

MINUTES OF REGULAR CITY COUNCIL MEETING CITY OF TOMBALL, TEXAS



**Monday, May 19, 2025
6:00 P.M.**

- A. Mayor L. Klein Quinn called the meeting of the City of Tomball Council to order at 6:00 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 - Jessica Rogers
City Attorney - Tommy Ramsey
Assistant City Secretary – Shannon Bennett
Director of Special Projects – Luisa Taylor
Administrative Assistant – Alyssa Wren
Lieutenant - Brandon Patin
Fire Chief - Joe Sykora
Human Resources Director - Kristie Lewis
Finance Director - Bragg Farmer
Public Works Director - Drew Huffman
Project Manager - Meagan Mageo
Sr. Systems Administrator – Ben Lato
Police Officer – Juan Rodriguez

- B. Invocation - Led by Council Position 3 Dane Dunagin
- C. Pledges to U.S. and Texas Flags led by Council Position 3 Dane Dunagin and family.
- 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.]

- Tammy Rhemann, 525 School Street, Tomball, Texas – Expressed concerns regarding illegal dumping.
- David Thompson, 505 Carrell Street, Tomball, Texas - Expressed support for Becky Clepper to be appointed to the TEDC Board.
- Wayne Hall, 31326 Helen Lane, Tomball, Texas – Expressed interest in being appointed to the TEDC Board.
- Gretchen Fagen, 1314 Pine Brook, Tomball, Texas (Email read by City Manager) - Expressed interest in continuing to serve on the TEDC Board.
- Greg Smith, 525 School Street, Apt. #302, Tomball, Texas – Expressed concerns regarding potholes near Vanna’s Barber Shop.

E. Presentations

1. Ceremonial Presentation - Administer Oath of Office to Elected Officials.

Judge Brett Peabody administered the Oath of Office to Mayor Lori Klein Quinn and Council Position 3 Dane Dunagin.

2. Proclamation – National Public Works Week May 18 – May 24, 2025.

F. Reports and Announcements

1. Tomball Economic Development Corporation activity update.

Tiffani Wooten, Assistant Director, presented the Tomball Economic Development Corporation activity update.

2. Presentation of the Tomball Economic Development Corporation (TEDC) 2024-2025 Annual Report.

Tiffani Wooten, Assistant Director, presented the Tomball Development Corporation 2024-2025 Annual Report.

3. Quarterly Investment Report for the period ending March 31, 2025. The Public Funds Investment Act requires that a report on the City’s cash and investments be presented to the City Council on a quarterly basis.

Finance Director Bragg Farmer presented the Investment Report.

4. Quarterly Financial Report for period ending March 31, 2025.

Finance Director Bragg Farmer presented the Financial Report.

1. Announcements

- I. **Upcoming Events:**

- May 21, 2025 – Firemen Pinning Ceremony at Lonestar College at 6 p.m.
- May 22, 2025 – Museum Wreath Lane at 6 p.m.
- May 26, 2025 – Memorial Day Service hosted by Walmart at 10 a.m.
- May 29, 2025 – Let's Talk! DWI & Safe Driving from 6 – 7 p.m. at Tomball Community Center
- May 31, 2025 – Tomball Praises Together starting at 7 p.m. at Salem Lutheran Church (22601 Lutheran Church Rd.)
- June 4, 2025 – Coffee with a Cop from 8:30 – 10 a.m. at Starbucks (14314 FM 2920)
- June 12, 2025 – Kaffeeklatsch (Tomball Farmers Market) from 8:30 – 10 a.m. at Tomball Community Center
- June 13, 2025 – Kids Club from 10 a.m. – noon at Tomball Depot Plaza
- July 1, 2025 – Battle of the Badges Blood Drive from 10 a.m. – 2 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:

- Mayor Klein Quinn thanked Assistant City Manager Jessica Rogers and Staff for keeping the Council informed about the new legislative laws affecting Tomball.
- Mayor Klein Quinn completed the Community Emergency Response Training (Cert) and participated in a mock disaster training at Fire Station 4.

- Mayor Klein Quinn attended the Emergency Operation Planning Meeting for Mayors hosted by CenterPoint.
- Mayor Klein Quinn attended Career Day at Grand Oaks and West Elementary, where she conducted a mock City Council meeting with the students.

G. Old Business

1. Adopt, on Second Reading, Ordinance No. 2025-16, an Ordinance of the City of Tomball, Texas Authorizing and Approving the Calendar Year 2025 Annual Service and Assessment Plan (SAP) Update for the Winfrey Estates Public Improvement District Number 12 (PID 12).

Motion made by Council 1 Ford, Seconded by Council 5 Parr to approve Ordinance No. 2025-16.

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

Motion carried unanimously.

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 Minutes of May 5, 2025, Special and Regular City Council meetings.
2. Approve Minutes of May 12, 2025, Special City Council meeting.
3. Approve the purchase of a vehicle from Silsbee Ford through TIPS Cooperative Purchasing Network (Contract #210907) for a not-to-exceed amount of \$53,753.25, approve the expenditure of funds therefore, and authorize the City Manager to execute any and all documents related to the purchase.
4. Approve a Professional Services Agreement with AIG Technical Services, LLC for Project Number 2025-10005, N. Elm Street Parking (phase II), for a total contract amount not-to-exceed \$196,801.60, 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 Capital Improvement Budget.

5. Approve, on First Reading, Resolution No. 2025-17-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 Roll Out, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 22525 Hufsmith Kohrville Rd., Ste 1A, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.
6. Approve, on First Reading, Resolution No. 2025-18-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 Coaches Cigar Lounge, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 414 E Main Street, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$10,000.00.
7. Approve, on First Reading, Resolution No. 2025-19-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 Layla's Barkery, LLC to make direct incentives to, or expenditures for, rental assistance for new or expanded business enterprise to be located at 22525 Hufsmith Kohrville Rd., Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$9,000.00.
8. Approve, on First Reading, Resolution No. 2025-20-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 Pegasus Properties 2, 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 of a commercial office/retail development to be located at 28310 TX-249, Tomball, Texas 77375. The estimated amount of expenditures for such Project is an amount not to exceed \$260,639.00.
9. Approve the Tomball Economic Development Corporation (TEDC) 2025-2026 Strategic Work Plan.

Motion made by Council 1 Ford, Seconded by Council 4 Covington to approve New Business Consent Agenda Items: 1-3, 5-9, 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 a Professional Services Agreement with AIG Technical Services, LLC for Project Number 2025-10005, N. Elm Street Parking (phase II), for a total contract amount not-to-exceed \$196,801.60, 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 Capital Improvement Budget.

No action was taken.

I. New Business

Mayor Klein Quinn stated that nominations for Items I. 1-3 would be conducted in the order they appear on the Tomball Economic Development Corporation website.

1. Appointment to the Tomball Economic Development Corporation Board of Directors Vacancy 1.

Council 4 Covington nominated Becky Clepper.

Motion was made by Council 2 Garcia, Seconded by Council 3 Dunagin to appoint Becky Clepper to the Tomball Economic Development Corporation Board of Directors Vacancy 1.

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

Motion carried unanimously.

2. Appointment to the Tomball Economic Development Corporation Board of Directors Vacancy 2.

Motion was made by Council Garcia to nominate Dane Dunagin. Motion dies due to a lack of a second.

Motion was made by Council 5 Parr, Seconded by Council Dunagin 3 to appoint Wayne Hall to the Tomball Economic Development Corporation Board of Directors Vacancy 2.

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

Motion carried unanimously.

3. Appointment to the Tomball Economic Development Corporation Board of Directors Vacancy 3.

Motion was made by Council 3 Dunagin, Seconded by Council 5 Parr, to reappoint Lisa Covington to the Tomball Economic Development Corporation Board of Directors Vacancy 3.

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

Motion carried unanimously.

4. Appointment to the Planning & Zoning Commission and Capital Improvement Advisory Committee.

Motion was made by Council 3 Dunagin, Seconded by Council 5 Parr, to appoint Bill Darnell to the Planning & Zoning Commission and Capital Improvement Advisory Committee.

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

Motion carried unanimously.

5. Adopt, on First Reading, Ordinance No. 2025-17, an Ordinance of the City of Tomball, Texas, amending Chapter 50 (Zoning) of the Tomball Code of Ordinances by granting a Conditional Use Permit (CUP) to allow the land use of “Child day care center (business)” within the City of Tomball’s Office (O) Zoning District. This request affects approximately 17.5392 acres of land legally described as being all of Lot 1, Block 1 of Devasco International and all of two tracts of land (3.5879 and 2.5043 acres) being portions of Outlots 172, 175, and 176 of Tomball Townsite. The property is located at 1626 South Cherry Street, within the City of Tomball, Harris County, Texas; providing for 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 was made by Council 3 Dunagin, Seconded by Council 4 Covington, to approve Ordinance No. 2025-17.

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

Motion carried unanimously.

6. Conduct a Public Hearing and consider approval of the City of Tomball Comprehensive Plan update.

The Mayor opened the Public Hearing at 7:26 P.M.

The Mayor closed the Public Hearing at 7:27 P.M.

Adopt, on First Reading, Ordinance No. 2025-18, an Ordinance of the City of Tomball, Texas, adopting the Tomball Comprehensive Plan update which provides an Executive Summary, Community Snapshot, Vision and Guiding Principles, Future Land Use, Transportation and Mobility, Economic Development and Fiscal Resilience, Housing, Neighborhoods, and Sense of Place, Recommendations, and Implementation strategies; and providing for severability.

A representative from Freese & Nichols, Inc. presented an overview of the Comprehensive Plan.

Motion was made by Council 1 Ford, Seconded by Council 5 Parr, to approve Ordinance No. 2025-18.

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

Motion carried unanimously.

7. Presentation and discussion from FLS Development, LLC (Harrisburg Homes) regarding a potential Public Improvement District petition for Graylou Grove.

Shawn Speer of FLS Development, LLC addressed the Council with a discussion on how the Public Improvement District petition for Graylou Grove would benefit the City of Tomball.

No action was taken.

8. Consider an appeal to Section 8-203 of the Tomball Municipal Code as it pertains to the location of a kennel at 22525 Hufsmith-Kohrville Road.

Motion was made by Council 4 Covington, Seconded by Council 2 Garcia, to approve the appeal.

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

Motion carried unanimously.

9. Consideration to Elect Mayor Pro-Tem, in Accordance with Section 6.08 of the City of Tomball Home Rule Charter.

Motion was made by Council 3 Dunagin, Seconded by Council 2 Garcia, to elect Randy Parr as Mayor Pro-Tem.

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

Voting Nay: Council 5 Parr (Abstained)

Motion carried 4 to 1.

10. Approve the Appointment, by the City Manager, of Thomas Harris III as City Secretary, effective June 2, 2025.

Motion was made by Council 5 Parr, Seconded by Council 4 Covington, to appoint Thomas Harris III as City Secretary.

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

Motion carried unanimously.

11. 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

Sec. 551.074. Personnel Matters – I.T. Director

Sec. 551.076 – Deliberation regarding Security Devices – TFD

- Executive Session Started: 8:22 P.M.
- Executive Session Ended: 9:26 P.M.

J. Mayor Lori Klein Quinn adjourned the meeting at 9:26 P.M.

PASSED AND APPROVED this 2nd day of June 2025.

Thomas Harris III

Thomas Harris, III, TRMC
City Secretary

Lori Klein Quinn

Lori Klein Quinn
Mayor