

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



**Monday, April 4, 2022
6:00 PM**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, April 4, 2022 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.

THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, WILL CONDUCT THE MEETING SCHEDULED FOR APRIL 4, 2022 AT 6:00 PM, AT 401 MARKET STREET, TOMBALL, TEXAS, 77375. 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: 85 6344 7722, Passcode: 191522. 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 Tommy Roberson – Real Life Ministries Texas
- 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. Proclamation – April 10 through April 16, 2022 is “**National Public Safety Telecommunicators Week – Tomball, Texas**”

F. Reports and Announcements

1. Announcements

- I. April 18-22, 2022 – **Tomball Annual Spring Clean-Up and Chipping Week**

- II. April 23, 2022 – **Tomball Consolidated Recycling Day** – Lone Star College-Tomball Campus, 30555 Tomball Parkway, South Entrance – 10:00 a.m.-2:00 p.m.

- III. April 25 through May 3, 2022 – **Early Voting** for the May 7, 2022 General and Special Elections, City Hall, 401 Market Street

- IV. **May 7, 2022 – Tomball Election Day** – General and Special Elections – 7:00 a.m. to 7:00 p.m. at City Hall, 401 Market Street

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

- I. Gargi Bhowal – Report on the success of the ***Tomball Honky Tonk Chili Challenge Festival*** at the Depot

G. Approval of Minutes

1. Approve the Minutes of the March 21, 2022 Special and Regular Tomball City Council Meetings

H. Old Business

1. Adopt, on Second Reading, Ordinance No. 2022-02, an Ordinance of the City of Tomball, Texas, Continuing the City’s Juvenile Curfew Ordinance; and Making Other Findings and Provisions Related Thereto

I. New Business

1. Approve Resolution No. 2022-12, 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 3.070 Acres Of Land Situated In The Jesse Pruitt Survey, Abstract Number 629, Harris County, Texas, Being All Of That Certain Called 3.070 Acres Of Land Described In Deed And Recorded In The Official Public Records Of Real Property Of Harris County, Texas, Under County Clerk's File Number Rp-2021-678359 (21830 Hufsmith Khorville, Hcad 0352900000525,0352960000529)
2. Approve Resolution No. 2022-13, a Resolution of the City Council of the City of Tomball, Texas, Sponsoring the July 4th Celebration, to be Held in Tomball on Monday, July 4, 2022, 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
3. Approve the CenterPoint Energy 2022 Annual GRIP Adjustment for the Houston Division, for the Proposed Interim Rate Adjustment (IRA) for CenterPoint's Houston Division and Authorize the City Manager to Notify CenterPoint Energy of the Council's Action
4. Award contract for Bid No. 2022-01R for the Roof Replacement for the Administrative Services Building to Parich Roofing & Construction, LLC for a total amount of \$105,900.00
5. 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

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 31st day of March 2022 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.

City Council Meeting Agenda Item Data Sheet

Meeting Date: April 4, 2022

Topic:

- Proclamation – April 10 through April 16, 2022 is “**National Public Safety Telecommunicators Week – Tomball, Texas**”

Background:

Origination: Various

Recommendation:

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

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed	<u>Tracy Garcia</u>	<u>3-30-2022</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

Office of the Mayor
Tomball, Texas



Proclamation



- WHEREAS,** emergencies can occur at any time, 24 hours a day, requiring police, fire or emergency medical services; and
- WHEREAS,** when an emergency occurs, the prompt response of police officers, firefighters and paramedics is critical to the protection of life and preservation of property; and
- WHEREAS,** the safety of our police officers, firefighters, and other emergency responders depends upon the quality and accuracy of information obtained from citizens who telephone the Tomball Emergency Communications Center; and
- WHEREAS,** Public Safety Dispatchers are the first and most critical contact our citizens have with emergency services; and
- WHEREAS,** Public Safety Dispatchers are the single vital link for our police officers, firefighters, and other emergency responders, monitoring their activities by radio to provide them information and insure their safety; and
- WHEREAS,** Public Safety Dispatchers of the Tomball Police Department have contributed substantially to the public safety mission, apprehension of criminals, suppression of fires, and treatment of patients; and
- WHEREAS,** each dispatcher has exhibited compassion, understanding and professionalism during the performance of his or her job in the past year;

NOW, THEREFORE, I, GRETCHEN FAGAN, Mayor, on behalf of the **City Council of the City of Tomball,** do hereby proclaim the week of April 10 through April 16, 2022 to be:

“National Public Safety Telecommunicators Week – Tomball, Texas”

honoring the men and women whose diligence and professionalism keep our city, citizens and employees safe.



In witness whereof I have hereunto set my hand and caused this seal to be affixed.

Attest:

Stanley Garcia
Date: *April 4, 2022*

City Council Meeting Agenda Item Data Sheet

Meeting Date: April 4, 2022

Topic:

April 18-22, 2022 – Tomball Annual Spring Clean-Up and Chipping Week

Background:

Origination:

Recommendation:

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

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed	Doris Speer	3-23-2022	Approved by		
	Staff Member	Date		City Manager	Date

City Council Meeting Agenda Item Data Sheet

Meeting Date: April 4, 2022

Topic:

April 23, 2022 – **Tomball Consolidated Recycling Day** – Lone Star College-Tomball Campus, 30555 Tomball Parkway, South Entrance – 10:00 a.m.-2:00 p.m.

Background:

Origination:

Recommendation:

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

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed	<u>Doris Speer</u>	<u>3-23-2022</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: April 4, 2022

Topic:

April 25 through May 3, 2022 – **Early Voting** for the May 7, 2022 General and Special Elections, City Hall, 401 Market Street

Background:

Origination:

Recommendation:

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

Signed	<u>Doris Speer</u>	<u>3-23-2022</u>	Approved by	<u></u>
	Staff Member	Date		City Manager
				Date

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: April 4, 2022

Topic:

May 7, 2022 – Tomball Election Day – General and Special Elections – 7:00 a.m. to 7:00 p.m. at City Hall, 401 Market Street

Background:

Origination:

Recommendation:

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

Signed	<u>Doris Speer</u>	<u>3-23-2022</u>	Approved by	<u></u>
	Staff Member	Date		City Manager
				Date

City Council Meeting Agenda Item Data Sheet

Meeting Date: April 4, 2022

Topic:

Gargi Bhowal – Report on the success of the *Tomball Honky Tonk Chili Challenge Festival* at the Depot

Background:

Origination:

Recommendation:

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

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed	Doris Speer	3-23-2022	Approved by		
	Staff Member	Date		City Manager	Date

City Council Meeting Agenda Item Data Sheet

Meeting Date: April 4, 2022

Topic:

Approve the Minutes of the March 21, 2022 Special and Regular Tomball City Council Meetings

Background:

Origination: City Secretary

Recommendation:

Approve

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

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed	Doris Speer	3-23-2022	Approved by		
	Staff Member	Date		City Manager	Date

MINUTES OF SPECIAL COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, March 21, 2022
4:00 PM**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for March 21, 2022, 4:00 PM, at 401 Market Street, Tomball, Texas 77375, via video/telephone conference.

A. Mayor Fagan called the meeting of the Tomball City Council to order at 4:00 p.m.

PRESENT

Mayor Gretchen Fagan
Council 1 John Ford
Council 2 Mark Stoll
Council 3 Chad Degges
Council 4 Derek Townsend, Sr.
Council 5 Lori Klein Quinn

OTHERS PRESENT:

City Manager – David Esquivel
Assistant City Manager – Jessica Rogers
City Secretary – Doris Speer
Director of Community Development – Nathan Dietrich
Finance Director – Katherine Dubose
Police Chief – Jeff Bert
Fire Chief – Joe Sykora
Marketing Director – Mike Baxter
HR Director – Lisa Coe
IT Manager – Doug Tippey
Assistant City Secretary – Tracylynn Garcia
Sr. Administrative Assistant-CSO – Sasha Luna
IT Senior Specialist – Ben Lato
IT Specialist – Sam Walton
Municipal Court Judge – Brett Peabody
Court Administrator – Maria Morris
Senior HR Generalist – Alison Ashbury
HR Generalist – Shanna Botelho

B. The following public comments were received:

Dan Nicholson 8319 Thora #B-5, Spring 77379	-	Expressed his concerns regarding the City's flood control program and possible creation of a City-owned small airport.
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C. New Business

1. The Tomball City Council and City Staff entered into a Workshop for the following purposes:
 - Consideration and Discussion regarding Long-Range Planning Priorities for the City of Tomball – Marketing, IT, HR, Finance, City Secretary

No action necessary.

D. Motion made by Council 4 Townsend, Sr., Seconded by Council 5 Klein Quinn, to adjourn.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

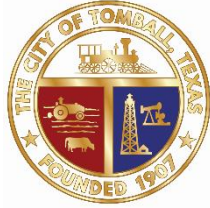
Meeting adjourned.

PASSED AND APPROVED this the 4th day of April 2022.

Doris Speer
City Secretary, TRMC, MMC

Gretchen Fagan
Mayor

MINUTES OF REGULAR COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, March 21, 2022
6:00 PM**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for March 21, 2022, 6:00 PM, at 401 Market Street, Tomball, Texas 77375, via video/telephone conference.

- A. Mayor Fagan called the meeting of the Tomball City Council to order at 6:15 p.m.

PRESENT

Mayor Gretchen Fagan
Council 1 John Ford
Council 2 Mark Stoll
Council 3 Chad Degges
Council 4 Derek Townsend, Sr.
Council 5 Lori Klein Quinn

OTHERS PRESENT:

City Manager – David Esquivel
Assistant City Manager – Jessica Rogers
City Secretary – Doris Speer
City Attorney, Loren B. Smith
Director of Community Development – Nathan Dietrich
Finance Director – Katherine Dubose
Police Chief – Jeff Bert
Fire Chief – Joe Sykora
Assistant City Secretary – Tracylynn Garcia
Sr. Administrative Assistant-CSO – Sasha Luna
Community Center Manager – Rosalie Dillon

- B. Invocation - Led by Bruce Hillegeist, President, Greater Tomball Area Chamber of Commerce
- C. Pledges to U.S. and Texas Flags – Led by Nathan Dietrich
- D. The follow Public Comments were received:

Dan Nicholson 8319 Thora #B-5, Spring 77379	-	Expressed his concerns regarding the City's flood control program and possible creation of a City-owned small airport.
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Jorge Campos - Expressed his appreciation of Council and
9303 Stratford Place, 77375 City staff; advised that he is currently
seeking solutions for Element Sportsplex' parking situation.

E. Reports and Announcements

1. Announcements

- I. Thursday, March 31, 2022 – 6 p.m., at the Public Works/Administrative Services Building, 501 James Street, Tomball, Texas 77375 – Members of the public are invited to attend this open meeting to express their opinions and concerns regarding the reconstruction of FM 2920 from SH 249 to Willow Street
- II. April 18-22, 2022 – **Tomball Annual Spring Clean-Up and Chipping Week**
- III. April 23, 2022 – **Tomball Consolidated Recycling Day** – Lone Star College-Tomball Campus, 30555 Tomball Parkway, South Entrance – 10:00 a.m.-2:00 p.m.
- IV. April 25 through May 3, 2022 – **Early Voting** for the May 7, 2022 General and Special Elections, City Hall, 401 Market Street

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

Councilman Townsend stated that he will not be endorsing candidates for the City Election.

F. Approval of Minutes

1. Motion made by Council 4 Townsend, Sr., Seconded by Council 2 Stoll, to approve the minutes of the March 7, 2022 Special and Regular Tomball City Council Meetings.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

G. Old Business

1. Consideration to adopt, on Second Reading, Ordinance No. 2022-05, an Ordinance of the City Council of Tomball, Texas, Approving a Service and Assessment Plan and Assessment Roll for Authorized Improvements for the Wood Leaf Reserve Public Improvement District (the "District"); Making a

Finding of Special Benefit to Certain Property in the District; Levying Assessments against Certain Property within the District and Establishing a Lien on Such Property; Providing for Payment of the Assessment in Accordance with Chapter 372, Texas Local Government Code, as Amended; Providing for the Method of Assessment and the Payment of the Assessments; Providing for Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date was withdrawn at the request of City staff.

No action taken.

H. New Business

1. Mayor Fagan opened the Public Hearing and Review of the City of Tomball's Juvenile Curfew Ordinance to Determine the Need to Readopt, Abolish, Continue or Modify the Ordinance at 6:36 p.m.

Receiving no comments, Mayor Fagan closed the Public Hearing at 6:36 p.m.

2. Motion by Council 2 Stoll, Seconded by Council 4 Townsend, Sr., to read Ordinance No. 2022-02 by caption only on First Reading.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

Motion made by Council 4 Townsend, Sr., Seconded by Council 2 Stoll, to adopt, on First Reading, Ordinance No. 2022-02, an Ordinance of the City of Tomball, Texas, Continuing the City's Juvenile Curfew Ordinance; and Making Other Findings and Provisions Related Thereto.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

3. Motion made by Council 4 Townsend, Sr., Seconded by Council 3 Degges, to remove Item 3 from the Table for consideration and possible action to appoint/reappoint members to Positions 2, 4, and Alternate 1 of the Board of Adjustments, for Terms Expired March 2, 2022.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion to Remove from the Table carried unanimously.

Motion made by Council 5 Klein Quinn, Seconded by Council 2 Stoll, to reappoint the current members to their respective positions.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges

Voting Nay: Council 4 Townsend, Sr.

Motion carried, 4 votes Aye, 1 vote Nay.

Christina Roquemore is reappointed to Position 2, April Gray is reappointed to Position 4, and Cindy Phillips is reappointed to Alternate 1 of the Board of Adjustments.

4. Motion made by Council 4 Townsend, Sr., Seconded by Council 1 Ford, to award the contract for E&P Project 2018-10034 to B&C Constructors, LP, in the amount of \$67,707.17, for the Renovation of the Restroom at Theis Attaway Nature Center through a 1GPA contract, to Approve the Expenditure of Funds, and to Authorize the City Manager to Execute the Contract.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

5. Motion made by Council 4 Townsend, Sr., Seconded by Council 2 Stoll, to repeal Administrative Policy No. 18, entitled "*Development Policy for Special Financing District*" in Its Entirety and to Approve New Administrative Policy No. 18, entitled "*Development Policy for Special Financing Districts*".

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

6. Motion made by Council 4 Townsend, Sr., Seconded by Council 2 Stoll, to approve Resolution No. 2022-11, a Resolution of the City of Tomball, Texas, amending Building Permit Fees, Community Development Fees, and Utility Fees in the Master Fee Schedule for Fiscal Year 2021-2022.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

7. Presentation of an Update regarding the Drainage Improvements on South Persimmon Street and Lizzie Lane was given by David Esquivel.
- I. Motion made by Council 4 Townsend, Sr., Seconded by Council 5 Klein Quinn, to adjourn.

Voting Yea: Council 1 Ford, Council 2 Stoll, Council 3 Degges, Council 4 Townsend, Sr., Council 5 Klein Quinn

Motion carried unanimously.

PASSED AND APPROVED this the 4th day of April 2022

Doris Speer
City Secretary, TRMC, MMC

Gretchen Fagan
Mayor

City Council Meeting Agenda Item Data Sheet

Meeting Date: April 4, 2022

Topic:

Adopt, on Second Reading, Ordinance No. 2022-02, an Ordinance of the City of Tomball, Texas, Continuing the City's Juvenile Curfew Ordinance; and Making Other Findings and Provisions Related Thereto

Background:

The curfew ordinance must be readopted every three (3) years. The City is required to hold public hearings before adopting a new ordinance [L.G.C., Section 370.002(2)]:

“§ 370.002. REVIEW OF JUVENILE CURFEW ORDER OR ORDINANCE.

(a) Before the third anniversary of the date of adoption of a juvenile curfew ordinance by a general-law municipality or a home-rule municipality or an order of a county commissioners court, and every third year hereafter, the governing body of the general-law municipality or home-rule municipality or the commissioners court of the county shall:

- (1) review the ordinance or order's effects on the community and on problems the ordinance or order was intended to remedy;
- (2) conduct public hearings on the need to continue the ordinance or order; and
- (3) abolish, continue, or modify the ordinance or order.

(b) Failure to act in accordance with Subsections (a)(1)-(3) shall cause the ordinance or order to expire."

Public hearings were held on March 7 and March 21, 2022 regarding the effectiveness and the need to continue the ordinance. This will be the first reading of the ordinance.

Ordinance No. 2019-04 was adopted on April 1, 2019; the new ordinance must be adopted within the three-year timeframe. The adoptive date (second reading) of Ordinance No. 2022-02 will be April 4, 2022.

The requirements under LGC, Sec. 370.002, regarding the adoption/re-adoption of juvenile curfew ordinances, have not been amended as of today's date.

Origination: Chief of Police, City Secretary

Recommendation:

Adopt Ordinance No. 2022-02 on Second Reading

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

Doris Speer, City Secretary

Signed	Doris Speer	3-23-2022	Approved by	
	Staff Member	Date		
			City Manager	Date

ORDINANCE NO. 2022-02

**AN ORDINANCE OF THE CITY OF TOMBALL, TEXAS, CONTINUING
THE CITY'S JUVENILE CURFEW ORDINANCE; AND MAKING
OTHER FINDINGS AND PROVISIONS RELATED THERETO.**

* * * * *

WHEREAS, the City of Tomball adopted a curfew ordinance that is codified as Article II of Chapter 30 of the Tomball Code of Ordinances; and

WHEREAS, the City has reviewed and continued the juvenile curfew ordinance by adopting a new ordinance every three years; and

WHEREAS, Section 370.002 of the Texas Local Government Code requires that the City Council of a city that adopts a juvenile curfew ordinance at least every three years review the ordinance's effects on the community and on problems the ordinance was intended to remedy; and

WHEREAS, the City Council conducted public hearings on March 7, 2022 and March 21, 2022 on the ordinance's effects on the community and on the problems the ordinance was intended to remedy; and

WHEREAS, the City Council finds that as a direct result of implementing a juvenile curfew the incidents of juvenile crime and victimization has been reduced; and

WHEREAS, the City Council finds the continuance of the juvenile curfew ordinance is necessary to provide for the protection of minors from each other and from other persons, for the enforcement of parental control over and responsibility for children, for the protection of the general public, and for the reduction of the incidence of juvenile violence and criminal activity; and

WHEREAS, a curfew applicable to persons under the age of 17 years will be in the interest of public health, safety, and general welfare, and will diminish the undesirable impact of such conduct on the citizens of the City of Tomball; now therefore

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

Section 1. That in accordance with Section 370.002 of the Texas Local Government Code the City Council has reviewed the City's juvenile curfew ordinance, and its effects on the community

and on the problems the ordinance was intended to remedy, and that the findings in the preamble of this ordinance are adopted and incorporated herein.

Section 2. The City's curfew ordinance, codified as Article II of Chapter 50 of the Tomball Code of Ordinances, is hereby continued and shall continue in full force and effect.

FIRST READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE 21ST DAY OF MARCH 2022.

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>

SECOND READING:

READ, PASSED, AND APPROVED AS SET OUT BELOW AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF TOMBALL, HELD ON THE 4TH DAY OF APRIL 2022.

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

GRETCHEN FAGAN, Mayor
City of Tomball

ATTEST:

DORIS SPEER, City Secretary
City of Tomball

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: April 4, 2022

Topic:

Approve Resolution No. 2022-12 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 3.070 Acres Of Land Situated In The Jesse Pruitt Survey, Abstract Number 629, Harris County, Texas, Being All Of That Certain Called 3.070 Acres Of Land Described In Deed And Recorded In The Official Public Records Of Real Property Of Harris County, Texas, Under County Clerk's File Number Rp-2021-678359 (21830 Hufsmith Khorville, Hcad 0352900000525,0352960000529)

Background:

Approval of Resolution No. 2022-12 will declare the City's intention to annex the property located at 21830 Hufsmith Khorville, located within the City's ETJ, and to schedule the required public hearing.

A copy of the annexation calendar is included for Council review.

The Local Government Code now requires only one public hearing on proposed annexations. Staff's recommendation is that the public hearing be held during the regular Council meeting on May 2, 2022.

First reading of the ordinance to annex will be presented following the public hearing on May 2, 2022; second reading will be presented at the regular Council meeting on May 16, 2022.

Origination: Mehendi S. Maknojin

Recommendation:

Conduct Public Hearing

Party(ies) responsible for placing this item on agenda: Tracylynn Garcia, Asst. City Secretary

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____
If no, funds will be transferred from account # _____ To account # _____

Signed	Tracylynn Garcia	03/29/2022	Approved by	
	Staff Member	Date	City Manager	Date

RESOLUTION NO. 2022-12

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 3.070 ACRES OF LAND SITUATED IN THE JESSE PRUITT SURVEY, ABSTRACT NUMBER 629, HARRIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN CALLED 3.070 ACRES OF LAND DESCRIBED IN DEED AND RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF HARRIS COUNTY, TEXAS, UNDER COUNTY CLERK'S FILE NUMBER RP-2021-678359 (21830 HUFSMITH KHORVILLE, HCAD 0352900000525,0352960000529)*)

* * * * *

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

Section 1. The City Council of the City of Tomball hereby declares its intention to institute proceedings to annex to the City the territory described in Exhibit "A" attached hereto and made a part hereof by the passage of an ordinance of annexation extending the general corporate limits of the City of Tomball for all purposes to include such territory.

Section 2. The City Council of the City of Tomball hereby calls a public hearing at which all interested persons shall have the right and opportunity to appear and be heard upon such proposal to annex the territory described above. No suitable location is available for a public hearing to be held on the property proposed for annexation. The public hearing shall be held in the City Council Chambers, 401 Market Street, City of Tomball, Texas, **during a Regular Council Meeting at 6:00 o'clock (6:00 p.m.), on May 2, 2022.** The annexation proceeding, of which notice of intention to annex is given by this Resolution, subsequent to such public hearing.

Section 3. The City Secretary of the City of Tomball is hereby directed to cause notice of such public hearing to be given by publication in a newspaper having general circulation within the City of Tomball and within the territory proposed to be annexed, the publication of notice of public hearing to be made at least once in such newspaper not more than twenty (20) days nor less than ten (10) days prior to the day of that public hearing.

Section 4. The City Engineer is hereby directed to cause to be prepared a service plan that provides for the extension of municipal services to the territory that is proposed to be annexed. The proposed service plan shall be made available for public inspection and shall be explained to the inhabitants of the territory at the public hearing called herein. Such service plan shall be prepared in accordance with the provisions of Chapter 43 of the TEXAS LOCAL GOVERNMENT CODE.

PASSED, APPROVED, AND RESOLVED this 4th day of April 2022.

GRETCHEN FAGAN, Mayor
City of Tomball

ATTEST:

Doris Speer, City Secretary
City of Tomball

Exhibit "A"

DESCRIPTION

3.070 acres of land situated in the Jesse Pruitt Survey, Abstract Number 629, Harris County, Texas, being all of that certain called 3.070 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number RP-2021-678359, said 3.070 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found in the Easterly right-of-way line of Huffsmith Kohrville Road (60 foot right-of-way) for the Northwesterly corner of that certain called 5.5000 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number P964270 and the Southwesterly corner of said 3.070 acre tract;

Thence, N 20°20'37" W, along the Easterly right-of-way line of said Huffsmith Kohrville Road, a distance of 389.00 feet to a 5/8 inch iron rod with cap found for the most Westerly Southwest corner of that certain called 5.678 acres of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number 20070687993;

Thence, N 76°00'34" E, along a Southerly line of said 5.678 acre tract, a distance of 412.84 feet to a 5/8 inch iron rod with cap found for an interior corner of said 5.678 acre tract;

Thence, S 11°23'19" E, along a Westerly line of said 5.678 acre tract, a distance of 290.49 feet to a 5/8 inch iron rod with cap found in the Northwesterly line of that certain called 1.000 acre of land described in deed and recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File Number X517792, for the most Southerly Southwest corner of said 5.678 acre tract;

Thence, S 56°48'54" W, along the Northwesterly line of said 1.000 acre tract and the Northwesterly line of said 5.5000 acre tract, a distance of 215.06 feet to an angle point;

Thence, S 66°29'50" W, continuing along a Northwesterly line of said 5.5000 acre tract, a distance of 155.64 feet to the POINT OF BEGINNING and containing 3.070 acres of land.

BEARING ORIENTATION BASED ON TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983, DERIVED FROM CORS SITE RODS.

TRACT BEING SHOWN ON MAP (SEE HSC 01516-E)

HOVIS SURVEYING COMPANY, INC.
Texas Firm Registration No. 10030400

By: _____

Date: November 5, 2021
Job No: 21-154-00
Dwg No: HSC 01516-E-5
File No: A21-154.00D
Dwg File: 2115400.dwg
Revised: March 10, 2022




[illegible]

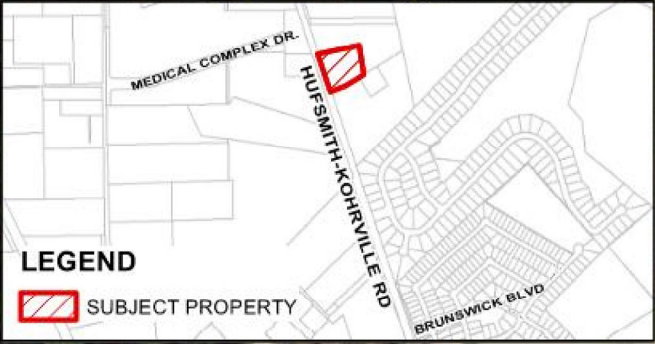


Location Map



Legend

 P22-072



LEGEND

 SUBJECT PROPERTY



Annexation Request



The City of Tomball requires annexation as a condition of extending municipal water, wastewater and/or other utility services to property located outside of the City's full-purpose jurisdiction. Following annexation, available utility services will be provided to the annexed property under the same terms and conditions as for other property located within the City of Tomball.

The undersigned property owner requests full-purpose annexation of the subject tract into the City of Tomball's full purpose jurisdiction in accordance with Chapter 43 of the Texas Local Government Code.

Requesting annexation does not change the City's obligation to provide municipal services in accordance with Chapter 43 of the Texas Local Government Code.

For information regarding the City's annexation process, please contact the City Secretary at 281-290-1002 or the Community Development Department at 281-290-1405.

Annexation must be completed prior to extension of water, wastewater, and/or other utilities.

I/We, the undersigned, am/are the current owner(s) of the tract described above and I/we request annexation into the City of Tomball for full-purposes in accordance with Chapter 43 of the Texas Local Government Code.

MEHEEDI S. HAKNOJIA

Name of Owner(s) (Type or Print)

Meheedi

02/23/22

Owner's Signature

Date

Received by City Secretary

Date

Received by Community Development Department

Date

CITY OF TOMBALL
ANNEXATION REQUEST APPLICATION
Part A: Statement of Request

City Secretary
City of Tomball
401 Market Street
Tomball, TX 77375

Mayor and Council:

1. I (we) the undersigned being the owner(s) of the property legally described as:

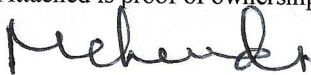
(Insert legal description [metes and bounds] here or attach separately.)

A tract of Land containing 8.750 acres located in the Jesse Pruitt Survey, Abstract 629, Harris County, Texas, being all of Tomball Outlot No. 497 and portions of Tomball Outlots No. 487, 489, 496 and 498, as recorded in Volume 2, Page 65 of the Harris County Map records, same 8.750 acres being out of that certain 1906467 acres described in trustee's deed recorded under Clerk's File No. L085706 of Harris County official public records of real property.

hereby request the annexation of described property into the City of Tomball. Included with this request for annexation are all pertinent property Harris County Appraisal District Account Numbers:
0352960000525, 0352960000529

(Obtainable through the County Clerk's Office)

2. The described property is contiguous to the City of Tomball's corporate city limits - ☒ Yes ☐ No.
3. Attached is proof of ownership of the property by the undersigned - ☐ Yes ☐ No.



Full Legal Signature

Mehendi Maknojia

Name *(print)*

Company Name *(if applicable)*

20830 Windrose Bend Dr

Mailing Address *(print)*

Spring, TX 77379-0000

City, State, Zip

(281) 839-5666

Phone Number

macmehendi@gmail.com

E-mail Address *(print)*

02/21/2022

Date

Full Legal Signature

Name *(print)*

Company Name *(if applicable)*

Mailing Address *(print)*

City, State, Zip

Phone Number

E-mail Address *(print)*

Date

Part B: Annexation Property Evaluation & Anticipated Development Information

(Please print or type.)

1. Agent's Contact Information:

Please list any agents acting on behalf of the annexation property owner that should be notified of information pertaining to this annexation request.

(Attach a list of additional agents, if necessary.) _____

Name: Golam Mostofa

Company Name: MTS Engineering and Design

Mailing Address: 9950 Westpark Dr., Suite 426, Houston, TX 77063
City/State/Zip

Phone Number: (281) 404-4438

E-mail Address: gmostofa@midstream-terminal.com

2. Property Addresses:

Please list all property addresses associated with the proposed annexation property.

(Attach a list of additional property addresses, if necessary.)

a. 21830 Hufsmith Kohrville Road, Tomball, TX 77375

b. _____

c. _____

d. _____

e. _____

f. _____

g. _____

h. _____

i. _____

j. _____

k. _____

3. Nature of Existing Property:

Property Location: Tomball ETJ Number of Acres: 3.070

Existing Zoning: NC

Is development in conformance with existing zoning districts? Not Applicable

Yes ___ No ___ Don't know

Current Assessed Valuation of Land: \$ 505,000.00

Improvements: Included

Total: \$ 505,000.00

____ Check if this property does not currently contain any structures, then proceed to #4.

a.) **Residential (existing)**

☒ Check here if there are no residential structures on the property.

No. of Units _____
No. of Lots _____ or Acres _____
Single-Family _____
Duplexes _____
Four-Plex _____
Patio Homes _____
Townhouses _____
Apartments _____

b.) **Office and Commercial (existing)**

_____ Check here if there are no office or commercial structures on the property.

Size (Sq. Ft.) 895.83, 1457.90, 868.53, 5326.39, 2158.49, 509.07, 2825.18 and 296.94, Total: 14,338

Structure Multiple existing buildings on site

Exterior Site Improvements Offices and commercial building

Total Site Coverage 14338 square feet

c.) **Institutional (existing)**

☒ Check here if there are no institutional structures on the property.

Size (Sq. Ft.) _____

Structure _____

Exterior Site Improvements _____

Total Site Coverage _____

d.) **Industrial (existing)**

☒ Check here if there are no industrial structures on the property.

Size (Sq. Ft.) _____

Structure _____

Exterior Site Improvements _____

Total Site Coverage _____

4. **Anticipated Development**

a.) **Platting Status** *(Please check the applicable box below)*

_____ A plat pertaining to this property has been submitted to the Community Development Department for review

☒ A plat pertaining to this property will be submitted to the Community Development Department in the near future

_____ A plat will not be submitted within the next 6 months

b.) **Zoning Status** - Please note that properties are annexed as Agricultural "AG", unless zoning reclassification is requested by the property owner in conjunction with annexation.

☒ If a zoning reclassification is desired in conjunction with the annexation process, please check this box and contact the Community Development Department.

Will zoning changes be required and requested in the future to accommodate anticipated development?

☒ Yes

If yes, please describe: 3.070 acres of 8.750

☐ No

c.) Residential (anticipated)

☒ Check here if no residential structures are anticipated on the proposed property.

No. of Units _____

Value of Units _____

No. of Lots or Acres _____

Total Estimated Value _____

Single-Family _____

Duplexes _____

Four-Plex _____

Patio Homes _____

Townhouses _____

Apartments _____

Total _____

d.) Office and Commercial (anticipated)

☐ Check here if no office and/or commercial structures are anticipated on the proposed property.

Size (Sq. Ft.) 15,300 square feet

Unit Value (\$/Sq. Ft.) Not Applicable

Total Estimated Value Not Applicable

Structure \$600,000.00

Exterior Site Improvements \$400,000.00

Total Site Coverage \$1,000,000.00

e.) Institutional (anticipated)

☒ Check here if no institutional structures are anticipated on the proposed property.

Size (Sq. Ft.) _____

Unit Value (\$/Sq. Ft.) _____

Total Estimated Value _____

Structure _____

Exterior Site Improvements _____

Total Site Coverage _____

f.) Industrial (anticipated)

☒ Check here if no industrial structures are anticipated on the proposed property.

Size (Sq. Ft.) _____

Unit Value (\$/Sq. Ft.) _____

Total Estimated Value _____

Structure _____

Exterior Site Improvements _____

Total Site Coverage _____

Estimated Number of Employees _____

g.) Staging of Anticipated Development (In %)

	Current						
	Yr	Yr2	Yr3	Yr4	Yr5	Yr10	Yr20
Residential	_____	_____	_____	_____	_____	_____	_____
Office / Commercial	<u>100</u>	_____	_____	_____	_____	_____	_____
Institutional	_____	_____	_____	_____	_____	_____	_____
Industrial	_____	_____	_____	_____	_____	_____	_____

City Council Meeting Agenda Item Data Sheet

Meeting Date: April 4, 2022

Topic:

Approve Resolution No. 2022-13, a Resolution of the City Council of the City of Tomball, Texas, Sponsoring the July 4th Celebration, to be Held in Tomball on Monday, July 4, 2022, 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

Background:

For the past several years, the City of Tomball has hosted a street party/festival with live entertainment and family activities culminating in a fireworks show.

Resolution No. 2022-13 is presented for Council approval for submission in the City's request to TxDOT for the closure of Business SH 249 between Keefer and Hicks on July 4th to host the fireworks and related festival activities.

Approval of Resolution No. 2022-13 will authorize the Mayor to execute the Resolution, authorizing the City to sponsor the event and authorizing the City Manager to issue the letter to TxDOT.

Origination: Fire Department

Recommendation:

Staff recommends approval

Party(ies) responsible for placing this item on agenda: Joe Sykora, Fire Chief

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: XX No: If yes, specify Account Number: #100-119-6340

If no, funds will be transferred from account # _____ To account # _____

Signed	Doris Speer	3-30-2022	Approved by	
	Staff Member	Date		
			City Manager	Date

RESOLUTION NO. 2022-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TOMBALL, TEXAS, SPONSORING THE CITY'S ANNUAL *JULY 4TH CELEBRATION*, TO BE HELD IN TOMBALL ON MONDAY, JULY 4, 2022, CLOSING STATE HIGHWAY BUSINESS 249 FROM HICKS STREET TO THE NORTH ENTRANCE TO THE KROGER PARKING LOT FROM 12:00 P.M. UNTIL 11:00 P.M., AND AUTHORIZING THE CITY MANAGER TO ISSUE A LETTER TO TxDOT REQUESTING THE CLOSURE OF THE DESIGNATED PORTION OF STATE HIGHWAY BUSINESS 249

* * * * *

WHEREAS the City of Tomball annually provides a *July 4th Celebration* for the enjoyment of its citizens and the surrounding community, with a fireworks display under the direction of the Tomball Fire Department; and

WHEREAS the *July 4th Celebration* provides a unique opportunity to showcase Tomball's many attractions and encourage citizens to enjoy the festivities and sales offered by local merchants in Tomball on July 4th; and

WHEREAS the *July 4th Celebration* has become one of the most popular fireworks displays, drawing people from surrounding areas including Magnolia, Spring, Houston and The Woodlands; and

WHEREAS the *July 4th Celebration* plans include many activities sponsored during the day by the Tomball Fire Department and the Tomball Police Department, including a block party; and

WHEREAS the City of Tomball desires and requests the closure of the following portion of State Highway 249 on Monday, July 4, 2022, from 12:00 p.m. to 11:00 p.m.;

NOW, THEREFORE, BE IT RESOLVED that the City of Tomball and its governing body endorses and supports the *July 4th Celebration* as a safe July 4th holiday for its citizens and the surrounding community.

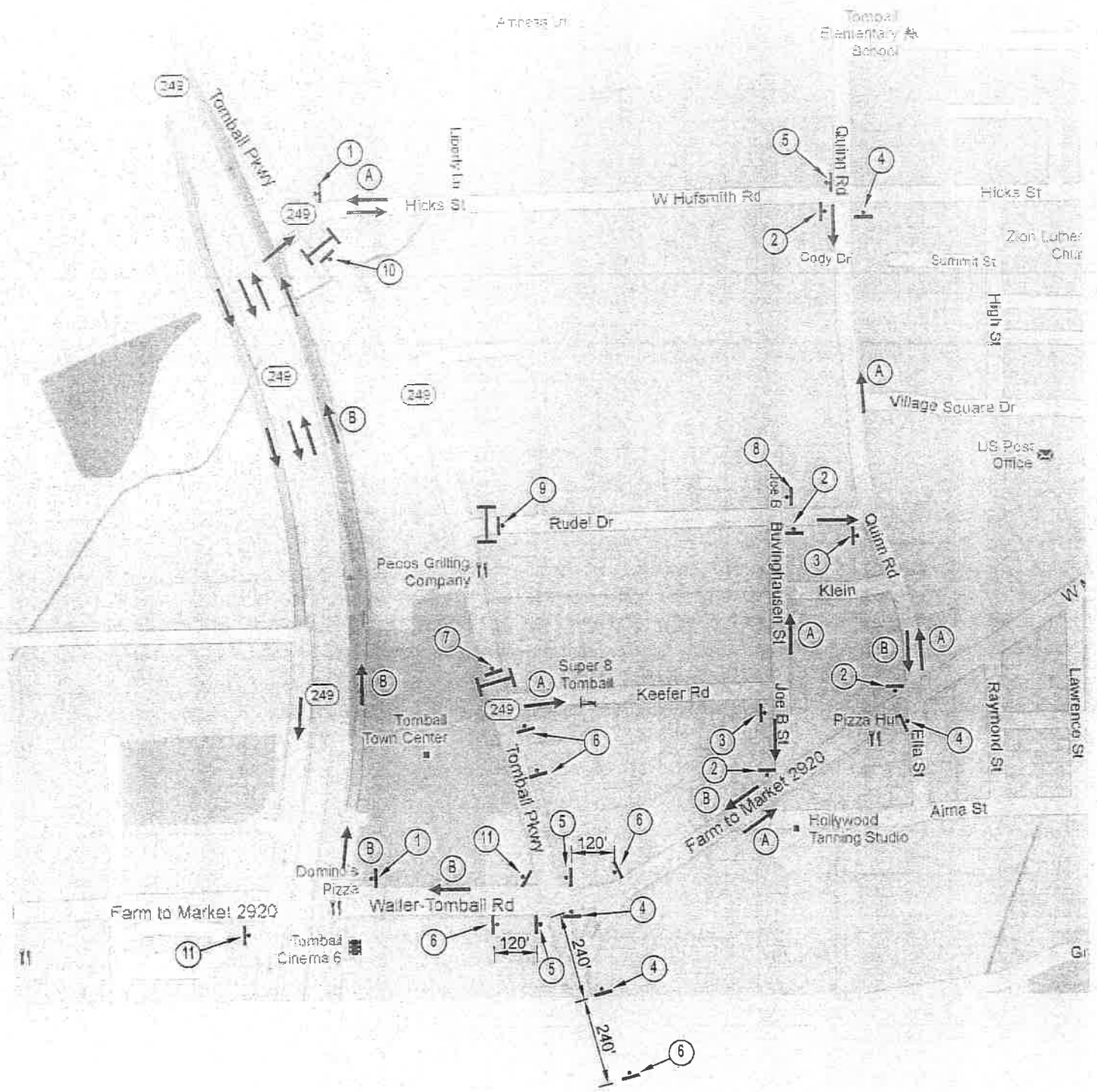
PASSED AND APPROVED AS SET OUT BELOW AT THE MEETING OF THE CITY COUNCIL HELD ON THE 4TH DAY OF APRIL 2022.

GRETCHEN FAGAN, Mayor

ATTEST:

Doris Speer, City Secretary

CLR DWG INFO: F:\WORK\FRED\TOMBALL FIRE STATION 94-040-02\DWG\4TH OF JULY DETOUR PLAN.DWG LAYOUT1 6/6/2012 10:09:54 AM FRED LACEY



LEGEND

- ← DETOUR ROUTE
- TEMPORARY GROUND MOUNTED SIGN
- TYPE III BARRICADE
- (A) FM 2920 EASTBOUND TO SH 249 BUSINESS NORTHBOUND
- (B) FM 2920 WESTBOUND TO SH 249 BUSINESS NORTHBOUND
- 1 SH 249 BUSINESS (NORTH) DETOUR
- 2 SH 249 BUSINESS DETOUR
- 3 SH 249 BUSINESS DETOUR
- 4 SH 249 BUSINESS (NORTH) DETOUR
- 5 SH 249 BUSINESS (NORTH) DETOUR
- 6 DETOUR AHEAD
- 7 ROAD CLOSED
- 8 ROAD CLOSED AHEAD
- 9 ROAD CLOSED
- 10 ROAD CLOSED
- 11 BUSINESS SH 249 CLOSED AT KEEFER RD JULY 4TH
- CHANGEABLE MESSAGE SIGN

CLR, Inc.

TX Firm Reg. No. 275

Engineers • Surveyors • GIS
19530 F.M. 362, Waller, Texas 77484
Phone: (713) 462-0993 Fax: (713) 462-2732



06-06-12

TRAFFIC CONTROL PLAN

SCALE NTS	SH 249 BUSINESS	DWG. NO.
DATE 6-6-12		
PERFORMED FOR CITY OF TOMBALL		

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: April 4, 2022

Topic:

Approve the CenterPoint Energy 2022 Annual GRIP Adjustment for the Houston Division, for the Proposed Interim Rate Adjustment (IRA) for CenterPoint's Houston Division and Authorize the City Manager to Notify CenterPoint Energy of the Council's Action

Background:

Provided for Council review, is a copy of CenterPoint Energy's 2022 Annual GRIP Adjustment for the Houston Division, notifying the City of Tomball, which is located in the Houston Division, of the proposed interim rate adjustment for CenterPoint customers in Tomball. The proposed rates are:

Rate Schedule	Current Customer Charge	Proposed 2022 Interim Rate Adjustment ¹	Adjusted Charge	Increase Per Bill
R-2095-I-GRIP 2022; R-2095-U-GRIP 2022 Residential	\$18.38 per customer per month	\$1.36 per customer per month	\$19.74 per customer per month	\$1.36 per customer per month
GSS-2095-I-GRIP 2022; GSS-2095-U-GRIP 2022 General Service Small	\$22.41 per customer per month	\$2.09 per customer per month	\$24.50 per customer per month	\$2.09 per customer per month
GSLV-626-I-GRIP 2022; GSLV-626-U-GRIP 2022 General Service Large Volume	\$247.28 per customer per month	\$42.83 per customer per month	\$290.11 per customer per month	\$42.83 per customer per month

CenterPoint Energy requests a vote by Council for approval, 'no action', or 'suspension' of the Houston Division GRIP Filing Gas, followed by notification of the Council's action, no later than May 2, 2022.

In truth, a vote of 'Approval' or 'No Action' has no effect and the rates will become effective on May 2. A vote of 'Suspension' delays the rates becoming effective for 45 days; however, rates will still become effective in mid-June.

Origination: David Esquivel, City Manager

Recommendation: N/A

Party(ies) responsible for placing this item on agenda: David Esquivel, City Manager

¹ On December 22, 2017, the Tax Cuts and Jobs Act of 2017 (the " TCJA") was signed into law. The TCJA reduced the federal corporate income tax rate from 35% to 21%. The Company has calculated the GRIP Adjustment using the 35% federal corporate income tax rate approved in GUD No. 10567. The Company has also calculated and is seeking approval of the GRIP Adjustment using the 21% federal corporate income tax rate under the Tax Cuts and Jobs Act of 2017. The Proposed 2022 Interim Rate Adjustment in the table above has been calculated using the reduced corporate income tax rate of 21%.



March 3, 2022

CenterPoint Energy
1111 Louisiana Street
Houston, TX 77002-5231
P.O. Box 2628
Houston, TX 77252-2628

Mayor and City Council
City of Tomball
Tomball, Texas

Hand-Delivered

Re: CenterPoint Energy 2022 Annual GRIP Adjustment for the Houston Division

Dear Madam or Sir:

CenterPoint Energy Resources Corp., d/b/a CenterPoint Energy Entex and CenterPoint Energy Texas Gas ("CenterPoint" or the "Company"), files the tariffs and supporting documents, in electronic form, with the City of Tomball ("City") consistent with Section 7.7101 of the Railroad Commission of Texas ("Commission") Gas Services Division Rules and Section 104.301 of the Texas Utilities Code to establish the annual gas reliability infrastructure program ("GRIP") interim rate adjustment ("IRA") for the Company's Houston Division, which includes the City. The proposed IRA will affect rates for natural gas service customers located in the City. Simultaneously with this filing, CenterPoint makes the same GRIP filing with the Commission for customers located in the City's environs and cities of the Houston Division that have ceded original jurisdiction to the Commission.

CenterPoint consistently supplies its customers in the Houston Division with safe and dependable natural gas service by prudently investing in additions and upgrades to its delivery system. The Company will continue to prudently invest in its infrastructure in order to improve its natural gas service to its customers and to anticipate and meet their needs under all operating conditions. The GRIP program enables a gas utility such as CenterPoint to begin recovery of its incremental capital investment in the system, subject to a prudence review in its next rate case. This reduces regulatory lag and incentivizes needed investment. Consistent with Section 104.301 of the Texas Utilities Code and Commission precedent, the City's review of this GRIP filing is limited to a ministerial review to ensure compliance with the GRIP statute.

Pursuant to applicable law, the proposed IRA will become effective on May 2, 2022, unless the City suspends that date for a period of no longer than forty-five (45) days. The approved IRA will be applied to the monthly customer charge and will remain in effect until superseded by the earlier of (1) the effective date of the Company's next annual GRIP adjustment for the Houston Division; or (2) the issuance of a final order in a rate setting proceeding for the Houston Division.

As detailed in the attached schedules and supporting material, the Company invested \$193,152,387 in its Houston Division in calendar year 2021 and the applicable IRA is:

Rate Schedule	Current Customer Charge	Proposed 2022 Interim Rate Adjustment¹	Adjusted Charge	Increase Per Bill
R-2095-I-GRIP 2022; R-2095-U-GRIP 2022 Residential	\$18.38 per customer per month	\$1.36 per customer per month	\$19.74 per customer per month	\$1.36 per customer per month
GSS-2095-I-GRIP 2022; GSS-2095-U-GRIP 2022 General Service Small	\$22.41 per customer per month	\$2.09 per customer per month	\$24.50 per customer per month	\$2.09 per customer per month
GSLV-626-I-GRIP 2022; GSLV-626-U-GRIP 2022 General Service Large Volume	\$247.28 per customer per month	\$42.83 per customer per month	\$290.11 per customer per month	\$42.83 per customer per month

Along with and in support of the proposed IRA, CenterPoint includes the following:

- (a) An earnings monitoring report showing the Company's earnings for the Houston Division during the 2021 calendar year (under the "Earnings Monitoring Report" section of the enclosed filing).
- (b) An Interim Rate Adjustment Application containing accounting schedules and project reports for the GRIP Adjustment Period including a description of (i) the projects undertaken during the GRIP Adjustment Period (ii) the investment to provide utility service in the Houston Division, which were both completed and placed in service during the GRIP Adjustment Period, (iii) the Company's prior utility investments in the Houston Division that were either retired or abandoned during the GRIP Adjustment Period, and (iv) the cost, need and customers benefited by those investments and retirements located in IRAs 12, 13, 14 and 15 which are voluminous and are being provided in electronic form only.
- (c) The Company's calculations of the GRIP Adjustment amount to go into effect on the later of the Planned Effective Date or the end of any suspension

¹ On December 22, 2017, the Tax Cuts and Jobs Act of 2017 (the "TCJA") was signed into law. The TCJA reduced the federal corporate income tax rate from 35% to 21%. The Company has calculated the GRIP Adjustment using the 35% federal corporate income tax rate approved in GUD No. 10567. The Company has also calculated and is seeking approval of the GRIP Adjustment using the 21% federal corporate income tax rate under the Tax Cuts and Jobs Act of 2017. The Proposed 2022 Interim Rate Adjustment in the table above has been calculated using the reduced corporate income tax rate of 21%.

period imposed (under the “Interim Rate Adjustment Application” section of the enclosed filing). The Company has calculated the GRIP Adjustment using the 35% federal corporate income tax rate approved in GUD No. 10567. The Company has also calculated and is seeking approval of the GRIP Adjustment using the 21% federal corporate income tax rate under the Tax Cuts and Jobs Act of 2017.

(d) Affidavits by Stacey Peterson, Kimberly Middleton and Tal R. Centers, Jr. (under the “Affidavits” section of the enclosed filing).

- Ms. Peterson’s affidavit verifies (i) that the Houston Division’s books and records are kept in accordance with the rules of the Commission and (ii) that the reports enclosed accurately reflect the Houston Division’s books and records related to the information in those reports.
- Ms. Middleton’s affidavit verifies the notice of the GRIP filing through customer bill inserts.
- Mr. Centers’ affidavit concerns the reimbursement of relocation expenses.

In addition, the source documentation and workpapers supporting the data and calculations contained in the foregoing reports is maintained in CenterPoint’s electronic databases which are available for review. To schedule an opportunity to review the electronic databases or any hard copy project files related to the new investment or retirements, please contact me at (713) 207-5946.

Notice of this proceeding will be provided to affected customers in the Houston Division by bill insert or by separate mailing within 45 days after the date of this filing in accordance with the applicable law.

Please accept for filing the above-mentioned tariffs, filing package and enclosures and return the enclosed copy of this letter with your file mark thereon to acknowledge such filings for our records. Instead of a binder with a hard copy of the filing, the Company has provided the equivalent in electronic form in the folder called Electronic Copy of Filing.

Although only the incorporated tariffs are applicable to the City, the Company has also included in its filing package both incorporated and unincorporated tariffs.

There have been no changes to the IRA forms since the Company’s last filing.

If the City takes any action regarding this filing, please send signed documents, such as, ordinances, resolutions and minutes to the following address:

City of Tomball
March 3, 2022
Page 4

Keith L. Wall
1111 Louisiana Street
CNP Tower 19th Floor
Houston, Texas 77002

Please do not hesitate to contact me with any questions you may have regarding this filing.

Sincerely,



Keith L. Wall
Director of Regulatory Affairs

Attachments

cc: Mr. Tal Centers
Mr. Patrick Peters III
Ms. Gracy Rodriguez

DELIVERED TO:

 Admin Assistant of
NAME OFFICE (Mayor, City Secretary, etc.)

the City of Tomball on this 3rd day of March 2022.


SIGNATURE

City Council Meeting

Agenda Item

Data Sheet

Meeting Date: 4/4/2022

Topic:

Consideration to award contract for bid number 2022-01R for the Roof Replacement for the Administrative Services Building to Parich Roofing & Construction, LLC for a total amount of \$105,900.00.

Background:

The need to have the roof at the Administrative Services Building replaced was recommended following a roof inspection completed in 2020. After working with contractors on different options, staff decided the best option was to replace the first layer of the current roof, which would extend the life by ten years and avoid the need for a full roof replacement at this time.

In an effort to obtain the most favorable pricing, sealed bids were solicited for the completion of the roofing project. Bid packets were available at the City Administration Building or could be electronically delivered by request. A total of 24 vendors received information on the bid specifications, of which five (5) qualifying bids were received.

The lowest responsible bidder was determined to be Parich Roofing & Construction, LLC for a total bid of \$105,900.00, which is above our budgeted funds for this project of \$100,000.00.

Origination: Public Works Department

Recommendation:

Staff recommends awarding the contract to Parich Roofing & Construction, LLC in the amount of \$105,900.00.

Party(ies) responsible for placing this item on agenda: Meagan Mageo, Project Coordinator

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: ☒ No: ☐ If yes, specify Account Number: #100-157-6206 & #600-611-6206

If no, funds will be transferred from account # _____ To account # _____

Signed	<u>Meagan Mageo</u>	Approved by	_____
	Staff Member		City Manager
	Date		Date

Bid 2022-01R Roofing Replacement - Administrative Services Building		Bidder No. 1	Bidder No. 2	Bidder No. 3
Base Price Table		Parich Roofing Construction	Engineered Roofing Systems	B&C Constructors
Item	Description			
1	Remove existing aluminum coping cap and set aside to be reused	\$2,500.00	\$2,800.00	\$4,002.00
2	Installation of 1/2" HD cover board insulation over entire roof surface	\$20,000.00	\$46,831.41	\$40,602.00
3	Installation of 60mil TPO membrane over installed insulation. Heat weld all sides and end laps.	\$46,950.00	\$70,247.13	\$43,802.00
4	Installation of 45mil TPO membrane base flashing in a solid layer of TPO bonding adhesive, along perimeter parapet walls and curb mounted roof equipment	\$12,000.00	-	\$8,652.00
5	Removal of existing expansion joint flashing along the base of the upper roof wall section Installation of new foam backer rod along existing building transition Installation of 60mil TPO membrane base flashing over installed backer rod Reuse of existing wall counter flashing	\$8,000.00	\$3,000.00	\$5,602.00
6	Installation of new TPO T-Joint patches along membrane intersections	\$600.00	-	\$3,352.00
7	Installation of new TPO universal corners to all inside and outside corner details	\$600.00	-	\$3,750.00
8	Installation of new TPO cut edge sealant to all cut non-factory membrane edges	\$600.00	-	\$2,502.00
9	Installation of new TPO membrane pipe boots to all pipe penetrations	\$750.00	\$800.00	\$3,102.00
10	Installation of new TPO retrofit roof drain assemblies at existing roof drain details along upper roof section	\$2,000.00	\$1,000.00	\$5,302.00
11	Reuse the existing gutter and downspouts along the low sloped edge of the roof Clean existing gutter assembly and seal all gutter joints with new polyurethane sealant	\$1,250.00	\$800.00	\$3,002.00
12	Fabricate and install new 24-gauge TPO metal edge flashing along existing gutter edges. Strip in metal edge flashing flange into the installed TPO field membrane with new TPO cover-strip	\$3,700.00	-	\$4,702.00
13	Installation of new TPO walk pads around existing exhaust ventilator and roof access ladder landing	\$1,400.00	\$1,500.00	\$3,302.00
14	Reinstallation of original metal wall coping cap	\$2,500.00	\$2,900.00	\$4,952.00
15	Clean-up and disposal of all roofing related debris (roll off to be provided by City)	\$500.00	\$1,000.00	\$3,002.00
16	Cost for required Bonds (Performance Bond, Payment Bond, 2 year Maintenance Bond)	\$750.00	\$7,500.00	\$4,402.00
17	Cost for 20 year material warranty (for TPO)	\$1,800.00	\$3,096.00	-

Total Bid	\$105,900.00	\$141,474.54	\$144,030.00
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Bidder No. 4 K. Tillman Construction LLC	Bidder No. 5 L. Wallace Construction Co.
\$5,000.00	\$6,900.00
\$71,000.00	\$76,420.00
\$91,000.00	\$95,562.00
\$15,000.00	\$33,248.00
\$11,000.00	\$7,703.00
\$4,000.00	\$8,398.00
\$2,500.00	\$8,756.00
\$1,900.00	\$8,703.00
\$3,800.00	\$4,570.00
\$2,200.00	\$10,530.00
\$6,000.00	\$7,728.00
\$4,000.00	\$10,510.00
\$1,300.00	\$11,740.00
\$4,300.00	\$13,800.00
\$1,000.00	\$8,282.00
\$7,000.00	\$5,625.00
\$3,000.00	\$8,925.00

\$234,000.00	\$327,400.00
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City Council Meeting

Agenda Item

Data Sheet

Meeting Date: April 4, 2022

Topic:

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

Background:

Origination: David Esquivel, City Manager

Recommendation:

Party(ies) responsible for placing this item on agenda: David Esquivel, City Manager

FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: _____ No: _____ If yes, specify Account Number: # _____

If no, funds will be transferred from account # _____ To account # _____

Signed	<u>Doris Speer</u>	<u>3-29-2022</u>	Approved by	_____
	Staff Member	Date		City Manager
				Date