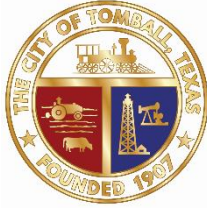


**NOTICE OF REGULAR CITY COUNCIL MEETING  
CITY OF TOMBALL, TEXAS**



**Monday, January 18, 2021  
6:00 PM**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, January 18, 2021 at 6:00 PM, 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.

**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 JANUARY 18, 2021, 6:00 PM, 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](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 (Tahoma) - Meeting ID: 847 6224 7567, Passcode: 108746. 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.

- A. Call to Order
- B. Invocation - Led by Pastor Joseph Martinez – The Light of the World Church
- C. Pledges to U.S. and Texas Flags - Led by Scouts, Pack 12

- D. 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.]*
- E. Presentations
1. Dr. Lee Ann Nut, President, Lone Star College-Tomball, and Kyle Scott, Vice Chancellor of Strategic Priorities, Lone Star College – Update regarding the 2020 Fall Semester and Plans for 2021 Spring Semester
  2. *2020 Employee of the Year – **Luisa Taylor***
- F. Reports and Announcements
1. Announcements
    - I. February 6, 2021 – **2nd Saturday at the Depot**
    - II. February 12, 2021– Last day to apply for Place on Ballot for the May 1, 2021 General City Election
  2. Reports by City staff and members of council about items of community interest on which no action will be taken:
    - I. Doris Speer – City Secretary’s Office has received the **“5 Star Exemplary Award”** from Texas Department of Vital Statistics – (10 years)
- G. Approval of Minutes
1. Approve the Minutes of the January 4, 2021 Regular Tomball City Council Meeting
- H. New Business Consent Agenda: *[All matters listed under Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item in question will be removed from the Consent Agenda and will be considered separately. Information concerning Consent Agenda items is available for public review.]*
1. Approve Letter of Agreement for Acceptance of Real Property Transfer of the “Green Street” Property and grant Lot 33, Block 70 of the Revised Map of Tomball via Special Warranty Deed to the Tomball Economic Development Corporation

2. Authorize City Manager to execute contract between the City of Tomball and Texas Commission on Environmental Quality (TCEQ) for the award of a Texas Volkswagen Environmental Mitigation Program (TxVEMP) Grant, for an amount of \$72,284.00.
3. Award purchase of one (1) Peterbuilt Dump Truck in the amount of \$128,629.00 to Rush Truck Center, through State Buyboard Cooperative Purchasing Contract.
4. Authorize City Manager to execute contract between the City of Tomball and Texas Commission on Environmental Quality (TCEQ) for the award of a Texas Volkswagen Environmental Mitigation Program (TxVEMP) Grant, for an amount of \$67,168.00.
5. Award purchase of one (1) Street Sweeper made by Global Environmental in the amount of \$258,299.00 to Associated Supply Co., Inc., through a State Buyboard Cooperative Purchasing Contract.

I. New Business

1. Open Public Hearing of the City of Tomball, Texas to Consider the Advisability of the Creation of a Public Improvement District to Make Certain Improvements over Certain Property located within the City (TPID 11, Wood Leaf Reserve)
2. Approve Resolution No. 2021-04, a Resolution of the City Council of the City of Tomball, Texas, Authorizing and Creating the Wood Leaf 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.
3. Approve Resolution No. 2021-06, a Resolution of the City Council of the City of Tomball, Texas approving a Development Agreement relating to the Woodleaf Reserve Public Improvement District Project (TPID 11)
4. Conduct Public Hearing for the Purpose of Considering the Following Annexation: *(Being a 3.119-Acre (138,840 Square Feet) Tract or Parcel of Land Situated in the Elizabeth Smith Survey, A-70, Harris County, Texas, Being out of Unrestricted Reserve "C" of the Final Plat of Tomball Greens, as Recorded under Film Code No. 440128 of the Map Records of Harris County, Texas, also Being Out and Part of a 5.00 Acre Tract Described in Deed Recorded under Clerk's File No. Z331045 of the Real Property Records of Harris County, Texas) [11234 Spell Road, HCAD 1207880000010]*
5. Adopt, on First Reading, Ordinance No. 2021-01, 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 a 3.119-Acre (138,840 Square Feet) Tract or Parcel of Land Situated in the Elizabeth Smith Survey, A-70, Harris County, Texas, Being out of Unrestricted Reserve "C" of the Final Plat of Tomball Greens, as Recorded under Film Code No. 440128 of the Map Records of Harris County, Texas, also Being Out and Part of a 5.00 Acre Tract Described in Deed Recorded under Clerk's File No. Z331045 of the Real Property Records of Harris County, Texas*) [11234 Spell Road, HCAD 1207880000010]

6. Consideration to approve **Zoning Case P20-419**: Request by TN Associates Inc. to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances by establishing the zoning district of approximately 3.119 acres of land legally described as Reserve C3 Tomball Greens, as Commercial District. The property is generally located at the northeast corner of Hufsmith-Kohrville Road and Spell Road at 11234 Spell Road, Harris County, Texas.
  - Conduct Public Hearing on **Zoning Case P20-419**
  - Adopt, on First Reading, Ordinance No. 2021-02, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by establishing the zoning district of approximately 3.119 acres of land, legally described as Reserve C3 Tomball Greens, within the City of Tomball, Harris County, Texas, to the Commercial District; said property being generally located at the northeast corner of Hufsmith-Kohrville Road and Spell Road at 11234 Spell 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.
7. Approve Resolution No. 2021-05, 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 Tract or Parcel Containing 6.5681 Acres of Land known as Tracts 1 & 2 out of that Certain Called 40.1148 Acre Tract of Land Situated in the John M. Hooper Survey, A-375 In Harris County, Texas, Said 40.1148 Acre Tract being that Same Tract of Land as Described in a Deed Filed for Record under Harris County Clerk's File No. F41707.2 (13810 Windy Meadow Rd, HCAD 04304100000055)*)

8. Executive Session: The City Council will meet in Executive Session as Authorized by Title 5, Chapter 551, Government Code, the Texas Open Meetings Act, for the Following Purpose(s):

Sec. 551.072 - Deliberations Regarding the Purchase, Exchange, Lease, or Value of Real Property

9. Authorize City Manager to Negotiate and Execute the Required Documents for the Sale of City Property to Harris County for the Purpose of Widening Holderrieth Road as Discussed in Executive Session

J. 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 14th day of January 2021 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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](http://www.ci.tomball.tx.us).