

CITY COUNCIL

MEETING MINUTES

Regular Council Meeting

SEPTEMBER 8, 2025

1. Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to Texas Flag:

Mayor Galaviz called the meeting to order at 06:30 PM, Joe Russell gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag. Councilmembers present: Alejandro Galaviz, Teresa Hoffman, Tony Bovinich, Sheryl Kiser, Michelle Hamm and Drew Wilson.

Staff present: Josh Jones, City Attorney, Callie Green, Melissa Westen, Chief Groom, Chief Hargrove, Becky Wilkins, Oscar Ortiz, Melissa Tremmell, Randy Goucher and Scott Williams.

2. Announcements from Mayor:

Cell phones are to be placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor. Please remain respectfully quiet.

3. Citizen Public Comment Period:

Thank you for your participation in tonight's Public Comments Session. This segment is a crucial component of our local government meetings, where each speaker is allotted 5 minutes. While the City Council and I consider all input, the Texas Open Meetings Act mandates that this be a time for us to listen rather than engage in dialogue. Rest assured, our City Administrator and City Secretary are diligently recording notes should any actions be necessary. When you are ready, you may begin, and your time will start.

1. Nadia Paredes — 123 John Laurens Dr. — Speaking on behalf of her mother, who has done all the necessary state requirements for an in-home daycare and was told that it would take two council members to bring the necessary zoning change to allow an in-home daycare.

2. Misty Ventura- 9406 Biscayne, Dallas Tx- Attorney for the data center developers, and states they are looking forward to working with us on this project.

4. Consent Agenda:

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

4.1. Approval of meeting minutes for regular meeting on August 25, 2025.

- 4.2. Approval of a Resolution approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex division regarding the company's 2025 rate review mechanism filing.
- 4.3. Approval for the 2025 Annual Service Plan update to the Service and Assessment plan for Brahman Ranch Public Improvement District No. 1.
- 4.4. Approval for the 2025 Annual Service Plan update to the Service and Assessment Plan for Patriot Estates Public Improvement District.
- 4.5. Approval for the 2025 Annual Service Plan update to the Service and Assessment Plan for Bluestem Hills Public Improvement District No.1.
- 4.6. Approval of an Ordinance amending and restating the Drought Contingency Plan.

I make a motion to approve.

Moved by: Drew Wilson

Seconded by: Teresa Hoffman

For: Unanimous. Motion carried 5-0-0.

5. Presentation and Proclamations:

- 5.1. FY2025-2026 Classification & Compensation Update Presentation by Public Sector Personnel Consultants.

Matt Weatherly with Public Sector Personnel Consultants presented to Council.

6. Public Hearings and Action Items:

- 6.1. Conduct Public Hearing for an ordinance to repeal Chapter 34 "Zoning", Article I, "In General", Section 34-13 "Planning and Zoning Commission", subsection (c)(7) which requires a three-fourths vote of the elected members of the city council to approve any zoning change, amendment or regulation of any kind, upon which the planning and zoning commission has recommended denial.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an ordinance to repeal Chapter 34 "Zoning", Article I, "In General", Section 34-13 "Planning and Zoning Commission", subsection (c)(7) which requires a three-fourths vote of the elected members of the city council to approve any zoning change, amendment or regulation of any kind, upon which the planning and zoning commission has recommended denial.

- 6.2. Conduct Public Hearing for an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from Manufactured Home Subdivision (MHS) District to I-1 (Light Industrial) District. 10.270 acres out of the J. T. Cadenhead Survey, Abstract No. 134, Johnson County, Texas; 1310 FM 1807, Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from Manufactured Home Subdivision (MHS) District to I-1 (Light Industrial) District. 10.270 acres out of the J. T. Cadenhead Survey, Abstract No. 134, Johnson County, Texas; 1310 FM 1807, Venus, Texas 76084.

- 6.3. Conduct Public Hearing for an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from C-2 (General Commercial) District to PD (Planned Development) District. 7.091 acres out of the Radford Berry Survey, Abstract No. 26, Johnson County, Texas & 36.127 acres out of Radford Berry Survey, Abstract No. 26 Johnson County, Texas. 501 E US Highway 67, Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an Ordinance of the City of Venus, Johnson and Ellis Counties, Texas amending the City of Venus Comprehensive Plan from C-2 (General Commercial) District to PD (Planned Development) District. 7.091 acres out of the Radford Berry Survey, Abstract No. 26, Johnson County, Texas & 36.127 acres out of Radford Berry Survey, Abstract No. 26 Johnson County, Texas. 501 E US Highway 67, Venus, Texas 76084.

- 6.4. Conduct Public Hearing for Voluntary Annexation Petition of 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42, (Ellis County), Texas; 900 E C.R. 109 Venus, Texas 76084.

Open Public Hearing: At 7:16pm.

Councilmember Wilson made a motion to postpone the Public Hearing until October 13, 2025.

Seconded by Councilmember Bovinich.

For: Unanimous. Motion carried 5-0-0.

Close Public Hearing:

Discuss and consider an Ordinance for the Voluntary Annexation Petition of 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42, (Ellis County), Texas; 900 E C.R. 109 Venus, Texas 76084.

- 6.5. Conduct Public Hearing for rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42 (Ellis County), Texas; 900 E C.R. 109, Venus, Texas 76084.

Open Public Hearing:

Close Public Hearing:

Discuss and consider an Ordinance rezoning from AG (Agricultural) District to I-1 (Light Industrial) District: 216.971 acres out of the Radford Berry Survey, Abstract 26 (Johnson County) and Abstract 42 (Ellis County), Texas; 900 E C.R. 109, Venus, Texas 76084.

7. Discussion and Consideration Items:

- 7.1. Discuss and consider an Ordinance to rezone from AG (Agricultural) District to I-1 (Light Industrial) District, located at 1310 FM 1807, Venus, Texas 76084, being approximately 10.270 acres legally described as being part of the J. T. Cadenhead Survey, Abstract No.134, Johnson County, Texas.

No action was taken.

- 7.2. Discuss and consider an Ordinance to rezone from AG (Agricultural District) to PD (Planned Development). Generally located south of E US Highway 67, 7.091 acres out of the Radford Berry Survey, Abstract 26, Johnson County, Texas & 36.127 acres out of Radford Berry Survey, Abstract 26, tracts 21, 22, & 23, Johnson County, Texas for approximately a total of 43.218 acres and commonly known as 501 E US Highway 67, Venus, Texas 76084.

No action was taken.

- 7.3. Discuss and consider adoption of an Ordinance Authorizing the Issuance and Sale of the City of Venus, Texas Combination Tax and Revenue Certification of Obligation, Series 2025 to fund up to \$4,890,000 in Street Improvement Projects; Levying an Annual Ad Valorem Tax and Providing for the Security for and Payment of said Certificate; and enacting other Provisions relating to the Subject.

I make a motion to approve.

Moved by: Drew Wilson

Seconded by: Sheryl Kiser

For: Unanimous. Motion carried 5-0-0.

- 7.4. Discuss and consider an ordinance to regulate donation boxes in the City of Venus.

I make a motion to approve.

Moved by: Drew Wilson
Seconded by: Sheryl Kiser
For: Unanimous. Motion carried. 5-0-0.

- 7.5. Discuss and consider amending the Master Fee Schedule to provide a fee for the donation box ordinance permit.

I make a motion to approve that everyone pays.
Moved by: Drew Wilson
Seconded by: Sheryl Kiser
For: Drew Wilson, Sheryl Kiser, Teresa Hoffman and Tony Bovinich.
Against: Michelle Hamm. Motion carried 4-1-0.

- 7.6. Budget Workshop: Review & discuss the Proposed Annual Operating Budget for Fiscal Year 2025-26

The mayor recessed for a break at 7:31 pm.
The mayor reconvened at 7:47 pm.

Finance Director, Becky Wilkins presented.

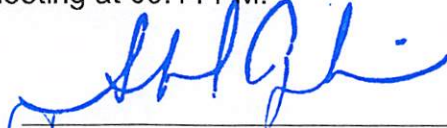
8. Executive Session:

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: Section 551.071- Consultation with Attorney The Mayor adjourned into Executive Session at 8:42 pm. The Mayor reconvened into Open Session at 9:13 pm.

- 8.1. City of Venus v Saldana Properties, L.P., Cause No. CC-E20210005 pending in County Court at Law #1, Johnson County, Texas.
No action wasw taken on Executive Session.

9. Adjournment:

Mayor Galaviz adjourned the meeting at 09:14 PM.



Mayor


City Secretary