

NOTICE OF REGULAR MEETING NEEDVILLE CITY COUNCIL

NOTICE IS HEREBY GIVEN THAT THE CITY COUNCIL OF NEEDVILLE, FORT BEND COUNTY, TEXAS, WILL MEET IN REGULAR SESSION. THE MEETING WILL BE OPEN TO THE PUBLIC AND A QUORUM OF CITY COUNCIL WILL BE PHYSICALLY PRESENT AT CITY HALL AS FOLLOWS:

DATE: August 13, 2025

TIME: 5:45 pm

PLACE: Needville City Hall
9022 Main Street
Needville, Texas 77461

PURPOSE: Regular City Council Meeting Agenda as follows:

CALL TO ORDER

INVOCATION / PLEDGE

PUBLIC HEARING FOR WATER CONSUMER CONFIDENCE REPORT

CITIZENS OPPORTUNITY TO ADDRESS COUNCIL

Each speaker is limited to three (3) minutes. In accordance with the Texas Open Meetings Act, the City Council is restricted from discussing or taking action on items not listed on the agenda. Please state your name and address before you speak.

Citizens who wish to address City Council about items on the agenda which are scheduled for council action will have three (3) minutes to present their positions. Please indicate the agenda item on which you wish to comment on the "Citizen Participation Registration Form. Please give the completed form to the City Secretary.

REGULAR AGENDA

- 1. Consideration of and action on approval of the July 9, 2025 City Council meeting minutes.**
- 2. Council to accept submission of the 2025 Tax Year Certified Appraisal Roll and New Property Value received from Fort Bend County.**
- 3. Council to accept submission of the 2025 Tax Year Truth-in-Taxation Calculations from Fort Bend County.**
- 4. Consideration and action to set Public Hearings related to 2025-2026 Municipal Budget and 2025 Tax Rate.**

5. Consideration and action on a Resolution adopting a proposed 2025 Tax Rate.
6. Council to review and discuss Pay Plan and H-GAC Salary Survey.
7. Council to approve Fort Bend County Municipal Utility District No. 252 Utility Conveyance and Security Agreement approved by the District at its May 5, 2025.
8. Council to approve the Final Plat for Harvest Pointe Section 2 consisting of 36.615 acres of land located on Needville-Fairchilds Road, northeast of State Highway 36, within the Needville City limits. This Plat creates fifty (50) single family residential lots that are 50 and 60 feet by 120, 125, and 149 feet deep (approximately 6,000 square feet) or larger.
9. Council to conditionally approve the Final Plat for Needville ISD Elementary School No. 3 consisting of 19.993 acres of land located on Needville-Fairchilds Road, north of State Highway 36, within the City Limits. This Plat creates 2 (two) reserves and one lot that is generally 799 feet by 1089 feet deep (approximately 870,818 square feet).
10. Council to approve a Variance request for the Village Subdivision plat reducing the frontage of all the lots by two feet (Sec. 78-83 of the Subdivision Ordinance).
11. Council to approve a Moving Permit application requested by Monica Herrera for property located 3415 School Street.
12. Council to discuss a replacement for the vacant position on the Development Corporation of Needville Committee.

DEPARTMENT REPORTS

- A. OPERATION MANAGER: Monthly report regarding the Department's activity, ongoing projects, and status of city facilities.
- B. CITY ENGINEER: Monthly report regarding ongoing projects including drainage, Water/Sewer infrastructure, and road projects.
- C. POLICE DEPARTMENT: Monthly report regarding the Department's activity.

- D. FIRE DEPARTMENT: Monthly report regarding the Department's activity.
- E. PERMITTING: Monthly report regarding permit applications.
- F. DEVELOPMENT CORPORATION OF NEEDVILLE: Monthly report regarding DCN activities including ongoing and potential development projects.
- G. MUNICIPAL COURT: Monthly report regarding the number of cases filed, the disposition of cases, and fines collected.
- H. FINANCIAL REPORT
- I. CITY SECRETARY REPORT
- J. CHRIS STEUBING REPORT

EXECUTIVE SESSION

The City Council will meet in a closed session pursuant to Title 5, Chapter 551, of the Texas Government Code for the purpose of consultation with legal counsel (Section 551.71) and deliberation regarding the purchase, exchange, lease, or value of real property (Section 551.072).

DISCUSSION AND ACTION ON ITEMS FROM EXECUTIVE SESSION

ANNOUNCEMENTS

ADJOURN

I certify that a copy of the August 13, 2025 agenda of items to be considered by the Needville City Council was posted on the City Hall bulletin board and on the city website at least 72 hours before the scheduled time of the meeting.

POSTED: 9:00 AM/PM on the 8th day of August, 2025.


Cynthia Sullivan
Cynthia Sullivan, City Secretary

Note: All agenda items are subject to action. All meetings of City Council are open to the public, except when there is a necessity to meet in an Executive Session (closed to the public) under the provisions of Section 551, Texas Government Code. Should the need arise, the City Council reserves the right to meet in Executive Session on any agenda item if authorized by Title 5, Chapter 551, of the Texas Government Code. Reasonable

accommodation for the disabled attending this meeting will be available: persons with disabilities in need of special assistance at the meeting should contact City Secretary at (979)793-4253.

A quorum of the Planning Commission and Development Corporation of Needville may be present, however no action will be taken by the Commission or DCN Board of Directors.