

**MINUTES OF REGULAR CITY COUNCIL MEETING  
CITY OF TOMBALL, TEXAS**



**Monday, March 17, 2025  
6:00 PM**

- A. Mayor L. Klein Quinn called the meeting of the City of Tomball Council to order at 6:02 P.M.

**PRESENT**

Council 2 Paul Garcia  
Council 3 Dane Dunagin  
Council 4 Lisa Covington  
Council 5 Randy Parr

**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 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. Invocation - Led by Pastor Adam McIntosh, St. David's Church
- C. Pledges to U.S. and Texas Flags led by Police Captain Shon Davis
- 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.]*

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| William Sumner<br>12321 Zion Rd.<br>Tomball, Texas         | - | Concerns regarding TEDC appointments  |
| Jim Engelke<br>31214 Alice Ln.<br>Tomball, Texas           | - | Thanked the City Council for the opportunity to serve on the TEDC Board                               |
| Gretchen Fagan<br>1314 Pine Brook<br>Tomball, Texas        | - | Expressed gratitude for serving on the TEDC Board & requested transparency on regarding agenda items. |
| Derek Townsend<br>30618 William Juergens<br>Tomball, Texas | - | Concerns regarding TEDC Board & Duties of the Mayor   |

E. Reports and Announcements

1. Announcements

**I.**

**Upcoming Events:**

- March 20, 2025 – Let’s Talk! – Drug Prevention from 6 p.m. to 7 p.m. at Tomball Community Center
- March 22, 2025 – Choo-Choo Chow Down from 11 a.m. to 5 p.m. at Tomball Depot Plaza
- March 28-30, 2025 – Tomball German Heritage Festival from 6 p.m. to 10 p.m. (Friday), 10 a.m. to 10 p.m. (Saturday), and 10 a.m. to 6 p.m. (Sunday) at 100-400 blocks of Market St.
- April 2, 2025 – Coffee with a Cop from 8:30 a.m. to 10 a.m. at Chick-Fil-A (14314 FM 2920)
- April 4, 2025 – Rotary Club Fish Fry from 5 p.m. to 8 p.m. at Juergens Park
- April 10, 2025 – Kaffeeklatsch from 8:30 a.m to 10 a.m. at Tomball Community Center

- April 12, 2025 – Tidy Up Tomball from 8 a.m. to 12 p.m. at First Baptist Parking lot
- April 12, 2025 – 2<sup>nd</sup> Saturday at the Depot from 5 p.m. to 9 p.m. at Tomball Depot Plaza

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. 2025-09, an Ordinance Repealing Chapter 46, Article IV – Water, Wastewater, and Drainage Capital Recovery Fees, in its Entirety and Adopting Chapter 46, Article IV – Water, Wastewater, and Drainage Impact Fees; 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; and Providing an Effective Date.
2. Adopt on Second Reading Ordinance 2025-12, An ordinance amending the Code of Ordinances of the City of Tomball, Texas, by adopting the International Fire Code, 2021 edition; by amending section 20-28 of article II, Fire Code; providing for penalty in an amount not to exceed \$2,000.00 per day for violation of any provision hereof, with each day constituting a separate offense; providing a repealer; providing for severability; and making other findings related thereto.

Motion made by Council 3 Dunagin, Seconded by Council 4 Covington to approve Old Business Consent.

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 Minutes of March 3, 2025, Special and Regular City Council meetings.

2. Approve a contract with SAS Concrete Construction, Inc. for the construction of the Baker Drive and Cherry Street Sidewalk Improvements (Project No. 2024-10003), for a not-to-exceed amount of \$163,504.97 (Bid No. 2025-08), 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.
3. Approve a 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 for an amount not to exceed 4.21% of the total grant received or \$294,700, 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 4 Covington Dunagin, Seconded by Council 5 Parr to approve New Business Consent Agenda.

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. Consider approval of Resolution 2025-08 approving the FY 2023-2024 Tomball Tax Increment Reinvestment Zone No. 3 Annual Report.

Motion made by Council 4 Covington, Seconded by Council 3 Dunagin to approve Resolution No. 2025-08.

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

Absent: Council 1 Ford

Motion carried unanimously.

2. Conduct a public hearing and consideration to approve Zoning Case Z25-04: Request by Mike Arledge and Baldomero Araiza Alonso, represented by Jon Arledge, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 3.1318 acres of land legally described as being two tracts

of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629 from the Single-Family Residential - 6 (SF-6) zoning district to the Commercial (C) zoning district. The properties are located in the 420 block (west side) of South Persimmon Street, within the City of Tomball, Harris County, Texas.

Mayor opened the Public Hearing opened at: 6:24 P.M.

Jon Arledge, 11823 Park Creek, Houston, TX. spoke in favor of the request.

Alvin Johnson, 308 Blackshear St., Tomball, TX. spoke against the request.

Samuel Shannon, 823 Lizzie Ln., Tomball, TX. spoke against the request.

Mayor closed the Public Hearing closed at 6:30 P.M.

Adopt, on First Reading, Ordinance No. 2025-10, 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 3.1318 acres of land legally described as being two tracts of land, 1.991 acres, Tract 8E (north tract) and 1.1408 acres, Tract 8F (south tract), situated in the Jesse Pruitt Survey, Abstract 629 from Single-Family Residential - 6 (SF-6) to the Commercial (C) zoning district. The properties are located in the 420 block (west side) of 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.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to approve Ordinance No. 2025-10.

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

Absent: Council 1 Ford

Motion Failed.

3. Conduct a public hearing and consideration to approve Zoning Case Z25-05: Request by Jacquelyn D. Marshall, represented by Andrea Ameen, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.06 acres of land legally described as being a portion of the 15.541 acre tract situated in the Jesse Pruett Survey, Abstract No. 629, containing all of Lots 163,167, 171, and a portion of lot 159 of Five Acre Tracts, Tomball Townsite from Agricultural (AG) to the General Retail (GR) zoning district. The property is

located in the 13000 block (south side) of Medical Complex Drive, within the City of Tomball, Harris County, Texas.

The Mayor opened the Public Hearing at 6:55 P.M.

Colleen Pye, 207 Florence St., Tomball TX, spoke in favor of the request.

Andrea Ameen, applicant, provided an overview of the request.

The Mayor closed the Public Hearing at 6:58. P.M.

Adopt, on First Reading, Ordinance No. 2025-11, 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 7.06 acres of land legally described as being a portion of the 15.541 acre tract situated in the Jesse Pruett Survey, Abstract No. 629, containing all of Lots 163, 167, 171, and a portion of Lot 159 of Five Acre Tracts, Tomball Townsite from Agricultural (AG) to the General Retail (GR) zoning district. The property is located in the 13000 block (south side) of Medical Complex Drive, 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 3 Dunagin, Seconded by Council 4 Covington to approve Ordinance No. 2025-11.

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

Absent: Council 1 Ford

Motion carried unanimously.

4. Discussion and possible direction regarding the 89<sup>th</sup> Legislative Session and the City's involvement in the legislative process.

Assistant City Manager provided an update on the 89<sup>th</sup> Legislative Session.

No action taken.

The Mayor recessed the meeting at 7:30 P.M. for a break and reconvened at 7:36 P.M.

5. Consideration and discussion regarding future appointment/reappointment to the Board of Adjustments.

Diana Browning, 22835 Hufsmith- Kohrville Rd., Tomball, TX, introduced herself to the City Council.

No action taken.

6. Discuss and possible action regarding board appointments to the Tomball Economic Development Corporation.

Council 2 Garcia read a statement for the record. (Exhibit A)

Motion made by Council 2 Garcia, Seconded by Council 4 Covington to discuss and action on board appointments to the Tomball Economic Development Corporation.

Voting Yea: Council 2 Garcia,

Voting Nay: Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Absent: Council 1 Ford

Motion Failed

I. Meeting adjourned at 7:52 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