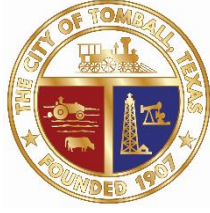


MINUTES OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, August 18, 2025
6:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for August 18, 2025, 6:00 P.M., at 401 Market Street, Tomball, Texas 77375.

A. Mayor L. Klein Quinn called the meeting to order at 6:06 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
Community Development Director – Craig Meyers
Fire Chief – Joe Sykora
Assistant Fire Chief – Jeff Cook
Police Chief – Jeff Bert
Captain - Brandon Patin
Human Resources Director - Kristie Lewis
Finance Director - Bragg Farmer
Public Works Director - Drew Huffman
Project Manager - Meagan Mageo
Director of Marketing & Tourism - Chrislord Templonuevo
Interim I.T. Director - Ben Lato
Judge – Brett Peabody
Director of Special Projects - Luisa Taylor
Police Officer – Matthew Maglitto

B. Invocation - Led by Pastor Greg Jenkins, Equip Church

C. Pledges to U.S. and Texas Flags led by Council 1 Ford

- 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.]*

No comments were received.

Proclamation- SMART Week

Mayor Klein Quinn proclaimed the week of August 25th through August 29th as “Smart Week”.

1. Announcements

I. Upcoming events:

- August 20, 2025 – Coffee with a Cop from 8:30 – 10 a.m. at Starbucks (28103 Tomball Parkway)
- September 11, 2025 – 9/11 Remembrance from 8:30 – 10 a.m. at Tomball Community Center
- September 12, 2025 – HEB Helping Heroes from 9 a.m. – 1 p.m. at Northwest EMS (29530 Quinn Rd.)
- September 13, 2025 – 2nd Saturday from 5 – 9 p.m. at Tomball Depot
- September 16, 2025 – Taste of Tomball 11:30 a.m. – 1:30 p.m. at VFW Post 2427 (14408 Alice Rd.)
- September 27, 2025 – Groovfest from 11 a.m. – 5 p.m. at Tomball Depot

E. Reports and Announcements

1. City Manager David Esquivel recognized Assistant City Manager Jessica Rogers for her tenure with the City of Tomball and presented her with flowers.
2. Introduction of the new members of the Tomball Museum Center - Spring Creek County Historical Association.
3. Reports by City staff and members of council about items of community interest on which no action will be taken:

Councilmember Lisa Covington, Position 4, congratulated Mayor Klein Quinn on her appearance on Fox 26's "Mondays with the Mayors" and commended her on a job well done.

Mayor Klein Quinn announced that the City of Tomball will be highlighted in the Houston Chronicle on Thursday through a Zoom meeting, with the meeting information available on the City's website.

F. Old Business

1. Adopt on Second 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.

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

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

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 August 4, 2025, Regular and Joint TEDC City Council meetings.
2. Approve a professional services agreement with Teague Nall and Perkins, Inc. for engineering services related to the U.S. Department of Housing and Urban Development – Community Project Fund (CPF) grant related to the Carrell & Lovett Storm Sewer Improvements for an amount not-to-exceed \$910,000, 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.

3. Approve request from Tomball Sister City for City Support and In-Kind Services for the Tomball German Christmas Market on Market St. and around Tomball, on Friday, December 12-14, 2025 as well as the Tomball German Heritage Festival on March 27-29, 2025.
4. Approve a contract with ISJ Underground Utilities, LLC for the construction of a water line extension along E. Hufsmith (Project No. 2023-10002), for a not-to-exceed amount of \$1,220,495.50 (Bid No. 2025-18), 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 a Professional Services Agreement with Freese & Nichols, Inc. for the design of drainage improvements for North Star Estates Erosion Repair – Bearing Star Lane (Project No. 2025-10018), for a not-to-exceed amount of \$48,337, authorize the expenditure of funds therefor, and authorize the City Manager to execute any and all documents. The expenditure is to be paid from the Capital Improvement Project budget for fiscal year 2024-2025.
6. Approve Resolution No. 2025-36, a Resolution of the City of Tomball, Texas, Adopting the City of Tomball’s Fiscal Year 2026-2030 Capital Improvement Plan.
7. Approve an agreement with ABIP, PC as the City auditor (RFP 2025-16) to complete the fiscal year 2024-2025 audit for an amount not-to-exceed \$96,295, approve the expenditure of funds therefore, and utilize the City Manager to execute all documents related to the service. These expenditures are included in the FY2025-2026 proposed budget.

Motion made by Council 3 Dunagin, Seconded by Council 4 Covington 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.

H. New Business

1. Approve an agreement with Consolidated Traffic Controls for the installation and maintenance of the Opticom Traffic Preemption System through H-GAC Buy contract number PE05-21, for a not-to-exceed amount of \$76,952.64 annually for 10 years, authorize the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the expenditure. This amount is included in the FY 2024-2025 budget.

Motion made by Council 5 Parr, Seconded by Council 4 Covington to approve to approve the agreement with Consolidated Traffic Controls.

Voting Yea: Council 4 Covington, Council 5 Parr

Voting Nay: Council 1 Ford, Council 2 Garcia, Council 3 Dunagin

Motion failed 2 to 3.

2. Consideration of and action on Resolution No. 2025-37 Approving assignment of private activity bond authority to Texas Department of Housing and Community Affairs; and containing other provisions relating to the Southeast Texas Housing Finance Corporation (SETH).

Rhonda Mitchell, SETH Director Housing Programs provide an overview of the programs. (Exhibit A)

Motion made by Council 3 Dunagin, Seconded by Council 1 Ford to approve Resolution 2025-37.

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

Motion carried unanimously.

3. Consideration of and Discussion on future nominations to the Harris Central Appraisal District (HCAD) Board of Directors.

Ms. Melissa Noriega introduced herself and answered City Council's questions.

Motion made by Council 1 Ford, Seconded by Council 3 Dunagin to approve nominations to the Harris Central Appraisal District of Board of Directors.

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

Motion carried unanimously.

4. Consideration and discussion regarding future appointment/reappointment to the Tomball Regional Health Foundation (TRHF) Board of Directors.

Earl Detwiler introduced himself to City Council.

No action was taken.

5. Public Hearing and Consideration of the First Reading of Ordinance No. 2025-33 granting the request for annexation of the territory being 11.89 acre tract of land being all of that certain called 11.765 acre tract of land conveyed to Aven R. McBride Annexation (13130 Zion Rd. and 0Zion Rd.) as described in deed recorded under Harris County Clerk's File Number RP-2023-122538, official public records Harris County, Texas out of a 15.50 acre parent tract of land conveyed to Myron Eugene Schroeder by deed under H.C.D.F. No. E998684, Harris County, Texas, situated in the J. Miller Survey, Abstract No. 50, Harris County, Texas; providing for a service plan; providing for severability.

Mayor opened the Public Hearing at 7:05 P.M.

Mayor closed the Public Hearing at 7:06 P.M.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to adopt Ordinance No. 2025-33.

Kent Stiles with Partner and Builders answered Councils questions.

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

Motion carried unanimously.

6. Conduct a public hearing and consideration to approve Conditional Use Permit Case CUP25-06: Request by H&L PLAZA LLC, represented by Tom Nguyen, for a Conditional Use Permit to allow the land use of "Amusement devices/arcade" within the City of Tomball's General Retail (GR) zoning district. This request affects approximately 1.0532 acres of land legally described as being a tract of land situated in the J. House Survey, Abstract No. 34. The property is located at 1101 Alma Street, within the City of Tomball, Harris County, Texas.

Mayor opened the Public Hearing at 7:12 P.M.

Hong Lee owner of 1101 Alma Street spoke in favor of the request.

Mayor closed the Public Hearing at 7:15 P.M.

Adopt, on First Reading, Ordinance No. 2025-30, 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 land use of "Amusement devices/arcade" within the City of Tomball's General Retail (GR) zoning district. This request affects approximately 1.0532 acres of land legally described as being a tract of land situated in the J. House Survey, Abstract No. 34. The property is located at 1101 Alma 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.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to adopt First Reading Ordinance No. 2025-30.

Hong Lee owner of 1101 Alma Street answered Councils questions.

Planning and Zoning Commission Chairman Tana Ross stated concerns of the Commissioners

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

Motion carried unanimously.

7. Approve an agreement with Siddons Martin Emergency Group for the purchase of a Pierce Custom Velocity 100' Mid-Mount Aerial Ladder Truck through the Houston-Galveston Area Council Contract # FS12-13, for a not-to-exceed amount of \$2,684,698.00, authorize the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the expenditure. This amount will not be expended until the completion of the apparatus which is projected in September of 2029, within fiscal year 2029.

Motion made by Council 5 Parr, Seconded by Council 3 Dunagin to approve the agreement with Siddons Martin Emergency Group to purchase an aerial ladder truck.

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

Motion carried unanimously.

8. Approve Resolution No. 2025-35, a Resolution of the City of Tomball, Texas, approving the Master Fee Schedule for Fiscal Year 2025-2026.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to approve Resolution No. 2025-35.

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

Motion carried unanimously.

9. Approve Changes to Administrative Policy No. 9, Procurement Policy and Legislative Code Changes Manual.

Motion made by Council 1 Ford, Seconded by Council 2 Garcia to approve changes to Administrative Policy No. 9. Procurement Policy and Legislative Code Manual.

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

Motion carried unanimously.

10. Ratify the FY 2025-2026 Budget and find that the Proposed Tax Rate of \$0.340940/\$100 EXCEEDS the No-New-Revenue Tax Rate and Will Generate More Property Tax Revenue than the FY 2024-2025 Budget.

Motion made by Council 1 Ford, Seconded by Council 5 Parr to ratify the FY 2025-2026 Budget and find that the Proposed Tax Rate of \$0.340940/\$100 EXCEEDS the No-New-Revenue Tax Rate and Will Generate More Property Tax Revenue than the FY 2024-2025 Budget.

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

Motion carried unanimously.

11. Adopt \$0.150093 as the portion of the 2025 Tax Rate to Fund the Interest and Sinking (Debt Service) Fund for Fiscal Year 2025-2026.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to adopt \$0.150093 as the portion of the 2025 Tax Rate to Fund the Interest and Sinking (Debt Service) Fund for Fiscal Year 2025-2026.

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

Motion carried unanimously.

12. Adopt \$0.190847 as the portion of the 2025 Tax Rate to Fund the Maintenance and Operations (M&O) Fund for Fiscal Year 2025-2026.

Motion made by Council 1 Ford, Seconded by Council 2 Garcia to adopt \$0.190847 as the portion of the 2025 Tax Rate to Fund the Maintenance and Operations (M&O) Fund for Fiscal Year 2025-2026

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

Motion carried unanimously.

13. Conduct a public Hearing regarding the Proposed 2025 Tax Rate of \$0.340940/\$100 Assessed Value for the City of Tomball, Texas.

Mayor opened the Public Hearing at 7:51 P.M.

Mayor closed the Public Hearing at 7:52 P.M.

14. Adopt on First Reading, Ordinance No. 2025-32, an Ordinance of the City of Tomball, Texas, Setting the Tax Levy of \$0.340940/\$100 of Value Assessed for the Year 2025 on All Taxable Real and Personal Property located in the City of Tomball, Texas; Providing for Penalty, Interest, and additional Penalty on Taxes not timely paid; and Providing other matters relating to the subject.

Motion was made by Council 5 Parr, Seconded by Council 4 Covington: "I move that property tax rate be increased by the adoption of a tax rate of \$0.340940, which is effectively a 7.98 percent increase in the tax rate."

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

Motion carried unanimously.

15. 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

Sec. 551.074 – Personnel Matters; Deliberation of the Appointment, Employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:

- City Manager
- Assistant City Manager
- I.T. Director
- Executive Session Started: 9:00 P.M.
- Executive Session Ended: 9:28 P.M.

16. Confirm appointment by the City Manager of the Director of Information Technology.

Motion was made by Council 5 Parr, Seconded by Council 4 Covington appoint Ben Lato as the Director of Information Technology.

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

Motion carried unanimously

17. Consideration and Possible Action regarding Amendments to and Extension of the Employment Contract for David Esquivel, City Manager.

Motion was made by Council 3 Dunagin, Seconded by Council 4 Covington to approve the amendments and extensions to the Employment Contract for David Esquivel.

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

Motion carried unanimously

18. Consideration and Possible Action regarding Separation Agreement.

Motion was made by Council 3 Dunagin, Seconded by Council 4 Covington to approve the Separation Agreement for David Esquivel, City Manager.

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

Motion carried unanimously

I. Mayor Lori Klein Quinn adjourned the meeting at 9:35 P.M.

PASSED AND APPROVED this 15th day September 2025.

Thomas Harris III, TRMC
City Secretary

Lori Klein Quinn
Mayor