

MINUTES OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, April 21, 2025
6:00 P.M.**

- A. Mayor L. Klein Quinn called the meeting of the City of Tomball Council to order at 6:06 P.M.

PRESENT:

Council 1 John Ford
Council 2 Paul Garcia
Council 3 Dane Dunagin
Council 4 Lisa A. Covington
Council 5 Randy Parr

CITY STAFF PRESENT:

City Manager - David Esquivel
Assistant City Manager - Jessica Rogers
City Attorney - Tommy Ramsey
Director of Special Projects – Luisa Taylor
Administrative Assistant - Aylssa Wren
Community Development Director - Craig Meyers
Police Chief - Jeff Bert
Fire Chief - Joe Sykora
Assistant Fire Chief/Fire Marshall- Jeff Cook
Senior Administrative Assistant – Lisa Sterle
Human Resources Director - Kristie Lewis
Finance Director - Bragg Farmer
Public Works Director - Drew Huffman
Project Manager- Meagan Mageo
IT Director - Tom Wilson
Director of Marketing & Tourism - Chrislord Templonuevo
Police Officer – James O'Malley

- B. Invocation - Led by Pastor Jason Schleicher of Salem Lutheran Church
- C. Pledges to U.S. and Texas Flags were led by Fire Chief Joe Sykora
- 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.]

No public comments received.

E. Presentations

1. Presentation of the 2024 Tomball Fire Rescue Award Recipients.

Fire Chief Joe Sykora recognized award recipients who were not in attendance at the initial ceremony.

F. Reports and Announcements

1. Announcements

I. Upcoming Events:

- 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 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 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 p.m. – 10 p.m. at Juergens and Matheson Park
- May 3, 2025 – Tomball Prays Together from 10 a.m. – 11 a.m. at Depot Gazebo
- May 7, 2025 – Coffee with a Cop from 8:30 a.m. – 10 a.m. at Starbucks (14314 FM 2920)

- May 8, 2025 – Kaffeeklatsch from 8:30 a.m. – 10 a.m. at Tomball Community Center
- May 10, 2025 – 2nd Saturday from 5 p.m. – 9 p.m. at Tomball Depot Plaza
- May 15, 2025 – Police Memorial from 11 a.m. – 1 p.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:

- Mayor Lori Klein Quinn and City Manager David Esquivel spoke at the Christian Business luncheon and presented the city's annual report
- Mayor Lori Klein Quinn met with the Transportation Advisory Committee to discuss all the transportation issues in Harris County
- The "Tidy Up Tomball" event was held last Saturday
- Bayou City Twirling Competition was held at the high school
- The Cypress Woodland Junior Forum held a ribbon cutting
- Representatives from Tomball's Sister City, including ten delegates from Germany, visited the city
- Mayor Quinn, along with Councilmembers Covington and Garcia, attended the Harris County Mayor and Council meeting

G. 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. 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 Second 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 Second 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 Second 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 Second 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 Second 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.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to approve Old Business Consent Agenda Item:

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

Motion carried unanimously.

H. Old Business

1. Adopt, on Second Reading, Ordinance No. 2025-01, 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 1.0402 acres of land legally described as being Lot 72, Block 1 of Acquest Tomball Replat No. 1. The property is located at 1211 Rudel Drive, 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.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to approve Ordinance No. 2025-01.

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

Motion carried unanimously.

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 April 7, 2025, Special Joint Planning and Zoning and City Council meeting.
2. Approve Minutes of April 7, 2025, Special and Regular City Council meetings.

3. Approve Request from Tomball Praise Together for City Support and In-Kind Services for the Tomball Praise Together event in downtown Tomball on Sunday, October 12, 2025, from 2:00 - 6:00 p.m.
4. Approve request from Tomball High School for City Support and In-Kind Services for the annual Tomball High School Homecoming Parade in downtown Tomball, on Wednesday, October 1, 2025, from 6:30 to 9:30 p.m.
5. Approve the expenditure of greater than \$50,000 with Data Projections, Inc. for the technology upgrades to the Administration Building Training Room, for a total not-to-exceed amount of \$54,937.68, approve the expenditure of funds thereof and authorize the City Manager to execute any and all documents related to the purchase. This expenditure is included in the FY 2024-2025 Budget.
6. Approve the expenditure of greater than \$50,000 with Waypoint Solutions for the firewall replacement, replacement backup server, required annual warranty maintenance for key networking solutions, and consulting services, for a total amount of \$101,032.62 (increasing the total annual vendor spend and not-to-exceed amount to \$188,634.71), approve the expenditure of funds thereof, and authorize the City Manager to execute any and all documents related to the purchase. These expenditures are included in the FY 2024-2025 budget.
7. Approve the expenditure of greater than \$50,000 with See Your Possibilities, LLC for the FY25-26 Strategic Planning Workshop and staff yearly trainings, the total not-to-exceed amount to \$58,500 approve the expenditure of funds thereof and authorize the City Manager to execute any and all documents related to the expenditure. This expenditure is included in the FY 2024-25 budget.
8. Approve the purchase of two 650kW natural gas generators from Evolve Power Generation for the South Wastewater Treatment Plant Expansion through a Choice Partners cooperative purchasing contract (Contract No. 17/020CG-04), for a total contract amount not-to-exceed \$893,452.62, 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.
9. Adopt, on First and Only Reading, Ordinance No. 2025-15, an Ordinance Approving and Authorizing the Issuance and Sale of the City of Tomball Special Assessment Revenue Bonds, (Winfrey Estates Public Improvement District); Approving and Authorizing an Indenture of Trust and First other Agreements and Documents in Connection Therewith; Making Findings with to the Issuance of Such Bonds; and Providing an Effective Date.

10. Approve a Professional Services Agreement with Arudrra for Project Number 2025-10013, Tomball Hills Drainage Study, for a total contract amount not-to-exceed \$28,560, 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 under Professional Services – Contract Engineering.
11. Approve a Facility Use Agreement extension with Youth Soccer Club of Montgomery County, Inc. for the maintenance and operation of the soccer fields and related improvements located at Broussard Community Park.

Motion made by Council 1 Ford, Seconded by Council 5 Parr to approve New Business Consent Agenda Items:

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

Motion carried unanimously.

J. New Business

1. Appoint a director to the Tomball Business Improvement District as created by Resolution No. 2021-44.

Motion made by Council 5 Parr, Seconded by Council 4 Covington to reappoint Jorge Guerra to the Tomball Business Improvement District.

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

Motion carried unanimously.

2. Conduct a public hearing and consideration to approve Zoning Case Z25-03: Request by Louetta Leasing LP, represented by Kimley-Horn & Associates, Inc., to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 1.05 acres of land legally described as a being a portion of Lot 1-B, Block 1 of Tomball 2920 Replat No. 1 from the Agricultural (AG) zoning district to the Commercial (C) zoning district. The property is located within the 14600 Block (north side) of FM 2920, within the City of Tomball, Harris County, Texas.

The Mayor opened the Public Hearing at 6:41 P.M.

Jordan Corbitt with Kimley-Horn spoke in favor of the request.

The Mayor closed the Public Hearing at 6:43 P.M.

Adopt, on First Reading, Ordinance No. 2025-13, 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 1.05 acres of land legally described as a being a portion of Lot 1-B, Block 1 of Tomball 2920 Replat No. 1 from the Agricultural (AG) zoning district to the Commercial (C) zoning district. The property is located within the 14600 Block (north side) of 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.

Motion made by Council 1 Ford, Seconded by Council 5 Parr to approve Ordinance No. 2025-13.

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

Motion carried unanimously.

3. Conduct a public hearing and consideration to approve Zoning Case Z25-06: Request by James Grappe, represented by Adkisson GC Partners LLC, to amend Chapter 50 (Zoning) of the Tomball Code of Ordinances, by rezoning approximately 7.6266 acres of land legally described as a being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from the Single-Family-20 Estate Residential (SF-20-E) zoning district to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon Street, within the City of Tomball, Harris County, Texas.

The Mayor opened the Public Hearing at 6:52 P.M.

The Mayor closed the Public Hearing at 6:53 P.M.

Adopt, on First Reading, Ordinance No. 2025-14, 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 7.6266 acres of land legally described as a being a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 and portions of Lots 366 and 367 of Tomball Outlots from the Single-Family-20 Estate Residential (SF-20-E) zoning district to the Light Industrial (LI) zoning district. The property is located at 1515 South Persimmon 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.

Motion made by Council 1 Ford, Seconded by Council 3 Dunagin to approve Ordinance No. 2025-14.

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

Motion carried unanimously.

4. Approve Resolution No. 2025-16, 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.

Motion made by Council 4 Covington, Seconded by Council 1 Ford to approve Resolution No. 2025-16.

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

Motion carried unanimously.

5. Discussion and possible action regarding the appointment of a stakeholder group to assist with the preliminary conceptual designs for the wayfinding and entry/gateway monument sign project.

No action was taken.

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

- Executive Session Started: 7:23 P.M.
- Executive Session Ended: 8:26 P.M.

K. Mayor Lori Klein Quinn adjourned the meeting at 8:26 P.M.

PASSED AND APPROVED this 5th day of May 2025.

Shannon Bennett

Shannon Bennett, TRMC
Assistant City Secretary

Lori Klein Quinn

Lori Klein Quinn
Mayor

