

MINUTES OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, August 04, 2025
6:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for August 04, 2025, 6:00 P.M., at 401 Market Street, Tomball, Texas 77375.

A. Mayor L. Klein Quinn called the meeting to order at 6:05 P.M.

PRESENT:

Mayor Lori Klein Quinn
Council 2 Paul Garcia
Council 3 Dane Dunagin
Council 4 Lisa A. Covington
Council 5 Randy Parr

ABSENT (EXCUSED)

Council 1 John Ford

CITY STAFF PRESENT:

City Manager - David Esquivel
Assistant City Manager - Jessica Rogers
City Attorney – Loren Smith
City Secretary – Thomas Harris III
Assistant City Secretary – Shannon Bennett
Community Development Director – Craig Meyers
Fire Chief – Joe Sykora
Police Chief – Jeff Bert
Assistant Fire Chief – Jeff Cook
Human Resources Director - Kristie Lewis
Finance Director - Bragg Farmer
Budget Analyst- Hannah Brown
Public Works Director - Drew Huffman
Project Manager - Meagan Mageo
Director of Marketing & Tourism - Chrislord Templonuevo
Interim I.T. Director - Ben Lato
Police Officer – James O'Malley

B. Invocation - Led by Tommy Roberson, Real Life Ministries

- C. Pledges to U.S. and Texas Flags – Led by Noah Southwell
- 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.]*
- Michelle Shannon Varnes informed the Council about the upcoming New Senior Information Fair and the Shoe Drive for local veterans
 - James Morgan, Homeless, expressed concerns about citizens riding bicycles and skateboards on sidewalks.
- E. Reports and Announcements
1. Announcements
- I. Upcoming events:
- August 14, 2025 – Kaffeeklatsch (Presenter: Lone Star College-Tomball Community Library) from 8:30 – 10 a.m. at Tomball Community Center
2. Reports by City staff and members of council about items of community interest on which no action will be taken:
- Mayor Klein Quinn announced that Tomball will be featured on Fox 26's Live and Local program in a segment titled Mondays with the Mayor.
- F. 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. Adopt, on Second Reading, Ordinance No. 2025-19, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 9.565 acres of land legally described as Lots 378 and 381 of Tomball Outlots from Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1811 South Persimmon Street, within the City of Tomball, Harris County, Texas; 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.

2. Adopt, on Second Reading, Ordinance No. 2025-20, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the zoning district classification of approximately 8.07 acres of land legally described as being Lots 286-A and 289 of Tomball Outlots and Lot 289-A, Block 1 of Case Tract from the Single-Family Estate Residential (SF-20-E) to the Light Industrial (LI) zoning district. The property is located at 1514 South Persimmon Street, within the City of Tomball, Harris County, Texas; 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.
3. Adopt, on Second Reading, Ordinance No. 2025-24, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by granting a Conditional Use Permit (CUP) to allow the land use of “Coffee roasting” within the City of Tomball’s Commercial (C) zoning district. This request affects approximately 3.7869 acres of land legally described as being Lot 2, Block 1 of Huffsmith-2978 Replat No 1. The property is located at 22525 Huffsmith-Kohrville Road, within the City of Tomball, Harris County, Texas; providing for 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.
4. Adopt, on Second Reading, Ordinance Number 2025-25, an Ordinance of the City Council of Tomball, Texas, Approving a Service and Assessment Plan and Assessment Roll for Improvement Area #3 (IA3) Projects 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 Penalties and Interest on Delinquent Assessments; Providing for Severability and Providing an Effective Date.
5. Adopt, on Second Reading, Ordinance No. 2025-26, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Seven Oaks Public Improvement District Number 14 (PID 14).
6. Adopt on Second Reading, Ordinance No. 2025-28, an Ordinance of the City Council of the City of Tomball, Texas, regarding release of the property (approximately 8.697 acres) located at 0 SH 249, Tomball, Texas 77375, in Harris County, and legally described as TR 5A-3, ABST 6325 C N Pillot, from the extraterritorial jurisdiction of the City of Tomball; providing for severability; and containing other provisions relating to the subject.

7. Approve, on Second Reading, Resolution No. 2025-29-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 Old Town Façade Improvement Grant by and between the Corporation and Coaches Cigar Lounge, LLC to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 414 E Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$50,000.00.
8. Approve, on Second Reading, Resolution No. 2025-30-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 Old Town Façade Improvement Grant by and between the Corporation and Raymond Street Professional Suites, LLC to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 203 Raymond Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$40,000.00.
9. Approve, on Second Reading, Resolution No. 2025-31-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 Innersculpt Studio, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 27104 TX-249, Bldg. A, Ste 400, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.
10. Approve, on Second Reading, Resolution No. 2025-32-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 Klauer Manufacturing Company to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 21609 Hufsmith Kohrville Rd, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.
11. Approve, on Second Reading, Resolution No. 2025-33-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving the Project of the Tomball Economic Development Corporation, the designation of Tomball Legacy Square, a redevelopment of the former First Baptist Church into an arts and cultural destination including a multipurpose venue in Old Town Tomball.

Motion made by Council 3 Dunagin, Seconded by Council 4 Covington to approve Old Business Consent Agenda Items:

Voting Yea: Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Absent: Council 1 Ford

Motion carried unanimously.

G. 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 the expenditure of greater than \$50,000 with Data Projections, Inc. for technology upgrades to the Administration Building conference rooms for \$18,802, increasing the total not-to-exceed amount to \$68,740, approve the expenditure of funds thereof, and authorize the City Manager to execute any and all documents related to the purchase. This expenditure is included in the FY 2024-2025 Budget.
2. Approve Minutes of July 21, 2025, Special and Regular City Council meetings.
3. Approve Minutes of July 23, 2025, Special City Council meeting.
4. Approve an agreement with Hayden Paving, Inc. to complete asphalt repairs throughout Sherwood Forest and along Agg Road, through a BuyBoard Contract (Contract No. 700-23) for a not-to-exceed amount of \$98,505.44, approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchase. This expenditure is included in the Fiscal Year 2024-2025 budget.

Motion made by Council 4 Covington, Seconded by Council 3 Dunagin to approve New Business Consent Agenda Items:

Voting Yea: Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Absent: Council 1 Ford

Motion carried unanimously.

H. New Business

1. Public Hearing and Consideration of the First Reading of Ordinance No. 2025-27 granting the request for annexation of the territory being 50.1051 acres consisting of 0.8041 of one acre or 35,026 square feet of land situated in the Elizabeth smith

survey, abstract number 70, Harris County, Texas, being a portion of that certain unrestricted reserve “a” of Tomball Greens, a subdivision as shown on map or plat recorded under film code number 440128 of the maps records of Harris County, Texas; 31.994 acres of land situated in the Jesse Pruitt survey, abstract number 629, Harris County, Texas, being a portion of that certain residue of called 33.153 acres of land described in deed recorded in the official public records of real property of Harris County, Texas, under County Clerk’s file number u968294, a portion of those certain lots 489, 490, 495 and 496 of Tomball Townsite, a subdivision as shown on map or plat recorded under volume 2, page 65 of the map records of Harris County, Texas and those certain lots 491, 492, 493 and 494 of said Tomball Townsite; and 17.307 acres of land situated in the Jesse Pruitt survey, abstract number 629, Harris County, Texas, being that certain residue of called 1.1767 acres of land described in deed recorded in the official public records of real property of Harris County, Texas, under County Clerk’s file number 20120276873, that certain called 5.678 acres of land described in deed recorded in the official public records of real property of Harris County, Texas, under County Clerk’s file number 20070687993, that certain residue of called 8.1479 acres of land described in deed recorded in the official public records of real property of Harris County, Texas, under County Clerk’s file number y978757, that certain residue of called 4.998 acres of land described in deed recorded in the official public records of real property of Harris County, Texas, under County Clerk’s file number 20110051826, that certain reserve “a” of Brandt Holding, a subdivision as shown on map or plat recorded under film code number 679589 of the map records of Harris County, Texas, that certain lot 1, block 1 of said Brandt Holdings and a portion of those certain lots 496, 497 and 498 of Tomball Townsite, a subdivision as shown on map or plat recorded under volume 2, page 65 of the map records of Harris County, Texas); and providing for severability.

Mayor opened the Public Hearing at 6:16 P.M.

Mayor closed the Public Hearing at 6:17 P.M.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to approve Ordinance No. 2025-27.

Voting Yea: Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Absent: Council 1 Ford

Motion carried unanimously.

2. Adopt, on First and Only Reading, Ordinance No. 2025-29, an Ordinance Approving and Authorizing the Issuance and Sale of the City of Tomball Special Assessment Revenue Bonds, (Wood Leaf Reserve Public Improvement District Improvement Area #3); Approving and Authorizing an Indenture of Trust and First other Agreements and Documents in Connection Therewith; Making Findings with to the Issuance of Such Bonds; and Providing an Effective Date.

Motion made by Council 5 Parr, Seconded by Council 4 Covington to approve Ordinance No. 2025-29.

Voting Yea: Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Absent: Council 1 Ford

Motion carried unanimously.

3. Conduct a public hearing of the City Council of the City of Tomball to consider the advisability of the creation of a Public Improvement District to make certain improvements over certain property located with the City to be established as Graylou Grove Public Improvement District No. 15 (PID 15).

Mayor opened the Public Hearing at 6:20 P.M.

Constance Stevens, 21921 Sam Raburn, inquired about the definition of a PID, and Project Manager Meagan Mageo provided an explanation

Mayor closed the Public Hearing at 6:23 P.M.

4. Approve a Professional Services Agreement for expenses incurred relating to the Graylou Grove Public Improvement District (PID 15) and authorize the City Manager to execute.

Motion made by Council 4 Covington, Seconded by Council 2 Garcia to approve a Professional Services Agreement

Voting Yea: Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Absent: Council 1 Ford

Motion carried unanimously.

5. Approve Resolution No. 2025-34, a Resolution of the City of Tomball, Texas, Acknowledging Receipt of the 2025 Certified Estimated Taxable Value, the 2025

Certification of Estimated Collection Rate from the Harris County Tax Assessor-Collector, and the 2025 Tax Rate Calculation Worksheet as Calculated by the Harris County Tax Assessor-Collector based on the Certified Estimated Taxable Value and Related Information ; and Containing Related Provisions.

Motion made by Council 5 Parr, Seconded by Council 4 Covington to approve Resolution No. 2025-34.

Voting Yea: Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Absent: Council 1 Ford

Motion carried unanimously.

6. Approve the Proposed Tax Rate of \$0.340940/\$100 for Tax Year 2025 and Set the Dates to Vote on the Proposed Tax Rate for August 18, 2025, and August 25, 2025.

Motion made by Council 3 Dunagin, Seconded by Council 4 Covington to Approve the Proposed Tax Rate of \$0.340940/\$100 for Tax Year 2025 and Set the Dates to Vote on the Proposed Tax Rate for August 18, 2025, and August 25, 2025.

Voting Yea: Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Absent: Council 1 Ford

Motion carried unanimously.

7. Conduct Public Hearing and Adopt, on First Reading, Ordinance No. 2025-31, an Ordinance of the City Council of the City of Tomball, Texas, Adopting the Budget for the City of Tomball, Texas, for Fiscal Year 2025-2026; and Authorizing the City Manager to Approve Intra-Departmental (Within the Same Department Only) Transfers of Budgeted Funds; and Amending the Budget for the 2024-2025 Fiscal Year in Accordance with Actual Expenditures; and Providing Other Details Relating to the Passage of This Ordinance. (Exhibit A)

Mayor opened the Public Hearing at 6:34 P.M.

Mayor closed the Public Hearing at 6:35 P.M.

Motion made by Council 3 Dunagin, Seconded by Council 4 Covington to approve Ordinance No. 2025-31.

Voting Yea: Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Absent: Council 1 Ford

Motion carried unanimously.

I. Mayor Lori Klein Quinn adjourned the meeting at 6:40 P.M.

PASSED AND APPROVED this 18th day August 2025.

Thomas Harris III, TRMC
City Secretary

Lori Klein Quinn
Mayor