



**REGULAR MEETING
OF THE GOVERNING BODY
RICE, TEXAS
Thursday August 13, 2026 6:00 pm
Rice City Hall 305 N. Dallas Street
Rice, TX 75155**

**City of Rice
Mission Statement**

The City of Rice will maximize the opportunities for social and economic development while retaining an attractive, sustainable and secure environment for the enjoyment of the residents and visitors. Through unified responsible and professional leadership and partnership with others, the Municipality will strive to improve the quality of life for all.

AGENDA

1. Call to Order

2. Roll Call

- a. Mayor Christi Campbell
- b. Councilmember Anna Smith
- c. Councilmember Sarah Farley
- d. Mayor Pro Tem Troy Foreman
- e. Councilmember Mike Butler
- f. Councilmember Neil Chapman

3. Prayer

4. Pledge of Allegiance

The Pledge of Allegiance to the American Flag

"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

5. Texas Pledge of Allegiance

The Pledge of Allegiance to the Texas State Flag

“Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.”

6. Public Forum

Anyone wishing to speak on an item, whether listed on this agenda, may do so during this time. Please turn in a speaker's card to the City Secretary. Each speaker has three (3) minutes to speak. By law, the Council cannot deliberate or take action on non-agenda items. The Council may listen, ask brief clarifying questions, provide factual responses, or explain existing policy.

7. Aldermen Announcements

8. Mayor's Announcements

9. Consent Agenda

- a. Approval of minutes – Council Meeting July 9, 2026
- b. Approval of minutes – Budget Workshop July 23, 2026
- c. Approval of minutes – Special Meeting / Budget Workshop July 31, 2026
- d. Approval of financial report – Financial Report July 2026
- e. Administrative Reports – July 2026 Reports: Police Department, Volunteer Fire Department, Municipal Court, Public Works, Finance and Administration

10. Public Hearing

- a. A public hearing to consider the amendment to the City's Comprehensive Plan to allow for Micro-Data Centers to be used in Commercially zoned districts, within the Interstate Highway 45 Overlay District by application of, and approval of, a Specific Use Permit.
- b. Zoning Ordinance Text Amendment: An ordinance amending the City's Zoning Ordinance and. Section 16, "Schedule of Uses and Off-Street parking Requirements", subsection A. "Schedule of Uses and Off-Street parking Established" to add "Micro-Data Center", defined as a facility with a maximum of 5,000 square feet of computer floor space, requiring less than \$200 million in investment, or housing less than 40 server racks; and with a utility power demand of 5 mega-watts or fewer, as an allowable use within Commercial zoning districts within the Interstate Highway 45 Overlay District and permitted by Special Use Permit (SUP) only, and to establish specific definitions and development standards.
- c. Zoning Map Amendment & Special Use Permit: An application submitted by applicant EG AI Corp, a Delaware corporation, for approximately 5.284 acres of land locally known as 800 NW McKinney Street, Rice, Texas 75155 (Legal Description: F0450 FORTSON THOMPSON BLK PT 10 THRU 12), and located within the Interstate Highway 45 Overlay District, for the Planning and Zoning

Commission and City Council to consider granting applicant a Special Use Permit (SUP) to allow for the operation of a Micro-Data Center at this location.

11. New Business

The Rice City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed in this agenda, as authorized by Texas Local Government Code Section 551.041 (Consultation with City Attorney).

- a. Discuss, consider, and act on Ordinance # _____ adopting the 2024 International Property Maintenance Code, the 2023 National Electrical Code, the 2024 International Plumbing Code, the 2024 International Mechanical Code, the 2024 International Energy Conservation Code, the 2024 International Existing Building Code, the 2024 International Swimming Pool and Spa Code, the 2024 International Fuel and Gas Code, the 2024 International Fire Code and all Appendices and 2024 NCTCOG Amendments to said Codes.
- b. Discuss and consider an ordinance amending the City's Comprehensive Plan to allow for Micro-Data Centers to be used in Commercially zoned districts, within the Interstate Highway 45 Overlay District by application of, and approval of, a Specific Use Permit.
- c. Discuss and consider an ordinance amending the City's Zoning Ordinance and Section 16, "Schedule of Uses and Off-Street parking Requirements", subsection A. "Schedule of Uses and Off-Street parking Established" to add "Micro-Data Center", defined as a facility with a maximum of 5,000 square feet of computer floor space, requiring less than \$200 million in investment, or housing less than 40 server racks; and with a utility power demand of 5 mega-watts or fewer, as an allowable use within Commercial zoning districts within the Interstate Highway 45 Overlay District and permitted by Special Use Permit (SUP) only, and to establish specific definitions and development standards.
- d. Discuss and consider an ordinance approving an application submitted by applicant EG AI Corp, a Delaware corporation, for approximately 5.284 acres of land locally known as 800 NW McKinney Street, Rice, Texas 75155 (Legal Description: F0450 FORTSON THOMPSON BLK PT 10 THRU 12), and located within the Interstate Highway 45 Overlay District, for the Planning and Zoning Commission and City Council to consider granting applicant a Special Use Permit (SUP) to allow for the operation of a Micro-Data Center at this location.
- e. Discuss, consider, and act as may be appropriate regarding a Resolution approving a tax abatement agreement with EG AI Corp.
- f. Discuss and consider an amendment to the Texas Towing Contract to increase the administrative fee from \$10 to \$50.

- g. Discuss, consider, and accept renewal of contract with RecDesk for recreation software.
- h. Consider, Discuss and Approve authorization to issue requests for proposal for administrative services (RFP) and requests for qualifications for engineering services (RFQ) for grant application and implementation services for Texas Community Development Grant Program for FY2027 and/or FY2028 Community Development Fund as administered by the Texas Department of Agriculture.
- i. Deliberate and act on a Resolution of the City Council of the City of Rice, Navarro County, State of Texas authorizing and designating the approved access for City of Rice safety deposit box at Harmony Bank.
- j. Discuss and deliberate approval of a proposed 2026-2027 budget.
- k. Discuss and deliberate approval of the proposed tax rate for 2026 – 2027.
- l. Discuss and deliberate moving the regular September city council meeting to September 15, 2026 to meet the 30-day posting requirement before the tax levy and budget can be adopted.

12. Executive Session – In accordance with Texas Local Government Code, Section 551.001, et seq.

Recess into Closed Session

Reconvene into Open Session

13. Action taken, if any, from Executive Session.

14. Adjournment

I hereby certify that the above notice of the meeting was posted on the bulletin board of City Hall, City of Rice, Texas, a place readily accessible to the public at all times and to the City's website at www.ricetx.gov, on the 7th day of August 2026, by 5:00 PM, and remained posted for at least three (3) business days preceding the scheduled time of said meeting.



Tonya Roberts, City Administrator

Removed: _____

Time: _____