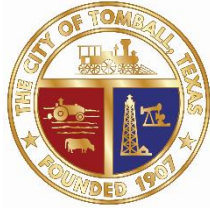


**MINUTES OF CITY COUNCIL WORKSHOP/
REGULAR AGENDA
CITY OF TOMBALL, TEXAS**



**Monday, July 06, 2026
5:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for July 06, 2026, 5:00 P.M., at 401 Market Street, Tomball, Texas 77375.

A. Mayor L. Klein Quinn called the meeting to order at 5:03 P.M.

PRESENT:

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

CITY STAFF PRESENT:

City Manager - David Esquivel
City Attorney – Joseph Hayes
City Secretary - Thomas Harris
Assistant City Secretary - Shannon Bennett
Building Official – Jeremy Griffin
Police Chief – Jeffery Bert
Fire Chief – Joe Sykora
Finance Director - Bragg Farmer
Public Works Director - Drew Huffman
Director of Human Resources – Kristie Lewis
Director of Marketing & Tourism - Chrislord Templonuevo
Director of I.T. – Ben Lato
Special Project Director - Luisa Taylor
Project Manager – Meagan Mageo
Erin O'Neill - Police Officer

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.]*

- Owen Howard, Tomball, Texas, introduced himself as an applicant for the Planning and Zoning Commission

C. General Discussion

1. Presentation of and Discussion on Granicus Simpleview Platform, Destination Marketing, and Tourism Technology Overview.

Andrew McLeod and Kevin Bate with Granicus provide a presentation the Simpleview Platform, Destination Marketing, and Tourism Technology via zoom.

2. Tomball Economic Development Corporation activity update.

Tiffani Wooten provided the update on the Tomball Economic Development Corporation activities.

3. Workshop Discussion Only – Discussion regarding potential modifications to the City's payment processing methods for utility billing and other City transactions.

Finance Director Bragg Farmer discussed proposed modifications to the City's payment processing methods for utility billing and other City transactions. Following discussion, the consensus of the Council was to establish a \$500 limit on credit card transactions.

D. Proposed Future Agenda Items *[The following items are provided for informational purposes for City Council and public review. Any item may be pulled for separate discussion at Council's request.]*

1. There was no Workshop Discussion held– Approve a Service Agreement with Encore One, LLC (DBA Marsden South, LLC) for the janitorial services and supplies for City facilities, for a not-to-exceed amount of \$120,000 (RFP 2026-10), approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchases. These expenditures are included in the proposed Fiscal Year 2026-2027 Budget.

E. Recess/Reconvene at 6:00 p.m.

Mayor Klein Quinn recessed the meeting at 5:57 p.m. and reconvened it at 6:15 p.m.

F. Invocation by Chaplain Steve Allison, VFW Tomball Post 2427

G. Pledges to U.S. and Texas Flags led by Public Works Director Drew Huffman

H. 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.]

- Jennifer McStravik, Magnolia, Texas announced an invite to the Reading of the Declaration reading at the Depot on July 8, 2026 at 5:00 p.m.
- Amanda Kelly, Tomball, Texas Holiday Heros Dunk Tank Event on July 18th at the Tomball Farmers Market from 9:00 a.m. to 1:00 p.m.

I. Reports and Announcements

1. Announcements

I. Upcoming events:

- July 9, 2026 – Kaffeeklatsch (Chrislord Templonuevo – Marketing) from 8:30 – 10:00 a.m. at Tomball Community Center
- July 10, 2026 – Tomball Kids Club from 9:00 – 11:00 a.m. at Juergens Park
- August 7, 2026 – Tomball Night from 5:00 – 10:00 p.m. in Downtown Tomball

2. Reports by City staff and members of council about items of community interest on which no action will be taken:

- Council Member Paul Garcia announced that he met with Commissioner Tom Ramsey to discuss the installation of a traffic signal at Zion Road and Hufsmith Road. They also discussed the potential construction of a larger community center.
- Council Member Dane Dunagin reported that he received a call from Michael Dean Pierce advising that the chess tables and chess sets have arrived and will be delivered to the Public Works Department for installation.

J. 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. 2026-10, and Ordinance of the City of Tomball, Texas, annexing a 120-foot-wide portion of FM 2920 Road, being a Texas

Department of Transportation (TxDOT) right-of-way, along the length of the property footage beginning at the current city limits near Telge Road and a 20' wide access easement extending west to Krahn Lane for an approximate length of 2,960 feet (0.56 miles), and consideration to approve Ordinance No. 2026-10 approving the Municipal Annexation.

2. Adopt, on Second Reading, Ordinance No. 2026-12, an Ordinance of the City of Tomball, Texas, granting the request for annexation of a certain tract of land being 14.0945 acres (613,657 square feet) of land, situated in the William Hurd Survey, Abstract Number 377 and in John H. Edwards Survey, Abstract Number 20, Harris County, Texas; being all of a called 8.053 acre tract of record in the name of Shoppes at Willowcreek LLC by deed as recorded under Harris County Clerk's File Number (H.C.C.F. No. RP-2024-432934) and out of and a part of a called 114.9706 acre tract of record in the name of Festival Properties, Inc. , & Silvestri Investments of Florida, Inc., in H.C.C.F. No. RP-2020-302036; Providing for a Service Plan; and Providing for Severability.
3. Adopt, on Second Reading, Ordinance No. 2026-15, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 14.09 acres of land, situated in the W Hurd Survey, Abstract 377 from Agricultural (AG) to General Retail (GR) on Tracts "3G & 4B" and "3D-1 & 4A-1". The applicant is requesting to allow for the properties to be developed for general retail uses. The property is located west of the southwest intersection of FM 2920 and Telge Road from Agricultural (AG) to General Retail (GR), 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 2 Garcia, Seconded by Council 4 Covington to approve Old Business Consent Agenda.

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

Motion carried unanimously.

- K. 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 June 11, 2026, Special City Council meeting.

Approve Minutes of June 11, 2026, Joint City Council and Tomball Economic Development Corporation meeting.

Approve Minutes of June 15, 2026, Workshop/Regular City Council meeting.

2. Approve a professional services agreement with GrantWorks, Inc. for grant administration services related to the Building Resilient Infrastructure and Communities (BRIC) Grant for an amount not-to-exceed \$1,000,000 (RFP 2026-11), 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 BRIC Grant program, if awarded.

Motion made by Council 4 Covington, Seconded by Council 1 Michna to approve New Business Consent Agenda.

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

Motion carried unanimously.

L. Old Business

1. Second Reading: Consideration of and Action on Ordinance No. 2026-16. An Ordinance of the City Council of the City of Tomball, Texas, amending Chapter 32 (Peddlers and Solicitors) of the Tomball Code of Ordinances to comply with State preemption of local mobile food vendor regulations; providing a savings clause; providing a severability clause; and providing for an effective date.

Motion made by Council 5 Parr, Seconded by Council 4 Covington to adopt Ordinance No. 2026-16.

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

Motion carried unanimously.

M. New Business

1. Approve Resolution Number 2026-09, a Resolution of the City Council of the City of Tomball, Texas approving the Amended and Restated Reimbursement Agreement for the Seven Oaks Public Improvement District Number 14.

Motion made by Council 4 Covington, Seconded by Council 2 Garcia to approve Resolution No. 2026-09.

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

Motion carried unanimously.

2. Approve, on First Reading, Resolution No. 2026-30-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 a Business Improvement (MEGA) Grant by and between the Corporation and Black Forest Flex Park, LLC to make direct incentives to, or expenditures for, building and site improvements for new or expanded business enterprise to be located at 27210 Hwy 249, Bldg. A, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$50,000.00.

Motion made by Council 4 Covington, Seconded Council 5 Parr to approve Resolution No. 2026-30-TEDC.

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

Motion carried unanimously.

3. Approve, on First Reading, Resolution No. 2026-31-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 a Business Improvement (MEGA) Grant by and between the Corporation and Black Forest Flex Park, LLC to make direct incentives to, or expenditures for, building and site improvements for new or expanded business enterprise to be located at 27210 Hwy 249, Bldg. B, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$50,000.00.

Motion made by Council 3 Dunagin, Seconded Council 5 Parr to approve Resolution No. 2026-31-TEDC.

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

Motion carried unanimously.

4. Consider an application for an Indoor & Outdoor Special Events Fireworks Display by EC Entertainment to occur on July 11, 2026 at Boxwood Manor located at 945 E Hufsmith Road.

Motion made by Council 3 Dunagin, Seconded Council 4 Covington to approve the application for and Indoor & Outdoor Special Events Fireworks Display by EC Entertainment.

After discussion, a motion was made by Council 3 Dunagin, Seconded Council 4 Covington to amend the motion.

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

Motion carried unanimously.

Motion made by Council 3 Dunagin, Seconded Council 4 Covington to approve the application for an Outdoor Only Special Events Fireworks Display by EC Entertainment.

Voting Yea: Council 1 Michna, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Voting Nay: Council 2 Garcia

Motion carried 4 to 1.

5. Discussion and possible action to designate a Council member(s) and city staff to an advisory committee to review possible options for mobile food truck regulations

Motion made by Council 3 Dunagin, Seconded Council 2 Garcia to designate Councilmember Shelley Michna to an advisory committee to review possible options for mobile food truck regulations.

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

Motion carried unanimously.

6. Discussion and possible action to designate Council members and city staff to an advisory committee to review possible options for municipal buildings at TEDC properties.

Following discussion, the item was tabled. No action was taken.

7. 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 pending or contemplated litigation.
- Sec. 551.072 – Deliberations regarding Real Property; A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.
- Executive Session Started: 7:40 P.M.
- Executive Session Ended: 8:19 P.M.

8. **First Reading:** Consideration of and Action on Ordinance No. 2026-19. An Ordinance of the City Council of the City of Tomball, Texas, granting the request for Disannexation of a certain tract of land containing 11.130 acres or 484,852 square feet, situated in the Elizabeth Smith Survey, Abstract No. 70, Harris County, Texas, being out of a called 16.4724 acre tract conveyed to 11311 Holderreith Limited, L.P. as recorded under Harris County Clerk's File No. W840420, located at 11311 Holderrieth Road, Tomball, Texas; Amending the City's corporate boundaries to exclude said property; providing for savings; providing for severability; and providing for an effective date.

Motion made by Council 5 Parr, Seconded Council 3 Dunagin to deny Ordinance No. 2026-19.

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

Motion carried unanimously.

N. Adjournment

Mayor Lori Klein Quinn adjourned the meeting at 8:20 P.M.

PASSED AND APPROVED on this 20th day 2026.

Thomas Harris III, TRMC
City Secretary

Lori Klein Quinn
Mayor

