

MINUTES OF SPECIAL CITY COUNCIL MEETING, HELD ON **SATURDAY, JANUARY 14, 2006 AT 8:30 A.M.** AT 12715 TELGE ROAD, CYPRESS, TEXAS 77429

- 1.0 MEETING WAS CALLED TO ORDER BY MAYOR HARRINGTON. OTHER MEMBERS PRESENT:

COUNCILMAN QUINN
COUNCILMAN FORD
COUNCILMAN FAGAN
COUNCILMAN GATLIN
COUNCILMAN DRIVER

OTHERS PRESENT:

CITY MANAGER – BEN GRIFFIN
ASST. CITY MANAGER – MARY COKER
LAW CLERK, OLSON & OLSON – DAVID OLSON
CITY SECRETARY – DORIS SPEER
POLICE CHIEF – MICHAEL BLAKE
FIRE CHIEF – RANDY PARR
FINANCE DIRECTOR – SHERRIE MATTSON
DIRECTOR OF PUBLIC WORKS – ROD HAINEY
EXECUTIVE DIRECTOR-TEDC – BETTY REINBECK
BUILDING OFFICIAL – DAVE ALLEN
ASST. TO CITY MANAGER – MICHELLE ANDREWS

- 2.0 COUNCIL ENTERED INTO WORKSHOP TO CONSIDER THE FOLLOWING ITEMS:

- 2.1 STRATEGIC PLANNING
2.1.1 STREETS
2.1.1.1 STREET LIGHTING PLAN
2.1.1.2 LIST OF PROJECTS IN 5-YEAR CIP
2.1.2 UTILITIES
2.1.3 ANNEXATION
2.1.4 THOROUGHFARE PLAN

AN UPDATE OF COMPLETED, CURRENT AND PROPOSED PROJECTS WAS PRESENTED BY ROD HAINEY. THE DEPOT AND PLAZA AREA ON ELM STREET SHOULD BE COMPLETED BEFORE THE CENTENNIAL BEGINS.

MARY COKER ADVISED THAT THE PROGRESS ON THE BROWN-HUFSMITH EXTENSION IS MOVING SLOWLY. TWO PROPERTIES HAVE

BEEN ACQUIRED, BUT FOUR TRACTS ARE IN THE CONDEMNATION PROCESS, WHICH MAY TAKE AS LONG AS SIX MONTHS. THE SIGNALIZATION IS BEING REDESIGNED TO MEET NEW CAMERA SYSTEM STANDARDS. THE M124 DRAINAGE PROJECT MUST ALSO BE COMPLETED AND THE NUMEROUS PIPELINE ISSUES ADDRESSED PRIOR TO COMPLETION OF THE BROWN ROAD PROJECT.

BEN GRIFFIN ADVISED THAT HE WILL NEGOTIATE WITH TxDOT FOR ADDITIONAL FUNDS IN THE 80%-20% SPLIT BECAUSE COSTS HAVE INCREASED; COUNCILMAN DRIVER REQUESTED NEGOTIATIONS BEGIN AS SOON AS POSSIBLE.

ROD HAINEY ADVISED THAT TOMBALL NEEDS MORE EAST-WEST THOROUGHFARES; THERE ARE NO COUNTY PROJECTS PLANNED THAT WILL BENEFIT THE CITY. BEN GRIFFIN ADVISED THAT MEDICAL COMPLEX DRIVE IS A LOGICAL EAST-WEST CORRIDOR; HOWEVER, COSTS TO ACQUIRE RIGHT-OF-WAY HAVE SKYROCKETED. STAFF RECOMMENDATION IS TO EXTEND MICHEL ROAD INSTEAD; CITY OWNS RIGHT-OF-WAY FROM SCHOOL TO CHERRY, SO EXTENSION EXPENSES WOULD BE LESS. THE EXTENSION OF PERSIMMON TO HOLDERRIETH WAS SUGGESTED AS AN ADDITIONAL NORTH-SOUTH ROUTE.

ROD HAINEY ADVISED THAT THE BYPASS SHOULD BE COMPLETED IN THREE YEARS, WITH CROSSINGS AT ALICE AND FM 2920. COUNCILMAN DRIVER REQUESTED THAT CITY STAFF DEVELOP A PRELIMINARY PLAN TO GET TRAFFIC TO TELGE. COUNCILMAN GATLIN SUGGESTED EXTENDING THEISS LANE TO AG OR TO HUFSMITH-KOHRVILLE.

BEN GRIFFIN ADVISED COUNCIL REGARDING ANNEXATION OF NUMEROUS AREAS IN THE ETJ. THE AREAS BETWEEN BYPASS AND BUSINESS SH 249, NORTH OF ZION, AND SOUTH OF HOLDERRIETH WERE SUGGESTED FOR ANNEXATION.

DISCUSSION WAS HELD REGARDING PAVING ASSESSMENTS OR STREET IMPACT FEES TO ALLOW CITY TO RECOUP COSTS OF EXTENSION OF ROADWAYS. COUNCILMAN DRIVER REQUESTED THAT CITY STAFF INCLUDE THEISS LANE AND AG ROAD EXTENSIONS IN THE 10-YEAR PLAN AND TO INCLUDE PROPOSED STREET IMPACT FEE FOR COUNCIL CONSIDERATION.

BEN GRIFFIN ADVISED THAT THE CITY DOES NOT HAVE A MASTER STREET LIGHTING PLAN. THE CITY IS NOT CURRENTLY USING ITS ANNUAL ALLOTMENT. CONSENSUS OF COUNCIL WAS UNANIMOUS TO DEVELOP A PLAN TO USE OUR ANNUAL ALLOTMENT; CITY STAFF WILL REQUEST INCREASED LIGHT INSTALLATIONS.

BEN GRIFFIN REQUESTED INPUT ON THE NEW CITY STREET SIGNS; CONSENSUS OF COUNCIL WAS UNANIMOUS TO EXPAND THE PROGRAM OF INSTALLING NEW STREET SIGNS.

DRAINAGE ISSUES WERE DISCUSSED. SOME OF THE EXISTING AND PROPOSED DRAINAGE CHANNELS ARE OUTSIDE THE CITY LIMITS. MARY COKER ADVISED THAT HARRIS COUNTY WILL NOT IMPROVE WILLOW CREEK BECAUSE INCREASED FLOWS COULD CAUSE DOWNSTREAM FLOODING. ROD HAINEY SUGGESTED ANNEXATION OF DRAINAGE CHANNELS THAT ARE CURRENTLY OUTSIDE THE CITY LIMITS. BEN GRIFFIN SUGGESTED PROPERTY SOUTH OF HOLDERRIETH AS FIRST AREA TO CONSIDER FOR ANNEXATION.

TAX INCREMENT REINVESTMENT ZONES (TIRZ) WERE DISCUSSED AS METHOD TO ENHANCE DEVELOPMENT OF DIFFICULT AREAS. THE AREA NORTH OF ZION AND ACROSS FROM BJ SERVICES WERE SUGGESTED FOR CREATION OF A TIRZ. MAYOR HARRINGTON REQUESTED ADDITIONAL INFORMATION, TO BE PRESENTED AS COMPLETE PACKAGE, FOR COUNCIL CONSIDERATION.

- 2.2 CONFLICT OF INTEREST AND LEGISLATIVE CHANGES REGARDING DISCLOSURE STATEMENTS WERE ADDRESSED BY DAVID OLSON, WHO EXPLAINED APPLICATION OF HB 914 TO THE CITY OF TOMBALL REGARDING CONFLICT OF INTEREST AND DISCLOSURE REQUIREMENTS.
- 2.3 OPEN MEETINGS REQUIREMENTS WERE ADDRESSED BY DAVID OLSON, INCLUDING CASUAL MEETINGS AND E-MAIL CORRESPONDENCE. CITY STAFF WILL ARRANGE TRAINING SESSIONS FOR ELECTED OFFICIALS, BOARD AND COMMISSION MEMBERS, AND CITY STAFF TO COMPLY WITH OPEN GOVERNMENT AND OPEN MEETINGS TRAINING REQUIREMENTS.
- 2.4 BEN GRIFFIN ADVISED THAT CITY SENT LETTER OF INTENT TO PURCHASE HOOKS AIRPORT TO JAG GILL FOR REVIEW. HOUSTON AIRPORT AUTHORITY IS IN FAVOR OF CITY OF TOMBALL'S PURCHASE OF HOOKS AIRPORT AND HAS OFFERED ASSISTANCE. BEN

GRIFFIN WILL CONTACT CITY OF HOUSTON TO REQUEST RELEASE OF HOOKS AIRPORT FROM CITY OF HOUSTON'S EXTRATERRITORIAL JURISDICTION (ETJ). COUNCIL REQUESTED INFORMATION REGARDING TAKING AIRPORT BY EMINENT DOMAIN TO PREVENT SALE OF AIRPORT TO DEVELOPER. BEN GRIFFIN ADVISED THAT HOOKS AIRPORT IS A PROFITABLE ENTERPRISE; UPGRADING AIRPORT TO FAA STANDARDS WOULD IMPROVE PROFITABILITY AND ENHANCE AIRPORT AREA.

- 2.5 LITTLE LEAGUE ISSUES WERE DISCUSSED. CRIMINAL INVESTIGATION CONTINUES; NO CHARGES FILED YET. TOMBALL SPORTS ASSOCIATION SHOULD RECOVER SOME FUNDS THROUGH INSURANCE. TSA SHOULD BE ABLE TO PAY DELINQUENT UTILITY BILL SOON. BEN GRIFFIN ADVISED THAT LITTLE LEAGUE FIELDS IN OTHER CITIES ARE MORE ATTRACTIVE AND BETTER MAINTAINED. CONSENSUS OF COUNCIL IS TO UPGRADE LITTLE LEAGUE FACILITY; HOWEVER, COUNCIL DESIRES 1-2 APPOINTEES TO THE TOMBALL SPORTS ASSOCIATION BOARD OF DIRECTORS. CURRENT PLANS INCLUDE REPAIR OF FENCING, PRESS BOXES, SEWER LINES, AND RESTROOMS, USING CURRENTLY BUDGETED FUNDS.
- 2.6 RECOMMENDATION WAS MADE BY MARY COKER THAT THE PARKS BOARD SHOULD MEET ON AN "AS NEEDED" BASIS UNTIL A NEED ARISES. CONSENSUS OF COUNCIL WAS TO HAVE PARKS BOARD MEET ON AN "AS NEEDED" BASIS, AT THE DISCRETION OF THE CITY MANAGER.
- 2.7 RECOMMENDATION WAS MADE BY MARY COKER TO APPROVE CONTRACT AT JANUARY 16 COUNCIL MEETING WITH DUNKIN, SEFKO AND ASSOCIATES TO PREPARE A FUTURE LAND USE PLAN AND ASSIST THE ZONING COMMISSION IN DEVELOPING A ZONING ORDINANCE. CITY STAFF WILL PREPARE THE EXISTING LAND USE PLAN, UPDATE DIGITAL BASE MAP, AND REVIEW CITY'S CURRENT ORDINANCES.

DISCUSSION WAS HELD REGARDING PLANNING COMMISSION REVIEW OF 30% GREENSPACE REQUIREMENT. CONSENSUS OF COUNCIL WAS UNANIMOUS TO KEEP 30% GREENSPACE REQUIREMENT AND MINIMUM 75-FT. LOT WIDTH. COUNCIL EXPRESSED OPPOSITION TO POCKET PARKS. SUGGESTION WAS MADE TO ELIMINATE ANYTHING OTHER THAN 75-FT. LOT WIDTH REQUIREMENT; ANYTHING LESS THAN 75 FT. WILL REQUIRE A SPECIAL USE PERMIT, SUBMISSION OF A CONSTRUCTION PLAN, AND APPROVAL BY COUNCIL.

3.0 MOTION WAS MADE BY COUNCILMAN FORD TO ADJOURN; SECOND BY
COUNCILMAN GATLIN.

MOTION CARRIED UNANIMOUSLY.

MEETING ADJOURNED.

(signed) Doris Speer
DORIS SPEER, TRMC
CITY SECRETARY

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