

**NOTICE OF WORKSHOP/REGULAR
CITY OF TOMBALL, TEXAS**



**Monday, July 20, 2026
4:00 P.M.**

Notice is hereby given of a Workshop and Regular meetings of the Tomball City Council, to be held on Monday, July 20, 2026 at 4:00 P.M., 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.

House Bill 1522, passed by the 89th Texas Legislature, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

Description	Current FY 2025-26 Adopted Rate	FY 2026-27 No New Revenue Tax Rate	FY 2026-27 Proposed Tax Rate
Tax Rate per \$100	\$ 0.340940	\$ Not Yet Calculated	\$ 0.340940
Median Taxable Homestead Value	\$ 344,235	\$ Not Yet Calculated	\$ 364,889
Estimated Annual Tax Bill	\$ 1,173.63	\$ Not Yet Calculated	\$ 1,244.06

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: 858 7840 6236 Passcode: 287475.** 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. 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.]*
- C. General Discussion
 - 1. The Tomball City Council and city staff will enter into a workshop session to discuss the Proposed Fiscal Year 2026-2027 Budget.
 - 2. Review of and Discussion on the Boards, Commissions, and Committees Handbook, to include Social Media and Online Conduct, and other updates and revisions necessary, applicable to all board, commission, committee members, and elected officials.
- D. Recess/Reconvene at 6:00 p.m.
- E. Invocation led by Reverend George McGavern, Church of the Good Shepherd
- F. Pledges to U.S. and Texas Flags
- G. 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.]*
- H. Presentations
 - 1. Presentation of Proclamations
 - Passing of Charlie Fogarty
 - 2. Presentation and Discussion with Harris County Precinct 3 regarding future improvements and partnership.
- I. Reports and Announcements
 - 1. Announcements
 - I. Upcoming events:**

- August 7, 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
 - August 13, 2026 – Kaffeeklatsch (IT Director, Ben Lato) from 8:30 – 10:00 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:
- 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. Approve, on Second 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.
 - 2. Approve, on Second 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.
- 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 July 6, 2026, Workshop/Regular City Council meeting.

2. Approve Fiscal Year expenditures with Equipment Controls Company, Inc. as a sole source and exclusive authorized distributor of Sensus Gas products for the purchase of gas meters, meter components, and related equipment for an annual amount not to exceed \$200,000 authorize the expenditure of funds therefor and authorize the City Manager any and all documents related to the expenditure. This amount is included in the FY 2025-2026 budget.
3. 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.
4. Authorize annual spending exceeding \$100,000 to SMJ Equipment for repairs to Shop #23-171, Engine 2, in accordance with the Purchasing and Bidding Policy for Fiscal Year 2025-2026. These purchases are within the Fiscal Year 2025-2026 budget.
5. Approve an amendment to the professional services agreement with GrantWorks for grant administration services related to the U.S. Department of Housing and Urban Development Community Project Fund (CPF) grant received for construction phase of S. Persimmon and Timkin Street Improvements, for an amendment amount not to exceed 4.21% of the new grant received or \$210,000, for a total contract amount not to exceed \$504,700, 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.

L. New Business

1. Conduct a Public Hearing and Consideration of and Action on the First Reading of Ordinance No. 2026-20. An Ordinance granting the request for annexation of the territory being 0.6614 acres consisting of 0.6614 of one acre or 28,810 square feet of land situated in the Chauncey Goodrich Survey, Abstract Number 311, Harris County, Texas, being a portion of that certain called 3.0051 acre tract of land (15226 FM 2920) described in deed recorded in the official public records of real property of Harris County, Texas, under County Clerk's File Number 20140030325; and providing for severability.
2. Conduct a public hearing and consideration to approve Zoning Case Z26-05: Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) and Commercial (C) to Planned Development (PD) on Tract 5D,

one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311, located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to allow for the properties to be developed for multi-family uses.

Adopt, on First Reading, Ordinance No. 2026-17, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2.96 acres of land legally described as being one tract of land, situated in the C Goodrich Survey, Abstract 311 from the Agricultural (AG) and Commercial (C) zoning districts to the Planned Development (PD) zoning district. The property is located at 15226 FM 2920, 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.

3. Conduct a public hearing and consideration to approve Zoning Case Z26-07: Request by Lessing Property Holdings LLC to consider a zone change from Agricultural (AG) to General Retail (GR) on Tract 5 of Block 3, one tract containing approximately 0.07 acres of land, situated in the Hirschfield Farms Sec.1 Unrecorded Plat, located north of the northeast intersection of State Highway 249 and Hirschfield Road (13918 Hirschfield Road). The applicant is requesting to match the zoning of the rest of their property.

Adopt, on First Reading, Ordinance No. 2026-18, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.07 acres of land legally described as being one tract of land, situated in the Hirschfield Farms Sec.1 Unrecorded Plat from the Agricultural (AG) zoning district to the General Retail (GR) zoning district. The property is located at 13918 Hirschfield Road, 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.

4. Approve Resolution No. 2026-33, A Resolution by the City Council of the City of Tomball, Texas, Authorizing Publication of Notice of Intention to Issue Certificates of Obligation; Approving the Preparation of a Preliminary Official Statement; And Approving Other Matters Incidental Thereto
5. Approve a Joint Participation Interlocal Agreement with Harris County for the donation and conveyance of land located at 1414 E. Hufsmith (Broussard Community Park) by a Lease Agreement for a term of 30 years for the purpose of constructing a future community center.

6. Approve Resolution 2026-35, a Resolution of the City Council of the City of Tomball, Texas, Appointing the City Manager as the Chief Executive Officer and Authorized Representative to Act in All Matters in Connection with the Texas Water Development Board (TWDB) Water Infrastructure and Stormwater Enhancement (WISE) grant and Committing the City to Provide Matching Funds to Secure and Complete the grant application.
7. Approve Resolution No. 2026-36, 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 Texas Water Development Board Grant Program.
8. 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; 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.

Sec. 551-074- Personnel Matters – Community Development Director, Police Chief

M. 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 14th day of July 2026 by 4:00 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.
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