

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



**Monday, January 20, 2025  
5:00 PM**

- A. Mayor Pro-Tem Dunagin called the meeting of the City of Tomball Council to order at 5:02 P.M.

**PRESENT**

Council 1 John Ford  
Council 2 Paul Garcia  
Council 3 Dane Dunagin  
Council 5 Randy Parr

**ABSENT**

Mayor Lori Klein Quinn  
Council 4 Lisa Covington

**OTHERS PRESENT**

City Manager - David Esquivel  
Assistant City Manager - Jessica Rogers  
City Secretary - Tracylynn Garcia  
City Attorney – Loren Smith (via zoom)  
Director of Community Development - Craig Meyers  
Human Resources Director - Kristie Lewis  
Police Chief - Jeff Bert  
Finance Director - Bragg Farmer  
Public Works Director - Drew Huffman  
IT Director - Tom Wilson  
Director of Marketing & Tourism - Chrislord Templonuevo  
Director of Special Projects - Luisa Taylor  
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.]*

No public comments received.

C. General Discussion

1. Workshop discussion only - Adopt on First Reading, Ordinance No. 2024-42, an Ordinance of the City of Tomball, Texas adding Section 44-67, Article 3, Operation of vehicles, engine brake prohibited, prohibiting the use of motor engine brakes (also known as “Jake Brakes”) within the City limits; containing findings and other provisions relating to the subject; declaring certain conduct to be unlawful; providing a penalty in an amount not to exceed \$2,000.00 for each violation of this Ordinance with every day constituting a new violation; providing for severability; providing for publication; and providing an effective date.

D. Proposed February 3, 2025, Agenda Items

1. Workshop discussion only - Approve a Professional Services Agreement with Westwood Professional Services, Inc. for conceptual design services for wayfinding signs, for a not-to-exceed amount of \$32,000.00, approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchase. This expenditure is included in the Fiscal Year 2024-2025 Budget.
2. Conditional Use Permit Case CUP25-01: Request by Mike Matheson, for a Conditional Use Permit 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 1.0402 acres of land legally described as being Lot 72, Block 1 of Acquest Tomball Replat No. 1. The property is located at 1211 Rudel Drive, within the City of Tomball, Harris County, Texas.
3. Zoning Case Z25-01: Request by Kitchens Real Estate Family Partnership LTD., represented by J. Edwards Concrete & Construction LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.2618 acres of land legally described as being all of the 1.2035 and 0.0740 acre tracts (2L and 2Y) out of a called 160 acre tract, located in the C.N. Pillot Survey, Abstract No.632 from Agricultural (AG) to the Commercial (C) zoning district. The property is located at 27223 SH 249, within the City of Tomball, Harris County, Texas.
4. Workshop discussion only - Approve a services agreement renewal with North Water District Laboratory Services, Inc. for wastewater sampling and laboratory services for a total not-to-exceed amount of \$75,000, approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchase. This expenditure is included in the Fiscal Year 2024-2025 Budget.

5. Workshop discussion only - Adopt, on First and Only Reading, Ordinance No. 2025-04, an Ordinance Approving and Authorizing the Issuance and Sale of the City of Tomball Special Assessment Revenue Bonds, (Raburn Reserve Public Improvement District Improvement Area #3); Approving and Authorizing an Indenture of Trust and First other Agreements and Documents in Connection Therewith; Making Findings with to the Issuance of Such Bonds; and Providing an Effective Date.
  6. Workshop discussion only - Approve a Service Agreement renewal with Sprint Waste of Texas, LP DBA GFL Environmental for sludge hauling and disposal for Fiscal Year 2025, for a not-to-exceed amount of \$145,000 (Bid No. 2024-06), approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchases. These expenditures were included in the Fiscal Year 2024-2025 Budget.
  7. Approve a Professional Services Agreement with Freese & Nichols, Inc. for construction phase services for the South Wastewater Treatment Plant Expansion, Project Number 2023-10003, for a not-to-exceed amount of \$4,847,000 (budget estimate), approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchase. This expenditure is included in the Fiscal Year 2024-2025 Capital Improvement Project Budget.
  8. Workshop discussion only - Approve a Professional Services Agreement with PLW Waterworks, LLC for construction phase services of the first work package for the South Wastewater Treatment Plant Expansion (GMP 1) for a not-to-exceed amount of \$9,304,330.21, approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchase. This expenditure is included in the Fiscal Year 2024-2025 Capital Improvement Project Budget.
  9. Approve a contract with Texas Wall Systems, LLC (DBA TWL, LLC) for the construction of the alley amenities for E&P Project 2017-10033 (RFP 2024-14) for a not-to-exceed amount of \$577,711, authorize the expenditure of funds therefor, and authorize the City Manager to execute contract. The amount is included in the Fiscal Year 2024-2025 Tomball Economic Development Budget.
- F. Meeting adjourned at 5:40 P.M.

PASSED AND APPROVED this 3<sup>rd</sup> day of February 2025.

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Tracylynn Garcia  
City Secretary, TRMC, MMC, CPM

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Lori Klein Quinn  
Mayor