

MINUTES OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, June 02, 2025
6:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for June 02, 2025, 6:00 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 6:01 P.M.

PRESENT:

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

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
Director of Special Projects – Luisa Taylor
Records Specialist – Dayjah Whyte
Community Development Director – Craig Meyers
Police Chief – Jeff Bert
Assistant Fire Chief – Jeff Cook
Human Resources Director - Kristie Lewis
Finance Director - Bragg Farmer
Public Works Director - Drew Huffman
Interim I.T. Director – Ben Lato
Summer Intern - Ki Provencher
Police Officer – Juan Rodriguez

B. Invocation - Led by Pastor Kevin Bowles, Redeemer Church

C. Pledges to U.S. and Texas Flags was led by Boy Scout Troop 1325

- 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.]*

Amanda Kelly, 19710 Rippling Brook Lane, Tomball, TX. extended an invitation to attend the Tomball Farmers Market Dunk Tank event on June 7th from 9:30 a.m. to 12:30 p.m.

E. Reports

1. Accept the Annual Comprehensive Financial Report and Compliance Report for the fiscal year ending September 30, 2024.

Matthew Rogers, Director with Weaver and Tidwell, L.L.P. presented the Annual Comprehensive Financial Report and Compliance Report.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to accept the Annual Comprehensive Financial Report and Compliance Report for the fiscal year ending September 30, 2024.

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

Motion carried unanimously.

F. Announcements

I. Upcoming Events:

- June 4, 2025 – Coffee with a Cop from 8:30 a.m. – 10 a.m. at Starbucks (14314 FM 2920) - Cancelled
- June 12, 2025 – Kaffeeklatsch (Tomball Farmers Market) from 8:30 a.m. – 10 a.m. at Tomball Community Center
- June 13, 2025 – Kids Club from 10 a.m. – noon at Tomball Depot Plaza
- July 1, 2025 – Battle of the Badges Blood Drive from 10 a.m. – 2 p.m. at Fire Station #1
- July 4, 2025 – July 4th Celebration & Street Fest from 6 p.m. – 9 p.m. at Business 249 behind Kroger

- July 10, 2025 – Kaffeeklatsch (Tomball Fire Rescue and Northwest Community Health EMS) from 8:30 a.m. – 10 a.m. at Tomball Community Center
 - July 11, 2025 – Kids Club from 10 a.m. – noon 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:
- Council 1 Ford confirmed if the railroad was contacted regarding the asphalt
 - Council 3 Dunagin questioned the status of the red light at Zion and Hufsmith to Mayor Klein Quinn confirmed that it's still in discussion.
 - Council 2 Garcia questioned when the County plans to mow to which City Manager David Esquivel will confirm their mowing schedule
 - Mayor Klein Quinn, Council 4 Covington and Council 5 Parr attended Walmart's Memorial Day event
 - Mayor Klein Quinn, Council 2 Garcia and Council 4 Covington attended the Tomball Praises Together event
 - Mayor Klein Quinn attended an Eagle Scout pinning ceremony for Carson Hebert
 - Mayor Klein Quinn attended Firemen pinning ceremony
 - Mayor Klein Quinn attended the CenterPoint full scale emergency exercise regarding natural disasters
 - Mayor Klein Quinn attended Danny Nicholson's 90th birthday celebration
 - City Manager David Esquivel welcomed the new City Secretary Thomas Harris III
- G. 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. 2025-17-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 Roll Out, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 22525 Hufsmith Kohrville Rd., Ste 1A, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.

2. Approve, on Second Reading, Resolution No. 2025-18-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 Coaches Cigar Lounge, LLC to make direct incentives to, or expenditures for, rental assistance 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 \$10,000.00.
3. Approve, on Second Reading, Resolution No. 2025-19-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 Layla's Barkery, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 22525 Hufsmith Kohrville Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$9,000.00.
4. Approve, on Second Reading, Resolution No. 2025-20-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 Pegasus Properties 2, LLC to make direct incentives to, or expenditures for, assistance with infrastructure costs required or suitable for the promotion of new or expanded business enterprise related to the construction of a commercial office/retail development to be located at 28310 TX-249, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$260,639.00.
5. Adopt, on Second Reading, Ordinance No. 2025-17, 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 "Child day care center (business)" within the City of Tomball's Office (O) Zoning District. This request affects approximately 17.5392 acres of land legally described as being all of Lot 1, Block 1 of Devasco International and all of two tracts of land (3.5879 and 2.5043 acres) being portions of Outlots 172, 175, and 176 of Tomball Townsite. The property is located at 1626 South Cherry Street, 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.
6. Adopt, on Second Reading, Ordinance No. 2025-18, an Ordinance of the City of Tomball, Texas, adopting the Tomball Comprehensive Plan update which provides an Executive Summary, Community Snapshot, Vision and Guiding Principles,

Future Land Use, Transportation and Mobility, Economic Development and Fiscal Resilience, Housing, Neighborhoods, and Sense of Place, Recommendations, and Implementation strategies; and providing for severability.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to approve the Old Business Consent Items.

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

Motion carried unanimously.

H. Old Business

1. Presentation, discussion and possible action to repeal and replace Ordinance No.1993-06 - Code of Ethics.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to approve Ordinance No. 2025-22,

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

Motion carried unanimously.

I. 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 May 19, 2025, Special and Regular City Council meetings.
2. Approve a Professional Services Agreement with AIG Technical Services, LLC for Project Number 2025-10015, M121W Channel Segment C, for a total contract amount not-to-exceed \$74,985, approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchases. This expenditure is being proposed to be added to the Fiscal Year 2024-2025 Capital Improvement Budget to be paid from drainage impact fees.
3. Approve a professional services agreement with Langford Community Management for grant administration services related to the Texas Community Development Block Grant Community Development Fund 2025-2026 (TxCDBG CDF 2025-26) grant for an amount not-to-exceed \$75,000 (RFP 2025-07), 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 TxCDBG CDF 2025-26 grant program, if received.

4. Approve a contract with Industrial TX Corp. for the construction of the East Water Plant (Project No. 2023-10010), for a not-to-exceed amount of \$14,793,000 (RFP No. 2025-10), authorize the expenditure of funds therefor, and authorize the City Manager to execute any and all documents. The expenditure was included in the Fiscal Year 2024-2025 Budget as part of the 2025-2029 Capital Improvement Plan.
5. Approve Resolution 2025-21, a Resolution of the City Council of the City of Tomball, Texas, approving the Drainage Master Plan Update; and Providing an Effective Date.
6. Approve a contract with Topwater Construction Services, LLC, through a TIPS-USA contract (Contract No. 211001), for repairs to the drainage area along Zion Road, for an amount of \$38,500, approve the expenditure of funds thereof, and authorize the City Manager to execute any and all documents related to the purchases. This expenditure is included in the Fiscal Year 2024-2025 Budget.

Motion made by Council 1 Ford, Seconded by Council 3 Dunagin to approve New Business Consent Agenda Items:

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

Motion carried unanimously.

J. New Business

1. Adopt, on First Reading, Ordinance No. 2025-08, an Ordinance Altering the Prima Facie Speed Limits Established for Vehicles under the Provisions of §545.356, Texas Transportation Code, upon the Basis of an Engineering and Traffic Investigation, upon Certain Streets and Highways, of Parts Thereof, within the Corporate Limits of The City of Tomball, as Set Out in This Ordinance, and Providing a Penalty of a Fine in an Amount Not to Exceed Two Hundred Dollars (\$200.00) for the Violation of this Ordinance.

Motion made by Council 5 Parr, Seconded by Council 2 Garcia to approve Ordinance No. 2025-08.

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

Motion carried unanimously.

2. Authorize the City Manager to execute the necessary documents for a grant application through CenterPoint Energy Community Safety Grants, for an amount not to exceed \$2,500 for the purchase of one fellers saw and one set of fellers chaps.

Motion made by Council 3 Dunagin, Seconded by Council 2 Garcia to approve the City Manager to execute the grant application through CenterPoint Energy Community Safety Grants.

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

Motion carried unanimously.

3. Appoint an Ad-Hoc Committee for Tomball Public Improvement District No. 15, (Graylou Grove).

Motion was made by Council 5 Parr, Seconded by Council 3 Dunagin to appoint Lisa Covington and Paul Garcia to the Ad-Hoc Committee for Tomball Public Improvement District No. 15, (Graylou Grove).

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

Motion carried unanimously.

4. 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

- Executive Session Started: 6:45 P.M.
- Executive Session Ended: 7:51 P.M.

K. Mayor Lori Klein Quinn adjourned the meeting at 7:51 P.M.

PASSED AND APPROVED this 16th day of June 2025.

Thomas Harris III, TRMC
City Secretary

Lori Klein Quinn
Mayor

