meeting
- September 23, 2019 Special Joint Tomball City Council and Tomball Economic Development Corporation Meeting
- September 30, 2019 Special Tomball City Council Meeting

7.0 Old Business:

- 7.1 Adopt, on Second Reading, Ordinance No. 2019-20, an Ordinance of the City of Tomball, Texas, Extending the City Limits of Said City to Include All of the Territory Within Certain Limits and Boundaries and Annexing to the City of Tomball All of the Territory Within Such Limits and Boundaries; Approving a Service Plan for All of the Area Within Such Limits and Boundaries; Containing Other Provisions Relating to the Subject; and Providing a Savings and Severability Clause (*Being 9.493 Acres of Land Situated in the C. Goodrich Survey, Abstract No. 305 in Harris County, Texas and Being a Part of That Certain Tract of Land Described in the Deed to Merenco Realty, Inc. Recorded in Harris County Clerks File No. 20130384778, Official Public Records of Real Property of Harris County, Texas, (O.P.R.R.P.H.C.T.), which is Part of that Certain 606.1394 Acre Tract of Land Described in the Deed to Merenco Realty, Inc. [an Undivided One-Half Interest] Recorded in Harris County Clerks File No. T693301, O.P.R.R.P.H.C.T. - Merenco Tract*)
- 7.2 Adopt, on Second Reading, Ordinance No. 2019-21, an Ordinance of the City of Tomball, Texas, Setting the Tax Levy of \$0.341455/\$100 Value Assessed for the Year 2019 on All Taxable Real and Personal Property Located in the City of Tomball, Texas; Providing for Penalty, Interest, and Additional Penalty on Taxes Not Timely Paid; and Providing Other Matters Relating to the Subject
- 7.3 Adopt, on Second Reading, Ordinance No. 2019-22, an Ordinance of the City of Tomball, Texas Adopting the Tomball Comprehensive Plan, as an Update to the First Comprehensive Plan – Vision 2030, Providing an Overview of Existing Conditions, Demographics and Socioeconomic Characteristics; Analyzing Community Input; Providing Maps Describing Proposed Future Land Uses; Establishing Goals, Recommendations, Implementation Strategies; and Providing for Severability

8.0 New Business Consent Agenda:

- 8.1 Approve Resale Deed for Property acquired by Foreclosure Tax Sale in Cause No. 1998-28226, styled *City of Tomball, et al vs. Morris, Anna*, said Property being described as: Lot No. 23, Block No. 103, Tomball, Located in Harris County Texas and Being More Particularly Described in Volume 359, Page 318 of the Deed

Records of Harris County, Texas, HCAD Acct No. 035-281-004-0023, to Robert and Jill Carr, in the Amount of \$2,000.00; Located at 0 Moore Street, Tomball

- 8.2 Approve Resale Deed for Property acquired by Foreclosure Tax Sale in Cause No. 1998-28227, styled *City of Tomball, et al vs. Johnson, T. H.*, said Property being described as: Lot No. 33, Block No. 103, Tomball, Located in Harris County Texas and Being More Particularly Described in Volume 1008, Page 47 of the Deed Records of Harris County, Texas, HCAD Acct No. 035-281-004-0033, to Robert and Jill Carr, in the Amount of \$2,000.00; Located at 0 Moore Street, Tomball
 - 8.3 Approve Amended Development Agreement between the City of Tomball and Tomball Timber Trails, LLC, Amending the Original Development Agreement Approved by Council on November 5, 2018, to Include Paving as a Reimbursable Cost (TPID 8 - Timber Trails Subdivision)
 - 8.4 Approve Amended Development Agreement between the City of Tomball and Brown Road, LLC, Amending the Original Development Agreement Approved by Council on May 14, 2019, to Include Paving as a Reimbursable Cost (TPID 9 - Tomball Heights Subdivision)
 - 8.5 Approve Resolution No. 2019-35, a Resolution of the City Council of the City of Tomball, Texas, Stating that the City of Tomball Has No Objections to the Application by HVM BP Tomball Cong., LLC for the Rehabilitation of the Elderly Designated Multi-Family Housing Development Known as The Village Apartments
- 9.0 New Business:
- 9.1 Presentation and Discussion regarding the Adoption of Updated Impact Fees for Water and Wastewater, in Accordance with Chapter 395, Texas Local Government Code; Making Other Findings and Providing Details Related Thereto
 - Conduct Public Hearing on Amendment of Land Use Assumptions, Capital Improvements Plan and Impact Fees
 - Adopt, on First Reading, Ordinance No. 2019-24, an Ordinance of the City of Tomball, Texas, Adopting Impact Fees for Water and Wastewater Facilities; Defining Certain Terms; Providing for the Assessment and Collection of Such Impact Fees; Containing Other Provisions Relating to the Subject; and Providing for Severability
 - 9.2 Conduct Public Hearing to Consider Proposed Assessments against Grand Junction Section One Properties in the City of Tomball Public Improvement District Number Seven, Established by City Council Resolution No. 2018-08 (TPID 7 – Grand Junction Subdivision)

- 9.3 Adopt, on First Reading, Ordinance No. 2019-25, an Ordinance of the City Council of Tomball, Texas, Approving the Service and Assessment Plan for the City of Tomball Public Improvement District Number Seven (TPID 7 – Grand Junction Subdivision)
- 9.4 Adopt, on First Reading, Ordinance No. 2019-26, an Ordinance of the City Council of Tomball, Texas, Levying an Assessment Against Section One Properties within the City of Tomball Public Improvement District Number Seven (TPID 7 – Grand Junction Subdivision); and Making Certain Findings Related Thereto
- 9.5 Adopt on First Reading, Ordinance No. 2019-23, an Ordinance Amending the Code of Ordinances of the City Council of the City of Tomball, Texas, by Repealing Chapter 36 – Solid Waste, in Its Entirety and Adopting a New Chapter 36 – Solid Waste; Providing for Severability; and Making Other Provisions and Findings Related Thereto
- 9.6 Approve Resolution No. 2019-28, a Resolution Declaring the Intention of the City of Tomball, Texas, to Institute Proceedings to Annex Certain Territory; Describing Such Territory; Setting the Date, Time, and Place for Public Hearing at which All Interested Parties shall have an Opportunity to be Heard; Providing for Publication of Notice of Such Public Hearing; and Directing Preparation of a Municipal Service Plan for the Territory Proposed to be Annexed (*Being a 0.8684-acre (37,827 square feet) tract of land out of and part of TOMBALL OUTLOT 477, according to the map or plat thereof recorded in Volume 2, Page 65 of the Harris County Map Records, in the Jesse Pruett Survey, Abstract No. 629, Harris County, Texas, said 0.8684 acre tract being all of that certain 1.00 acre tract described in deed recorded under Harris County Clerk's File No. 20100242691, save and except a 0.1423 acre tract called Parcel 10 for the widening of Hufsmith-Kohrville Road right-of-way*) [22526 Hufsmith-Kohrville]
- 9.7 Approve Resolution No. 2019-39, a Resolution of the City of Tomball, Texas, Amending the Municipal Court Fees and the Garbage and Trash Collection/Disposal Service Rates in the Master Fee Schedule for Fiscal Year 2019-2020
- 9.8 Approve Resolution No. 2019-40, a Resolution of the City Council of the City of Tomball, Texas Approving a Development Agreement Relating to the Raburn Reserve Public Improvement District Project (TPID 10)
- 9.9 Approve Resolution No. 2019-41, a Resolution of the City Council of the City of Tomball, Texas, Authorizing and Creating the Raburn Reserve Public Improvement District in the City of Tomball, Harris County, Texas, in

Accordance with Chapter 372 of the Texas Local Government Code; Providing for Related Matters; and Providing an Effective Date (TPID 10)

- 9.10 Approve Resolution No. 2019-42, a Resolution of the City Council of the City of Tomball, Texas, Calling for a Public Hearing on the Addition of Land to the Raburn Reserve Public Improvement District Located within the City of Tomball (TPID 10)
- 9.11 Approve Contract with Oller Engineering, Inc. for Engineering Design and Inspection for Rehabilitation of the North Sanitary Sewer Basin for a Total of \$110,275.00
- 9.12 Approve Interlocal Agreement with Harris County for the Operation and Maintenance of Broussard Community Park and Authorize City Manager to Execute the Agreement

10.0 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 3rd day of October 2019 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 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.