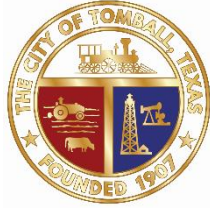


**MINUTES OF REGULAR CITY COUNCIL MEETING  
CITY OF TOMBALL, TEXAS**



**Monday, April 07, 2025  
6:00 PM**

- A. Mayor L. Klein Quinn called the meeting of the City of Tomball Council to order at 6:00 P.M.

**PRESENT**

Council 1 John Ford  
Council 3 Dane Dunagin  
Council 4 Lisa Covington  
Council 5 Randy Parr

**ABSENT (EXCUSED)**

Council 2 Paul Garcia

**OTHERS PRESENT**

City Manager - David Esquivel  
Assistant City Manager - Jessica Rogers  
Assistant City Secretary – Shannon Bennett  
City Attorney – Tommy Ramsey  
Director of Community Development - Craig Meyers  
Human Resources Director - Kristie Lewis  
Fire Chief - Joe Sykora  
Police Chief Jeff Bert  
Police Captain – Brandon Patin  
Finance Director - Bragg Farmer  
Public Works Director - Drew Huffman  
IT Director - Tom Wilson  
Director of Marketing & Tourism - Chrislord Templonuevo  
Project Manager - Meagan Mageo

- B. Invocation led by Minister Kristi Goodman with First Baptist Church
- C. Pledges to U.S. and Texas Flags led by Police Chief Jeffrey Bert

- 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.]*

Jason Sims 518 Clayton St. Tomball, TX 77375	-	Expressed opinions regarding the hiring of the Police Chief
John Kelley 2319 E. Winding Pines Tomball, TX 77375	-	Concerns regarding the proposed project at S. Cherry and Holderrieth Rd., Cherry Pines Subdivision
Craig Gilbert 12802 Royal Ann Way Tomball, TX 77375	-	Concerns regarding the proposed project at S. Cherry and Holderrieth Rd., Cherry Pines Subdivision
Tammy Raymond The citizen's address was not audible	-	Expressed concerns of the homeless citizens

E. Presentations

1. Proclamation – National Telecommunicator Week- April 13-19, 2025.

F. Reports and Announcements

1. Announcements

**I.**

**Upcoming Events:**

- April 10, 2025 – Kaffeeklatsch from 8:30 – 10:00 A.M. at Tomball Community Center
- April 12, 2025 – Tidy Up Tomball from 8:00 A.M. – 12:00 P.M. at First Baptist Parking lot (401 Oxford St.)
- April 12, 2025 – 2<sup>nd</sup> Saturday at the Depot from 5:00 – 9:00 P.M. at Tomball Depot Plaza

- April 25, 2025 – Tomball Star Academy Senior Picnic from 8:00 A.M. – 2:00 P.M. at Juergens and Matheson Park
- April 26, 2025 – Rails & Tails Mudbug Festival from 11:00 A.M. – 5:00 P.M. at Tomball Depot Plaza
- April 21-26, 2025 – Spring Cleanup Week from Monday – Friday from 8:00 A.M. – 4:00 P.M., and Saturday from 8:00 A.M. – 4:00 P.M. at the Tomball Landfill (1335 Neal Dr.)
- April 26, 2025 – Recycling Day from 10:00 A.M. – 2:00 P.M. at Lone Star College-Tomball South entrance
- April 29, 2025 – Blood Drive from 10:00 A.M. – 2:15 P.M. at Fire Station #1
- May 2, 2025 – Lone Star College Graduation from 4:00 P.M. – 10:00 p.m. at Juergens and Matheson Park
- May 3, 2025 – Tomball Prays Together from 10:00 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. – 10:00 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:

Councilmember Covington participated in a ceremony recognizing teachers from local area high schools.

Mayor Lori Klein Quinn attended the Lonestar College scholarship reception.

Councilmember Covington expressed appreciation to Luisa Taylor for her efforts on the annual report.

G. Old Business

1. Adopt, on Second Reading, Ordinance No. 2025-11, 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 7.06 acres of land legally described as being a portion of the 15.541 acre tract situated in the Jesse Pruett Survey, Abstract No. 629, containing all of Lots 163, 167, 171, and a portion of Lot 159 of Five Acre Tracts, Tomball Townsite from Agricultural (AG) to the General Retail (GR) zoning district. The property is located in the 13000 block (south side) of Medical Complex Drive, 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 approve Ordinance 2025-11.

Andra Ameen, the requestor responded to the opposition letter received.

Jacqueline Marshal, 16007 Stable Point Lane, Cypress, TX. spoke in favor of the new proposed rezone change.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to amend the motion.

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

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

Motion made by Council 4 Covington, Seconded by Council 3 Dunagin to change the zoning from Agricultural (AG) to the General Retail (GR) zoning district.

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

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

2. Consider a proposal to provide a buffer zone on an adjacent property in an area designated as landscape and open space to meet the requirements of Section 18-347-Buffer Zones of Article XI, Tree Preservation.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to approve the proposal buffer zone.

Voting Nay: Council 1 Ford, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Absent (Excused): Council 2 Garcia

Motion Failed.

- 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 request for Cancer Kiss My Cooley for City Support and In-Kind Services for the Cancer Kiss My Cooley 5k and Superhero Dash near Paradigm Brewery in Tomball, on Saturday, October 25, 2025, from 6:30 – 11:00 A.M. The estimated In-Kind Services direct cost is \$1,840.
  2. Approve Minutes of March 17, 2025, Special and Regular City Council meetings.
  3. Approve Minutes of March 25 & 26, 2025, Special Joint TEDC and City Council meetings.
  4. Approve Minutes of March 28, 2025, Special City Council meeting.
  5. Consideration and possible action to approve, as a Project of the Tomball Economic Development Corporation, an agreement with Material and Design Solutions, LLC, to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the development of a corporate headquarters facility, located at 1515 S. Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is and amount not to exceed \$85,902.00.
  6. Authorize the City Manager to Execute an Interlocal Agreement between the City of Tomball and Harris County Emergency Services District No. 16 (ESD16) for fleet maintenance services.
  7. Consideration and possible action to approve, as a Project of the Tomball Economic Development Corporation, an agreement with Houston Poly Bag I, Ltd, to make direct incentives to, or expenditures for, equipment expansion for the creation or retention of primary jobs for Houston Poly Bag I, Ltd, located at 11726 Holderrieth Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is and amount not to exceed \$48,601.00.

8. Approve contract with Topwater Construction Services, LLC for general contract services through a TIPS-USA contract (Contract No. 211001), for a total contract amount not to exceed \$140,000, 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.
9. Approve additional fiscal year expenditure of \$160,000 for the purchase of diesel fuel and gasoline for City vehicles and equipment from Sun Coast Resources, Inc. (Bid No. 2021-04) and authorize the City Manager to execute any and all documents related to the expenditure. This amount is included in the FY 2024-2025 budget.
10. Approve a professional services agreement with Matrix Consulting Group to complete a development review process evaluation for an amount not to exceed \$88,000, therefor, and authorize the City Manager to execute any and all documents related to the services. These expenditures are included in the FY 2024-2025 budget.
11. Approve a professional services agreement with Langford Community Management Services for grant administration services related to the Community Development Block Grant – Disaster Recovery Reallocation Program (CDBG-DRRP) grant for an amount not to exceed 7.2% of the total estimated project cost, or \$108,000, 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 Community Development Block Grant – Disaster Recovery Reallocation Program.
12. Adopt Resolution Number 2025-09, a Resolution Approving the Distribution of a Preliminary Limited Offering Memorandum for its Special Assessment Revenue Bonds, Series 2025 (Winfrey Estates Public Improvement District Number 12).

Motion made by Council 1 Ford, Seconded by Council 4 Covington to approve New Business Consent Agenda. Items 1, 3-9 & 11-12.

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

Absent (Excused): Council 2 Garica

Motion carried unanimously.

The following items were pulled for discussion and voted on separately:

2. Approve Minutes of March 17, 2025, Special and Regular City Council meetings.

Motion made by Council 3 Dunagin, Seconded by Council 4 Covington to amend minutes of March 17, 2025, Special and Regular City Councils meetings to state an Excused Absence.

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

Absent (Excused): Council 2 Garica

Motion carried unanimously.

10. Approve a professional services agreement with Matrix Consulting Group to complete a development review process evaluation for an amount not to exceed \$88,000, therefor, and authorize the City Manager to execute any and all documents related to the services. These expenditures are included in the FY 2024-2025 budget.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to approve the agreement.

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

Absent (Excused): Council 2 Garica

Motion carried unanimously.

## I. New Business

1. Approve, on First 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.

Motion made by Council 3 Dunagin, Seconded by Council 4 Covington to approve Resolution No. 2025-10.

Voting Yea: Mayor Lori Klein Quinn, Council 3 Dunagin, Council 4 Covington, Council 5 Parr

Abstained: Council 1 Ford

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

2. Approve, on First 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.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to approve Resolution No. 2025-11.

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

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

3. Approve, on First 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.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to approve Resolution No. 2025-12.



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

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

4. Approve, on First 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.

Motion made by Council 3 Dunagin, Seconded by Council 5 Parr to approve Resolution No. 2025-13.

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

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

5. Approve, on First 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.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to approve Resolution No. 2025-14.

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

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

6. Approve, on First 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 5 Parr, Seconded by Council 4 Covington to approve Resolution No. 2025-15.

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

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

7. Approve an agreement authorizing the sale of four vehicles to Montgomery Independent School District for use for their Police Department and authorize the City Manager to execute any and all documents.

Motion made by Council 1 Ford, Seconded by Council 3 Dunagin to approve the agreement.

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

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

8. Appoint a member to Regular Position 1 to the Board of Adjustments.

Motion made by Council 1 Ford, Seconded by Council 3 Dunagin to appoint Dianna Browing to Regular Position 1 of the Board of Adjustments.

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

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

9. Appoint a member to Regular Position 3 to the Board of Adjustments.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to reappoint Billy Hemby to Regular Position 3 of the Board of Adjustments.

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

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

10. Appoint a member to Alternate Position 2 to the Board of Adjustments.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to reappoint Rocky Pilgrim to Alternate Position 2 of the Board of Adjustments.

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

11. Appoint a member to Alternate Position 4 to the Board of Adjustments.

Motion made by Council 3 Dunagin, Seconded by Council 5 Parr to appoint Matthew Williams to Alternate Position 4 of the Board of Adjustments.

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

Absent (Excused): Council 2 Garcia

Motion carried unanimously.

12. 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- City Secretary

Sec. 551-076 – Deliberations regarding Security Devices

- Executive Session Started: 7:30 P.M.
- Executive Session Ended: 8:30 P.M.

J. Mayor Lori Klein Quinn adjourned the meeting at 8:30 P.M.

PASSED AND APPROVED this 21<sup>st</sup> of April 2025.

*Shannon Bennett*

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Shannon Bennett, TRMC  
Assistant City Secretary

*Lori Klein Quinn*

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Lori Klein Quinn  
Mayor