

MINUTES OF **SPECIAL CITY COUNCIL MEETING**, HELD ON **MONDAY, FEBRUARY 23, 2004**  
AT **5:00 P.M.**, TOMBALL CITY HALL, 401 MARKET STREET, TOMBALL, TEXAS, 77375

- 1.0 MEETING WAS CALLED TO ORDER AT 5:00 P.M. BY MAYOR HARRINGTON. OTHER MEMBERS PRESENT:

COUNCILMAN MARTIN  
COUNCILMAN GATLIN  
COUNCILMAN STOVALL  
COUNCILMAN FORD  
COUNCILMAN HOLLAND

OTHERS PRESENT:

CITY MANAGER – BEN GRIFFIN  
ASSISTANT CITY MANAGER – MARY COKER  
FINANCE DIRECTOR – SHERRIE MATTSON  
ACTING FIRE CHIEF – ERIC HOFFMAN  
CITY SECRETARY – DORIS SPEER  
CITY ENGINEER – DAVID KELLY  
BUILDING OFFICIAL – CLIFF PARK  
PBS&J ENGINEER – DALE CONGER  
FIRE MARSHAL, HARRIS COUNTY - MIKE MONTGOMERY

- 2.0 PUBLIC COMMENTS WERE RECEIVED:

MIKE MEADOR  
13311 LA FOUCHE CT. - EMERGENCY SERVICES DISTRICT AND  
BOUDREAUX ESTATES FIRE PROTECTION

RICK PRITCHETT  
31406 STELLA LANE - DETENTION REQUIREMENTS FOR STATE  
BANK CONSTRUCTION

DISCUSSION/ACTION REGARDING THE FOLLOWING ITEMS:

- 3.0 NEW BUSINESS:

3.1 MOTION WAS MADE BY COUNCILMAN STOVALL TO APPROVE THE APPOINTMENT OF RANDALL PARR AS FIRE CHIEF; SECOND BY COUNCILMAN GATLIN.

MOTION CARRIED UNANIMOUSLY.

MR. PARR WAS SWORN IN AS FIRE CHIEF BY THE CITY SECRETARY.

- 3.2 MOTION WAS MADE BY COUNCILMAN MARTIN TO AUTHORIZE AN INCREASE IN PERSONNEL STRENGTH IN ORDER TO ADD POSITIONS OF ASSISTANT FIRE CHIEF AND METER READER; SECOND BY COUNCILMAN HOLLAND.

MOTION CARRIED UNANIMOUSLY.

COUNCIL ENTERED INTO WORKSHOP SESSION TO DISCUSS THE FOLLOWING:

4.0 WORKSHOP:

- 4.1 PRESENTATION ON BEHALF OF THE TOMBALL SPORTS ASSOCIATION AND THE LITTLE LEAGUE WAS MADE BY DR. TERRY COUNCILL, REQUESTING CITY COUNCIL'S SUPPORT TO USE AVAILABLE FUNDS TO REPAIR EXISTING FACILITIES INSTEAD OF BUILDING NEW FACILITIES. CITY COUNCIL INDICATED THEIR SUPPORT OF THE PROPOSAL.

- 4.2 UPDATE ON PROGRESS OF PHASE I OF THE DOWNTOWN REVITALIZATION PROGRAM WAS GIVEN BY BEN GRIFFIN. PREVENTION OF VANDALISM WAS DISCUSSED.

- 4.3 UPDATE ON PROGRESS OF PLANS FOR THE CENTENNIAL CELEBRATION WAS GIVEN BY COUNCILMAN HOLLAND.

- 4.4 PRESENTATION OF PROPOSED PLAN FOR ASPHALT WALKING TRAILS ALONG HCFC DRAINAGE DITCHES WAS GIVEN BY BEN GRIFFIN. COUNCIL INDICATED THEIR PREFERENCE FOR SIDEWALKS IN LIEU OF WALKING TRAILS AT THE PRESENT TIME AND REQUESTED COST ESTIMATES FOR SIDEWALK CONSTRUCTION ON:

- A. QUINN ROAD, FROM THE SCHOOL COMPLEX TO MAIN STREET
- B. GRAHAM DRIVE, FROM SCHOOL STREET TO SH 249
- C. MEDICAL COMPLEX DRIVE
- D. CHERRY STREET
- E. ULRICH, FROM THE RAILROAD CROSSING TO JUERGENS/MATHESON PARKS
- F. ULRICH, FROM THE LITTLE LEAGUE FIELDS TO THE RAILROAD CROSSING.

THIS ITEM WILL RETURN FOR COUNCIL CONSIDERATION AT A LATER DATE.

- 4.5 DISCUSSION WAS HELD REGARDING RESIDENTIAL SUBDIVISION LOT SIZE ISSUES. COMMENTS WERE RECEIVED FROM DEVELOPERS ART DePUE, ROBERT WEEDN, GEORGE JONES, AND RICK YARBOROUGH REGARDING THE VIABILITY AND AFFORDABILITY OF VARIOUS LOT SIZES IN SUBDIVISION DEVELOPMENT, INDICATING A PREFERENCE FOR 50- TO 55-FT. LOT SIZES. COUNCIL INDICATED WILLINGNESS TO HAVE PLANNING COMMISSION STUDY THIS ISSUE AND MAKE A RECOMMENDATION TO COUNCIL.

MAYOR HARRINGTON CALLED A RECESS AT 6:30 P.M.; MEETING RECONVENED AT 6:45 P.M.

- 4.6 THE NEED FOR DRAINAGE AND CHANNEL POLICY/GUIDELINES, SPECIFICALLY IN OLD TOWN TOMBALL AREA AND ALONG FM 2920, WAS PRESENTED BY BEN GRIFFIN AND MARK McCLURE. MARK McCLURE ADVISED THAT HE WOULD LIKE TO DEVELOP A DRAINAGE POLICY FOR THE OLD TOWN TOMBALL AREA. COUNCILMAN MARTIN REQUESTED THAT MARK McCLURE OR DAVID KELLY CONTACT STATE BANK REGARDING THEIR DETENTION ISSUES.
- 4.7 ALTERNATIVES FOR HANDLING FRONTAGE ROAD REQUIREMENTS AND THE EXTENSION OF MEDICAL COMPLEX DRIVE/AGG ROAD WERE PRESENTED BY DALE CONGER, PBS&J. HE ADVISED THAT THE CITY NEEDS TO PRESERVE FUTURE RIGHTS-OF-WAY NOW, IN ORDER TO PROVIDE FRONTAGE ROADS WHEN DEVELOPMENT WARRANTS THEIR CONSTRUCTION. BEN GRIFFIN ADVISED THAT THE RAILROAD AND TxDOT ARE LOOKING AT CROSSING SIGNALS AT AGG ROAD. NO ACTION REQUIRED; THIS ITEM WILL BE BROUGHT BACK FOR COUNCIL CONSIDERATION AT A LATER DATE.
- 4.12 UPDATE REGARDING FIRE DISTRICT OPTIONS WAS GIVEN BY BEN GRIFFIN AND MICHAEL MONTGOMERY, HARRIS COUNTY FIRE MARSHALL. MARY COKER ADVISED THAT THE INTERLOCAL AGREEMENT BETWEEN HARRIS COUNTY AND THE CITY OF TOMBALL FOR FIRE PROTECTION WILL BE ON THE MARCH 1, 2004 AGENDA FOR COUNCIL CONSIDERATION. MICHAEL MONTGOMERY ADVISED THAT THE AREAS OUTSIDE THE CITY MUST HAVE FORMED AN ESD AND CONTRACTED WITH AN AGENCY FOR FIRE PROTECTION BY SEPTEMBER 30, 2004. HE ALSO ADVISED THAT A HOMEOWNERS ASSOCIATION, SUCH AS IN BOUDREAUX ESTATES, COULD CONTRACT WITH THE CITY FOR FIRE PROTECTION. IF ESD IS FORMED, TAX CAN BE COLLECTED, UP TO 6 CENTS, AND ESD CAN CONTRACT WITH ONE OR MULTIPLE PROVIDERS.
- 4.8 UPDATE REGARDING DESIGN SERVICES FOR PAVING OF MICHEL ROAD, FROM LAWRENCE TO SCHOOL STREET, WAS GIVEN BY MARK McCLURE.

- 4.9 UPDATE REGARDING ZION ROAD EXTENSION WAS GIVEN BY BEN GRIFFIN AND MARK McCLURE. TxDOT IS SCHEDULED TO WIDEN FM 2978 AND PUT AN OVERPASS OVER THE RAILROAD TRACKS; ZION WOULD DEAD-END INTO FM 2978. COUNCILMAN MARTIN REQUESTED THAT MARK McCLURE CONTACT THE COUNTY TO SEE WHAT HELP THE CITY MIGHT RECEIVE IN ELIMINATING THE CURVE ON ZION ROAD AND MAKING ZION INTERSECT THE ROAD UNDER THE OVERPASS AND ADVISE COUNCIL AT A LATER DATE.
- 4.10 REQUEST BY THE RAILROAD TO CLOSE THE HOUSTON STREET RAILROAD CROSSING WAS PRESENTED BY BEN GRIFFIN. APPROXIMATELY 60 CARS USE THIS CROSSING DAILY; CARS CAN CROSS AT MAIN AND HUFSMITH. THE CITY WILL RECEIVE \$35,000 FROM THE RAILROAD TO CLOSE THIS INTERSECTION AND ADDITIONAL PARKING FOR DOWNTOWN REVITALIZATION WILL BE CREATED.
- 4.11 PROPOSED AMENDMENT TO CODE OF ORDINANCES TO PERMIT GRANTING OF VARIANCES WAS PRESENTED BY BEN GRIFFIN. VARIANCES WOULD BE RECOMMENDED BY PLANNING COMMISSION, WITH COUNCIL HAVING FINAL AUTHORITY TO GRANT OR DENY VARIANCE REQUESTS. MARY COKER ADVISED AMENDING CERTAIN CHAPTERS ONLY, SUCH AS CHAPTER 14. COUNCIL INDICATED WILLINGNESS TO CONSIDER AN AMENDMENT TO ALLOW AREA-SPECIFIC, UNIQUE AND LIMITED VARIANCES. BEN GRIFFIN WILL CONSULT WITH CITY ATTORNEY FOR SPECIFIC RECOMMENDATIONS; THIS ITEM WILL BE BROUGHT BACK FOR COUNCIL CONSIDERATION AT A LATER DATE.
- 4.13 IMPROVED WATER TOWER LETTERING WAS DISCUSSED. COUNCIL INDICATED APPROVAL FOR CITY MANAGER TO PROCEED WITH OBTAINING IMPROVED LETTERING AND/OR DESIGN ON WATER TOWERS.
- 5.0 MOTION WAS MADE BY COUNCILMAN HOLLAND TO ADJOURN; SECOND BY COUNCILMAN MARTIN.

MOTION CARRIED UNANIMOUSLY.

MEETING ADJOURNED.

(signed) Doris Speer  
DORIS SPEER, TRMC  
CITY SECRETARY

(signed) H. G. Harrington  
H. G. HARRINGTON  
MAYOR