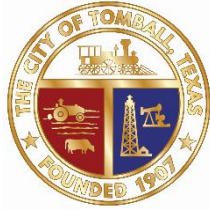


**MINUTES OF JOINT CITY COUNCIL AND TOMBALL ECONOMIC
DEVELOPMENT MEETING
CITY OF TOMBALL, TEXAS**



**Monday, August 03, 2026
4:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for August 03, 2026, 4:00 PM, at 401 Market Street, Tomball, Texas 77375.

- A. Mayor Lori Klein Quinn called the meeting of the City of Tomball Council to order at 4:02 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
Assistant City Manager- Sakura Moten
City Attorney – Loren A. Smith
City Attorney – Joseph Hayes
City Secretary – Thomas Harris III
Assistant City Secretary – Shannon Bennett
Public Works Director - Drew Huffman
Building Official – Jeremy Griffin
Interim Police Chief – Shone Davis
Fire Chief – Joe Sykora
Assistant Fire Chief – Jeffery Cook
Finance Director - Bragg Farmer
Director of Human Resources – Kristie Lewis
Director of Marketing & Tourism - Chrislord Templonuevo
Director of I.T. – Ben Lato
Special Project Director - Luisa Taylor
City Planner – Caleb Mittanck
Project Manager – Meagan Mageo
Budget Analyst – Hannah Brown
Police Officer – Matthew Maglitto

President Lisa Covington called meeting of the Tomball Economic Development Corporation to order at 4:03 P.M.

PRESENT:

President Lisa Covington
Vice President Danny Hudson
Treasurer Latrell Shannon
Member Wayne Hall
Member Becky Clepper
Member Angie Johnson
Member Cody Miller

TEDC STAFF PRESENT:

Executive Director - Kelly Violette
Assistant Director -Tiffani Wooten
Administrative Assistant- McKayley Dannelley
Project Manager - Amanada Gleason

- 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.]*

With no objection from Council, Remarks shall not be Profane, vulgar or abusive language and personal attacks will not be tolerated.

- Dana Daigle, Tomball, Texas spoke regarding Tomball Art League in Legacy Square
- John Reed, Tomball, Texas spoke in favor of Legacy Square
- Michael D. Pierce, Tomball, Texas spoke in favor of Legacy Square
- Lisa Daniels, Tomball, Texas spoke in opposition of 300 parking lot space
- Victoria Hernandez, Tomball, Texas spoke regarding space for Artist
- Kit Pfeiffer, Tomball, Texas spoke regarding the Sister City Organization

C. General Discussion

1. Presentation by AIG Technical Services regarding Phase I of the Old Town Parking and Mobility Study.

Patrick Rummel with AIG Technical provided a presentation regarding Phase I of the Old Town Park and Mobility Study (Exhibit A).

2. The Tomball City Council and Tomball Economic Development Corporation will enter into a Workshop Session to discuss the Draft Fiscal Year 2027 Tomball Economic Development Corporation Budget.

Executive Director Kelly Violette provided an overview for the draft fiscal year 2027 Tomball Economic Development Corporation Budget.

3. Review of and Discussion on the “Effect of Quorum on Issue Concerning the [Texas Open Meetings] Act.”

City Attorney Joseph Hayes led the discussion regarding the quorum requirements.

Motion made by TEDC Member Cody Miller, Seconded by TEDC Member Latrell Shannon to adjourn the TEDC meeting at 5:57 p.m.

Voting Yea: Member Danny Hudson, Member Wayne Hall, Member Latrell Shannon, Member Angie Johnson, Member Becky Clepper and Member Cody Miller

Motion carried unanimously.

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

Mayor Klein Quinn recessed the meeting at 5:57 p.m. and reconvened the meeting at 6:15 p.m.

- E. Invocation led by Pastor Kevin Bowles, Redeemer Church

- F. Pledges to U.S. and Texas Flags was led by Former Police Chief Jeffrey Bert

- 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.]*

With no objection from Council, Remarks shall not be Profane, vulgar or abusive language and personal attacks will not be tolerated.

There were no comments.

H. Presentations

1. Presentation of Proclamations - Passing of Sylvia Johnson

Mayor Klein Quinn announced that Sylvia Johnson's family will be invited to the next meeting to receive the proclamation.

2. Presentation of the award Medal of Merit to Tomball Police Department Officer David Galindo.

Former Police Chief Jeffrey Bert presented Officer David Galindo with the Medal of Merit award for the creation of the Done Policy.

3. Presentation of the award Medal of Merit to Tomball Police Department Officer John Willard.

Former Police Chief Jeffrey Bert presented Officer John Willard with Medal of Merit award for leading the CORE Program.

Mayor Klein Quinn presented former Police Chief Jeffrey Bert with a plaque in recognition of his years of dedicated service to the Tomball Police Department.

4. Discussion regarding a potential single-family and multi-family Planned Development by DR Horton located along Agg Road.

Development of VP, Tanya Aksamentova provided a presentation for a potential single-family and multi-family Planned Development by DR Horton located along Agg Road. (Exhibit B)

5. Presentation of the Tomball Economic Development Corporation (TEDC) 2025-2026 Annual Report.

Kelly Violette presented the Tomball Economic Development Corporation 2025-2026 Annual Report.

I. Reports and Announcements

1. Announcements

I. Upcoming events:

- August 7, 2026 – Tomball Kids Club from 9:00 – 11:00 a.m. at Juergens Park
- August 7, 2026 – Tomball Night from 5:00 – 10:00 p.m. in Downtown Tomball

- August 13, 2026 – Kaffeeklatsch (IT Director, Ben Lato) from 8:30 – 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:
- Council Position 1 Shelley Michna spoke about her experience at the TML Newly Elected Orientation Seminar in San Antonio.
 - Public Works Director Drew Huffman announced that signage for the Stage 2 Mandatory Watering Restrictions will be placed tomorrow.
- 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 July 20, 2026, Workshop/Regular City Council and July 22, 2026, Budget Workshop meetings.
 2. Consideration of and Action on Resolution No. 2026-29 (Southeast Texas Housing Finance Corporation, SETH), A Resolution of the City Council for the City of Tomball, Texas approving assignment of private activity bond authority to Texas Department of Housing and Community Affairs; and containing other provisions relating to the subject.
 3. Consideration of and Action on Resolution No. 2026-34. A Resolution of the City Council of the City of Tomball, Texas, adopting the revised City of Tomball Boards, Commissions, and Committees Handbook as official City Council Policy; directing distribution of the handbook to, and execution of acknowledgments by, current and future Members of City Boards, Commissions, and Committees; establishing violation of the Handbook as grounds for corrective action; superseding the prior version of the Handbook; and providing an effective date.
- Motion made by Council 3 Dunagin, Seconded by Council 4 Convington to approve New Business Consent Agenda.
- Voting Yea: Council 1 Michna, Council 2 Garcia, Council 3 Dunagin, Council 4 Covington, Council 5 Parr
- Motion carried unanimously.

K. Old Business

1. Adopt, on Second Reading, Ordinance No. 2026-18, an Ordinance of the City of Tomball, Texas, amending the Tomball Code of Ordinances by rezoning approximately 0.07 acres of land legally described as being one tract of land, situated in the Hirschfield Farms Sec.1 Unrecorded Plat from the Agricultural (AG) zoning district to the General Retail (GR) zoning district. The property is located at 13918 Hirschfield 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 5 Parr, Seconded by Council 4 Covington to adopt Ordinance No. 2026-18.

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

Motion carried unanimously.

2. Consideration of and Action on the Second Reading of Ordinance No. 2026-20. An Ordinance granting the request for annexation of the territory being 0.6614 acres consisting of 0.6614 of one acre or 28,810 square feet of land situated in the Chauncey Goodrich Survey, Abstract Number 311, Harris County, Texas, being a portion of that certain called 3.0051 acre tract of land (15226 FM 2920) described in deed recorded in the official public records of real property of Harris County, Texas, under County Clerk's File Number 20140030325; and providing for severability.

Motion made by Council 3 Dunagin, Seconded by Council 4 Covington to adopt Ordinance No. 2026-20.

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

Motion carried unanimously.

L. New Business

1. Approve the Tomball Economic Development Corporation (TEDC) FY 2027–2029 Strategic Plan.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to approve the Tomball Economic Development Corporation FY 2027-2029 Strategic Plan.

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

Motion carried unanimously.

2. Consideration and action on one appointment to the Planning and Zoning Commission.

Motion made by Council 3 Dunagin, Seconded by Council 1 Michna to appoint Owen Howard to the Planning and Zoning Commission.

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 on a variance request from Korhville Rd LLC for alcohol sales at 22623 Hufsmith-Kohrville Road, Tomball, Tx, due to proximity to a public school property.

Motion made by Council 4 Covington, Seconded by Council 5 Parr to approve the variance request from Korhville Rd. LLC for alcohol sales at 22623 Hufsmith-Kohrville.

Voting Yea: Council 1 Michna, Council 2 Garcia

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

Motion failed 2 to 3.

4. Adopt, on First Reading, Ordinance No. 2026-21, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual Service and Assessment Plan (SAP) Update for the Pine Country Public Improvement District Number 1 (PID 1).

Motion made by Council 5 Parr Seconded by Council 4 Covington to adopt Ordinance Nos. 2026-21 through 2026-33, approving the Service and Assessment Plans for Public Improvement Districts Nos. 1-8 and 10-14 in a single motion.

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

Motion carried unanimously.

5. Adopt, on First Reading, Ordinance No. 2026-22, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual Service and Assessment Plan (SAP) Update for the Raleigh Creek Public Improvement District Number 2 (PID 2).
6. Adopt, on First Reading, Ordinance No. 2026-23, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual Service and Assessment Plan (SAP) Update for the Reserve at Spring Lake Public Improvement District Number 3 (PID 3).
7. Adopt, on First Reading, Ordinance No. 2026-24, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual Service and Assessment Plan (SAP) Update for the Alexander Estates Public Improvement District Number 4 (PID 4).
8. Adopt, on First Reading, Ordinance No. 2026-25, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual Service and Assessment Plan (SAP) Update for the Yaupon Trails Public Improvement District Number 5 (PID 5).
9. Adopt, on First Reading, Ordinance No. 2026-26, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual Service and Assessment Plan (SAP) Update for the Copper Cove Public Improvement District Number 6 (PID 6).
10. Adopt, on First Reading, Ordinance No. 2026-27, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual Service and Assessment Plan (SAP) Update for the Grand Junction Public Improvement District Number 7 (PID 7).
11. Adopt, on First Reading, Ordinance No. 2026-28, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual Service and Assessment Plan (SAP) Update for the Timber Trails Public Improvement District Number 8 (PID 8).
12. Adopt, on First Reading, Ordinance No. 2026-29, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual Service and Assessment Plan (SAP) Update for the Raburn Reserve Public Improvement District Number 10 (PID 10).
13. Adopt, on First Reading, Ordinance No. 2026-30, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual

Service and Assessment Plan (SAP) Update for the Wood Leaf Reserve Public Improvement District Number 11 (PID 11).

14. Adopt, on First Reading, Ordinance No. 2026-31, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual Service and Assessment Plan (SAP) Update for the Winfrey Estates Public Improvement District Number 12 (PID 12).
15. Adopt, on First Reading, Ordinance No. 2026-32, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual Service and Assessment Plan (SAP) Update for the Pine Trails Public Improvement District Number 13 (PID 13).
16. Adopt, on First Reading, Ordinance No. 2026-33, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2026 Annual Service and Assessment Plan (SAP) Update for the Seven Oaks Public Improvement District Number 14 (PID 14).
17. Approve Resolution No. 2026-38, a Resolution of the City of Tomball, Texas, Acknowledging Receipt of the 2026 Certified Estimated Taxable Value, the 2026 Certification of Estimated Collection Rate from the Harris County Tax Assessor-Collector, and the 2026 Tax Rate Calculation Worksheet as Calculated by the Harris County Tax Assessor-Collector based on the Certified Estimated Taxable Value and Related Information; and Containing Related Provisions.

Motion made by Council 2 Garcia, Seconded by Council 5 Parr to approve Resolution No. 2026-38.

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

Motion carried unanimously.

18. Conduct Public Hearing and Adopt, on First Reading, Ordinance No. 2026-34, an Ordinance of the City Council of the City of Tomball, Texas, Adopting the Budget for the City of Tomball, Texas, for Fiscal Year 2026-2027; and Authorizing the City Manager to Approve Intra-Departmental (Within the Same Department Only) Transfers of Budgeted Funds; and Amending the Budget for the 2025-2026 Fiscal Year in Accordance with Actual Expenditures; and Providing Other Details Relating to the Passage of This Ordinance.

Mayor Klein Quinn opened the Public Hearing at 8:25 p.m.

Mayor Klein Quinn closed the Public Hearing at 8:26 p.m.

Motion made by Council 2 Garcia, Seconded by Council 5 Parr to adopt Ordinance No. 2026-34.

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

Motion carried unanimously.

19. Approve the Proposed Tax Rate for Tax Year 2026 and Set the Dates to Vote on the Proposed Tax Rate for August 17, 2026, and September 8, 2026.

Motion made by Council 5 Parr, Seconded by Council 2 Garcia to approve the proposed Tax Rate for Tax Year 2026 and set the dates to vote on the Proposed Tax Rate for August 17, 2026, and September 8, 2026.

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

Motion carried unanimously.

20. **First Reading:** Consideration of and Action on Ordinance No. 2026-36. An Ordinance of the City of Tomball, Texas, Amending Chapter 2, Administration, Article III, Division 5, Code of Ethics, of the Code of Ordinances by adding a new Section 2-219, Social Media and Online Conduct, and by renumbering existing Sections 2-219, 2-220, and 2-221 as Sections 2-220, 2-221, and 2-222, respectively; providing a repealer clause; providing for severability; making findings of fact; providing for enforcement; providing an effective date; and providing for other related matters.

Motion made by Council 4 Covington, Seconded by Council 1 Michna to adopt Ordinance No. 2026-36.

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

Motion carried unanimously.

21. Confirm appointment by the City Manager of the Community Development Director.

Motion made by Council 3 Dunagin, Seconded by Council 4 Covington to appointment Jeremy Griffin as the Community Development Director.

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

Motion carried unanimously.

M. Adjournment

Mayor Klein Quinn adjourned the meeting at 8:38 p.m.

PASSED AND APPROVED on this 17th day of August 2026.

Thomas Harris III, TRMC
City Secretary

Lori Klein Quinn
Mayor