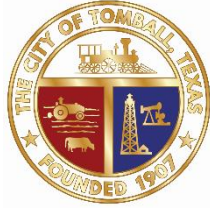


**NOTICE OF REGULAR COUNCIL MEETING  
CITY OF TOMBALL, TEXAS**



**Tuesday, September 07, 2021  
6:00 PM**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Tuesday, September 07, 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.

**MEETING AGENDA AND 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.**

- A. Call to Order
- B. Invocation - Led by Pastor Bill Haygood – Tomball United Methodist Church
- C. Pledges to U.S. and Texas Flags
- 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. Presentation by Joe Sykora - Fire Department Awards/Commendations
- F. Reports and Announcements
  - 1. Announcements
    - I. September 10-11, 2021 – “9-11 20<sup>th</sup> Anniversary Remembrance”; an event to remember the events of 9-11 - at the Depot

- II. September 18, 2021 – **GroovFest 2021** – 11:00 a.m.-6:00 p.m., at the Depot
- III. October 8-9, 2021 – **Zomball in Tomball** – 5:00 p.m. – 9:00 p.m. at the Depot – **Lots of Changes!!!!**
  - October 8 – **DriveBoo at Juergen’s Park** (dusk) - families stay in and “trick or treat” from the car
  - October 9 – **2nd Saturday at the Depot** – 8 p.m.; A Halloween movie & free face painting
- IV. October 16, 2021 – **Bluegrass Tomball** – 11:00 a.m. – 6:00 p.m. at the Depot

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

G. Approval of Minutes

- 1. Approve the Minutes of the August 16, 2021 Special Tomball City Council-TEDC Meeting and August 16, 2021 Regular Tomball City Council Meeting

H. Old 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, on Second Reading, Resolution No. 2021-21-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation’s Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Beefy Marketing, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded enterprise to be located at 944 Village Square Drive, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$6,000.00.
- 2. Approve, on Second Reading, Resolution No. 2021-22-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Tomball Economic Development Corporation’s Project to Expend Funds in accordance with an Economic Development Performance Agreement by and between the Corporation and Jonah’s Movers, LLC, to make direct incentives to, or expenditures for, assistance with infrastructure costs required or suitable for the promotion of new or expanded business enterprise related to the construction of a 23,000 square foot office/warehouse facility to be located at 0 Theis Lane, Tomball, Texas. The estimated amount of expenditures for such Project is \$26,925.00.

3. Adopt, on Second Reading, Ordinance No. 2021-30, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by amending Planned Development (PD-14) District. the property is approximately 95.4 acres of land, legally described as Tracts 198A, 202A & 206A, Tomball Outlots, Tracts 3B, 4, 4Q, 21A, 23B & 23B-2 Abstract 632 C V Pillot, PT Tract 21A (Homesite) (Tract 4-X) Abstract C N Pillot, Tract 23A Abstract 632 C N Pillot, PT Tract 21A (AG-use) Abstract 632 C N Pillot, Tracts 3A-2, 4P, 19A & 23B-1 Abstract 632 C V Pillot, Tract 4R Abstract 632 C V Pillot, Tract 23A-2 Abstract 632 C N Pillot, Tracts 4Q-1, 23B-3 & 23B-2A Abstract 632 C V Pillot, Tracts 3A & 3A-3 Abstract 632 C V Pillot, and Tract 4R-1 Abstract 632 C V Pillot, and Wood Leaf Reserve Section 1; within the City of Tomball, Harris County, Texas; said property being generally located on the south side of Theis Lane at Commercial Park Road and north side of Holderrieth Road between SH 249 and South Cherry Street; 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.

I. New Business

1. Conduct Second Public Hearing for the Purpose of Adopting the City of Tomball's Budget for Fiscal Year 2021-2022
2. Adopt, on First Reading, Ordinance No. 2021-33, an Ordinance of the City Council of the City of Tomball, Texas, Adopting the Budget for the City of Tomball, Texas, for Fiscal Year 2021-2022; and Authorizing the City Manager to Approve Intra-Departmental (Within the Same Department Only) Transfers of Budgeted Funds; and Amending the Budget for the 2020-2021 Fiscal Year in Accordance with Actual Expenditures; and Providing Other Details Relating to the Passage of This Ordinance
3. Approve the Proposed Tax Rate of \$0.333339/\$100 for 2021 and Set the Public Hearing Date on the Proposed Tax Rate for 2021 for September 20, 2021
4. Announce that Voting on the 2021 Tax Rate will be held at a Regular City Council Meeting on September 20, 2021 at 6:00 p.m. and at a Special City Council Meeting on September 27, 2021 at 5:30 p.m.
5. Adopt, on First Reading, Ordinance No. 2021-31, an Ordinance of the City of Tomball, Texas, finding and determining that public convenience and necessity no longer require the continued existence of an unimproved right-of-way between Magnolia Street and Pine Street, all situated in Block 35 of revised Map of Tomball, Harris County, Texas, and as recorded in Volume 4, page 25 of the Harris County Map Records; vacating, abandoning, and closing said unimproved

right-of-way; authorizing the Mayor to execute and the City Secretary to attest, respectively, a Quitclaim Deed conveying said unimproved right-of-way to Scott Gordan Moore, Jr.; providing for severability; and containing other provisions relating to the subject.

6. Adopt, on First Reading, Ordinance No. 2021-32, an Ordinance of the City of Tomball, Texas, finding and determining that public convenience and necessity no longer require the continued existence of an unimproved right-of-way between South Chestnut Street and South Howard Street, all situated in Block 80 of Revised Map of Tomball, Harris County, Texas, and as recorded in Volume 4, Page 25 of the Harris County Map Records; vacating, abandoning, and closing said unimproved right-of-way; authorizing the Mayor to execute and the City Secretary to attest, respectively, a Quitclaim Deed conveying said unimproved right-of-way to Grevis Properties, LLC, Kevin and Madonna Edmond and Henry Allee; providing for severability; and containing other provisions relating to the subject.
7. Approve Resolution No. 2021-28, a Resolution of the City of Tomball, Texas, Adopting and Ratifying the City of Tomball's Investment Policy, as set forth in the City's Administrative Policy No. 13, entitled "Investment Policy"
8. Approve Amendment to Administrative Policy No. 7, entitled "Bank Credit Cards Acceptance Policy"
9. Approve Administrative Policy No. 28, entitled "Electronic/Digital Signature Policy".
10. Approve Administrative Policy No. 29, entitled "Notary Public Procedures, Policies and Prohibitions"
11. Approve Administrative Policy No. 30, entitled "Records Management Requirements for Electronic Records and E-Mail"
12. Approve Resolution No. 2021-29, a Resolution of the City Council of the City of Tomball, Texas, approving a partnership between the City of Tomball and the Munson Family.
13. Award contract for E&P Project 2019-10035 to AR Turnkey Construction Company, Inc. in the amount of \$133,838.00 to award contract for the Mulberry and Agg Road Drainage Improvements (Project 2021-03R).
14. Authorize City Manager to execute portions of an agreement on behalf of the City of Tomball with Musco Finance for the Tomball Little League for improvements to Wayne Stovall Sports Complex.

15. Approve Resolution No. 2021-30, a Resolution of the City Council of the City of Tomball, Texas, authorizing the City Manager to enter into negotiations between the City of Tomball and Lovett Industrial
16. 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. 551.071 – Consultation with the City Attorney regarding a matter which the Attorney’s duty requires to be discussed in closed session

Sec. 551.074 - Personnel Matters: Deliberation of the Appointment, Employment, and Duties of a Public Officer or Employee – Assistant City Manager, Fire Chief, and Community Development Director

Sec. 551.087 – Deliberations Regarding Economic Development

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 3rd day of September 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).