

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: November 12, 2025
TIME: 6:00 pm
PLACE: Needville City Hall
9022 Main Street
Needville, Texas 77461
PURPOSE: 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. Consideration of and action on approval of the October 8, 2025 City Council meeting minutes.
2. Consideration of and action on designating Mayor, and/or a Council Member to serve as the designated Representative and the Official Alternate authorized Representative for the Houston-Galveston Area Council for the 2026 General Assembly.
3. Consideration and action on The Village final plat. This Plat consists of 8.179 acres of land located on Willow Breeze Road, north of Buffalo Street, within the City Limits. This Plat creates eighteen (18) single family residential lots that are generally 68.50 feet by 120 feet deep (approximately 8,220 square feet) or larger.

4. Consideration and action on a minor plat for Demel Subdivision. This Plat consists of 1.7084 acres of land located on Church Street, north of Schendel, within the City of Needville. This Plat creates two (2) residential lots that are generally 140 feet by 310 feet, and 113 feet by 290 feet (approximately 0.9306 acres and 0.7778 acres respectively).
5. Consideration and approval of MI Homes of Houston, LLC Annexation and Development Agreement for the Padon Road Tract Development and Annexation of approximately 205 acres of land.
6. Council to discuss Noise Ordinance Section 30-79 – 30-82 Review and discuss possible changes to the City's existing noise ordinance.
7. Consideration and acknowledgment of the City of Needville's Quarterly Investment Report for the period ending September 30, 2025, as required by the Public Funds Investment Act (Texas Government Code Chapter 2256).
8. Consideration and possible action to approve a three-year agreement with Next Level Health and Wellness for employee health plan services at a rate of \$62.50 per employee per month.

DEPARTMENT MONTHLY REPORTS: Monthly reports and updates regarding the activity of City Departments and City Operations including: ongoing projects, status of city facilities, drainage, Water/Sewer infrastructure, road projects, staffing and recruitment, inspections, permitting, code enforcement, development projects, and City Financials.

- A. DIRECTOR OF OPERATIONS MANAGER
- B. CITY ENGINEER
- C. POLICE DEPARTMENT
- D. FIRE DEPARTMENT
- E. PERMITTING DEPARTMENT
- F. DEVELOPMENT CORPORATION OF NEEDVILLE
- G. MUNICIPAL COURT
- H. FINANCIAL REPORT
- I. CITY SECRETARY REPORT
- J. CHRIS STEUBING REPORT

Executive Session – evaluations and performance plans for next year.

THE CITY COUNCIL WILL CONVENE INTO EXECUTIVE SESSION AS AUTHORIZED BY TEXAS GOVERNMENT CODE, SECTION 551.074 — PERSONNEL MATTERS — TO CONDUCT ANNUAL PERFORMANCE EVALUATIONS FOR DEPARTMENT HEADS, INCLUDING BUT NOT LIMITED TO:

**CHIEF OF POLICE
PUBLIC WORKS DIRECTOR
CITY SECRETARY
FINANCE DIRECTOR**

ACTION, IF ANY, TO BE TAKEN IN OPEN SESSION

ANNOUNCEMENTS

ADJOURNMENT

I certify that a copy of the November 12, 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 3 business days before the scheduled time of the meeting.

POSTED: 3:30 AM/PM on the 4th day of November, 2025.




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.