

# City of Needville

## REGULAR COUNCIL MEETING MINUTES

May 14, 2025

Present: Mayor Chad Nesvadba, Councilpersons: Dusty Kalkomey, Wyatt Sbrusch, Phillip Wigginton, Cindy Valchar and Robert Sloan

Staff Present: Iris Walker, Angie Jackson, Brian Sebesta, Michael Dickerson, Chris Steubing

Mayor Nesvadba called the meeting to order at 6:00 pm.  
Phillip Wigginton, led the invocation and pledges.

### RECOGNITIONS

- Mayor Nesvadba presented a Proclamation for Public Works Month to Brian Sebesta and staff that was present.
- Mayor Nesvadba presented a Certificate of appreciation to Cindy Valchar for her time and dedication to the City of Needville.

### CITIZENS OPPORTUNITY TO ADDRESS COUNCIL

There was no one present to address Council.

### REGULAR AGENDA

1. **Consideration of and action on approval of the April 9, 2024 City Council meeting minutes.**

**ACTION:** Motion by Councilperson Cindy Valchar, seconded by Councilperson Wyatt Sbrusch, to approve the April 9th, 2025 City Council Meeting Minutes; all voted aye, motion carried.

2. **Consideration of and action on Resolution No. 25-114, Canvassing the returns and declaring the results of the General Municipal Election held on May 3, 2025, for the purpose of electing Mayor and two City Council Members.**

**ACTION:** Motion by Councilperson Phillip Wigginton, seconded by Councilperson Wyatt Sbrusch, to approve the Resolution No. 25-114 Canvassing the returns for the May 3<sup>rd</sup> 2025 Election; all voted aye, motion carried.

**3. Administration of Oath of Office to Newly Elected and Re-Elected Members of Council.**

**ACTION:** Mayor Chad Nesvadba who ran unopposed was sworn in by Iris Walker; Alderman Dusty Kalkomey who was reelected was sworn in by Mayor Nesvadba; and Needville's new Alderman Becky Colunga was sworn in by Mayor Nesvadba.

Cindy Valchar moved to the audience and Becky Colunga took her place at the council dais.

**4. Consideration and action on Energy procurement - Council will review energy pricing options and contract terms offered by the Houston-Galveston Area Council (HGAC) and the Texas Coalition for Affordable Power (TCAP). Council may take action to select a provider and authorize the Mayor to execute the selected energy procurement contract on behalf of the City.**

**ACTION:** Council discussed prices comparisons in the two choices and came to the conclusion pricing is not going to go down so it would be a better plan to lock in. Dusty Kalkomey made a motion to authorize the Mayor to execute the contract with H-GAC and seconded by Councilperson Phillip Wigginton; all voted aye, motion carried.

**5. Consideration and Discussion on the Drainage Master Plan Update: Council will receive an update from Halff Engineering and City staff on the Drainage Master Plan's progress and may provide feedback or direction on next steps of public engagement.**

**DISCUSSION:** Chris Steubing introduced Andrew Moore from Halff Engineering to provide an update on the City's Drainage Master Plan. Andrew explained that Halff has been focused on data collection, future flood risk modeling, and identifying potential mitigation projects. He presented storm modeling results to Council, using historical storm data and photographs to validate the model's accuracy. After validating the model, he discussed current flow conditions and how they impact different

areas of the city. Halff remains on schedule and is now transitioning to modeling future conditions, with project development will be later this summer. The overall project is expected to be completed by the end of the year. Public workshops are planned for June and November to engage residents and share findings. During the discussion, Councilmember Dusty Kalkomey asked whether data from new developments will be incorporated into the model to assess their impact on current drainage conditions. Councilmember Bobby Sloan commented on the City's limited jurisdiction and lack of easements in certain areas and asked what could be done to address those limitations. Chris and Andrew responded that they are working together to identify smaller-scale projects that can help alleviate flooding, with the goal of having recommendations ready by May. Some solutions may involve the City acquiring easements or partnering with others to create mutually beneficial water retention solutions. The modeling work will provide the supporting data needed to justify and prioritize those efforts.

**No action was taken on this item.**

## **DEPARTMENT REPORTS**

**A. OPERATION MANAGER:** Brian gave his report

**B. CITY ENGINEER:** Llarance Turner of Kaluza reported

The following is an update on the status of each of the projects that we are working on with the city.

1. Needville Water & Wastewater Master Plans – Our sub-consultant is still working on the water & wastewater system modelling this phase. We expect to have review models by the end of June.
2. TXDOT State Highway 36: City utility replacement and enhancement project – TxDOT's sub-contractor Joselin is working on the public utility installations along SH 36. Utility installation conflicts are being addressed by TxDOT.
3. Richmond Street Mobility Bond Reconstruction – The engineer has performed a subsurface utility investigation to confirm the locations of existing utilities. We have received their investigation results, but have not received revised plans. The County is preparing a draft ILA for the City to review.
4. Church Street Realignment – The contractor has completed the realignment of the roadway and graded out the detention ponds. They are completing the restructuring of

Colony Street at the intersection. We have not received a final walkthrough date from the County yet.

5. City of Needville Water Plant Rehab. Project – Contractor is working on the slab foundations for the storage tank and hydro tanks. Their current schedule shows substantial completion around December.
6. Main Street Water Line Project – Contractor is substantially complete with the base bid and alternate items. They will begin working on change order items over the next couple of weeks.
7. Harvest Pointe – The developer has begun building model homes and fencing around the property. The model homes will not be connected to any public facilities until their infrastructure is approved. Their preliminary plat for section 2 recently went to Planning Commission and had conditional approval.
8. August Meadows – The developer is currently building out their phase 1 detention pond. We have reviewed their construction plans for section 1 and issued comments.
9. Magnolia Trails – The developer's engineer submitted their traffic impact analysis (TIA). We have reviewed it and there are no recommendations for improvements along Colony Road. The traffic counts along Colony were low enough not to warrant any improvements. They are having their TIA reviewed by TxDOT as well.
10. Stone Prairie Subdivision – This is a 145-lot proposed development located along Main Street. We recently held a pre development meeting with the developer for Stone Prairie. This is a currently platted subdivision from 2018 that is expected to start the development process again. They have been informed that all previously reviewed plans will need to be revised to current standards.

This summarizes the status of the principal projects that we are working on for the city currently.

- C. POLICE DEPARTMENT Chief Dickerson gave his report.
- D. FIRE DEPARTMENT: Sparky Anderson gave his report.
- E. PERMITTING: Report was included in Agenda Packet.
- F. DEVELOPMENT CORPORATION OF NEEDVILLE: Joe Esch gave his report.
- G. MUNICIPAL COURT: Monthly Report in Agenda Packet.
- H. FINANCIAL REPORT: Angie Jackson gave her report.
- I. CITY SECRETARY REPORT: Iris Walker gave report.
- J. CHRIS STEUBING REPORT: Chris Steubing's report as follows:



As summer nears, some projects are being completed, while other initiatives are starting to take shape. The following is a snapshot of where some critical items are currently, and next steps if applicable.

- Policy development:
  - Work continues on the procurement policy for the City. This is a holistic policy approach developed around the legal requirements and best practices within the industry.
  - Fleet replacement policy – This will provide a holistic approach to fleet management, replacement language for vehicle type, recommended service lengths, funding for a fleet replacement fund, etc...
  - Tech replacement policy – Will take a comprehensive look at all technology used in the city. It will provide clear definitions for each item and provide a strategy to keep current and fund the most critical items on a regular basis moving forward.
- SH 36 project – Continued with our bi-weekly team calls to discuss updates, conflicts, potential changes, construction progress and more. Update meetings with TxDOT, Pulice (GC), Volkert (PM), Kaluza, city staff and the sub-contractors have been helpful for us to maintain communications and plan for traffic shifts later this month.
  - Current utilities are complete along the southern stretch to Colony Rd. around Buffalo Creek and a little north. Work continues to the north for utilities with several conflicts with existing franchise utilities within the current ROW. Staff is working with TXDOT and the contractor on the best approach at these locations.
  - Traffic signal timing continues to be an issue and part of the discussion at our bi-weekly meetings. We anticipate that this will be an ongoing concern with the project.
- Drainage Master Plan – Workshop on May 14, 2025 and then plan for community engagement on existing model conditions and results. After that we will focus on potential solutions for highly impacted areas and begin developing future project scopes.
- Facilities Master Plan -
- City Council Retreat – Day 2 is planned for May 15, 2025. We look forward to continuing the journey and working with each of you to create a focus and direction for the future of Needville.
  - **VISION STATEMENT:**
    - Needville is a strong community focused on quality growth while maintaining our public safety, rich heritage, and small-town charm and values.
  - **MISSION STATEMENT:**
    - Provide a high quality of life to the community through sound infrastructure investments, excellent public safety, vibrant business community and strong economic growth.
  - Goals and Objectives work is out and should be completed prior to day 2. This, along with the SWOT analysis and values work, will help push us forward.
  - Initial FY 26 work plan development and department head identified priorities will be discussed as well.
- Permit process improvements – Continue work with staff and consultants on improving the permit process overall. Changes to both residential and commercial are ongoing to improve the information received to assist with decision making and processing of permits. Tyler online configuration is ongoing and work with staff continues.
- Harvest Pointe – Over 20 homes permitted and under construction. Build times range from 3 to 4 months. Second builder has submitted permits as well and staff is working through those with Safebuilt.
- August Meadows – Staff met with developer and engineer to finalize wastewater system improvements and begin to finalize interim and ultimate improvements that are required.
- Water/WW rate study has begun. Data has been imported from the legacy system and is being vetted by myself and staff. Currently reviewing and analyzing several meter read anomalies in the data sets. Pulling in previous year financials and CIP expenses. Evaluating data to create a tier breakdown for review with City Council in the future.

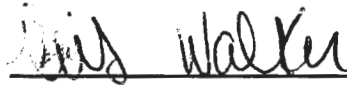
- Letter request to HGAC for assistance on developing a Mobility Plan has been sent and acknowledged by them. HGAC has included the request in their FY26 budget allocation and we are working with them to identify the city match. This would be a change from the initial request for a thoroughfare master plan but would be more beneficial for the City as a whole.
- Work continues with the Mayor and staff on the development of internal tools that can be used to identify and prepare better data for future reporting. This will continue to be a work in progress when time allows. The Tyler completion will be a big part of this.
- Staff development – Discussions have begun about the development of performance plans for the department heads and staff. Council members Wigginton and Sbrusch have graciously volunteered to assist in the development of the performance plans and evaluation procedures for the department heads. Scheduling ongoing for a few meetings to get this developed. On hold with Cynthia being out of office. Drafts should be sent within a few weeks for them to begin reviewing so we can move the process along.

**Adjourn:** Mayor Nesvadba adjourned the meeting at 8:08 p.m.

**ATTEST:**



***Chad Nesvadba, Mayor***



***Iris Walker, Assistant City Secretary***