

City of Needville
REGULAR COUNCIL MEETING MINUTES
October 8, 2025

Present: Mayor Chad Nesvadba, Councilpersons: Dusty Kalkomey, Robert Sloan, and Becky Colunga

Absent: Councilpersons: Wyatt Sbrusch, Phillip Wigginton

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

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

PROCLAMATION: National 4-H Week Proclamation read by Mayor Nesvadba.

PRESENTATION: The Needville Youth Fair Junior Leadership gave a presentation of the projects and opportunities for the Youth Fair.

1. Consideration of and action on approval of the September 22, 2025 City Council meeting minutes.

ACTION: Motion by Councilperson Robert Sloan, seconded by Councilperson Dusty Kalkomey to approve the September 22, 2025 City Council meeting minutes; all voting aye, motion carried.

2. Consideration of and action on contract with Ardurra for Wastewater Treatment Plant Assessment as planned in the fiscal year 2026 Capital Improvement Program.

Chris Steubing presented this item, and Jeff Peters with Ardurra was present to answer any questions.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Robert Sloan to approve Professional Services Agreement between the City and Ardurra Group, Inc. in the amount of \$119,207.00 for the Wastewater Treatment Plant Assessment as planned in the FY26 Capital Improvement Program; all voting aye, motion carried.

3. Consideration of and action on Kaluza Engineering Contract for services not to exceed \$95,000 in fiscal year 2026.

Chris Steubing presented this item, and Mayor Nesvadba confirmed Kaluza is doing a good job for the city.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Becky Colunga to approve the Professional Engineering and Surveying Services

Contract for the Fiscal Year 2026; all voting aye, motion carried.

4. Consideration of and action on contract with Chris Steubing for professional services not to exceed \$100,000 in fiscal year 2026.

Angie Jackson presented this item.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Robert Sloan to approve the Professional Services Agreement for an amount not to exceed \$100,000; all voting aye, motion carried.

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

Angie Jackson presented this item, and explained this is the second reading of the Resolution and Project List for the Development Corporation of Needville.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Robert Sloan to approve Resolution R-25-0922 approving the Proposed 2025-2026 Fiscal Year Budget and Projects of the Development Corporation of Needville; all voting aye, motion carried.

6. Consideration of and action on an Ordinance adopting the FY2026 Investment policy for the City of Needville.

Angie Jackson presented this item, and explained the changes and additions of a bank not originally included in the policy.

ACTION: Motion by Councilperson Robert Sloan, seconded by Councilperson Becky Colunga to adopt Ordinance ORD25-09 adopting the City of Needville Investment Policy and Investment Strategies for FY 2025-2026; all voting aye, motion carried.

7. 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.

Chris Steubing presented this item, introduced Bruce Schuller, and there was discussion by Council regarding the Road Widths, the entry and exits into this subdivision, the lot sizes, trails, landscape, fences, and roadways (thorough fares).

No action was taken on this item.

8. Council to appoint a replacement for the vacant position on the Development Corporation of Needville Committee (DCN) based on the recommendation from the DCN Board Meeting, October 1, 2025.

Joe Esch presented this item and explained the DCN suggested Joshua Shive to fill the vacant position.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Robert Sloan to appoint Joshua Shive to fill the vacant position

on the DCN Committee; all voting aye, motion carried.

DEPARTMENT REPORTS

A. OPERATION MANAGER: Brian Sebesta presented his report.

B. CITY ENGINEER: Llarance Turner of Kaluza reported:

- Needville Water & Wastewater Master Plans – We have received the water and wastewater portions from our sub-consultant and are incorporating them into the report. We are expecting the draft report to be complete by the end of the month.
- TXDOT State Highway 36: City utility replacement and enhancement project – TxDOT's sub-contractor Joselin has completed most of the side street utility tie-ins.
- 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 – The plant building is up, and the roof is installed. Contractor is working on remining general site work.
- Harvest Pointe – The developer is continuing to build out their homes. We have not received any new plans for sections beyond section 2 currently.
- August Meadows- The engineer submitted plans for the on-site lift station. These plans have been approved and we are waiting on the pre-construction meeting. The contractor has installed the proposed water and sanitary sewer lines for the project and upsized the lines along Noble and West First streets from 3 inch to 8 inch up to Fairchilds Creek.
- Magnolia Trails – the developer is currently working on mass grading in preparation for the public utility installations.

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:

- Joe Esch reported he is working on RFQs for Wayfinding, Branding, and Downtown Revitalization and drafting a process for Planners for these items.
- Considering partnering with the Chamber to hand out new resident informational packets.

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 – Progress meeting set for October 8th with a planned City Council workshop in November. Identified projects have already been submitted to the Regional Flood Planning Group for inclusion into the State Flood Plan that will assist the city in the future as the projects begin moving forward. After the Council workshop the final public engagement will be planned for December 2025.
- Facilities Master Plan – Structural, Electrical and Mechanical systems have been assessed for all major facilities included in the plan. A progress meeting is set for 10/15 to review assessments and better understand items that might need to be addressed through the CIP. The consultant continues to work on programming after comments from staff. 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 – Draft report in process. Staff met with Kaluza to review sanitary sewer collection lines and identify the first phase for CCTV. 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. We will keep the council updated on that progress as it unfolds.
- Strategic planning with DCN – Projects are moving forward. Draft RFQ's for City branding and wayfinding have been drafted and are under review. RFQ for downtown district is underway and will be brought to City Council for review and discussion prior to posting for selection of consultants.
- 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 – Continued coordination ongoing with TxDOT and the contractors. We are working with TxDOT to identify avenues for the City to make a request for assistance for additional cost that are incurred on the project.
- MI Homes Development – Follow-up workshop at this meeting for City Council input and feedback. Final negotiations for the development agreement are underway with a plan to bring the DA back to City Council in November for consideration.
- Water/WW rate study – Focus now turns to future CIP and potential debt issuance and developing a plan that can be presented and reviewed with City Council. We will work with our financial advisors through this process as the utility fund begins to stand alone and support the demands from the City and system.
- Development Code Review – We are beginning the first steps to conduct a complete review of the current Code of Ordinances and look forward to bringing this back to City Council on a regular basis moving forward. We will focus with staff and look at the highest areas of concern that have been identified over the past year.
- Wastewater Treatment Plant Assessment – Ardurra contract up for City Council action this evening. The schedule is set at 4 months for the assessment and then improvements will be planned in a future CIP. The main focus will look at short term improvements that can provide the City the best plan for increased capacity for the near future and better understand the current life expectancy for the existing plant.
- 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. This will include the increased efforts to the GIS network and accuracy with the information contained.
- **ADJOURNMENT: Mayor Nesvadba adjourned the meeting at 7:25 p.m.**

ATTEST:



Chad Nesvadba, Mayor



Cynthia Sullivan, City Secretary