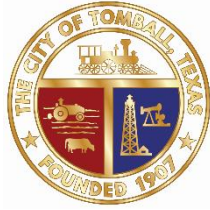


**MINUTES OF WORKSHOP 5:00 P.M./
REGULAR CITY COUNCIL AGENDA 6:00 P.M.
CITY OF TOMBALL, TEXAS**



**Monday, February 16, 2026
5:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for February 16, 2026, 5:00 PM, at 401 Market Street, Tomball, Texas 77375, via physical attendance and video/telephone conference.

A. Mayor L. Klein Quinn called the meeting to order at 5:00 P.M.

PRESENT:

Mayor Lori Klein Quinn
Council 1 John Ford
Council 2 Paul Garcia
Council 4 Lisa A. Covington
Council 5 Randy Parr

ABSENT:

Council 3 Dane Dunagin (Excused)

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 – Jeffery Bert
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
Project Manager - Meagan Mageo
Special Project Director -Luisa Taylor
Police Officer – Erin O’Neill

- B. 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.]*
- Bruce Morris, Tomball, Texas, spoke in opposition of Item M.2.
- C. General Discussion
1. Review of and discussion on First Reading - Ordinance No. 2026-07, Repealing and Replacing Article I In General, Article II City Council Division 1, and Article III Division 5 Code of Ethics of Chapter 2, Administration, of the Code of Ordinances, Designated; Providing for Severability, Making Findings of Fact; Providing for a Penalty Clause; and Providing for Other Related Matters.

City Secretary Thomas Harris and City Attorney Loren A. Smith provided a presentation on changes to Ordinance No, 2026-07. (Exhibit A)
 2. Workshop Discussion Only – Discussion on amendments to Administrative Policy No. 18, Development Policy for Special Financing Districts.

Project Manager Meagan Mageo provided a presentation on Administrative Policy No. 18. (Exhibit B)
- D. Recess/Reconvene at 6:00 p.m.
- Mayor Klein Quinn recessed the meeting at 5:50 p.m. and reconvened it at 6:08 p.m.
- E. Invocation by Pastor James Clark, First Baptist Church
- F. Pledges to U.S. and Texas Flags led by Council 1 John Ford
- 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.]*
- Bruce Hillegeist, President and CEO of the Tomball Chamber of Commerce, announced that a candidate forum will be held on April 14, 2026, from 6:00 p.m. to 8:00 p.m.

- Nicole Wilson, Founder of Nikki's House in Porter, Texas, introduced her nonprofit organization, which supports children who are aged out of the foster care system.

H. Presentations

1. Certificate of Recognition – Will be recognized at the next Council meeting.

I. Reports and Announcements

1. Announcements

I. Upcoming events:

- February 24, 2026 – Sam Houston Trail Riders from noon – 2:00 p.m. at Tomball Depot Plaza
- March 12, 2026 – Kaffeeklatsch from 8:30 – 10:00 a.m. at Tomball Community Center
- March 14, 2026 – 2nd Saturday at the Depot from 5:00 – 9:00 p.m. at Tomball Depot Plaza
- March 21, 2026 – Choo Choo Chow Down from 11:00 a.m. – 5:00 p.m. at Tomball Depot Plaza

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 announced that on February 17, 2026, Congressman Wesley Hunt will be at Fire Station No. 1 to present a grant check in the amount of \$1,015,000.00 for the purchase of a fire truck.
- Council 5 Lisa Covington announced that Congressman Wesley Hunt will conduct a meet and greet at Sandalwood Manor at 5:30 p.m.
- Council 2 Paul Garcia announced he will be attending the Harris County Mayor's and Councils Association monthly meeting.
- Mayor announced that Tomball will host the Harris County Mayor's and Council Association in November 2026.

- City Manager David Esquisvel asked Council for alternative dates to reschedule the Strategic Planning Meeting.
- J. 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. 2026-10-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 Agreement by and between the Corporation and the City of Tomball to make direct incentives to, or expenditures for, property acquisition for the future development of a public safety complex, to be located at or near 810 W Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is \$2,300,000.00.
 2. Approve, on Second Reading, Resolution No. 2026-11-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 Old Town Façade Improvement Grant by and between the Corporation and Tomball Group, LLC to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 209 Market Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$50,000.00.
 3. Approve, on Second Reading, Resolution No. 2026-12-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 Old Town Façade Improvement Grant by and between the Corporation and Tomball Social Haus to make direct incentives to, or expenditures for, building improvements for new or expanded business enterprise to be located at 209 Fannin Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$26,507.50.

Motion made by Council 1 Ford, Seconded by Council 2 Garcia to approve Old Business Consent Agenda items.

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

Absent: Council 3 Dunagin

Motion carried unanimously.

- K. 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 February 2, 2026 Workshop/Regular City Council meeting.
2. Approve a contract with The Winstead House LLC (DBA iDig Katy) for the construction of drainage improvements for North Star Estates Erosion Repairs near Bearing Star Lane (Project No. 2025-10018), for a not-to-exceed amount of \$200,420 (Bid No. 2026-02), authorize the expenditure of funds therefor, and authorize the City Manager to execute any and all documents. The expenditure was included in the Fiscal Year 2025-2026 Budget as part of the 2026-2030 Capital Improvement Plan.
3. Approve a services agreement renewal with Water Utility Services, Inc. for water sampling and laboratory services for a total not-to-exceed amount of \$195,000, 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 Budget.

Motion made by Council 4 Covington, Seconded by Council 2 Garcia to approve Old Business Consent Agenda items.

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

Absent: Council 3 Dunagin

Motion carried unanimously.

- L. Old Business

1. Consider approval of Resolution 2026-13, a Resolution of the City of Tomball, Texas, supporting the application of RBM Living, LLC, and Meridiem Development Group (or their affiliates) to the Texas Department of Housing and Community Affairs (TDHCA) for 2026 competitive 9% housing tax credits; expressly acknowledging that the City has more than twice the state average of units per capita supported by housing tax credits and authorizing the development pursuant to Texas Government Code §2306.6703(a)(4); specifically allowing construction within one linear mile of a previously funded development pursuant

to 10 Texas Administrative Code (TAC) §11.3(d); and committing to provide a reduced fee or contribution of at least \$500.00.

Motion made by Council 1 Ford, Seconded by Council 5 Parr to take the item off the table.

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

Absent: Council 3 Dunagin

Motion carried unanimously.

City Secretary Thomas Harris read the following comment into the record for Item L.1. that were in opposition of the request:

- Chris and Elizabeth Wanner (Exhibit A)
- Kay Glasscock (Exhibit B)
- Rose Marie Hubbard (Exhibit C)

The following citizens spoke in-person

- Becky Clepper, Tomball, Texas, spoke in opposition to Item L.1.
- Angie Johnson, Tomball, Texas, spoke in opposition to Item L.1.
- Jeff Yuna, Magnolia, Texas spoke in opposition to Item L.1
- Dianna Blair, Tomball, Texas, spoke in opposition to Item L.1.

Matthew Longuest, the applicant, responded to Council's questions, addressed several citizen concerns, and explained how the housing tax credit is applied.

Mayor Klein Quinn asked that the letter submitted by State Representative Tom Oliverson, M.D. be read into the record. City Manager David Esquivel read the letter into the record. (Exhibit D)

Motion made by Council 2 Garcia, Seconded by Council 4 Covington to approve Resolution 2026-13.

Voting Yea: Council 5 Parr

Voting Nay: Council 1 Ford, Council 2 Garcia, Council 4 Covington,

Absent: Council 3 Dunagin

Motion failed 3 to 1.

M. New Business

1. Conduct a Public Hearing and Approve Resolution 2026-14, a Resolution of the City Council of the City of Tomball, Texas, Establishing Guidelines and Criteria for Tax Abatements in the City of Tomball; and Providing an Effective Date.

Mayor opened the public hearing at 7:34 p.m.

Mayor closed the public hearing at 7:35 p.m.

Motion made by Council 4 Covington, Seconded by Council 1 Ford to approve Resolution 2026-14

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

Absent: Council 3 Dunagin

Motion carried unanimously.

Mayor recessed the meeting at 7:30 p.m. and reconvened the meeting at 7:43 p.m.

Council 3 Dunagin joined the meeting at 7:43 via zoom.

2. Conduct a public hearing and consideration to approve Zoning Case Z26-01: Request by Kyle Burts to consider a zone change from Multifamily Residential (MF) to Commercial (C) on a 0.986 acre tract and a 0.512 acre tract of the Joseph House Survey ABST No. 34; two tracts containing approximately 1.498 acres of land located at the southwest intersection of West Hufsmith Road and North Cherry Street (307 West Hufsmith Road). The applicant is requesting to allow for the property to be developed for any use permitted within the Commercial Zoning District.

Mayor opened the public hearing at 7:46 p.m.

Kyle Burts, Tomball, Texas, applicant spoke in favor of the request.

City Secretary Thomas Harris read the following comments into the record for Item M.2. that were in opposition of the request:

- Teri Dorsey (Exhibit A)
- Christine Roquemore (Exhibit B)
- Charlie Middlebrook (Exhibit C)
- Laura Hanks (Exhibit D)

The following citizens spoke in-person

- Bruce Morris, Tomball, Texas, spoke in opposition to Item M.2.
- Dave Tegtmeier, Tomball, Texas, spoke in opposition to Item M.2.
- Stacey Kieselhorst, Tomball, Texas, applicant, spoke in favor of the request to M.2.

Mayor closed the public hearing at 8:02 p.m.

Adopt, on First Reading, Ordinance No. 2026-01, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the zoning from Multifamily Residential (MF) to Commercial (C) on a 0.986 acre tract and a 0.512 acre tract of the Joseph House Survey ABST No. 34; two tracts containing approximately 1.498 acres of land located at the southwest intersection of West Hufsmith Road and North Cherry Street (307 West Hufsmith Road), 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 2 Garcia to adopt Ordinance No. 2026-01.

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

Motion failed unanimously.

3. Conduct a public hearing and consideration to approve Zoning Case Z26-02: Request by Tompark Developers LLC to consider a zone change from Single-Family Residential (SF-20) to Industrial (I) on Lots 374 and 375 of Corrected Map of Tomball Outlots; two lots containing approximately 10.05 acres of land located south of the southeast intersection of Medical Complex Drive and South Persimmon Street (1631 South Persimmon Street). The applicant is requesting to allow for the property to be developed for any use permitted within the Industrial Zoning District.

Mayor opened the public hearing at 8:06 p.m.

Mayor closed the public hearing at 8:07 p.m.

Adopt, on First Reading, Ordinance No. 2026-02, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by changing the zoning from Single-Family Residential (SF-20) to Industrial (I) on

Lots 374 and 375 of Corrected Map of Tomball Outlots; two lots containing approximately 10.05 acres of land located south of the southeast intersection of Medical Complex Drive and South Persimmon Street (1631 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 4 Covington, Seconded Council 5 Parr by to adopt Ordinance No. 2026-02.

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

Motion carried unanimously.

4. Approve the Tomball Police Department Annual Data Capture Report – 2025 and authorize the posting of the information as required by Senate Bill 1074.

Motion made by Council 4 Covington, Seconded Council 2 Garcia by to approve the Tomball Police Department Annual Data Capture Report – 2025.

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

Motion carried unanimously.

5. 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: 8:24 P.M.
- Executive Session Ended: 9:11 P.M.

N. Mayor Lori Klein Quinn adjourned the meeting at 9:11 P.M.

PASSED AND APPROVED on this 2nd day of March 2026.

Thomas Harris III

Thomas Harris III, TRMC
City Secretary

Lori Klein Quinn

Lori Klein Quinn
Mayor