

MINUTES OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Tuesday, September 02, 2025
6:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for September 02, 2025, 6:00 P.M., at 401 Market Street, Tomball, Texas 77375.

A. Mayor L. Klein Quinn called the meeting to order at 6:05 P.M.

PRESENT:

Mayor Lori Klein Quinn
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
City Attorney – Loren Smith
City Secretary – Thomas Harris III
Assistant City Secretary – Shannon Bennett
Community Development Director – Craig Meyers
Fire Chief – Joe Sykora
Police Chief – Jeff Bert
Captain – Shon Davis
Human Resources Director - Kristie Lewis
Finance Director - Bragg Farmer
Public Works Director - Drew Huffman
Director of Marketing & Tourism - Chrislord Templonuevo
Director of Special Projects – Luisa Taylor
Systems Administrator – Zachary Labbe
Project Manager - Meagan Mageo
Records Specialist – Dayjah Whyte

B. Invocation - Led by Pastor Brandon Guindon, Real Life Ministries.

C. Pledges to U.S. and Texas Flags led by Jennifer McStravick.

- 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.]*

Jennifer McStravick, 14107 Decker Dr., Magnolia, Texas informed Council of the U.S. Daughters of 1812.

E. Presentations

1. Proclamation – “Star-Spangled Banner Day”.

Mayor Klein Quinn presented a proclamation to Jennifer McStravick proclaiming September 14, 2025 as “Star-Spangled Banner Day”.

2. Holiday Heroes check presentation from Tomball Farmers Market to the Tomball Fire Department and Tomball Police Department Explorer Post 5451.

Amanda Kelly of the Tomball Farmers Market presented the Tomball Fire Department and the Tomball Police Department Explorer Post # 5451 to be utilized for the 2025 Holiday Heroes Event.

F. Reports and Announcements

1. Announcements

I. Announcements of upcoming events:

- September 10, 2025 – Coffee with a Cop from 8:30 – 10 a.m. at Chick-fil-A (14314 FM 2920)
- September 11, 2025 – 9/11 Remembrance from 8:30 – 10 a.m. at Tomball Community Center
- September 12, 2025 – HEB Helping Heroes from 9 a.m. – 1 p.m. at Northwest EMS (29530 Quinn Rd.)
- September 13, 2025 – 2nd Saturday from 5 – 9 p.m. at Tomball Depot
- September 16, 2025 – Taste of Tomball 11:30 a.m. – 1:30 p.m. at VFW Post 2427 (14408 Alice Rd.)
- September 27, 2025 – Groovfest from 11 a.m. – 5 p.m. at Tomball Depot

- October 1, 2025 – Coffee with a Cop from 8:30 – 10 a.m. at Re:Bar Café (416 W. Main St.)
- October 2, 2025 – Tomball High School Homecoming Parade and Rally from 6:30 – 9:30 p.m. at Tomball Depot Plaza and Main St.

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

- Mayor Klein Quinn mentioned a building dedication and ground breaking ceremony on the expansion at Concordia High School.
- Chief Joe Sykora informed mentioned the first Safe Haven Baby Box at Fire Station 5.
- Mayor Klein Quinn mentioned there was a Library dedication to Kevin Brady Tomball Federal State Representative.

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. Consideration of the Second Reading of Ordinance No. 2025-33 granting the request for annexation of the territory being 11.89 acre tract of land being all of that certain called 11.765 acre tract of land conveyed to Aven R. McBride as described in deed recorded under Harris County Clerk's File Number RP-2023-122538, official public records Harris County, Texas out of a 15.50 acre parent tract of land conveyed to Myron Eugene Schroeder by deed under H.C.D.F. No. E998684, Harris County, Texas, situated in the J. Miller Survey, Abstract No. 50, Harris County, Texas; providing for a service plan; providing for severability.

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

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

Motion carried unanimously.

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, on First 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.
2. Approve, on First 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.
3. Approve, on First 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.
4. Approve, on First 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.

Motion made by Council 1 Ford Dunagin, 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.

I. New Business

1. Consideration of and Action on an appointment to the Tomball Regional Health Foundation (TRHF) Board of Directors for a two-year term beginning September 1, 2025.

No action taken.

2. Approve a professional services agreement with AIG Technical Services, LLC for engineering services related to the U.S. Department of Housing and Urban Development – Community Project Fund (CPF) grant related to the N. Cherry Street Storm Sewer Improvements for an amount not-to-exceed \$1,908,249, 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.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to approve professional service agreement with AIG Technical Services, LLC.

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

Motion carried unanimously.

3. Adopt, on First Reading, Ordinance No. 2025-36, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Wood Leaf Reserve Public Improvement District Number 11 (PID 11).

Motion made by Council 4 Covington, Seconded by Council 5 Parr adopt on First Reading, Ordinance No. 2025-36.

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

Motion carried unanimously.

4. Approve the Tomball Economic Development Corporation (TEDC) Fiscal Year 2025-2026 Budget.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to approve the Tomball Economic Development Corporation Fiscal Year 2025-2026 Budget.

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

Motion carried unanimously.

5. Approve, on First 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.

Motion made by Council 4 Covington, Seconded by Council 3 Dunagin to approve on First Reading, Resolution No. 2025-42-TEDC.

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

Motion carried unanimously.

6. Approve, on First 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.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to approve on First Reading, Resolution No. 2025-43-TEDC.

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

Motion carried unanimously.

7. Approve, on First 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.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to approve on First Reading, Resolution No. 2025-44-TEDC.

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

Motion carried unanimously.

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. 551.072 – Deliberations regarding Real Property
- Sec. 551.074 – Personnel Matters; Deliberation of the Appointment, Employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee:
 - Associate Judges
 - Associate Prosecutor
 - Chief Prosecutor
- Executive Session Started: 6:37 P.M.
- Executive Session Ended: 8:01 P.M.

9. Consideration of and action on the Appointment of and Contracts for the Associate Judges to the Tomball Municipal Court for their term of office August 7, 2025 to August 6, 2027.

Motion made by Council 1 Ford, Seconded by Council 3 Dunagin to approve the contracts for the Associate Judges to the Tomball Municipal Court for their term of office August 7, 2025 to August 6, 2027 (Judges Cindy Bennett- Smith & Blair Bruce)

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

Motion carried unanimously.

10. Consideration of and action on a Contract for Chief Prosecutor Grant Stevens, appointed to the Municipal Court on September 16, 2024, for a term beginning October 1, 2024, and ending September 30, 2026.

Motion made by Council 1 Ford, Seconded by Council 3 Dunagin to approve the contract for Chief Prosecutor Grant Steven appointed to the Municipal Court on September 16, 2024, for a term beginning October 1, 2024, and ending September 30, 2026.

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

Motion carried unanimously.

11. Consideration of and action on the Appointment of and Contracts for the Associate Prosecutor to the Tomball Municipal Court for a two (2) year term, August 7, 2025 through August 6, 2027.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to approve the contract for the Associate Prosecutor to the Tomball Municipal Court for a two (2) year term, August 7, 2025 through August 6, 2027. (Attorney Erik Berglund)

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

Motion carried unanimously.

J. Mayor Klein Quinn adjourned the meeting at 8:04 P.M.

PASSED AND APPROVED this 15th day of September 2025

Thomas Harris III

Thomas Harris III, TRMC
City Secretary

Lori Klein Quinn

Lori Klein Quinn
Mayor