

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: September 10, 2025
TIME: 6:00 pm
PLACE: Needville City Hall
9022 Main Street
Needville, Texas 77461

PURPOSE: Regular City Council Meeting Agenda as follows:

CALL TO ORDER

INVOCATION / PLEDGE

PROCLAMATION FOR CZECH HERITAGE MONTH OF OCTOBER

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 August 11, 13, and 20, 2025 City Council meeting minutes.**
- 2. BUDGET AND TAX RATE**
 - a. Consideration of and action on an Ordinance adopting the City of Needville municipal budget for fiscal year 2025-2026.
 - b. Consideration of and action on a separate vote to ratify the property tax increase reflected in the 2025-2026 budget.
 - c. Consideration of and action on approval of a motion to set the tax rate for debt service for tax year 2025.

- d. Consideration of and action on approval of a motion to set the tax rate for maintenance and operation for tax year 2025.
 - e. Consideration of and action on an Ordinance providing for the levy and collection of ad valorem taxes by the City of Needville, for the year 2025.
- 3. Consideration of and action on a Resolution approving the proposed 2025-2026 Fiscal Year Budget and Projects of the Development Corporation of Needville.
- 4. Consideration of and action on a Resolution adopting the 2025-2030 Five-Year Capital Improvement Plan.
- 5. Consideration of and action on a Resolution adopting the Fee Schedule for 2025-2026 Fiscal Year.
- 6. Consideration and action on Ordinance No. ORD25-06 Amending the FY 2024-2025 Budget to transfer the remaining balance of Fund 421-WS GO series 2021 fund to fund 420-WS Capital Projects fund.
- 7. Council to review, discuss, and provide comments back to the developer, city staff, and Kaluza on MI Homes proposed general land plan and development layout.
- 8. Consideration and action on approval of a variance request for a 10-foot Utility Easement along SH 36 at 2727 School Street (McDonald's) based on the recommendation from the 9/8/2025 Planning Meeting.
- 9. Council to approve Texas SmartBuy Membership Program Resolution to provide purchasing services for local governments pursuant to the Local Government Code.

10. 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

ANNOUNCEMENTS

ADJOURN

I certify that a copy of the September 10, 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: 4:00 AM/PM on the 4th day of September, 2025.


Cynthia Sullivan
Cynthia Sullivan, City Secretary

CITY OF NEEDVILLE COUNCIL MEETING AGENDA ADDENDUM

SEPTEMBER 4, 2025

Tax Payer Impact Statement

This addendum is provided pursuant to Section 551.043©(2) of the Texas Government Code because the City Council will discuss or adopt a budget.

Homestead Property Media - Value in Needville, Texas: \$237,109

	Fiscal Year 2025 Adopted Budget	Adopted of FY 26 Budget at Proposed Tax Rate	Adoption of FY 2 Budget at No-Ne Revenue Rate
Total tax rate (per \$100 of Value	0.400000	0.435508	0.401111
Average Homestead taxable value (net of HS EX)	\$ 234,284	\$ 237,109	\$ 237,109
Tax on average homestead	\$ 937.14	\$ 1,032.63	\$ 951.07
Change from Prior Year		\$95.49 or 10.19%	\$13.93 or 1.49%

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 and, 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.