

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



**Monday, May 19, 2025  
6:00 PM**

Notice is hereby given of a Regular meeting of the Tomball City Council, to be held on Monday, May 19, 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: 890 8376 7187 Passcode: 745772. 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 Reverend George McGavern, Church of the Good Shepherd.
- 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. Ceremonial Presentation - Administer Oath of Office to Elected Officials.
  - 2. Proclamation – National Public Works Week May 18 – May 24, 2025.
- F. Reports and Announcements

1. Tomball Economic Development Corporation activity update.
2. Presentation of the Tomball Economic Development Corporation (TEDC) 2024-2025 Annual Report.
3. Quarterly Investment Report for the period ending March 31, 2025. The Public Funds Investment Act requires that a report on the City's cash and investments be presented to the City Council on a quarterly basis.
4. Quarterly Financial Report for period ending March 31, 2025.

1. Announcements

I. Upcoming Events:

- May 29, 2025 – Let's Talk! DWI & Safe Driving from 6 – 7 p.m. at Tomball Community Center
- May 31, 2025 – Tomball Praises Together starting at 7 p.m. at Salem Lutheran Church (22601 Lutheran Church Rd.)
- June 4, 2025 – Coffee with a Cop from 8:30 – 10 a.m. at Starbucks (14314 FM 2920)
- June 12, 2025 – Kaffeeklatsch (Tomball Farmers Market) from 8:30 – 10 a.m. at Tomball Community Center
- June 13, 2025 – Kids Club from 10 a.m. – noon at Tomball Depot Plaza
- July 1, 2025 – Battle of the Badges Blood Drive from 10 a.m. – 2 p.m. at Fire Station #1

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. 2025-16, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Winfrey Estates Public Improvement District Number 12 (PID 12).

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 Minutes of May 5, 2025, Special and Regular City Council meetings.
2. Approve Minutes of May 12, 2025, Special City Council meeting.
3. Approve the purchase of a vehicle from Silsbee Ford through TIPS Cooperative Purchasing Network (Contract #210907) for a not-to-exceed amount of \$53,753.25, approve the expenditure of funds therefore, and authorize the City Manager to execute any and all documents related to the purchase.
4. Approve a Professional Services Agreement with AIG Technical Services, LLC for Project Number 2025-10005, N. Elm Street Parking (phase II), for a total contract amount not-to-exceed \$196,801.60, 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 Capital Improvement Budget.
5. Approve, on First Reading, Resolution No. 2025-17-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 Roll Out, 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 1A, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.
6. Approve, on First Reading, Resolution No. 2025-18-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 Coaches Cigar Lounge, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 414 E Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.
7. Approve, on First Reading, Resolution No. 2025-19-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 Layla's Barkery, 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., Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$9,000.00.

8. Approve, on First Reading, Resolution No. 2025-20-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 Pegasus Properties 2, 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 commercial office/retail development to be located at 28310 TX-249, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$260,639.00.
9. Approve the Tomball Economic Development Corporation (TEDC) 2025-2026 Strategic Work Plan.

I. New Business

1. Appointment to the Tomball Economic Development Corporation Board of Directors Vacancy 1.
2. Appointment to the Tomball Economic Development Corporation Board of Directors Vacancy 2.
3. Appointment to the Tomball Economic Development Corporation Board of Directors Vacancy 3.
4. Appointment to the Planning & Zoning Commission and Capital Improvement Advisory Committee.
5. Adopt, on First Reading, Ordinance No. 2025-17, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by granting a Conditional Use Permit (CUP) 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 17.5392 acres of land legally described as being all of Lot 1, Block 1 of Devasco International and all of two tracts of land (3.5879 and 2.5043 acres) being portions of Outlots 172, 175, and 176 of Tomball Townsite. The property is located at 1626 South Cherry Street, within the City of Tomball, Harris County, Texas; providing for 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.

6. Conduct a Public Hearing and consider approval of the City of Tomball Comprehensive Plan update.

Adopt, on First Reading, Ordinance No. 2025-18, an Ordinance of the City of Tomball, Texas, adopting the Tomball Comprehensive Plan update which provides an Executive Summary, Community Snapshot, Vision and Guiding Principles, Future Land Use, Transportation and Mobility, Economic Development and Fiscal Resilience, Housing, Neighborhoods, and Sense of Place, Recommendations, and Implementation strategies; and providing for severability.

7. Presentation and discussion from FLS Development, LLC (Harrisburg Homes) regarding a potential Public Improvement District petition for Graylou Grove.
8. Consider an appeal to Section 8-203 of the Tomball Municipal Code as it pertains to the location of a kennel at 22525 Hufsmith-Kohrville Road.
9. Consideration to Elect Mayor Pro-Tem, in Accordance with Section 6.08 of the City of Tomball Home Rule Charter.
10. Approve the Appointment, by the City Manager, of Thomas Harris III as City Secretary, effective June 2, 2025.
11. 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

Sec. 551.074. Personnel Matters – I.T. Director

Sec. 551.076 – Deliberation regarding Security Devices - TFD

J. 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 15th day of May 2025 by 6:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

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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.