

NOTICE OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**MONDAY, AUGUST 20, 2012
6:00 P.M.**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, August 20, 2012 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 Mike Beasley, Youth Pastor, ChristBridge Fellowship

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.)*

5.0 Presentations:

- Proclamation – August 20, 2012 – **“Texas Peppers Gold – Amateur Softball Association (ASA) Girls Fastpitch 10-Under “A” Southern National Champions - Day”**
- Tomball Police Department – Corporal Swearing-In – Bryan Hill and Brandon Patin

6.0 Reports and Announcements:

- **August 28-31, 2012** – City Pool is Closed for the Season
- **September 1-3, 2012** – City Pool is Open for Labor Day Weekend
- September 8, 2012 – **Second Saturday at the Depot – 6:30 p.m.**
- **September 29, 2012 – Bugs, Brew & Barbecue, VW Show and MusicFest – TBA**
- **Walk Tomball!** – Every Saturday at 8:00 a.m. at the Depot
- Reports by City staff and members of council about items of community interest on which no action will be taken:

7.0 Approve the Minutes of the Following Meetings:

- Special Tomball City Council and Tomball Economic Development Corporation Meeting – August 6, 2012
- Regular City Council Meeting – August 6, 2012

8.0 Old Business:

- 8.1 Approve a Development Agreement between BK 2920, Ltd, the City of Tomball, and the Tomball Economic Development Corporation to Provide Economic Incentives for the Redevelopment of the Four Corners Shopping Center located at 14011 FM 2920, Tomball, Texas 77375
- 8.2 Approve, on Second Reading, Resolution No. 2012-20-TEDC, a Resolution of the City Council of the City of Tomball, Texas, Authorizing and Approving, as a Project of the Tomball Economic Development Corporation, an Economic Development Incentive between the City of Tomball (the “City”), Tomball Economic Development Corporation (the “TEDC”), and BK 2920, Ltd. (the “Developer”), to Expend Funds in Accordance with an Economic Development Agreement to Promote New and Expanded Business Development Associated with the Redevelopment of a Portion of the Four Corners Shopping Center; Containing other Provisions relating to the Subject; and Providing for Severability
- 8.3 Adopt, on Second Reading, Ordinance No. 2012-23, an Ordinance of the City Council of the City of Tomball, Texas, Adopting the Budget for the City of Tomball, Texas, for Fiscal Year 2012-2013; and Authorizing the City Manager to Approve Intra-Departmental (Within the Same Department Only) Transfers of Budgeted Funds; and Amending the Budget for the 2011-2012 Fiscal Year in Accordance with Actual Expenditures; and Providing Other Details Relating to the Passage of This Ordinance
- 8.4 Adopt, on Second Reading, Ordinance No. 2012-24, an Ordinance of the City of Tomball, Texas, Establishing Rates and Charges for Potable Water, Sanitary Sewer, Natural Gas, and Garbage Collection and Disposal Services; Repealing Ordinance No. 2011-20 and All Other Ordinances or Parts of Ordinances Inconsistent or in Conflict Herewith; Providing for an Effective Date; Providing Other Matters Relating to the Subject; and Providing for Severability
- 8.5 Presentation and Discussion of Proposed Chapter 60, Sign Ordinance

9.0 New Business:

- 9.1 Ratify the FY 2012-2013 Budget and Find that the Proposed Tax Rate of \$.341455/\$100 Generates More Property Tax Revenue than the FY 2011-2012 Budget
- 9.2 Set the Dates for Public Hearings on Proposed Tax Rate for 2012

- 9.3 Presentation by Tomball Regional Health Foundation
- 9.4 Appoint/Reappoint Members to the Tomball Regional Health Foundation (Tomball Hospital Authority) for Terms Expiring September 1, 2012
- 9.5 Appoint Member to the City of Tomball Board of Adjustment to Fill Vacated Position, Term Expiring March 2, 2013
- 9.6 Approve Resolution No. 2012-21, a Resolution of the City of Tomball, Texas, adopting the City of Tomball's Investment Policy, as set forth in the City's Administrative Policy No. 13, entitled "Investment Policy".
- 9.7 Consideration to approve **COMPREHENSIVE PLAN CASE P12-456**: Request by Joel C. English, on behalf of Mustafa Mandviwala, to amend the City's Comprehensive Plan by altering the Future Land Use of approximately 1.28 acres of land, legally described as Tract 1, Meadow Lark Hill, unrecorded, within the City of Tomball, Harris County, Texas, generally located on the southwestern corner of Michel Road and Johnson Road, from High Density Residential to Employment/Office.
- Conduct a Public Hearing on **COMPREHENSIVE PLAN CASE P12-456**
 - Adopt, on First Reading, Ordinance No. 2012-25, an Ordinance of the City of Tomball, Texas, Amending Its Comprehensive Plan by Changing the Future Land Use Classification of Approximately 1.28 Acres of Land, Legally Described as Tract 1, Meadow Lark Hill (Unrecorded), within the City of Tomball, Harris County, Texas, from High Density Residential to Employment/Office; said Property being Generally Located on the Southwestern Corner of Michel Road and Johnson Road; Providing for the Amendment of the Comprehensive Plan 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
- 9.8 Consideration to approve **ZONING CASE P12-457**: Request by Joel C. English, on behalf of Mustafa Mandviwala, to amend the City's Comprehensive Zoning Ordinance by rezoning approximately 1.28 acres of land, legally described as Tract 1, Meadow Lark Hill, unrecorded, within the City of Tomball, Harris County, Texas, generally located on the southwestern corner of Michel Road and Johnson Road, from the Duplex Residential District to the Commercial District.
- Conduct a Public Hearing on **ZONING CASE P12-457**
 - Adopt, on First Reading, Ordinance No. 2012-26, an Ordinance of the City of Tomball, Texas, Amending Its Comprehensive Zoning Ordinance by Changing the Zoning District Classification of Approximately 1.28 Acres of Land, Legally Described as Tract 1, Meadow Lark Hill (Unrecorded), Within The City Of Tomball, Harris County, Texas, From the Duplex Residential District to the Commercial District; said Property being Generally Located on the Southwestern Corner of Michel Road and Johnson Road; 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

- 9.9 Approve the Rank Structure for the Tomball Full-Time Firefighter Positions
- 9.10 Approve Interlocal Cooperation Agreement between the City of Tomball and the Tomball Independent School District for Use of Contraband Detection Canine within TISD Campuses
- 9.11 Discussion regarding Regulation of Left-Turns on FM 2920 During Specific Hours
- 9.12 Discussion and Possible Action to Appoint a Committee to Investigate the North Harris County Regional Water Authority (NHCRWA) Fee Currently Being Charged to the City of Tomball Resident
- 9.13 Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):
 - Adopt, on Sec. 551.072 – Deliberations Regarding Real Property

10.0 Adjournment

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 16th day of August 2012 by 6:00 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, CMC

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.