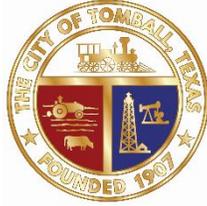


**NOTICE OF REGULAR CITY COUNCIL MEETING
CITY OF TOMBALL, TEXAS**



**Monday, April 07, 2025
6:00 PM**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, April 07, 2025 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Tomball City Council reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

The public toll-free dial-in numbers to participate in the telephonic meeting are any one of the following (dial by your location): +1 312 626 6799 US (Chicago); +1 646 876 9923 US (New York); +1 301 715 8592 US; +1 346 248 7799 US (Houston); +1 408 638 0968 US (San Jose); +1 669 900 6833 US (San Jose); or +1 253 215 8782 US (Tahoma) - Meeting ID: 816 1383 0630, Passcode: 437163. The public will be permitted to offer public comments telephonically, as provided by the agenda and as permitted by the presiding officer during the meeting.

- A. Call to Order
- B. Invocation - Led by Pastor James Clark with First Baptist Church
- C. Pledges to U.S. and Texas Flags
- 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.]*
- E. Presentations
 - 1. Proclamation – National Telecommunicator Week- April 13-19, 2025.
- F. Reports and Announcements
 - 1. Announcements
 - I.

Upcoming Events:

- April 10, 2025 – Kaffeeklatsch from 8:30 – 10 a.m. at Tomball Community Center
 - April 12, 2025 – Tidy Up Tomball from 8 a.m. – noon at First Baptist Parking lot (401 Oxford St.)
 - April 12, 2025 – 2nd Saturday at the Depot from 5 – 9 p.m. at Tomball Depot Plaza
 - April 25, 2025 – Tomball Star Academy Senior Picnic from 8 a.m. – 2 p.m. at Juergens and Matheson Park
 - April 26, 2025 – Rails & Tails Mudbug Festival from 11 a.m. – 5 p.m. at Tomball Depot Plaza
 - April 21-26, 2025 – Spring Cleanup Week from Monday – Friday from 8 a.m. – 4 p.m., and Saturday from 8 a.m. – 4 p.m. at the Tomball Landfill (1335 Neal Dr.)
 - April 26, 2025 – Recycling Day from 10 a.m. – 2 p.m. at Lone Star College-Tomball South entrance
 - April 29, 2025 – Blood Drive from 10 a.m. – 2:15 p.m. at Fire Station #1
 - May 2, 2025 – Lone Star College Graduation from 4 – 10 p.m. at Juergens and Matheson Park
 - May 3, 2025 – Tomball Prays Together from 10 – 11 a.m. at Depot Gazebo
 - May 7, 2025 – Coffee with a Cop from 8:30 – 10 a.m. at Starbucks (14314 FM 2920)
 - May 8, 2025 – Kaffeeklatsch from 8:30 – 10 a.m. at Tomball Community Center
2. Reports by City staff and members of council about items of community interest on which no action will be taken:

G. Old Business

1. Adopt, on Second 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.
2. Consider a proposal to provide a buffer zone on an adjacent property in an area designated as landscape and open space to meet the requirements of Section 18-347-Buffer Zones of Article XI, Tree Preservation.

H. 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 request for Cancer Kiss My Cooley for City Support and In-Kind Services for the Cancer Kiss My Cooley 5k and Superhero Dash near Paradigm Brewery in Tomball, on Saturday, October 25, 2025, from 6:30 – 11:00 a.m. The estimated In-Kind Services direct cost is \$1,840.
2. Approve Minutes of March 17, 2025, Special and Regular City Council meetings.
3. Approve Minutes of March 25 & 26, 2025, Special Joint TEDC and City Council meetings.
4. Approve Minutes of March 28, 2025, Special City Council meeting.
5. 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.

6. Authorize the City Manager to Execute an Interlocal Agreement between the City of Tomball and Harris County Emergency Services District No. 16 (ESD16) for fleet maintenance services.
7. 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.
8. 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.
9. Approve additional fiscal year expenditure of \$160,000 for the purchase of diesel fuel and gasoline for City vehicles and equipment from Sun Coast Resources, Inc. (Bid No. 2021-04) 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.
10. Approve a professional services agreement with Matrix Consulting Group to complete a development review process evaluation for an amount not-to-exceed \$88,000, therefor, and authorize the City Manager to execute any and all documents related to the services. These expenditures are included in the FY 2024-2025 budget.
11. 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.
12. Adopt Resolution Number 2025-09, a Resolution Approving the Distribution of a Preliminary Limited Offering Memorandum for its Special Assessment Revenue Bonds, Series 2025 (Winfrey Estates Public Improvement District Number 12).

I. New Business

1. 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.
2. 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.
3. 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.
4. 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.

5. 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.
6. 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.
7. Approve an 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.
8. Appoint a member to Regular Position 1 to the Board of Adjustments.
9. Appoint a member to Regular Position 3 to the Board of Adjustments.
10. Appoint a member to Alternate Position 2 to the Board of Adjustments.
11. Appoint a member to Alternate Position 4 to the Board of Adjustments.
12. 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. 551.072 – 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 Secretary
 - Sec. 551-076 – Deliberations regarding Security Devices

J. Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 3rd day of April 2025 by 6:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Shannon Bennett, TRMC
Assistant City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1019 for further information.