

City of Needville

REGULAR COUNCIL MEETING MINUTES

September 22, 2025

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

Staff Present: Cynthia Sullivan, Brian Sebesta, Michael Dickerson, Angie Jackson, Tommy Ramsey, City Attorney, Chris Steubing

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

PROCLAMATION: Glenn McDonald was present to accept the October 2025 as Czech Heritage Month in Needville Proclamation.

CITIZENS OPPORTUNITY TO ADDRESS COUNCIL: Jon Klubnik, 13319 Colony Road – Mr. Klubnik reported bulldozing in the new subdivision is causing terrible dust that is damaging his bee hives, animals, and AC Unit, to name a few. After complaining to the developer, they finally brought in a water truck. His and his family's quality of life have been affected as they cannot go outside because everything has a layer of dust from the bulldozing.

1. PUBLIC HEARING ON THE PROPOSED 2025 TAX RATE:

Mayor Nesvadba opened the Public Hearing at 6:10 p.m. to receive comments on the proposed 2025 tax rate. No members of the public were present to speak. Mayor closed the Public Hearing at 6:11 pm.

2. a. Consideration of and action on Ordinance approving the proposed 2025-2026 Fiscal Year Budget.

Angie Jackson explained the proposed budget, and asked Council to approve and adopt Ordinance No. ORD25-07 adopting the municipal budget for fiscal year 2025-2026.

Discussion followed by Council explaining the city has aging infrastructure, and plans in place for water, sewer, and facilities improvements.

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Dusty Kalkomey, to approve and adopt Ordinance No. ORD25-07 regarding the Fiscal Year 25-26 Budget

Mayor Nesvadba asked for a record vote:

Council Member Wigginton – AYE

Council Member Colunga – AYE

Council Member Kalkomey – AYE

Council Member Sloan – AYE
Council Member Sbrusch - AYE
Motion Carried.

b. Consideration of and action on a separate vote to ratify the property tax increase reflected in the 2025-2026 budget.

Angie Jackson asked for a separate vote to ratify the property tax increase reflected in the 2025-2026 budget.

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Robert Sloan to ratify the property tax increase reflected in the 2025-2026 budget.

Mayor Nesvadba asked for a record vote:

Council Member Wigginton – AYE
Council Member Colunga – AYE
Council Member Kalkomey – AYE
Council Member Sloan – AYE
Council Member Sbrusch - AYE
Motion Carried.

3. TAX RATE

a. Consideration of and action on approval of a motion to set the tax rate for debt service for tax year 2025.

Mayor Nesvadba read the item.

ACTION: Motion by Councilperson Dusty Kalkomey to approve a component of the tax rate in the amount of \$0.059603 for the purpose of paying the accruing interest and to provide a sinking fund for payment of the indebtedness of the City for the 2025 tax year, seconded by Councilperson Wyatt Sbrusch.

Mayor Nesvadba asked for a record vote:

Council Member Wigginton – AYE
Council Member Colunga – AYE
Council Member Kalkomey – AYE
Council Member Sloan – AYE
Council Member Sbrusch - AYE
Motion Carried.

b. Consideration of and action on approval of a motion to set the tax rate for maintenance and operation for tax year 2025.

Mayor Nesvadba read the item.

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Dusty Kalkomey to set the tax rate in the amount of \$0.375905 to fund the City's maintenance and operation expenditures for the 2025 tax year.

Mayor Nesvadba asked for a record vote:

Council Member Wigginton – AYE
Council Member Colunga – AYE
Council Member Kalkomey – AYE

Council Member Sloan – AYE
Council Member Sbrusch - AYE
Motion Carried.

- c. Consideration of and action on an Ordinance providing for the levy and collection of ad valorem taxes by the City of Needville, for the year 2025.**

Mayor Nesvadba read the item.

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Robert Sloan to approve and adopt Ordinance NO. ORD25-08 providing for the levy and collection of ad valorem taxes in the amount of \$0.435508 of the City of Needville for the 2025-2026 fiscal year.

Mayor Nesvadba asked for a record vote:

Council Member Wigginton – AYE
Council Member Colunga – AYE
Council Member Kalkomey – AYE
Council Member Sloan – AYE
Council Member Sbrusch - AYE
Motion Carried.

- 4. Consideration of and action on approval of the August 11, August 13, August 20, and September 4, 2025 City Council meeting minutes.**

Mayor Nesvadba read the item.

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Wyatt Sbrusch to approve the August 11, August 13, August 20, and September 4, 2025 City Council meeting minutes; all voting aye, motion carried.

- 5. Consideration of and action on a Resolution approving the proposed 2025-2026 Fiscal Year Budget and Projects of the Development Corporation of Needville.**

Angie Jackson explained this Resolution is asking Council to approve projects of the Development Corporation of Needville and their Budget for Fiscal Year 2025-2026, and approve Resolution No. R-25-0922.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Wyatt Sbrusch to approve Resolution No. R-25-0922 approving the projects and the 2025-2026 Budget for the Development Corporation of Needville; all voting aye, motion carried.

- 6. Consideration of and action on a Resolution adopting the 2025-2030 Five-Year Capital Improvement Plan.**

The proposed 2026-2030 CIP totals \$31.86 million in planned capital investments across drainage, facilities, streets, and water/wastewater. Projects were prioritized based on safety, regulatory compliance, infrastructure condition, growth, and strategic plan objectives.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Robert Sloan to approve the 2026-2030 Capital Improvement Program; all voting aye, motion carried.

7. Consideration of and action on a Resolution adopting the Fee Schedule for 2025-2026 Fiscal Year.

Angie Jackson explained the updated Fee Schedule effective October 1, 2025.

ACTION: Motion by Councilperson Wyatt Sbrusch, seconded by Councilperson Phillip Wigginton to approve the fee schedule effective October 1, 2025, and approve Resolution No. R-25-0910; all voting aye, motion carried.

8. Consideration and action on Ordinance No. ORD25-06 Amending the FY 2024-2025 Budget to transfer the remaining balance of Fund 421-WS GO series 2021 fund to fund 420-WS Capital Projects fund.

Angie Jackson explained the project has been completed, and interest from the payoff has been moved to the CIP fund.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Wyatt Sbrusch to approve Ordinance NO. ORD25-06 amending the FY 2024-2025 Budget to transfer the remaining balance of \$68,320.12 from Fund 421 – WS GO Series 2021 Fund to Fund 420 – WS Capital Projects Fund; all voting aye, motion carried.

9. Council to review, discuss, and provide comments back to the developer, city staff, and Kaluza on MI Homes proposed general land plan and development layout.

Llarance Turner of Kaluza, Inc. presented the information on M/I Homes. Discussion followed regarding garages, square footage, roof elevation and pitch, road width, commercial areas. Their target is to have information for approval to Council by the November Council Meeting.

No action taken on this item.

10. Consideration and action on approval of a variance request for a 10-foot Utility Easement along SH 36 at 2727 School Street (McDonald's) based on the recommendation from the 9/8/2025 Planning Meeting.

Llarance Turner of Kaluza, Inc. explained the reason for the variance. Staff recommended approval of the 10-foot Utility Easement variance.

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Robert Sloan to approve the variance; all voting aye, motion carried.

11. Consideration and take action on a Final Plat for McDonald's Needville School Addition. This Final Plat consists of 0.992 acres of land located on Old Needville-Fairchild Road, east of State Highway 36, within the City of Needville. This Plat creates one (1) commercial lot that is irregularly shaped (approximately 41,697 square feet).

Mayor Nesvadba read the item.

Llarance Turner of Kaluza, Inc. explained the final plat had been approved by the Planning Commission at their last meeting.

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Wyatt Sbrusch to approve the Final Plat for McDonald's Needville School Addition, consisting of 0.992 acres of land located on Old Needville-Fairchild Road, east of State Highway 36 for commercial use.; all voting aye, motion carried.

12. Council to approve Texas SmartBuy Membership Program Resolution to provide purchasing services for local governments pursuant to the Local Government Code.

Mayor Nesvadba read the item, and Angie Jackson explained this if for participating in the Texas SmartBuy Membership Program.

Action: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Robert Sloan; all voting aye, motion carried.

13. Discussion with Douglas Brinkley regarding assessment goals and objectives, future growth planning, and accreditation assistance for the Needville Police Department.

Mayor Nesvadba read the item, and Councilperson Phillip Wigginton asked to move this discussion to Executive Session. Mayor Nesvadba closed regular session to Executive Session at 7:43 p.m.

14. EXECUTIVE SESSION: The City Council will meet in a closed session as authorized by Title 5, Chapter 551, of the Texas Government Code for the purpose of consultation with legal counsel (Section 551.71), deliberation regarding personnel (Section 551.074), and deliberation Regarding Security Devices and Security Audits (Section 551.076).

Mayor Nesvadba returned to Regular Session at 8:43 p.m.

Presentation from Douglas Brinkley regarding assessment, goals and objectives, future growth planning, and accreditation assistance for the Needville Police Department followed. No action was taken on this item.

DEPARTMENT REPORTS

A. OPERATION MANAGER: Brian Sebesta presented his report.

B. CITY ENGINEER: Llarance Turner of Kaluza reported:

- Needville Water & Wastewater Master Plans – The citywide water and waste water modelling efforts will be ready by the end of this month. The next step is taking the completed results of the modelling and preparing the final report, which should take about a month to compile everything and produce a draft report.
- 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 reviewed their 100% plans and sent comments back into the County for plan revisions. The County has not sent an ILA for review yet.
- City of Needville Water Plant Rehab. Project – Contractor is currently working on the new plant building foundation. The schedule shows substantial completion in December.
- Harvest Pointe – The developer is continuing to build out their homes. They have scheduled a pre-construction meeting for their phase 2 detention pond project for next week.
- August Meadows- We held a final inspection on their detention pond phase 1 on Monday. They had some minor punch list items to address prior to approval. Once the inspection is approved, they will submit close out documents for review.
- Magnolia Trails – We held a pre-construction meeting with the developer this month. They have begun clearing and grubbing the land for the mass grading portion.
- Working on the W. First Street Bridge Project.

C. POLICE DEPARTMENT: Chief Dickerson gave his report.

D. FIRE DEPARTMENT: Report was distributed to Council.

E. PERMITTING: Report was included in Agenda Packet.

F. DEVELOPMENT CORPORATION OF NEEDVILLE: No report submitted.

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: Cynthia Sullivan gave her report included in the Agenda Packet.

J. CHRIS STEUBING REPORT:

The following is a snapshot of where some critical items are currently, and next steps, if applicable.

- Master Drainage Plan – Mayor and staff met with Halff to review some identified projects that have been identified across the city. The team took our feedback and brought back some additional options for addressing the identified needs in the City. Many of these projects can be delivered in phases and coordinated with other projects as things move forward. Halff is working up some details and high-level cost for each project to be included in the M-plan. We are targeting either October or November for a City Council workshop with a public meeting in November as well.
- Facilities Master Plan – Consultant continues working on programming after comments

from staff. Assessment began with mechanical team walking through buildings in late August, and the structural team is set to come later this month. The schedule is a little behind due to scheduling of subs, but we are still looking at completion later this Fall. There will be a workshop with city council prior to completion.

- Water / Wastewater Master Plan – Existing conditions water model complete, reviewed, and the city is in good shape. Staff are reviewing results and looking at future coordination in the CIP. The future conditions model is being developed, which will include all improvements that have recently been completed or are underway, as well as new or planned developments. From this we will be able to identify potential projects needed for the next 10 years or so and can begin to develop a longer outlook for the CIP. The wastewater system evaluation is done and the current system analysis of capacity for the collection system is positive. There have been a few areas identified that will need to be looked at more closely as it relates to growth. This is the treatment plant and the School Street lift station. Both were previously identified by staff and are being investigated of will be next fiscal year. There will be an extensive council workshop in the Fall to review both systems, the results and planned next steps.
- Mobility Master Plan – HGAC is in the consultant selection process now. The Request for Qualifications has been prepared and the scope drafted and reviewed by the City. HGAC will work through the consultant selection process and keep the City apprised of everything. Once a consultant has been selected the fee will be negotiated and the project will be scheduled for a kickoff meeting. We will keep the council updated on that progress as it unfolds.
- Strategic planning with DCN – Projects have been identified for inclusion in the DCN budget and these are being carried forward and will be discussed through the budget cycle. We continue to look for opportunities in the downtown area to partner through the DCN and extend the reinvestment activities in this area.
- Policy development: Procurement policy drafted and reviewed. Comments being addressed and a future workshop planned with City Council
- 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 – Brian, Kaluza and I met with the new Area Engineer to discuss the project and discussed the lack of transparency with the change orders and changes to the plans. They agreed to look into it and move towards correcting the issues with the City. We also requested an opportunity to work with them to identify potential funding sources that the City could request to cover any potential overages due to change orders on the project.
- MI Homes Development – Workshop with council at this meeting is planned to review the general land plan and elevation concepts being proposed by the developer. Any

After this workshop we will begin the final negotiations for the development agreement and look to bring that back to council in the coming months.

- Water/WW rate study – Several options developed for council review. A fifth option was presented after comments from the council at the budget workshop in August. Rate model is in good shape and staff will be meeting with a financial advisor in the Fall to identify the best options for the utility fund and future project funding recommendations. This will be part of the next planning/budget retreat with council in early FY26.
- Development Code – We are working to identify the areas to begin the review and compilation of updates. We have identified a professional who is willing to work with the city on this effort. They have over 30 years of experience in the municipal planning environment. I am currently reviewing the council retreat notes to make sure we get started in the right areas. We will work within the planned budget for FY26 to start moving this forward.
- Wastewater treatment plant evaluation – Ardurra has prepared a scope, and the City has agreed to the changes. This contract for professional services will be presented to City Council in October for action. The schedule is set at 4 months for the assessment and then improvements will be planned in a future CIP.
- 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 – Working with Cynthia on this and incorporating comments that have been received. We will bring an updated version back in the coming weeks. We are working to develop performance plans as well as evaluation forms that work together.

ADJOURNMENT: Mayor Nesvadba adjourned the meeting at 9:46 p.m.

ATTEST:



Chad Nesvadba, Mayor



Cynthia Sullivan, City Secretary