

City of Needville

REGULAR COUNCIL MEETING MINUTES

July 9, 2025

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

Staff Present: Iris Walker, Brian Sebesta, Angie Jackson, Tommy Ramsey, City Attorney, Chris Steubing, and Joe Esch

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

REGULAR AGENDA

- 1. Consideration of and action on approval of the June 11, 2025 City Council meeting minutes.**

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Dusty Kalkomey to approve the minutes; all voting aye, motion carried.

- 2. Consideration of and action on approval of Ordinance No. ORD25-04 amending Chapter 18 of the Code of Ordinances by adding a new Article IX providing for the regulation of retail tobacco stores, smoke shops and tobacco bars; providing for permitting; and providing a penalty for violations.**

Councilperson Phillip Wigginton had a question about regulating hours of operation and why windows are important. He made a point that the bar in town does not have windows at all to be able to see in the building. Council also had a discussion on age of employees. In the ordinance it said employees must be 21, but why couldn't the employees be 18? Attorney Tommy Ramsey will be revising the Ordinances. Motion by Councilperson Dusty Kalkomey, seconded by Wyatt Sbrusch to make changes and come back to the next council meeting.

- 3. Consideration of and action on approval of Ordinance No. ORD25-05 amending Chapter 14 of the Code of Ordinances to add a new Article IX providing for the regulation of portable storage containers and shipping containers in residential areas and providing penalty for violations.**

Council had discussion to make a few changes to the residential areas, and all agreed to make changes to the commercial side of storage containers. Attorney Tommy Ramsey will be revising the Ordinance. All agreed that they need to get this ordinance in place. Motion by Councilperson Dusty Kalkomey, seconded by Wyatt Sbrusch to make changes and come back to the next council meeting.

4. 2025-2026 Budget – preliminary Review.

Angie Jackson gave her presentation. Council really appreciated and agreed to all the information that she provided.

DEPARTMENT REPORTS

A. OPERATION MANAGER: Brian Sebesta gave his report and also reported that water line on Tolbert street was complete and good to go.

B. CITY ENGINEER: Llarance Turner of Kaluza reported:

- Needville Water & Wastewater Master Plans - Last week we received an update on the preliminary water and wastewater models from our subconsultant. Later in July we anticipate having the draft model report ready for internal review.
- TXDOT State Highway 36: City utility replacement and enhancement project-TxDOT's sub-contractor Joselin is working on the water line installations along SH 36.
- Richmond Street Mobility Bond Reconstruction - We have received their revised plans and are currently reviewing for comments. The County is preparing a draft ILA for the City to review.
- Church Street Realignment - Contractor has completed the punch list items from the previous inspection. We are waiting on the County to organize another final walkthrough.
- City of Needville Water Plant Rehabilitation Project - Contractor has completed installing the ground storage tank and hydro tanks. Cans for the booster pumps are also installed. Their current schedule shows substantial completion around December.
- Main Street Water Line Project- Contractor is substantially complete with the project, and we are expecting to have a final walkthrough within the next couple of weeks.
- 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.
- August Meadows- The developer is currently building out their phase 1 detention pond. We have reviewed and approved their construction plans for section 1.
- Magnolia Trails - Their construction plans have been conditionally approved. Once their permit fee is paid, then they will be able to start construction.

- C. POLICE DEPARTMENT: Chief Dickerson was in training and not present to give report.
- D. FIRE DEPARTMENT: Sparky Anderson gave his report.
- E. PERMITTING: Report was included in Agenda Packet.
- F. DEVELOPMENT CORPORATION OF NEEDVILLE: Joe Esch reported the following:

The June meeting of the DCN was held on June 8, 2025. The following significant actions were taken.

- Sweetness Honey Mural was approved
- Napa Sign was approved

- G. MUNICIPAL COURT: Monthly report was included in the Agenda Packet.
- H. FINANCIAL REPORT: Angie Jackson gave her report included in the Agenda Packet.
- I. CITY SECRETARY REPORT: Iris walker gave the City Secretary- Cynthia Sullivan's report report included in the Agenda Packet.

J. CHRIS STEUBING REPORT: Budget season has begun and everyone is working hard to develop their request with a focus on moving the city forward to meet the newly established strategic work developed by the City Council. The following is a snapshot of where some critical items are currently, and next steps if applicable.

- Master Drainage Plan - Public meeting was held with good attendance. We had great feedback from those who attended the meeting and had good coverage through social media. Halff has taken that information and will perform any cleanup needed for the existing conditions model and start moving into identifying solutions for our most critical areas.
- Strategic planning with DCN -The Mayor and I are holding regular meetings with Joe Esch with a focus on moving the City Council's vision forward in the Economic Development area. This will include DCN investments and planning efforts that focus on some of the high priority areas identified by City Council and the Comp Plan.
- Policy development:
 - Procurement policy drafted and under review
 - Fleet replacement policy- Pulling best-case models together
 - Tech replacement policy- Reaching out to various communities that have policies like this that we can learn from and use to develop this one.
- 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.
- Waterline along the west side should be online later this month.
- Facilities Master Plan-Staff has met with the consultant to review programming and proposed growth for the next 5 to 10 years. Assessments of facilities are beginning and will continue over the next month to assess MEP and structural components of all facilities. We are including some of the initial findings into the CIP for consideration.
- Initial FY 26 work plan development and department head-identified priorities were discussed, and feedback received. Staff will be working to accommodate these requests through the budget process and will bring back to City Council as the budget process continues. We continue to look for outside funding opportunities that can support these efforts as well through the process.
- Harvest Pointe - Homes construction continues and phase 2 has begun the platting process. The storm water pump station is approaching final completion. We are in constant communication with the developer, Safebuilt and staff to ensure that requirements from the Development Agreement (DA) are addressed. Staff has worked with each builder to continue to clean up the permitting process and to verify that all requirements are being upheld.
- Magnolia Trails - Easement acquisition along SH 36 is in process. Meetings are being scheduled with property owners to discuss the future waterline to serve the development and the necessary easement needed. Final alignment with the SH 36 infrastructure is ongoing as that work wraps up.
- August Meadows - Grading work and detention pond work are ongoing. We are monitoring the work and making sure that stormwater protection provisions are being met. Staff and Kaluza continue to stay in touch with the contractor on this effort.
- Water/WW rate study is moving along. Planned 5-year CIP figures are being put in place for planning purposes. Separation of operation and capital budgets is taking place so a firm baseline can be produced for review. The plan will remain flexible as the water and wastewater master plan continues moving forward.
- Development Code - We continue to address items as they arise. We are working on developing off-street parking standards for commercial areas that have transitioned from single-family to commercial. We are looking at standards that would maintain the rural feel yet provide and meet the necessary requirements for commercial parking standards.
- Wastewater treatment plant evaluation -Ardurra has prepared a scope and we have

asked for some modifications. Once received we will bring back to City Council for approval.

- HGAC - We have met with HGAC on the Mobility Master Plan, and they confirmed that they will be covering 100% of the cost. They have budgeted \$350,000 for this effort, and the City will be required to host meetings and public engagement and work with their communications team as the plan moves forward. They have received their budget approval so they are beginning to move forward with consultant selection. We plan to set aside some funds for City use should the need arise over the 12 to 18-month planning timeline.
- Data development and capture continue as processes are reviewed and discussions are had. This will continue to be a working assignment for reporting of various parts of the city. This will continue to be a focus for staff and can be used moving forward to develop performance metrics for areas as needed.
- Staff development -A draft version of an evaluation has been developed and shared with council members Wigginton and Sbrusch. Comments were received, and we are moving forward to expand the approach to more of a performance plan that can be used. More work to come on this endeavor.

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.

ANNOUNCEMENTS

ADJOURNMENT: Mayor Nesvadba adjourned the meeting at 8:14 p.m.

ATTEST:



Iris Walker, Assistant City Secretary



Chad Nesvadba, Mayor