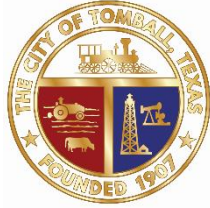


MINUTES OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, December 01, 2025
5:00 P.M.**

The City Council of the City of Tomball, Texas, conducted the meeting scheduled for December 01, 2025, 5:00 P.M., at 401 Market Street, Tomball, Texas 77375.

A. Mayor L. Klein Quinn called the meeting to order at 5:02 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
Assistant City Manager – Sakura Moten
City Attorney – Loren Smith
Assistant City Secretary – Shannon Bennett
Community Development Director – Craig Meyers
Fire Chief – Joe Sykora
Assistant Fire Chief- Jeff Cook
Police Chief – Jeff Bert
Captain – Brandon Patin
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
Director of I.T. – Ben Lato
Project Manager - Meagan Mageo
Records Specialist – Sophia Pham
Police Officer – James O'Malley

- 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 public comments received.

C. General Discussion

1. Presentation and discussion regarding public art program proposal by Eric Sundin.

City Manager David Esquivel introduced Eric Sundin, who presented information on the proposed Public Art Program. (Exhibit A)

2. Tomball Economic Development Corporation activity update.

Executive Director Kelly Voilette provided an update of the TEDC's activities. (Exhibit B)

3. Presentation and discussion of the City of Tomball Gas Master Plan.

Diana Perossa and Jeff Rogers and with Engineered Utility Solutions, Inc. provided a presentation of the Gas Master Plan. (Exhibit C)

- D. Proposed Future Agenda Items *[The following items are provided for informational purposes for City Council and public review. Any item may be pulled for separate discussion at Council's request.]*

There was no discussion held for Items D.1.

1. Workshop Discussion Only- Approve the purchase of a vehicle from Silsbee Ford through TIPS Cooperative Purchasing Network (Contract #240901) for a not-to-exceed amount of \$136,010.05, approve the expenditure of funds therefore, and authorize the City Manager to execute any and all documents related to the purchase. This item was not included in the FY 2025-2026 budget as they are both related to an insurance claim.

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

Mayor Klein Quinn recessed the meeting at 6:06 p.m. and reconvened it at 6:20 p.m.

- F. Invocation led by Pastor Richard Jennings, River of Praise

- G. Pledges to U.S. and Texas Flags led by Cub Scout Pack 469.

- 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.]*

- Bruce Hillegeist, CEO/President of the Tomball Chamber of Commerce, 20329 Telge Rd., Tomball TX., thanked the city for assistance with the parade and introduced Miss Tomball 2026, Elena Gasparini.
- Earl Chaplain, 626 Texas St., expressed concerns about the noise from 403 EATS.

I. Reports and Announcements

1. Announcements

I. Upcoming events:

- December 6, 2025 – Holiday Heroes from 8:00 a.m. – noon at St. Anne’s Catholic Church (1111 S. Cherry St.)
- December 6, 2025 – Deck the Depot Tree Lighting from 4:00 – 8:00 p.m. at Tomball Depot Plaza
- December 12-13, 2025 – Annual Candlelight Tours from 6:00 – 9:00 p.m. at Tomball Museum Center (510 Pine St.)
- December 12-14, 2025 – Tomball German Christmas Market on Friday from 6:00 – 10:00 p.m., Saturday from 10:00 a.m. – 10:00 p.m., and Sunday from 10:00 a.m. – 6:00 p.m. in downtown Tomball

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

- 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. Second Reading - Consideration of and action on Ordinance No. 2025-49, an Ordinance granting the request for annexation of a certain tract of land being a 1.9756 acre (86,058 square feet) tract of land, situated in the Jesse Pruitt Survey, Abstract Number 629, Harris County, Texas; being out of and a part of lot Four Hundred and Seventy-Seven (477), of Tomball Townsite, a subdivision in Harris

County, Texas, according to the map or plat thereof, as recorded in Volume 2, Page 65, of the map records of Harris County, Texas (H.C.M.R.); said 1.9756 acre tract being out of and a part of a 1.0472 acre tract conveyed to 2S & Z Investments LLC by deed as recorded under Harris County Clerk's File Number (H.C.C.F. No.) RP-2025-238354 and out of and a part of a 1.062 acre tract conveyed to 2S & Z Investments LLC by deed as recorded under H.C.C.F. No. RP-2025-244581; providing for a service plan; providing for severability.

2. Adopt, on Second Reading, Ordinance No. 2025-46, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 2.109 acres of land legally described as being two tracts of land (1.047 and 1.062 acres), each being a portion of Lot 477 of Tomball Townsite from the Agricultural (AG) zoning district to the Commercial (C) zoning district. The property is located at 22700 Hufsmith–Kohrville 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.
3. Adopt, on Second Reading, Ordinance No. 2025-47, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 3.140 acres of land legally described as being a portion of Lot 6 of Tomball Medical Park Replat of Reserve “B” and a tract of land situated in the Jesse Pruitt Survey, Abstract No. 629 from the Agricultural (AG) zoning district to the Duplex (D) zoning district. The property is located within 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.
4. Adopt, on Second Reading, Ordinance No. 2025-48, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by rezoning approximately 0.9966 acres of land legally described as being two tracts of land (0.660 and 0.3366 acres) situated within the Joseph House Survey, Abstract No. 34 from the Single-Family Residential (SF-9) zoning district to the Office (O) zoning district. The property is located at 13519 Zion 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.
5. Adopt, on Second Reading, Ordinance No. 2025-35, an Ordinance of the City of Tomball, Texas amending its Code of Ordinances by adding Chapter 45 - Unified Development Code and repealing Chapter 26 - Manufactured Homes, Mobile Dwelling Structures, and Recreational Vehicles, Chapter 34 - Signs, Chapter 40 - Subdivisions, and Chapter 50 – Zoning in their entirety; providing for a penalty of

an amount not to exceed \$2,000 for each day of violation of any provision hereof; providing for severability, making findings of fact; and providing for other related matters.

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

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

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 November 17, 2025, Regular City Council meeting.
2. Approve, on First Reading, Resolution No. 2026-03-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 Maria Jordan MD PA 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 development and construction of a medical office building to be located at 0 Alma Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$8,577.00.
3. Approve, on First Reading, Resolution No. 2026-05-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 CKM Property Management, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 14011 Park Drive, Suite 112, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$7,299.00.
4. Approve, on First Reading, Resolution No. 2026-06-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 Murchison Spice Company, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 1710 S. Cherry Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.

5. Approve, on First Reading, Resolution No. 2026-07-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 Sassy Whiskers Cat Café, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 412 W Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$9,000.00.
6. Approve a services agreement renewal with PVS DX, Inc. (formally DXI Industries, Inc.) for the purchase of chlorine and sulfur dioxide gas for water and wastewater treatment for fiscal year 2026, for a not-to-exceed amount of \$275,000 (Bid No. 2024-04), 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 3 Dunagin, Seconded by Council 5 Parr to approve New Business Consent Agenda items 1 – 6, except item 4

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

Motion carried unanimously.

4. Approve, on First Reading, Resolution No. 2026-06-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 Murchison Spice Company, to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 1710 S. Cherry 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 4 Covington, Seconded by Council 2 Garcia to approve New Business Consent Agenda Item #4.

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

Motion carried unanimously.

L. New Business

1. Consideration of and Action on Resolution No. 2025-56, a Resolution of the Governing Body of the City of Tomball, Texas casting its vote to appoint Directors to the Harris Central Appraisal District's Board of Directors.

Motion made by Council 3 Dunagin, Seconded by Council 5 Parr to approve Resolution No. 2025-56 (Melissa Noriega)

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

Voting Nay: Council 2 Garcia

Motion carried 4 to 1.

2. Approve, on First Reading, Resolution No. 2026-04-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 Tara Builders, 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 and development of a multibuilding office/warehouse park to be located at 1711, 1721 and 1801 South Persimmon Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$61,336.00.

Motion made by Council 3 Dunagin, Seconded by Council 5 Parr to approve Resolution No. 2026-04 TEDC.

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

Motion carried unanimously.

3. Consideration and possible action to appoint one councilmember to the Tomball Legacy Square Advisory Committee.

Motion made by Council 5 Parr, Council 4 Covington to discuss the appointment.

Council voted to amend the motion to appoint Randy Parr to the Tomball Legacy Square Advisory Committee.

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

Council voted to appoint Council 5 Randy Parr for a two-year term to the Tomball Legacy Square Advisory Committee.

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

Motion carried unanimously.

4. Consideration and possible action to approve, as a Project of the Tomball Economic Development Corporation, an agreement with Hoelscher Weatherstrip Manufacturing Co., Inc., to make direct incentives to, or expenditures for, the creation or retention of primary jobs associated with the expansion of a corporate headquarters facility, located at the 2400 S. Persimmon St, Tomball, Texas 77375. The estimated amount of expenditures for such Project is and amount not to exceed \$30,000.00.

Motion made by Council 5 Parr, Seconded by Council 4 Covington to approve the agreement with Hoelscher Weatherstrip Manufacturing Co., Inc.

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. 551.072 – Deliberation 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.
 - Sec. 551-076 – Deliberation regarding Security Devices.

- Executive Session Started: 7:00 P.M.
- Executive Session Ended: 8:00 P.M.

6. Approve the sale of property interests to Harris County for the development of Hufsmith-Kohrville Road Segment 3B, and authorize the City Manager to execute any and all documents related to the sale.

Motion made by Council 5 Parr, Seconded by Council 3 Dunagin to approve the sale of property interests to Harris County for the Development of Hufsmith-Kohrville Road Segment 3B and authorize the City Manager to execute any and all documents to the sale.

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

Motion carried unanimously.

M. Mayor Lori Klein Quinn adjourned the meeting at 8:00 P.M.

PASSED AND APPROVED this 15th day of December 2025.

Thomas Harris III

Thomas Harris III, TRMC
City Secretary

Lori Klein Quinn

Lori Klein Quinn
Mayor