

MINUTES OF WORKSHOP/REGULAR AGENDA CITY OF TOMBALL, TEXAS



**Monday, July 20, 2026
4:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for July 20, 2026, 4:00 P.M., at 401 Market Street, Tomball, Texas 77375, via physical attendance and video/telephone conference.

A. Mayor L. Klein Quinn called the meeting to order at 4:03 P.M.

PRESENT:

Mayor Lori Klein Quinn
Council 1 Shelley Michna
Council 2 Paul Garcia
Council 3 Dane Dunagin
Council 4 Lisa A. Covington
Council 5 Randy Parr

CITY STAFF PRESENT:

City Manager - David Esquivel
City Attorney – Loren A. Smith
City Secretary - Thomas Harris
Assistant City Secretary - Shannon Bennett
Building Official – Jeremy Griffin
Police Chief – Jeffery Bert
Fire Chief – Joe Sykora
Finance Director - Bragg Farmer
Public Works Director - Drew Huffman
Director of Human Resources – Kristie Lewis
Director of Marketing & Tourism - Chrislord Templonuevo
Director of I.T. – Ben Lato
Special Project Director - Luisa Taylor
Project Manager – Meagan Mageo
Budget Analyst – Hannah Brown
Police Officer – James O'Malley

B. 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.]

With no objection from Council, Remarks shall not be Profane, vulgar or abusive language and personal attacks will not be tolerated.

There were no comments from the public.

C. General Discussion

1. The Tomball City Council and city staff will enter into a workshop session to discuss the Proposed Fiscal Year 2026-2027 Budget.

City Manager David Esquivel led the discussion for the proposed Fiscal Year 2026-2027 Budget.

2. Review of and Discussion on the Boards, Commissions, and Committees Handbook, to include Social Media and Online Conduct, and other updates and revisions necessary, applicable to all board, commission, committee members, and elected officials.

City Secretary Thomas Harris led the discussion regarding revisions to the Boards, Commissions, and Committees Handbook, including the addition of a Social Media and Online Conduct policy and other updates necessary to ensure the handbook remains current and applicable to all board, commission, committee members, and elected officials.

D. Recess/Reconvene at 6:00 p.m.

Mayor Klein Quinn recessed the meeting at 5:45 p.m. and reconvened it at 6:05 p.m.

E. Invocation led by Reverend George McGavern, Church of the Good Shepherd

F. Pledges to U.S. and Texas Flags led by Police Chief Jeffery Bert

G. 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.]*

With no objection from Council, Remarks shall not be Profane, vulgar or abusive language and personal attacks will not be tolerated.

- Peter Gurski, Pinehurst, Texas spoke on behalf of the members of the Texas Sports Medicine Center regarding concerns at the center and requested that the City provide oversight of the facility.

H. Presentations

1. Presentation of Proclamations - Passing of Charlie Fogarty

Mayor Klein Quinn presented the family of Charlie Fogarty with a proclamation proclaiming July 20, 2026 as Charlie Fogarty Day.

2. Presentation and Discussion with Harris County Precinct 3 regarding future improvements and partnership. Postponed to August 3, 2026 City Council Meeting.

I. Reports and Announcements

1. Announcements

I. Upcoming events:

- August 7, 2026 – Tomball Kids Club from 9:00 – 11:00 a.m. at Juergens Park
- August 7, 2026 – Tomball Night from 5:00 – 10:00 p.m. in Downtown Tomball
- August 13, 2026 – Kaffeeklatsch (IT Director, Ben Lato) from 8:30 – 10:00 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 thanked Amanda Kelly for the Holiday Hero's Fundraiser event.
- City Secretary Thomas Harris announced that the TML Annual Conference will be held November 11–13, 2026, and requested that Council members confirm their attendance.
- City Manager David Esquivel announced that Interim Community Development Director was named 2026 Building Official of the Year and Human Resources Director Kristie Lewis received her Society for Human Resource Management (SHRM) Certification.

J. Old Business Consent Agenda: *[All matters listed under Consent Agenda are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, the item in question will be removed from the Consent Agenda and will be considered separately. Information concerning Consent Agenda items is available for public review.]*

1. Approve, on Second Reading, Resolution No. 2026-30-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 a Business Improvement (MEGA) Grant by and between the Corporation and Black Forest Flex Park, LLC to make direct incentives to, or expenditures for, building and site improvements for new or expanded business enterprise to be located at 27210 Hwy 249, Bldg. A, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$50,000.00.
2. Approve, on Second Reading, Resolution No. 2026-31-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 a Business Improvement (MEGA) Grant by and between the Corporation and Black Forest Flex Park, LLC to make direct incentives to, or expenditures for, building and site improvements for new or expanded business enterprise to be located at 27210 Hwy 249, Bldg. B, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$50,000.00.

Motion made by Council 4 Covington, Seconded by Council 1 Michna to approve Old Business Consent Agenda.

Voting Yea: Council 1 Michna, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

K. 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 Minutes of July 6, 2026, Workshop/Regular City Council meeting.
2. Approve Fiscal Year expenditures with Equipment Controls Company, Inc. as a sole source and exclusive authorized distributor of Sensus Gas products for the purchase of gas meters, meter components, and related equipment for an annual amount not to exceed \$200,000 authorize the expenditure of funds therefor and

authorize the City Manager any and all documents related to the expenditure. This amount is included in the FY 2025-2026 budget.

3. Approve a Service Agreement with Encore One, LLC (DBA Marsden South, LLC) for the janitorial services and supplies for City facilities, for a not-to-exceed amount of \$120,000 (RFP 2026-10), approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchases. These expenditures are included in the proposed Fiscal Year 2026-2027 Budget.
4. Authorize annual spending exceeding \$100,000 to SMJ Equipment for repairs to Shop #23-171, Engine 2, in accordance with the Purchasing and Bidding Policy for Fiscal Year 2025-2026. These purchases are within the Fiscal Year 2025-2026 budget.
5. Approve an amendment to the professional services agreement with GrantWorks for grant administration services related to the U.S. Department of Housing and Urban Development Community Project Fund (CPF) grant received for construction phase of S. Persimmon and Timkin Street Improvements, for an amendment amount not to exceed 4.21% of the new grant received or \$210,000, for a total contract amount not to exceed \$504,700, approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the services. These expenditures are to be paid from grant funds received from the U.S. Department of Housing and Urban Development – Community Project Fund.

Motion made by Council 3 Dunagin, Seconded by Council 5 Parr to approve New Business Consent Agenda.

Voting Yea: Council 1 Michna, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

L. New Business

1. Conduct a Public Hearing and Consideration of and Action on the First Reading of Ordinance No. 2026-20. An Ordinance granting the request for annexation of the territory being 0.6614 acres consisting of 0.6614 of one acre or 28,810 square feet of land situated in the Chauncey Goodrich Survey, Abstract Number 311, Harris County, Texas, being a portion of that certain called 3.0051 acre tract of land (15226 FM 2920) described in deed recorded in the official public records of real property of Harris County, Texas, under County Clerk's File Number 20140030325; and providing for severability.

Mayor Klein Quinn opened the Public Hearing at 6:56 p.m.

Mayor Klein Quinn closed the Public Hearing at 6:57 p.m.

Motion made by Council 4 Covington, Seconded by Council 1 Michna to adopt Ordinance No. 2026-20.

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

Voting Nay: Council 1 Michna

Motion carried 4 to 1.

2. Conduct a public hearing and consideration to approve Zoning Case Z26-05: Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) and Commercial (C) to Planned Development (PD) on Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311, located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to allow for the properties to be developed for multi-family uses.

Mayor Klein Quinn opened the Public Hearing at 7:11 p.m.

Mayor Klein Quinn closed the Public Hearing at 7:12 p.m.

Adopt, on First Reading, Ordinance No. 2026-17, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2.96 acres of land legally described as being one tract of land, situated in the C Goodrich Survey, Abstract 311 from the Agricultural (AG) and Commercial (C) zoning districts to the Planned Development (PD) zoning district. The property is located at 15226 FM 2920, 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.

No action was taken. This item will be referred back to the Planning and Zoning Commission for further review and recommendation.

3. Conduct a public hearing and consideration to approve Zoning Case Z26-07: Request by Lessing Property Holdings LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tract 5 of Block 3, one tract containing approximately 0.07 acres of land, situated in the Hirschfield Farms Sec.1 Unrecorded Plat, located north of the northeast intersection of State Highway 249

and Hirschfield Road (13918 Hirschfield Road). The applicant is requesting to match the zoning of the rest of their property.

Mayor Klein Quinn opened the Public Hearing at 7:37 p.m.

Mayor Klein Quinn closed the Public Hearing at 7:38 p.m.

Adopt, on First Reading, Ordinance No. 2026-18, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.07 acres of land legally described as being one tract of land, situated in the Hirschfield Farms Sec.1 Unrecorded Plat from the Agricultural (AG) zoning district to the General Retail (GR) zoning district. The property is located at 13918 Hirschfield Road, 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.

Motion made by Council 4 Covington, Seconded by Council 2 Garcia to adopt Ordinance No. 2026-18.

Voting Yea: Council 1 Michna, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

4. Approve Resolution No. 2026-33, A Resolution by the City Council of the City of Tomball, Texas, Authorizing Publication of Notice of Intention to Issue Certificates of Obligation; Approving the Preparation of a Preliminary Official Statement; And Approving Other Matters Incidental Thereto.

Motion made by Council 5 Parr, Seconded by Council 2 Garcia to approve Resolution No: 2026-33.

Voting Yea: Council 1 Michna, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

5. Approve a Joint Participation Interlocal Agreement with Harris County for the donation and conveyance of land located at 1414 E. Hufsmith (Broussard Community Park) by a Lease Agreement for a term of 30 years for the purpose of constructing a future community center.

No action was taken. This item has been postponed to the August 3, 2026 City Council meeting.

6. Approve Resolution 2026-35, a Resolution of the City Council of the City of Tomball, Texas, Appointing the City Manager as the Chief Executive Officer and Authorized Representative to Act in All Matters in Connection with the Texas Water Development Board (TWDB) Water Infrastructure and Stormwater Enhancement (WISE) grant and Committing the City to Provide Matching Funds to Secure and Complete the grant application.

Motion made by Council 1 Michna, Seconded by Council 2 Garcia to adopt Resolution No. 2026-35.

Voting Yea: Council 1 Michna, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

7. Approve Resolution No. 2026-36, a Resolution of the City Council of the City of Tomball, Texas, Designating Authorized Signatories for Contractual Documents and Documents for Requesting Funds Pertaining to the Texas Water Development Board Grant Program.

Motion made by Council 5 Parr, Seconded by Council 2 Garcia to adopt Resolution No. 2026-36.

Voting Yea: Council 1 Michna, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Motion carried unanimously.

8. 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. 551.072 – Deliberations regarding Real Property; A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
- Sec. 551-074- Personnel Matters – Community Development Director, Police Chief.

- Executive Session Started: 7:48 P.M.
- Executive Session Ended: 9:22 P.M.

M. Adjournment

Mayor Lori Klein Quinn adjourned the meeting at 9:22 P.M.

PASSED AND APPROVED on this 3rd day of August 2026.

Thomas Harris III, TRMC
City Secretary

Lori Klein Quinn
Mayor