

## **NOTICE OF 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 22, 2025  
**TIME:** 6:00 pm  
**PLACE:** Needville City Hall  
9022 Main Street  
Needville, Texas 77461  
**PURPOSE:** Public Hearing on Budget  
Public Hearing on Tax Rate Increase  
Special City Council Meeting Agenda as follows:

### **CALL TO ORDER**

### **INVOCATION / PLEDGE**

### **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.

#### **1. Public Hearing on the Proposed 2025 Tax Rate.**

#### **2. BUDGET:**

- a. Consideration of and action on Ordinance approving the proposed 2025-2026 Fiscal Year Budget.
- b. Consideration of and action on a separate vote to ratify the property tax increase reflected in the 2025-2026 budget.

#### **3. TAX RATE**

- a. Consideration of and action on approval of a motion to set the tax rate for debt service for tax year 2025.

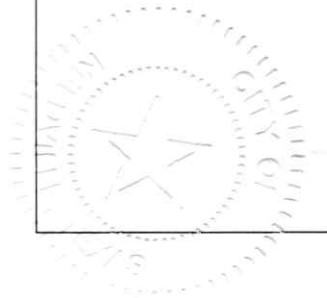
- b. Consideration of and action on approval of a motion to set the tax rate for maintenance and operation for tax year 2025.
  - c. Consideration of and action on an Ordinance providing for the levy and collection of ad valorem taxes by the City of Needville, for the year 2025.
- 4. Consideration of and action on approval of the August 11, August 13, August 20, and September 4, 2025 City Council meeting minutes.
- 5. Consideration of and action on a Resolution approving the proposed 2025-2026 Fiscal Year Budget and Projects of the Development Corporation of Needville.
- 6. Consideration of and action on a Resolution adopting the 2025-2030 Five-Year Capital Improvement Plan.
- 7. Consideration of and action on a Resolution adopting the Fee Schedule for 2025-2026 Fiscal Year.
- 8. 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.
- 9. 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.
- 10. 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.
- 11. Consideration and take action on a Final Plat for McDonald's Needville School Addition. This Final Plat consists of 0.992 acres of land located on Old Needville-Fairchild Road, east of State Highway 36, within the City of Needville. This Plat creates one (1) commercial lot that is irregularly shaped (approximately 41,697 square feet).

12. Council to approve Texas SmartBuy Membership Program Resolution to provide purchasing services for local governments pursuant to the Local Government Code.
13. Discussion with Douglas Brinkley regarding assessment goals and objectives, future growth planning, and accreditation assistance for the Needville Police Department.
14. **EXECUTIVE SESSION:** *The City Council will meet in a closed session as authorized by Title 5, Chapter 551, of the Texas Government Code for the purpose of consultation with legal counsel (Section 551.71), deliberation regarding personnel (Section 551.074), and deliberation Regarding Security Devices and Security Audits (Section 551.076).*

#### ADJOURNMENT

I certify that a copy of the September 22, 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: 2:30 AM/PM on the 16<sup>th</sup> day of September, 2025.



  
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-Net 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.