

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



**Monday, October 06, 2025
6:00 P.M.**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, October 06, 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: 875 1137 3601 Passcode: 605346.** 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 Tomball Police Chaplain Greg Sipe
- 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 – Designating October 5th – 11th, 2025 as “2025 Tomball Fire Prevention Week”
 - 2. Presentation of Proclamation – the Month of October is “*Fair Housing Month*”

F. Reports and Announcements

1. Announcements

I. Upcoming events:

- October 7, 2025 – National Night Out from 5 – 8 p.m. in various neighborhoods in Tomball
- October 8, 2025 – Tomball High School Senior Picnic from 8:30 a.m. – 2 p.m. at Jergens and Matheson Park
- October 9, 2025 – Kaffeeklatsch (Presenter Boots 4 Troops) from 8:30 – 10 a.m. at Tomball Community Center
- October 11, 2025 – Spooktacular from 4 – 9 p.m. at Tomball Depot Plaza
- October 12, 2025 – Tomball Praises Together from 2 – 6 p.m. at Tomball Depot Plaza
- October 25, 2025 – Cancer Kiss My Cooley 5k & Superhero Kids Dash from 6:30 – 11 a.m. near Paradigm Brewery
- November 1, 2025 – Depot Day Fall Fest from 11 a.m. – 5 p.m. at Tomball Depot Plaza
- November 5, 2025 – Coffee with a Cop from 8:30 – 10 a.m. at Chick-fil-A (14314 FM 2920 Rd.)

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

G. Proposed Future Agenda Items (To be discussed in order or at Councils discretion, time permitting)

1. Workshop Discussion Only – Approve an agreement with Paycom for a Human Resources Information System (software) for an annual subscription amount of \$134,969.31 of the total contract amount of \$375,731.31 (RFP No. 2025-14), 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 2025-2026 budget.
2. Workshop Discussion Only – Adopt, on First Reading, Ordinance No. 2025-37, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Pine Country Public Improvement District Number 1 (PID 1).
3. Workshop Discussion Only – Adopt, on First Reading, Ordinance No. 2025-38, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar

Year 2025 Annual Service and Assessment Plan (SAP) Update for the Raleigh Creek Public Improvement District Number 2 (PID 2).

4. Workshop Discussion Only – Adopt, on First Reading, Ordinance No. 2025-39, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Reserve at Spring Lake Public Improvement District Number 3 (PID 3).
5. Workshop Discussion Only – Adopt, on First Reading, Ordinance No. 2025-40, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Alexander Estates Public Improvement District Number 4 (PID 4).
6. Workshop Discussion Only – Adopt, on First Reading, Ordinance No. 2025-41, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Yaupon Trails Public Improvement District Number 5 (PID 5).
7. Workshop Discussion Only – Adopt, on First Reading, Ordinance No. 2025-42, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Copper Cove Public Improvement District Number 6 (PID 6).
8. Workshop Discussion Only – Adopt, on First Reading, Ordinance No. 2025-43, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Grand Junction Public Improvement District Number 7 (PID 7).
9. Workshop Discussion Only – Adopt, on First Reading, Ordinance No. 2025-44, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Timber Trails Public Improvement District Number 8 (PID 8).
10. Workshop Discussion Only – Adopt, on First Reading, Ordinance No. 2025-45, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Pine Trails Public Improvement District Number 13 (PID 13).
11. Workshop Discussion Only – Consideration and possible action to cancel the existing professional services agreement with Teague Nall and Perkins, Inc., dated August 18, 2025, and approve a new 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

\$1,460,000, 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.

12. Workshop Discussion Only – Approve a services agreement renewal with Shane Griffin Power & Electrical Services, LLC for electrical contractor services for fiscal year 2026, for a not-to-exceed amount of \$125,000, 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 fiscal year 2025-2026 adopted budget.
13. Workshop Discussion Only – Approve annual purchases of supplies and materials from Amazon Capital Services, Inc. through the OMNIA Partners Cooperative (Contract # R-TC-17006) for a not-to-exceed amount of \$161,200, 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 fiscal year 2025-2026 adopted budget.
14. Workshop Discussion Only – Approve a contract with B & C Constructors, LP for general contractor services through a 1GPA Contract (Contract No. 24-06DP-01) for a not-to-exceed amount of \$400,000, 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 fiscal year 2025-2026 adopted budget.
15. Workshop Discussion Only – Approve the purchase of vehicles from Silsbee Ford through TIPS Cooperative Purchasing Network (Contract #240901) for a not-to-exceed amount of \$183,533.15 approve the expenditure of funds therefore and authorize the City Manager to execute any and all documents related to the purchase. These four vehicles were included in the FY 2025-2026 budget.
16. Workshop Discussion Only – Approve the purchase of vehicles from Lake Country Chevy through TIPS Cooperative Purchasing Network (Contract #240901) for a not-to-exceed amount of \$109,460.00, approve the expenditure of funds therefore, and authorize the City Manager to execute any and all documents related to the purchase. This item was included in the FY 2025-2026 budget.
17. Workshop Discussion Only- Approve the expenditure greater than \$100,000.00 with Axon Enterprise Inc. for video and surveillance services and licenses for a not-to-exceed amount of \$184,381.85. The expenditure is included in the FY 2025-2026 Budget.

18. Workshop Discussion Only – Approve the purchase of vehicle upfitting and other repairs and maintenance from Dana Safety Supply, Inc. through a BuyBoard Cooperative Purchasing Network (Contract #698-23) for a not-to-exceed amount of \$182,850, approve the expenditure of funds therefore, and authorize the City Manager to execute any and all documents related to the purchase. The purchases are included in the FY 2025-2026 Budget.
 19. Workshop Discussion Only – Approve the purchase of vehicles from Parkway Chevrolet, Inc. through Buyboard Cooperative Purchasing (Contract #724-23) for a not-to-exceed amount of \$152,907.19 approve the expenditure of funds therefore, and authorize the City Manager to execute any and all documents related to the purchase. These four vehicles were included in the FY 2025-2026 budget.
 20. Workshop Discussion Only – Discussion on the election of the Texas Municipal League Region 14 Director.
- H. 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. 2025-34, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.3360 acres of land legally described as being a tract of land situated within the J. Pruitt Survey, Abstract No. 629 from the Single-Family Residential (SF-9) zoning district to the Neighborhood Retail (NR) zoning district. The property is located at 1710 S. Cherry 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.
 2. Approve, on Second Reading, Resolution No. 2025-38-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 Muddy's Buddies Daycare, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 22525 Hufsmith-Kohrville Rd., Ste 4-B, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.
 3. Approve, on Second Reading, Resolution No. 2025-39-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 LeMaster Law Firm, PLLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 203 Raymond Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.

4. Approve, on Second Reading, Resolution No. 2025-40-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 HOTWORX-Tomball, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 1417 Graham Dr., Suite 300, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.
5. Approve, on Second Reading, Resolution No. 2025-41-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 Lunsford Enterprises, LLC, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 823 East Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.
6. Approve, on Second Reading, Resolution No. 2025-42-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 Yuna Holdings, 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 construction of a retail center to be located at 28159 HWY 249, Tomball, Texas 77377. The estimated amount of expenditures for such Project is an amount not to exceed \$174,061.00.
7. Approve, on Second Reading, Resolution No. 2025-43-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 Everwood Reserve Properties, LLC to make direct incentives to, or expenditures for, assistance with infrastructure costs to be required or suitable for the promotion of new or expanded business enterprise related to the construction of an assisted living and memory care facility to be located at 13011 Medical

Complex Dr., Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$54,102.00.

8. Approve, on Second Reading, Resolution No. 2025-44-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 Republic Business Park, LP 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 construction of a multibuilding office/warehouse park to be located at 920 S. Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$227,152.00.
- I. 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 September 15, 2025, Special and Regular City Council meetings.
 2. Approve supporting the 60th Annual Tomball Holiday Parade to be held in the City of Tomball at 10:00 a.m. on Saturday, November 22, 2025, and to Approve Requested Street Closures and In-Kind Services.
 3. Approve Resolution No. 2025-49, a Resolution of the City Council of the City of Tomball, Texas, Supporting the 60th Annual Tomball Holiday Parade to be held in the City of Tomball at 10:00 a.m. on Saturday, November 22, 2025.
 4. Approve Administrative Policy No. 9.6, Statement of Financial Goals and Policies, pertaining to the General Land Office Community Development Block Grant – Disaster Recovery (CDBG-DR) Program, Infrastructure Contract Number 25-141-001-F190.
 5. Approve Administrative Policy No. 9.7, Federal Grant Procurement Policy, pertaining to the General Land Office Community Development Block Grant – Disaster Recovery (CDBG-DR) Program, Infrastructure Contract Number 25-141-001-F190.
 6. Approve Amendment No. 1 to the Professional Services Agreement with Langford Community Management Services for a total amount not-to-exceed \$108,000 for

grant administration services for the Community Development Block Grant – Disaster Recovery (CDBG-DR) Program Contract Number 25-141-001-F190.

7. Approve Resolution No. 2025-45, a Resolution of the City Council of the City of Tomball, Texas, Designating Authorized Signatories for Contractual Documents and Documents for Requesting Funds Pertaining to the General Land Office Community Development Block Grant – Disaster Recovery Program (CDBG-DR) Contract Number 25-141-001-F190.
8. Approve Resolution No. 2025-46, a Resolution of the City Council of the City of Tomball, Texas, Adopting Policies in Connection with the City of Tomball, Texas Participation in the General Land Office Community Development Block Grant – Disaster Recovery Program (CDBG-DR) Contract Number 25-141-001-F190 and Adherence to the Regulations Described Therein.

J. New Business

1. Consideration of and action on Resolution No. 2025-47, Nominating a Candidate or Candidates to be placed on the ballot for a position on the Board of Directors of the Harris Central Appraisal District (HCAD).
2. Consideration of and action on Resolution No. 2025-50, a Resolution of the City Council of the City of Tomball, Texas, declaring the intention to institute proceedings to annex certain territory; describing such territory; setting November 3, 2025 at 6 o'clock pm as the date and time for Public Hearing at which all interested parties shall have an opportunity to be heard; providing for publication of such notice of said Public Hearing; directing preparation of a municipal service plan for the territory proposed to be annexed (being a 1.9756 acre (86,058 square feet) tract of land, situated in the Jesse Pruitt survey, Abstract Number 629, Harris County, Texas; being out of and a part of lot four hundred and seventy-seven (477), of Tomball Townsite, a subdivision in Harris County, Texas, according to the map or plat thereof, as recorded in Volume 2, Page 65, of the map records of Harris County, Texas (H.C.M.R.); said 1.9756 acre tract being out of and a part of a 1.0472 acre tract conveyed to 2S & Z Investments LLC by deed as recorded under Harris County Clerk's File Number (H.C.C.F. NO.) RP-2025-238354 and out of and a part of a 1.062 acre tract conveyed to 2S & Z Investments LLC by deed as recorded under H.C.C.F. NO. RP-2025-244581); and providing for severability.
3. Consider an appeal to Section 8-203 of the Tomball Municipal Code as it pertains to the location of a kennel.
4. Approve, on First Reading, Resolution No. 2025-51-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 Cheddar's Casual Café, Inc., 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 construction of a full-service restaurant to be located at FM 249 and Alice Road, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$164,463.00.

5. Approve, on First Reading, Resolution No. 2025-52-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 Olive Garden Holdings, 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 construction of a full-service restaurant to be located at FM 249 and Alice Road, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$219,502.00.
6. Consideration and possible action to approve, as a Project of the Tomball Economic Development Corporation, an agreement with CSE W-Industries, Inc., to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the development of a corporate headquarters facility, to be located at the NEC of 2920 and 2978, Tomball, Texas 77377. The estimated amount of expenditures for such Project is and amount not to exceed \$660,000.00.
7. Consideration of and action on Resolution No. 2025-53, a Resolution of the City Council of the City of Tomball, Texas, determining that a fee simple title is needed to be acquired from Peter Hildreth and Sylvia Hildreth for the construction, operation, and maintenance of a detention pond as part of the Tomball Hills Drainage Project for the City of Tomball, Texas; and authorizing the institution of eminent domain proceedings.
8. Approval of updates to the Boards, Commissions, and Committees Handbook as Required by Senate Bill 1883.

K. Adjournment

C E R T I F I C A T I O N

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 30th day of September 2025 by 5:00 p.m., and remained posted for at least three consecutive business days preceding the scheduled time of said meeting.

Thomas Harris III, TRMC
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.