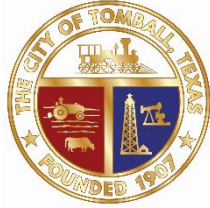


**MINUTES OF CITY COUNCIL WORKSHOP/REGULAR AGENDA  
CITY OF TOMBALL, TEXAS**



**Monday, May 18, 2026  
5:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for May 18, 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 – Loren A. Smith  
Assistant City Secretary - Shannon Bennett  
Community Development Director – Craig Meyers  
Fire Chief – Joe Sykora  
Police Chief – Jeffery Bert  
Police Captain – Brandon Patin  
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  
Police Officer – Bryce Smith

B. General Discussion

1. Discussion regarding amending Ordinance No. 2023-04, Conditional Use Permit (CUP) to allow food trucks at the open-air market located at 401-409 Commerce Street.

City Manager David Esquivel discussed amending Ordinance N. 2023-24, Conditional User Permit (CUP) to allow food trucks at the open-air market location 401-409 Commerce Street.

2. Review of and discussion on the progress of the Tomball Archive and History Center (TAHC).

Allison LaRocca, Historical Archivist provided an update on the Tomball Archive and History Center (TAHC). Exhibit A

- C. 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. No Workshop Discussion was held – Approve an agreement with AR TurnKee Construction Company, Inc. for construction of drainage improvements related to the Disaster Recovery Reallocation Program (DRRP) Grant Program for an amount not-to-exceed \$1,087,410 (CSB No. 2026-07), 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 Capital Improvement budget and is to be paid from grant funds received from the Disaster Recovery Reallocation Program (DRRP).

- D. Recess/Reconvene at 6:00 p.m.

Mayor Klein Quinn recessed the meeting at 6:06 p.m. and reconvened it at 6:20 p.m.

- E. Invocation led by Pastor Richard Jennings, River of Praise

- F. Pledges to U.S. and Texas Flags led by Council 1 Shelley Michna

- 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.]*

- Angie Johnson, Tomball, Texas announced the Laying of the Wreaths, Thursday, May 21, 2026, 6:00 p.m. at the Tomball museum and introduced herself as an applicant to serve on the TEDC Committee
- Derek Townsend, Tomball Texas introduced himself as an applicant to serve on the TEDC Committee

- Amanda Kelly, Tomball, Texas announced there was a date change to the Holiday Heros event. The new date will be July 18, 2026 from 9 a.m. – 1 p.m.
- Tammy, Tomball, Texas spoke with concerns of the ducks
- Greg Smith, Tomball, Texas clarified what TEDC stands for

H. Reports and Announcements

1. Announcements

**I. Upcoming events:**

- May 21, 2026 – Tomball Police Department Memorial Ceremony from 11:00 a.m. – noon at Tomball Community Center
- June 11, 2026 – Kaffeeklatsch from 8:30 – 10:00 a.m. at Tomball Community Center
- June 12, 2026 – Kids Club from 10:00 a.m. – noon at Depot Plaza

2. Reports by City staff and members of council about items of community interest on which no action will be taken: None reported

I. 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. 2026-21-TEDC, a Resolution of the City Council of the City of Tomball, Texas, authorizing and approving an amendment to the Debt Service Contribution 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.
2. Approve, on Second Reading, Resolution No. 2026-22-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 Heart of Tomball Alliance to make direct incentives to, or expenditures for, advertising, promotion and event marketing for Old Town Tomball, as authorized

under Section 505.158 of the Texas Local Government Code. The estimated amount of expenditures for such project is an amount not to exceed \$53,147.00.

Motion made by Council 3 Dunagin, Seconded by Council 2 Garcia 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.

J. 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 4, 2026, Workshop/Regular City Council meeting and May 11, 2026, Special City Council meeting.
2. Approve request from Tidy Up Tomball for City Support and In-Kind Services for Tidy Up Tomball event in downtown Tomball and nearby areas, on Saturday, October 24, 2026 from 8:00 – 11:30 a.m.
3. Consideration of and action on appointing Shelley Michna, Council Member – Position 1, to the Tax Increment Reinvestment Zone No. 3, Board of Directors for an unexpired term ending December 31, 2028.
4. Consideration of and action on appointing Shelley Michna, Council Member – Position 1, to the Tomball Legacy Fund, Inc. Board of Directors.
5. Approve an agreement with AR TurnKee Construction Company, Inc. for construction of drainage improvements related to the Disaster Recovery Reallocation Program (DRRP) Grant Program for an amount not-to-exceed \$1,087,410 (CSB No. 2026-07), 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 Capital Improvement budget and is to be paid from grant funds received from the Disaster Recovery Reallocation Program (DRRP).
6. Approve Resolution No. 2026-25, a Resolution of the City Council of the City of Tomball, Texas, Adopting the Revised Harris County Multi-Jurisdictional All Hazard Mitigation Plan.

Motion made by Council 4 Covington, Seconded by Council 2 Garica to approve New Business Consent Agenda Items 1 thru 6, expect Item 5

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

Motion carried unanimously.

5. Approve an agreement with AR TurnKee Construction Company, Inc. for construction of drainage improvements related to the Disaster Recovery Reallocation Program (DRRP) Grant Program for an amount not-to-exceed \$1,087,410 (CSB No. 2026-07), 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 Capital Improvement budget and is to be paid from grant funds received from the Disaster Recovery Reallocation Program (DRRP).

Motion made by Council 2 Garica, Seconded by Council 5 Parr to approve New Business Consent Agenda Item 5 which was pulled for further discussion.

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

Motion carried unanimously.

#### K. New Business

1. Conduct a public hearing and consideration to approve Zoning Case Z26-04: Request by Mike Arledge and Baldomero Araiza Alonso, to consider a zone change from Single-Family Residential - 6 (SF-6) to Office (O) on Tracts 8E and 8F, two tracts containing approximately 3.13 acres of land, situated in the Jesse Pruitt Survey, Abstract 629, located north of the northwest intersection of Lizzie Lane and South Persimmon Street. The applicant is requesting to allow for the properties to be developed for professional office buildings.

Mayor Klein Quinn opened the Public Hearing at 6:45 p.m.

Samuel Shannon, Tomball, Texas spoke against the request.

Mike Arledge, requestor spoke in favor of the request.

Mayor Klein Quinn closed the Public Hearing at 6:50 p.m.

Adopt, on First Reading, Ordinance No. 2026-11, an Ordinance of the City of Tomball, Texas, amending the Tomball Code of Ordinances by changing the zoning

district classification of approximately 3.13 acres of land legally described as Tracts 8E and 8F, two tracts situated in the Jesse Pruitt Survey, Abstract 629, located north of the northwest intersection of Lizzie Lane and South Persimmon Street from Single-Family Residential-6 (SF-6) to Office (O), 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 4 Covington, Seconded by Council 3 Dunagin to adopt Ordinance No. 2026-11.

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

Motion failed unanimously.

2. Consideration of and action on Resolution No. 2026-24, 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 June 15, 2026 at 6 o'clock p.m. 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 tract or parcel containing 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); and providing severability.

Motion made by Council 5 Parr, Seconded by Council 3 Dunagin to approved Resolution No. 2026-24

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

Motion carried unanimously.

3. Consideration of and action approving an Asset Purchase Agreement with CenterPoint Energy Resources Corp. for the acquisition of natural gas pipeline assets in an amount not-to-exceed \$250,000 and authorizing the City Manager to execute all necessary document.

Motion made by Council 3 Dunagin, Seconded by Council 5 Parr to approve the Asset Purchase Agreement with CenterPoint Energy Resources Corp.

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

Motion carried unanimously.

4. Consideration and action on four (4) appointments to the Tomball Economic Development Corporation.

Motion made by Council 4 Covington, Seconded by Council 3 Dunagin to reappoint Danny Hudson and Latrell Shannon and appoint Angie Johnson and Cody Miller to the Tomball Economic Development Corporation.

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

Motion carried unanimously.

5. Consideration of and action on electing a Council Member as Mayor Pro-Tem.

Motion made by Council 4 Covington, Seconded by Council 1 Michna to elect Paul Garcia as Mayor Pro-Tem.

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

Motion carried unanimously.

6. 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.
- Executive Session Started: 7:10 P.M.

- Executive Session Ended: 8:23 P.M.

L. Adjournment

Mayor Lori Klein Quinn adjourned the meeting at 8:23 P.M.

PASSED AND APPROVED on this 1<sup>st</sup> day June 2026.

Thomas Harris III  
Thomas Harris III, TRMC  
City Secretary

Lori Klein Quinn  
Lori Klein Quinn  
Mayor