

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



MONDAY, APRIL 20, 2020

6:00 P.M.

Notice is hereby given of a meeting of the Tomball City Council, to be held on Monday, April 20, 2020 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

- 1.1 **IN ACCORDANCE WITH ORDER OF THE OFFICE OF THE GOVERNOR ISSUED MARCH 16, 2020, THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR APRIL 20, 2020, 6:00 P.M., AT 401 MARKET STREET, TOMBALL, TEXAS, 77375. IN ORDER TO ADVANCE THE PUBLIC HEALTH GOAL OF LIMITING FACE-TO-FACE MEETINGS (ALSO CALLED "SOCIAL DISTANCING") TO SLOW THE SPREAD OF THE CORONAVIRUS (COVID-19), THERE WILL BE LIMITED PUBLIC ACCESS TO THE LOCATION DESCRIBED ABOVE. THIS MEETING AGENDA AND THE AGENDA PACKET ARE POSTED ONLINE AT <https://tomballtx.gov/Archive.aspx?AMID=38>; A RECORDING OF THE MEETING WILL BE MADE AND WILL BE AVAILABLE TO THE PUBLIC IN ACCORDANCE WITH THE OPEN MEETINGS ACT UPON WRITTEN REQUEST.**

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location): +1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US - Meeting ID: 910 0276 0984. The public will

be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

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.]*

5.0 Reports and Announcements

- Reports by City staff and members of Council about items of community interest on which no action will be taken:

6.0 Approve the Minutes of the April 6, 2020 Regular Tomball City Council Meeting

7.0 New Business:

- 7.1 Consideration to approve **Zoning Case P20-056**: Request by the City of Tomball to amend Section 50-116 (Supplemental regulations) of the Tomball Code of Ordinances by allowing schools to utilize temporary buildings.
- Conduct Public Hearing on **Zoning Case P20-056**
 - Adopt, on First Reading, Ordinance No. 2020-08, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Code of Ordinances by amending section 50-116 (Supplemental regulations) by amending section 50-116(i)(8) “Temporary buildings shall be permitted for denominational schools and public school districts with the following conditions” and adding a new section 50-116(k) “Temporary buildings for schools”; 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.
- 7.2 Award IGPA Contract Number 19-03DP, for the Buildout of the Restrooms at Wayne Stovall Sports Complex, to B & C Constructors, L.P., in the Amount of \$59,182.44
- 7.3 Award Contract for E&P Project 2020-10018 Pine Street Water Well Rehabilitation to C-C Water Services, LLC in the Amount of \$129,890.00
- 7.4 Approve Resolution No. 2020-12, a Resolution of the City of Tomball, Texas,

Amending the Garbage and Trash Collection/Disposal Service Rates in the Master
Fee Schedule for Fiscal Year 2019-2020

8.0 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 April 2020 by 5:00 p.m., and remained posted for at least 72 continuous hours proceeding the scheduled time of said meeting.

Doris Speer

Doris Speer
City Secretary, TRMC

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 feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.

Regular City Council
Agenda Item
Data Sheet

Meeting Date: April 20, 2020

Topic:

- Led by Pastor Bill Haygood – Tomball United Methodist Church

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

Regular City Council
Agenda Item
Data Sheet

Meeting Date: April 20, 2020

Topic:

- Reports by City staff and members of Council about items of community interest on which no action will be taken:

Background:

Origination:

Recommendation:

Party(ies) responsible for placing this item on agenda:

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

Regular City Council
Agenda Item
Data Sheet

Meeting Date: April 20, 2020

Topic:
Approve the Minutes of the April 6, 2020 Regular Tomball City Council Meeting

Background:

Origination:
City Secretary

Recommendation:
Approve

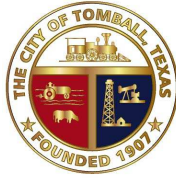
Party(ies) responsible for placing this item on agenda:
City Secretary

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Draft Minutes of the April 6, 2020 Regular Tomball City Council Meeting

MINUTES OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**MONDAY, APRIL 6, 2020
6:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for April 6, 2020, 6:00 p.m., at 401 Market Street, Tomball, Texas, 77375, via video/telephone conference.

- 1.0 Mayor Fagan (in person) called the meeting to order at 6:06 p.m., having established a quorum. Members present:

Councilman Ford (via video)
Councilman Stoll (via video)
Councilman Degges (via video)
Councilman Townsend (in person)
Councilman Klein Quinn (via video)

Others present:

City Manager – Robert Hauck (in person)
Assistant City Manager – David Esquivel (via video)
City Secretary – Doris Speer (in person)
City Attorney – Loren B. Smith (via video)
Paralegal – Layla Walker (via video)
Fire Chief – Randy Parr (via video)
Marketing Director – Mike Baxter (via video)
Finance Director – Glenn Windsor (via video)
Director of Community Development – Craig Meyers (via video)
Police Officer-Investigations – Cleo Thomas (in person)
Executive Director-TEDC – Kelly Violette (via video)

- 2.0 The invocation was led by Mayor Pro Tem Townsend.

- 3.0 Pledges to U. S. and Texas Flags were led by Robert Hauck.

- 4.0 The following public comments were received:

Jake Kelly - advised that his company is available to
22227 Singleleaf, 77375 assist the City of Tomball – Bison ProFab

- 5.0 Reports and Announcements:

- April 10, 2020 – *Good Friday* – City offices closed

- April 6-11, 2020 – **Tomball Annual Spring Clean-Up and Chipping Week**
- Reports by City staff and members of council about items of community interest on which no action will be taken:
 - Robert Hauck provide an update regarding the City of Tomball’s activities and responses to the current coronavirus pandemic.

6.0 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to approve the Minutes of the March 16, 2020 Special Joint Tomball City Council and Tomball Economic Development Corporation Meeting, the March 16, 2020 Regular Tomball City Council Meeting, and the March 20, 2020 Special Tomball City Council Meeting

Motion carried unanimously.

7.0 Old Business:

7.1 Motion was made by Councilman Ford, second by Councilman Townsend, to adopt, on Second Reading, Ordinance No. 2020-06, an Ordinance of the City of Tomball, Texas, Amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by Granting a Conditional Use Permit (CUP) to CCJ Collaborations LLC to Operate a “Distillation of Liquors, Spirits, Etc. (Brewery)” Facility; Said Property being Approximately 4.65 Acres of Land Legally Described as Lot 16 Block 1 Tomball Business and Technology Park Lot 5 Replat, Within the City of Tomball, Harris County, Texas, Generally Located on the West Side of South Persimmon Street, North of Spell Road, and is Zoned Light Industrial District; Providing Requirements and Conditions for This CUP; Containing Findings and Other Provisions Relating to the Subject; Providing a Penalty in an Amount Not to Exceed \$2,000 for Violations Hereof; and Providing for Severability. Vote was as follows:

Councilman Ford	<u>Aye</u>
Councilman Stoll	<u>Aye</u>
Councilman Degges	<u>Aye</u>
Councilman Townsend	<u>Aye</u>
Councilman Klein Quinn	<u>Aye</u>

Motion carried unanimously.

8.0 New Business:

8.1 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to approve Resolution No. 2020-11, a Resolution of the City Council of the City of Tomball, Texas, Sponsoring the July 4th Celebration, to be Held in Tomball on Saturday, July 4, 2020, Closing State Highway Business 249 from

Hicks Street to the North Entrance to the Kroger Parking Lot from 12:00 PM until 11:00 PM, and Authorizing the City Manager to Issue a Letter to TxDOT Requesting the Closure of the Designated Portion of State Highway Business 249.

Motion carried unanimously.

- 8.2 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to authorize the City Manager to Execute a Request Letter to TXDOT for the Use of the Detention Pond Behind Lowe's for the Purpose of Launching the July 4th Fireworks Display.

Motion carried unanimously.

- 8.3 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to approve Agreement with Developer for Financial Participation to Construct Public Infrastructure Along South Persimmon Road Where it Fronts Lots 6 and 7 of the Tomball Business and Technology Park Subdivision, Situated in the City of Tomball, Harris County, Texas, as Depicted on a Plat Thereof Recorded in Volume 653, Page 006, of the Real Property Records of Harris County, Texas.

Motion carried unanimously.

- 9.0 Motion was made by Councilman Townsend, second by Councilman Klein Quinn, to adjourn.

Motion carried unanimously.

Meeting adjourned at 6:31 p.m.

PASSED AND APPROVED this the 20th day of April 2020.

Doris Speer, TRMC, MMC
City Secretary

Gretchen Fagan
Mayor

Regular City Council

Agenda Item

Data Sheet

Meeting Date: April 20, 2020

Topic:

Consideration to approve **Zoning Case P20-056**: Request by the City of Tomball to amend Section 50-116 (Supplemental regulations) of the Tomball Code of Ordinances by allowing schools to utilize temporary buildings.

- Conduct Public Hearing on **Zoning Case P20-056**
- Adopt, on First Reading, Ordinance No. 2020-08, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Code of Ordinances by amending section 50-116 (Supplemental regulations) by amending section 50-116(i)(8) “Temporary buildings shall be permitted for denominational schools and public school districts with the following conditions” and adding a new section 50-116(k) “Temporary buildings for schools”; 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.

Background:

On Monday, April 13, 2020, after conducting a public hearing, the Planning & Zoning Commission unanimously recommended approval of the text amendment with the added revision of capping the two year extensions that City Council may approve at three.

Origination:

City of Tomball

Recommendation:

Approval

Party(ies) responsible for placing this item on agenda:

Craig T. Meyers, Community Development Director

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
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ATTACHMENTS:

Ordinance No. 2020-08

Staff Report

Notice of Public Hearing

ORDINANCE NO. 2020-08

AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, AMENDING CHAPTER 50 (ZONING) OF THE CODE OF ORDINANCES BY AMENDING SECTION 50-116 (SUPPLEMENTAL REGULATIONS) BY DELETING SECTION 50-116(I)(8) "TEMPORARY BUILDINGS SHALL BE PERMITTED FOR DENOMINATIONAL SCHOOLS AND PUBLIC SCHOOL DISTRICTS WITH THE FOLLOWING CONDITIONS" AND ADDING A NEW SECTION 50-116(K) "TEMPORARY BUILDINGS FOR SCHOOLS"; 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.

* * * * *

WHEREAS, the City of Tomball has requested that Chapter 50 (Zoning) of the Code of Ordinances be amended;

WHEREAS, the Planning & Zoning Commission and the City Council of the City of Tomball, Texas, have published notice and conducted public hearings regarding the request to amend Chapter 50 (Zoning) of the Code of Ordinances;

WHEREAS, all persons desiring to comment on the proposal were given a full and complete opportunity to be heard; and

Whereas, the Planning & Zoning Commission recommended in its final report that City Council approve amendments to Chapter 50 (Zoning) of the Code of Ordinances; and

Whereas, the City Council deems it appropriate to grant the amendment to Chapter 50 (Zoning) of the Code of Ordinances; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, THAT:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Section 50-116 (Supplemental regulations) of the Code of Ordinances is hereby amended by deleting the language struck through below and adding the language underscored below:

".....

- (i) *Model home (including sales office).* Model homes with or without a sales office shall be permitted in accordance with section 50-82, use regulations when incidental to a residential development. Model homes shall be located and developed in compliance with the following standards:

- (1) The model home shall be located within the boundaries of the subdivision or tract of land where the real property to be sold or leased is situated.
- (2) Parking shall be permitted on the lot in which the model home is located or on an adjacent lot.
- (3) The model home shall be designed as a permanent structure and shall comply with the provisions of this chapter, all applicable building codes of the city, and state law.
- (4) All exterior lighting shall be limited to typical household exterior lighting. The use of commercial grade ground mounted floodlights and search lights are prohibited.
- (5) The model home shall cease operation within 30 days after the sale of the last dwelling unit in the development, at which time the model home shall be vacated and a building permit issued to return the model home to its intended residential use only.
- (6) There shall be no permanent use of temporary buildings or temporary structures.
- (7) Temporary signage and flagpoles advertising the sale of property within the residential development shall not be prohibited provided they comply with the sign ordinance, are permitted, and are maintained at least ten feet away from all lot lines.
- ~~(8) Temporary buildings shall be permitted for denominational schools and public school districts with the following conditions:~~
 - ~~a. Denominational schools and public school districts may have temporary buildings for a time period not to exceed two years for each temporary building.~~
 - ~~b. Denominational schools and the public school district shall not place a temporary building on any property before receiving approval by city council. Prior to city council review, each building must be inspected by an independent building inspector. The cost of the inspection shall be borne by the applicant.~~
 - ~~c. City council may approve by resolution two year extensions for each temporary building. Prior to issuance of any extension, each building must be inspected by an independent building inspector. The cost of the inspection shall be borne by the applicant.~~
 - ~~d. The use of the temporary buildings must be to further the core mission of the denominational school or public school district.~~

~~e. A temporary building may only be placed on an active school campus where students are in attendance.~~

~~f. Each temporary building must be located on property owned by the denominational school or public school district.~~

~~g. A temporary building shall be screened by landscaping, as approved by the city manager or his designee.~~

.....

(k) Temporary buildings for schools.

(1) Temporary buildings shall be permitted for schools with the following conditions:

a. Schools may have temporary buildings for a time period not to exceed two years for each temporary building.

b. Schools shall not place a temporary building on any property before receiving approval by City Council. Prior to City Council review, each building must be inspected by an independent building inspector. The cost of the inspection shall be borne by the applicant.

c. City Council may approve by resolution two year extensions for each temporary building. Prior to issuance of any extension, each building must be inspected by an independent building inspector. The cost of the inspection shall be borne by the applicant.

d. The use of the temporary buildings must be to further the core mission of the school.

e. A temporary building may only be placed on an active school campus where students are in attendance.

f. Each temporary building must be located on property owned by the school.

g. A temporary building shall be screened by landscaping, as approved by the City Manager or his designee.”

Section 3. Chapter 50 (Zoning) of the Code of Ordinances shall be revised and amended as indicated above.

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any other provision of Chapter 50 (Zoning) of the Code of Ordinances except as indicated above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or

provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000. Each day of violation shall constitute a separate offense.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 20th DAY OF APRIL 2020.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

SECOND READING:

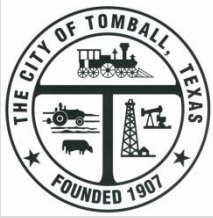
READ, PASSED, AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL HELD ON THE 4TH DAY OF MAY 2020.

COUNCILMAN FORD	_____
COUNCILMAN STOLL	_____
COUNCILMAN DEGGES	_____
COUNCILMAN TOWNSEND	_____
COUNCILMAN KLEIN QUINN	_____

Gretchen Fagan, Mayor

ATTEST:

Doris Speer, City Secretary



Text Amendment Staff Report

Planning and Zoning Commission Hearing Date: April 13, 2020

City Council Public Hearing Date: April 20, 2020

Zoning Case P20-056: Request by the City of Tomball to amend Section 50-116 (Supplemental regulations) of the Tomball Code of Ordinances by allowing schools to utilize temporary buildings.

BACKGROUND

Currently, denominational schools and public school districts can use temporary buildings, with the approval of a resolution from City Council. City Staff recently received a request by a non-denominational school to utilize temporary buildings for the expansion of their facility.

PROPOSED AMENDMENT

Section 50-116. Supplemental regulations.

(k) Temporary buildings for schools.

- (1) Temporary buildings shall be permitted for ~~denominational~~ schools ~~and public school districts~~ with the following conditions:
 - a. ~~Denominational~~ Schools ~~and public school districts~~ may have temporary buildings for a time period not to exceed two years for each temporary building.
 - b. ~~Denominational~~ Schools ~~and the public school district~~ shall not place a temporary building on any property before receiving approval by city council. Prior to city council review, each building must be inspected by an independent building inspector. The cost of the inspection shall be borne by the applicant.
 - c. City Council may approve by resolution two year extensions for each temporary building. Prior to issuance of any extension, each building must be inspected by an independent building inspector. The cost of the inspection shall be borne by the applicant.
 - d. The use of the temporary buildings must be to further the core mission of the ~~denominational~~ school ~~or public school district~~.
 - e. A temporary building may only be placed on an active school campus where students are in attendance.
 - f. Each temporary building must be located on property owned by the ~~denominational~~ school ~~or public school district~~.

g. A temporary building shall be screened by landscaping, as approved by the city manager or his designee.

PUBLIC COMMENT

A public hearing notice was published in the Potpourri on April 1, 2020. Any public comment forms received by City Staff will be presenting in the agenda packets or during the scheduled meeting.

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
PLANNING & ZONING COMMISSION (P&Z)
APRIL 13, 2020
&
CITY COUNCIL
APRIL 20, 2020**



Notice is Hereby Given that a Public Hearing will be held by the P&Z of the City of Tomball on **Monday, April 13, 2020, at 6:00 P.M.**, and by the City Council of the City of Tomball on **Monday, April 20, 2020, at 6:00 P.M.** at City Hall, 401 Market Street, Tomball Texas. On such dates, the P&Z and City Council will consider the following:

Zoning Case P20-056: Request by the City of Tomball to amend Section 50-116 (Supplemental regulations) of the Tomball Code of Ordinances by allowing schools to utilize temporary buildings.

At the public hearings, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public inspection Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410 or at alindley@tomballtx.gov.

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 **9th** day of **April, 2020** by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Amelia Lindley

Amelia Lindley
City Planner

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 feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.

Regular City Council

Agenda Item

Data Sheet

Meeting Date: April 20, 2020

Topic:

Award 1GPA Contract Number 19-03DP, for the Buildout of the Restrooms at Wayne Stovall Sports Complex, to B & C Constructors, L.P., in the Amount of \$59,182.44

Background:

Plans were developed to complete a buildout of a portion of the equipment barn located at Wayne Stovall Sports Complex. Based on the plans staff requested a quote from B & C Constructors, L.P., a 1GPA contractor.

The work to be completed will include electrical, plumbing, HVAC, addition of a wall and ceiling and necessary restroom fixtures and signage.

Origination:

Public Works Department

Recommendation:

Public Works staff recommends approving the 1GPA contract to B & C Constructors, L.P. for the build-out of a restroom for a total amount of \$59,182.44.

Funding:

Yes

Account Number:400-153-6409

Party(ies) responsible for placing this item on agenda:

Beth Jones, Public Works Director

ACTION TAKEN

Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other
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ATTACHMENTS:

1GPA Proposal 19-03DP

Budget Proposal

Magnolia, Texas 77354
713.932.9400 - o
713.932.9443 - f

DATE: April 7, 2020

PROJECT: Stovall Park Restroom Addition

To: Beth Jones

City of Tomball
501 James Street
Tomball TX, 77375

1GPA Contract No. 19-03DP

Attn: Beth Jones

DESCRIPTION	AMOUNT
General Conditions	\$ 3,855.00
Building Foundation / Sawcutting and Pour Back	\$ 4,700.00
Building Supply / Exterior Doors	\$ 2,160.00
Interior wall build out / Ceilings / paint /interior doors/hardware	\$ 18,525.00
Epoxy coating (Full Broadcast Flake)	\$ 2,175.00
Electrical installation (Power provided from existing 200A service)	\$ 5,790.00
HVAC installation (Mini Split Systems)	\$ 8,155.00
Plumbing installation (Based on installation of floor mounted toilets)	\$ 11,520.00
Restroom accessories / Signage	\$ 1,335.00
Project Bond	\$ 2,823.00
Subtotal	\$ 61,038.00
1GPA Coefficient .96	\$ 58,596.48
1GPA J.O.C Fee 1%	\$ 585.96
SCOPE OF PROPOSAL / Alternates	
Scope Excludes boarings / Taps & Fees / Permit Fees.	
Sewer main and domestic water left at 5' from building for City of Tomball to conect.	
Add Allowance for bottle filler and pet fountain \$5,000.00	
James Laycock, Project Manager	TOTAL AMOUNT \$ 59,182.44

THANK YOU FOR YOUR BUSINESS!

Regular City Council

Agenda Item

Data Sheet

Meeting Date: April 20, 2020

Topic:

Award Contract for E&P Project 2020-10018 Pine Street Water Well Rehabilitation to C-C Water Services, LLC in the Amount of \$129,890.00

Background:

The Pine Street Water Well experienced a major mechanical failure that required C-C Water Services, LLC to remove the pump from the well and perform a complete evaluation. Upon evaluation of the well and equipment a proposal for the rehabilitation of the Pine Street Water Well has been received detailing the needed repairs and services, which include:

- Initial pull and inspection to determine cause of failure
- Cleaning of water well
- New pumping equipment

The Rehabilitation contract will include replacement of the pump bowl and column and top assembly.

The full proposal received from C-C Water Services, LLC is attached and recommendation is to award the contract for completion of the Pine Street Water Well Rehabilitation to C-C Water Services, LLC in the amount of \$129,890.00.

Origination:

Public Works Department

Recommendation:

Staff recommends award of the contract to C-C Water Services, LLC in the amount of \$129,890.00.

Funding:

Yes

Account Number:600-613-6207

Party(ies) responsible for placing this item on agenda:

Beth Jones, Public Works Department

ACTION TAKEN

Approval	Readings Passed	Other
☐ Yes ☐ No	☐ 1 st ☐ 2 nd	

ATTACHMENTS:

Proposal - C-C Water Services



April 15, 2020

City of Tomball
501 James St
Tomball, Texas 77375

Attention: Beth Jones, PE, CFM
Reference: Pine Street Turbine Water Well – Post Pump Removal and Camera
Survey Report

Ms. Beth Jones,

As approved, the above referenced well pump has been removed from the well and hauled to our facility for complete evaluation. Following the removal of the pumping equipment the bailer was ran into the static water level several times but only retrieved water in the bailer. The camera survey revealed that no oil was present in the well. It would be recommended to check the tanks to see if the oil is present on top of the water. The survey revealed the following conditions in the well. Static water level is 415' with the top of the 18" lap section starting at 560' with a small portion of the top of lap section bent in from past work, this does not seem to be an issue at this time. The screen sections have some partial plugging which you may consider cleaning prior to installing the pump equipment back into the well. The camera revealed the well to have approximately 30' of fill material which would be recommended to be removed.

The following scope of work outlined below is for your consideration.

1. Mobilize support equipment to rehabilitate well	\$1,200.00
2. Wire-brush blank/screen liner	6,500.00
3. Airlift accumulated debris from bottom of well	12,200.00
4. Insert and agitate sodium hypochlorite into screens	7,750.00
5. Re-televis well	<u>1,500.00</u>

Total Cost for Well Cleaning	\$29,150.00
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The pumping equipment has been broken down for complete evaluation. The pump bowl would be recommended to be replaced due to issues within the assembly. The impellers have worn in several places including where the lock

collet attaches the impeller to the bowl shaft which causes the shaft to spin inside the impeller instead of locking the impeller onto the shaft. The impellers are shown to have gotten hot at some point.

The column assembly also has issues with bearings out of tolerance and loss of material on the column pipe (most of the material has been lost down hole which is the reason for the additional time to airlift the material from the bottom of the well). I am also recommending lowering the pump equipment to 610' from 580' to have more submergence for future water level declines. The equipment is available for your inspection when you have time. The following cost associated with the repairs is for your consideration.

1. 14RJMC bowl assembly (2000gpm@550tdh)	\$19,860.00
2. (610') 10" x 3" x 1 15/16" complete Column assembly and top assembly	65,260.00
3. (610') stainless steel airline	1,320.00
4. Haul equipment to well site	1,200.00
5. Installation of pump equipment	6,200.00
6. Start up and sample	<u>1,100.00</u>

Total Cost for Pumping Equipment	\$94,940.00
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Outlined total cost for complete rehabilitation is as follows:

1. Initial pull and inspection	\$5,800.00
2. Well cleaning	29,150.00
3. New Pumping equipment	<u>94,940.00</u>

Total Cost for Complete Rehabilitation	\$129,890.00
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Note: Equipment deliveries are normally 3 weeks, however since the work force of some manufactures are running short shifts an additional 2 weeks could be required. The cleaning of the well could be completed prior of having the equipment delivered.

Warranty: All labor and equipment will have a 1-year warranty.

C & C Water Services appreciates the opportunity to be of service,
should you have any questions regarding the above scope of work, please do
not hesitate to call.

Regards,

Jim Caldwell

Jim Caldwell
281-520-2205 Cell
832-761-7793 Office
jim@c-cwaterservices.com
www.c-cwaterservices.com



Regular City Council

Agenda Item

Data Sheet

Meeting Date: April 20, 2020

Topic:

Approve Resolution No. 2020-12, a Resolution of the City of Tomball, Texas, Amending the Garbage and Trash Collection/Disposal Service Rates in the Master Fee Schedule for Fiscal Year 2019-2020

Background:

Resolution No. 2020-12, amending the Garbage and Trash Collection/Disposal Service Rates in the Master Fee Schedule for 2019-2020, is presented for Council consideration and approval.

The revised fees are reflected in Exhibit "A" and must be authorized by Council via Resolution prior to inclusion in the Master Fee Schedule for Fiscal Year 2019-2020.

We are also presenting an amendment to the Garbage and Trash Collection/Disposal Service Rates for additional collection of two (2) yard dumpsters as a result of recent requests for such service.

Upon approval of the fees presented tonight, a revised copy of the Master Fee Schedule will be posted on the City's website.

Origination:

Public Works Department

Recommendation:

Staff recommends approving Resolution No. 2020-12

Party(ies) responsible for placing this item on agenda:

Beth Jones, Public Works Director

ACTION TAKEN		
Approval ☐ Yes ☐ No	Readings Passed ☐ 1 st ☐ 2 nd	Other

ATTACHMENTS:

Resolution No. 2020-12 - Amending Garbage Rates

RESOLUTION NO. 2020-12

**A RESOLUTION OF THE CITY OF TOMBALL, TEXAS,
AMENDING THE GARBAGE AND TRASH
COLLECTION/DISPOSAL SERVICE RATES, PER CITY OF
TOMBALL ORDINANCE NO. 2020-12, IN THE MASTER FEE
SCHEDULE FOR FISCAL YEAR 2019-2020**

* * * * *

WHEREAS, on September 16, 2019, the Tomball City Council adopted a Master Fee Schedule for Fiscal Year 2019-2020 to provide easier access for Tomball residents and commercial interests; and

WHEREAS, the Tomball City Council finds it advisable and necessary to amend the amend the City of Tomball Garbage and Trash Collection/Disposal Service Rates in accordance with Resolution No. 2020-12; **NOW, THEREFORE**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS:

Section 1. The City Council finds that the facts and matters set forth in the preamble of this Ordinance are true and correct.

Section 2. Page 62, Monthly Rate for Dumpsters, of the Master Fee Schedule for the City of Tomball, Texas for Fiscal Year 2019-2020 is hereby amended to reflect the additional frequency of two (2) yard dumpster collections per week, copy of which is attached hereto as Exhibit "A" and incorporated into the Master Fee Schedule for Fiscal Year 2019-2020.

Section 3. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Resolution or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Resolution as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of Tomball, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED, APPROVED, AND RESOLVED this 20th day of April 2020.

Gretchen Fagan
Mayor

ATTEST:

Doris Speer
City Secretary

Exhibit “A”

GARBAGE AND TRASH COLLECTION/DISPOSAL SERVICE RATES

The monthly rates and charges for garbage and trash collection and disposal services provided by the City, excluding applicable sales tax, shall be as follows:

1. Residential Service:
 - a. Bag Service: \$15.70
 - b. Poly Cart Service (Refuse Only): \$18.70
 - c. Poly Cart Service (Recycling Only) \$18.70
 - d. Poly Cart Service (Refuse & Recycling): \$21.70

2. Special Collection (Large Bulk):
 - a. Service Fee: \$40.00
 - b. Disposal Cost (per yard): \$20.00

3. Small Commercial with Poly Cart:

Service	Rate per Month
1 Collection per Week	\$30.00
Additional Cart – once per week collection	\$25.00
2 Collections per week	\$35.00
Additional cart – twice per week collection	\$30.00
Weekly Recycling Collection	\$10.00
Cart replacement (MSW and/or Recycling)	\$85.00

4. Monthly Rate for Dumpsters:

Size	Frequency	Rate per Month
2 Yard	1	\$75.00
2 Yard	3	\$142.00
3 Yard	1	\$90.00
3 Yard	2	\$140.00
3 Yard	3	\$215.00
3 Yard	4	\$270.00
3 Yard	5	\$335.00
3 Yard	6	\$400.00
3 Yard Additional Container	1	\$85.00
3 Yard Additional Container	2	\$130.00
3 Yard Additional Container	3	\$200.00
3 Yard Additional Container	4	\$250.00
3 Yard Additional Container	5	\$310.00
3 Yard Additional Container	6	\$370.00
4 Yard	1	\$100.00
4 Yard	2	\$155.00
4 Yard	3	\$230.00
4 Yard	4	\$290.00
4 Yard	5	\$360.00
4 Yard	6	\$430.00
4 Yard Additional Container	1	\$90.00
4 Yard Additional Container	2	\$145.00
4 Yard Additional Container	3	\$215.00
4 Yard Additional Container	4	\$270.00
4 Yard Additional Container	5	\$330.00
4 Yard Additional Container	6	\$400.00

6 Yard	1	\$125.00
6 Yard	2	\$200.00
6 Yard	3	\$300.00
6 Yard	4	\$370.00
6 Yard	5	\$460.00
6 Yard	6	\$550.00
6 Yard Additional Container	1	\$115.00
6 Yard Additional Container	2	\$180.00
6 Yard Additional Container	3	\$275.00
6 Yard Additional Container	4	\$340.00
6 Yard Additional Container	5	\$425.00
6 Yard Additional Container	6	\$510.00
8 Yard	1	\$150.00
8 Yard	2	\$245.00
8 Yard	3	\$355.00
8 Yard	4	\$450.00
8 Yard	5	\$550.00
8 Yard	6	\$650.00
8 Yard Additional Container	1	\$135.00
8 Yard Additional Container	2	\$225.00
8 Yard Additional Container	3	\$320.00
8 Yard Additional Container	4	\$375.00
8 Yard Additional Container	5	\$490.00
8 Yard Additional Container	6	\$565.00

a. Additional Dumpster Fees

Description	Fee	Occurrence
Additional Collection	\$100.00	Per Collection
Exchange Charge	\$60.00	Per Exchange
Casters	\$90.00	One-time fee
Locks	\$90.00	One-time fee

5. Roll-Off Containers (Temporary or Permanent):

Size	Delivery Fee	Daily Rent	Hauling Rate	Trip Charge
20 Yard	\$130.00	\$6.50	\$185.00	\$145.00
30 Yard	\$130.00	\$6.50	\$200.00	\$145.00
40 Yard	\$130.00	\$6.50	\$210.00	\$145.00

6. Self-Contained & Stationary Compactor (standard pricing for all sizes)

Hauling Rate	Disposal Rate/Ton	Trip Charge
\$275.00	\$40.00	\$145.00

GARBAGE AND TRASH COLLECTION/DISPOSAL SERVICE RATES

7. Damage Waiver Fees

Damage waiver fees can be added to commercial accounts at the customer's request to cover damaged or stolen containers. In the event a container is stolen, if the customer provides a police report the replacement cost may be waived.

Size	Fee/Day	Replacement Cost (with Damage Waiver)	Replacement Cost (with no Damage Waiver)	Delivery Fee
2 Yard	\$0.35	\$201.50	\$403.00	\$65.00
3 Yard	\$0.35	\$248.50	\$497.00	\$65.00
4 Yard	\$0.35	\$283.50	\$567.00	\$65.00
6 Yard	\$0.45	\$386.50	\$773.00	\$65.00
8 Yard	\$0.45	\$447.00	\$894.00	\$65.00
20 Yard	\$2.70	\$2,349.50	\$4,699.00	\$65.00
30 Yard	\$2.70	\$2,510.00	\$5,020.00	\$65.00
40 Yard	\$2.70	\$2,744.50	\$5,489.00	\$65.00