

**MINUTES OF WORKSHOP/REGULAR
CITY OF TOMBALL, TEXAS**



**Monday, September 21, 2026
5:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for September 21, 2026, 5:00 P.M., at 401 Market Street, Tomball, Texas 77375.

A. Mayor L. Klein Quinn called the meeting to order at 5:00 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
City Attorney – Loren A. Smith
City Secretary - Thomas Harris
Assistant City Secretary - Shannon Bennett
Building Official – Jeremy Griffin
Interim Police Chief – Shon Davis
Finance Director - Bragg Farmer
Public Works Director - Drew Huffman
Director of Human Resources – Kristie Lewis
Director of Marketing & Tourism - Chrislord Templonuevo
Systems Administrator – Zack Labbe
Special Project Director - Luisa Taylor
City Planner – Caleb Mittanck
Police Officer – Juan Rodriguez

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.]*- There were no comments received.

C. General Discussion

1. Presentation and Discussion with Harris County Precinct 3 regarding future improvements and partnership.

Harris County Precinct 3 Commissioner Tom Ramsey opened the discussion, and Eric Heppen, Project Manager, provided a presentation regarding future improvements and potential partnerships for a Harris County Community Center. (Exhibit A)

2. Tomball Economic Development Corporation activity update. Tomball Economic Development Corporation Director Kelly Violette provided an update during the Reports and Announcements section of the agenda.
3. Legacy Square Project Update and Continued Discussion by Tomball Economic Development Corporation (TEDC) Staff. Tomball Economic Development Corporation Director Kelly Violette provided an update during the Reports and Announcements section of the agenda.
4. Discussion of Proposed Change to the City Policy related to Insurance Coverage for Retirees. Director of Human Resources led the discussion during the New Business Item L.4.
5. No Workshop Discussion Only was held - Approve Audit Engagement Letter with ABIP for city external auditor services for Fiscal Year 2026-27. There was no discussion held by City Council.

D. Future Workshop Items

1. No Workshop Discussion Only was held – Approve a contract with B & C Constructors, LP for general contractor services through a 1GPA Contract (Contract No. 24-06DP-01) for a not-to-exceed amount of \$250,000, approve the expenditure of funds therefor, and authorize the City Manager to execute any and all documents related to the purchases. These expenditures are included in the fiscal year 2026-2027 adopted budget.
2. No Workshop Discussion Only was held – Approve services agreement with Accurate Utility Supply, LLC for water, wastewater, and drainage supplies through a BuyBoard Contract (Contract No. 717-23) for a not-to-exceed amount of \$250,000, approve the expenditure of funds, therefor, and authorize the City Manager to execute any and all documents related to the purchases. These expenditures are included in the Fiscal Year 2026-2027 budget.

3. No Workshop Discussion Only was held - Approve the recommendation of award to BlackRock Construction, the lowest responsible bidder, for the construction of Phase II of the FM 2920 Lift Station Consolidation Project (Project No. 2019-10008), Bid No. 2026-13.
- E. Recess/Reconvene at 6:00 p.m.
- Mayor Klein Quinn recessed the meeting at 5:44 p.m. and reconvened at 6:00 p.m.
- F. Invocation led by Pastor Jason Schleicher, Salem Lutheran Church
- G. Pledges to U.S. and Texas Flags led by Tomball Economic Development Corporation member Danny Hudson
- H. 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.]*
- Amy Mason - Tomball, Texas, invited Mayor and Council to the 17th German Heritage Dinner, October 12, 2026, at Tomball Methodist Church at 6:30 p.m.
- I. Presentations
1. Presentation of Proclamation - Fetal Alcohol Spectrum Disorders Awareness Month.

Mayor Klein Quinn presented a proclamation proclaiming September as Fetal Alcohol Spectrum Disorders Awareness Month.
 2. Presentation of the MADD Award Recipients from Tomball Police Department. Officer Abigail Villafane received the MADD Enforcement Hero Award. Officer Ethan Rebhun received the Outstanding Leadership Award. And Officers Michael Bertasz, Tyler Konrad, and Chloe Tamez received the Outstanding Service Award.

Interim Police Chief Shon Davis introduced the officers receiving the awards, and Mayor Klein Quinn recognized and acknowledged the recipients.
- J. Reports and Announcements
1. Announcements

I. Upcoming events:

- September 26, 2026 – GroovFest from 11:00 a.m.-5:00 p.m. at Tomball Depot Plaza
- September 30, 2026 – Tomball HS Homecoming Parade from 6-8 p.m. in Downtown Tomball and Tomball Depot Plaza.
- October 6, 2026 – National Night Out from 5-8 p.m. in various Tomball neighborhoods
- October 8, 2026 – Kaffeeklatsch (Barbara Powell-Tomball Depot) from 8:30-10:00 a.m. at Tomball Community Center
- October 10, 2026 – Spooktacular from 4:00-9:00 p.m. at Tomball Depot Plaza.
- October 14, 2026 – Blood drive from 10:00 a.m.-2:00 p.m. at Fire Station #1

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

Tomball Economic Development Director Kelly Violette provided an update on the TEDC activities and on Legacy Square.

- 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 September 8, 2026, Workshop/Regular City Council meeting.
2. Approve the expenditure of greater than \$100,000 with Insight Public Sector for software support renewals, not-to-exceed amount of \$116,500, 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 2025-2026 budget.

3. Approve request from Tomball Sister City for City Support and In-Kind Services for the Tomball German Christmas Market on Market St. and around Tomball, on Friday, December 11-13, 2026, as well as the Tomball German Heritage Festival on April 2-4, 2027.
4. Approve an agreement with Shane Griffin Power & Electrical Services, LLC for electrical contractor services for Fiscal Year 2027, for a not-to-exceed amount of \$125,000 (RFP 2026-12), approve the expenditure of funds, therefor, and authorize the City Manager to execute any and all documents related to the purchases. These expenditures are included in the Fiscal Year 2026-2027 budget.

Motion made by Council 4 Covington, Seconded by Council 3 Dunagin to approve New Business Consent Agenda except Item 3.

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

Motion carried unanimously.

3. Approve request from Tomball Sister City for City Support and In-Kind Services for the Tomball German Christmas Market on Market St. and around Tomball, on Friday, December 11-13, 2026, as well as the Tomball German Heritage Festival on April 2-4, 2027.

Motion made by Council 4 Covington, Seconded by Council 3 Dunagin to approve New Business Consent Agenda Item 3.

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 a Joint Participation Interlocal Agreement with Harris County for the donation and conveyance of land located at 1414 E. Hufsmith (Broussard Community Park) by a Lease Agreement for a term of 30 years for the purpose of constructing a future community center.

Motion made by Council 3 Dunagin, Seconded by Council 5 Parr to approve Joint Participation Interlocal Agreement with Harris County for the donation and conveyance of land located at 1414 E. Hufsmith (Broussard Community Park) by a Lease Agreement for a term of 30 years for the purpose of constructing a future

community center with a Memorandum of Understanding drafted by Olson and Olson.

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

Motion carried unanimously.

2. Adopt on First and Final Reading, Ordinance No. 2026-42, An Ordinance Authorizing the Issuance of the City of Tomball, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2026; Levying a tax in payment thereof; Setting certain parameters for the sale of the Certificates; and enacting other provisions relating thereto.

Motion made by Council 4 Covington, Seconded by Council 2 Garcia to adopt Ordinance No. 2026-42.

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

Motion carried unanimously.

3. Approve the recommendation of award to BlackRock Construction, the lowest responsible bidder, for the construction of Phase II of the FM 2920 Lift Station Consolidation Project (Project No. 2019-10008), Bid No. 2026-13.

Motion made by Council 4 Covington, Seconded by Council 1 Michna to approve the recommendation of award to BlackRock Construction, the lowest responsible bidder, for the construction of Phase II of the FM 2920 Lift Station Consolidation Project (Project No. 2019-10008), Bid No. 2026-13.

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

Motion carried unanimously.

4. Approve Proposed Change to the City Policy related to Insurance Coverage for Retirees.

Director of Human Resources Kristie Lewis led the discussion related to the insurance coverage for retirees. (Exhibit B)

Motion made by Council 5 Parr, Seconded by Council 1 Michna to approve the proposed change to the City Policy related to Insurance Coverage for Retirees.

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

Motion carried unanimously.

5. Conduct a public hearing and consideration to approve **Zoning Case Z26-05:** Request by Joe E. Evans, Abigail L. Bailey, and Janae E. Evans to consider a zone change from Agricultural (AG) to Commercial (C) on an approximately 0.86 acre portion of Tract 5D, one tract containing approximately 2.96 acres of land, situated in the C Goodrich Survey, Abstract 311, located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to match the zoning of the rest of their property.

Mayor Klein Quinn opened the Public Hearing at 7:10 p.m.

Mayor Klein Quinn closed the Public Hearing at 7:11 p.m.

Adopt, on First Reading, Ordinance No. 2026-17, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2.96 acres of land legally described as being one tract of land, situated in the C Goodrich Survey, Abstract 311 from Agricultural (AG) to Commercial (C). The property is located west of the northwest intersection of FM 2920 and Park Road (15226 FM 2920). The applicant is requesting to match the zoning of the rest of their property; 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 3 Dane, Seconded by Council 2 Garcia to adopt Ordinance No. 2026-17.

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

Motion carried unanimously.

6. Conduct a public hearing and consideration to approve **Zoning Case Z26-09:** Request by Jacqueline Marshall to consider a zone change from Agricultural (AG) to Multifamily Residential (MF-2) on Tract 163 & 167 of Tomball Outlots; one tract containing approximately 5.21 acres of land located west of the northwest intersection of South Cherry Street and Medical Complex Drive. The applicant is requesting to develop the property with an assisted living facility.

Mayor Klein Quinn opened the Public Hearing at 7:21 p.m.

Applicant Arron Amin, Cypress, Texas, spoke in favor of the zoning request.

Ben Sedberry, Tomball, Texas reminded Council of the added traffic in the area.

Mayor Klein Quinn closed the Public Hearing at 7:25 p.m.

Adopt, on First Reading, Ordinance No. 2026-41, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 5.21 acres of land located west of the northwest intersection of South Cherry Street and Medical Complex Drive. The property is located west of the northwest intersection of South Cherry Street and Medical Complex Drive. The applicant is requesting to develop the property with an assisted living facility; 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. 2026-41.

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

Motion carried unanimously.

7. 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. 551.074 – Personnel Matters; Deliberation of the Appointment, Employment, and Duties of a Public Officer or Employee- City Manager and Presiding Judge.
 - Executive Session Started: 7:37 P.M.
 - Executive Session Ended: 8:55 P.M.
8. Discussion and Approval of the Employment Contract for City Manager, David Esquivel, P.E.

Motion made by Council 4 Covington, Seconded by Council 1 Michna approve the Employment Contract for City Manager, David Esquivel, P.E.

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

Motion carried unanimously.

9. Consideration of and action on the appointment of Municipal Court Judge Brett Peabody to a two - year term September 1, 2026 through August 31, 2028.

Motion made by Council 2 Garcia, Seconded by Council 5 Parr to appoint Municipal Court Judge Brett Peabody to a two-year term September 1, 2026 through August 31, 2028.

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 8:58 p.m.

PASSED AND APPROVED on this 5th day of October 2026.

Thomas Harris III, TRMC
City Secretary,

Lori Klein Quinn
Mayor