

**MINUTES OF SPECIAL CITY COUNCIL MEETING - WORKSHOP  
CITY OF TOMBALL, TEXAS**



**Monday, March 17, 2025  
5:00 PM**

- A. Mayor Lori Klein Quinn called the meeting of the City of Tomball Council to order at 5:01 P.M.

**PRESENT**

Council 2 Paul Garcia  
Council 3 Dane Dunagin (Arrived at 5:29 P.M.)  
Council 4 Lisa Covington  
Council 5 Randy Parr

**ABSENT:**

Council 1 John Ford

**OTHERS PRESENT**

City Manager - David Esquivel  
Assistant City Manager - Jessica Rogers  
Assistant City Secretary – Shannon Bennett  
City Attorney – Loren Smith  
Director of Community Development - Craig Meyers  
Human Resources Director - Kristie Lewis  
Fire Chief - Joe Sykora  
Police Chief- Jeff Bert  
Police Captain – Shon Davis  
Finance Director - Bragg Farmer  
Public Works Director - Drew Huffman  
IT Director - Tom Wilson  
Director of Marketing & Tourism - Chrislord Templonuevo  
Project Manager - Meagan Mageo

- 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.]*

Tana Ross 30722 Country Meadows - Residential Outside Storage

C. General Discussion

1. Discuss Capital Improvement Program Update.

Assistant City Manager Jessica Rogers provided an overview of the Capital Improvement Program and Debt Update.

D. Proposed Future Agenda Items

1. Project Manager Megan Mageo presented workshop discussion only - Approve a professional services agreement with Langford Community Management Services for grant administration services related to the Community Development Block Grant – Disaster Recovery Reallocation Program (CDBG-DRRP) grant for an amount not to exceed 7.2% of the total estimated project cost, or \$108,000, 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 Community Development Block Grant – Disaster Recovery Reallocation Program.
2. Director of Community Development - Craig Meyers presented workshop Discussion Only - City of Tomball Development Review Process Evaluation.
3. Project Manager Megan Mageo presented workshop discussion only – Approve contract with Topwater Construction Services, LLC for general contract services through a TIPS-USA contract (Contract No. 211001), for a total contract amount not-to-exceed \$140,000, approve the expenditure of funds therefor, 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.
4. Project Manager Megan Mageo presented workshop discussion only – Adopt Resolution Number 2025-09, a Resolution Approving the Distribution of a Preliminary Limited Offering Memorandum for its Special Assessment Revenue Bonds, Series 20255 (Winfrey Estates Public Improvement District Number 12).
5. Police Chief Jeff Bert presented workshop discussion only - Approve agreement authorizing the sale of four vehicles to Montgomery Independent School District for use for their Police Department and authorize the City Manager to execute any and all documents.
6. Tiffani Wooten TEDC Assistant Director presented workshop discussion only - Approve, on First Reading, Resolution No. 2025-10-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 Longhorn Realty Investments, 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 expansion of a medical office facility to be located at 308 Holderrieth Blvd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$91,835.00.

7. Tiffani Wooten TEDC Assistant Director presented workshop discussion only - Approve, on First Reading, Resolution No. 2025-11-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 Theis Lane and South Cherry Street, 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 development and construction of a retail development to be located at the corner of Theis Lane and Cherry Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$83,615.00.
8. Tiffani Wooten TEDC Assistant Director presented workshop discussion only - Approve, on First Reading, Resolution No. 2025-12-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, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 1417 Graham Drive, Suite 600, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.
9. Tiffani Wooten TEDC Assistant Director presented workshop discussion only - Approve, on First Reading, Resolution No. 2025-13-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 Agreement by and between the Corporation and the City of Tomball to make direct incentives to, or expenditures for, the upsizing of street trees in conjunction with the FM 2920/Main Street Rebuild project located in the City of Tomball, Texas, as authorized under Sections 505.152 and 505.154 of the Texas Local Government Code. The estimated amount of expenditures for such Project is \$1,500,000.00.

10. Tiffani Wooten TEDC Assistant Director presented workshop discussion only - Approve, on First Reading, Resolution No. 2025-14-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 Agreement by and between the Corporation and the City of Tomball to make direct incentives to, or expenditures for, the relocation of city utilities in conjunction with the FM 2920/Main Street Rebuild project located in the City of Tomball, Texas, as authorized under Sections 505.152 and 505.154 of the Texas Local Government Code. The estimated amount of expenditures for such Project is \$1,000,000.00.
  11. Tiffani Wooten TEDC Assistant Director presented workshop discussion only - Approve, on First Reading, Resolution No. 2025-15-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 Agreement by and between the Corporation and the City of Tomball to make direct incentives to, or expenditures for, improvements to the South Wastewater Treatment Plant Expansion project located in the City of Tomball, Texas, as authorized under Sections 505.152 and 505.154 of the Texas Local Government Code. The estimated amount of expenditures for such Project is \$20,000,000.00.
  12. Tiffani Wooten TEDC Assistant Director presented workshop discussion only - Consideration and possible action to approve, as a Project of the Tomball Economic Development Corporation, an agreement with Material and Design Solutions, LLC, to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the development of a corporate headquarters facility, located at 1515 S. Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is and amount not to exceed \$85,902.00.
  13. Tiffani Wooten TEDC Assistant Director presented workshop discussion only - Consideration and possible action to approve, as a Project of the Tomball Economic Development Corporation, an agreement with Houston Poly Bag I, Ltd, to make direct incentives to, or expenditures for, equipment expansion for the creation or retention of primary jobs for Houston Poly Bag I, Ltd, located at 11726 Holderrieth Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is and amount not to exceed \$48,601.00.
  14. Tiffani Wooten TEDC Assistant Director presented workshop discussion only - Update regarding Old Town Tomball Billboard Signs.
- E. Future Workshop Items
1. Discuss Council Ethics, Rules & Procedures - No Discussion was held by Council.

F. Meeting adjourned at 5:50 P.M.

PASSED AND APPROVED this 7<sup>th</sup> day of April 2025.

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Shannon Bennett, TRMC  
Assistant City Secretary

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Lori Klein Quinn  
Mayor