

City of Needville

REGULAR COUNCIL MEETING MINUTES

November 12, 2025

Present: Mayor Chad Nesvadba, Councilpersons: Dusty Kalkomey, Robert Sloan, Becky Colunga, Wyatt Sbrusch, and 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. Pastor Greg Garcia, of Creekside Christian Fellowship led the invocation and pledges.

SPEAKER: Ian Harper of Boy Scout Troop #129 presented his Eagle Scout project proposal to paint and refurbish Needville fire hydrants. The cost would be \$175 for supplies.

1. Consideration of and action on approval of the October 8, 2025 City Council meeting minutes.

ACTION: Motion by Councilperson Robert Sloan, seconded by Councilperson Phillip Wigginton to approve the October 8, 2025 City Council meeting minutes; all voting aye, motion carried.

2. Consideration of and action on designating Mayor, and/or a Council Member to serve as the designated Representative and the Official Alternate authorized Representative for the Houston-Galveston Area Council (H-GAC) for the 2026 General Assembly.

Mayor Nesvadba explained the H-GAC organization and the need to have a representative and Alternate from our city.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Wyatt Sbrusch to appoint Mayor Chad Nesvadba as the designated Representative, and Dusty Kalkomey as the Official Alternate representative for the H-GAC 2026 General Assembly; all voting aye, motion carried.

3. Consideration of and action on The Village final plat. This Plat consists of 8.179 acres of land located on Willow Breeze Road, north of Buffalo Street, within the City Limits. This Plat creates eighteen (18) single family residential lots that are generally 68.50 feet by 120 feet deep (approximately 8,220 square feet) or larger.

Llarance Turner presented this item, and Councilor Kalkomey discussed his concerns regarding the big trucks tearing up the roads. Mr. Turner explained they take pictures

prior to the start of the project, and then at the end of the project they look for any damage done, and the developer is responsible to pay for the repair of the road. Mr. Turner said we would wait to approve the road until the end of the project. Mayor Nesvadba asked if there was an alternate route of entry through Buffalo Creek. Tommy Ramsey asked if the plat meets the city's subdivision regulations, and Mr. Turner said it does. Mr. Ramsey reminded Council that tonight they are approving the Plat.

ACTION: Motion by Councilperson Wigginton, seconded by Councilperson Sloan to approve the final plat for the Village located on Willow Breeze Road, North of Buffalo Street; Councilor Kalkomey abstained, all other Councilpersons voting aye, motion carried.

- 4. Consideration and action on a minor plat for Demel Subdivision. This Plat consists of 1.7084 acres of land located on Church Street, north of Schendel, within the City of Needville. This Plat creates two (2) residential lots that are generally 140 feet by 310 feet, and 113 feet by 290 feet (approximately 0.9306 acres and 0.7778 acres respectively).**

Llarance Turner presented this item, and explained it is located on Church Street, North of Schendel, and it follows the city's subdivision guidelines.

ACTION: Motion by Councilperson Wigginton, seconded by Councilperson Wyatt Sbrusch to approve the plat for Demel Subdivision; all voting aye, motion carried.

- 5. Consideration and adoption of Ordinance No. ORD25-10 approving a development agreement between the City of Needville and M/I Homes of Houston, LLC and providing for the terms of annexation and subsequent development of property on approximately 205.3 acres of land in Fort Bend County, Texas, and in the Extraterritorial Jurisdiction of Needville, Texas.**

Chris Steubing presented this item, thanking Tommy Ramsey and Rich Muller for working on the agreement. Council discussed some aspects of the agreement.

ACTION: Motion by Councilperson Wigginton, seconded by Councilperson Sbrusch to adopt Ordinance ORD25-10 approving a development agreement between the City of Needville and M/I Homes; all voting aye, motion carried.

ACTION: Motion by Councilperson Wigginton, seconded by Councilperson Sbrusch to approve Resolution No. 25-1112 Granting consent to the annexation by the Fort Bend County Municipal Utility District No. 252; all voting aye, motion carried.

- 6. Council to discuss Noise Ordinance Section 30-79 – 30-82 Review and discuss possible changes to the City's existing noise ordinance.**

Chris Steubing presented this item, and Council discussed some of the issues with the hours that our city allows maximum sound levels. Council asked Cynthia Sullivan to look at other cities and report back her findings.

No action was taken on this item.

7. **Consideration and acknowledgment of the City of Needville's Quarterly Investment Report for the period ending September 30, 2025, as required by the Public Funds Investment Act (Texas Government Code Chapter 2256).**

Angie Jackson presented this report, and it was accepted by Council.

8. **Consideration and possible action to approve a three-year agreement with Next Level Health and Wellness for employee health plan services at a rate of \$62.50 per employee per month.**

Angie Jackson explained the Next Level agreement to provide City employees with a health plan.

ACTION: Motion by Councilperson Wigginton, seconded by Councilperson Dusty Kalkomey to approve a three-year agreement with Next Level Health and Wellness at a rate of \$62.50 per employee per month, locking in the cost for the duration of the agreement; all voting aye, motion carried.

DEPARTMENT REPORTS

A. OPERATION MANAGER: Brian Sebesta presented his report.

B. CITY ENGINEER: Llarance Turner of Kaluza reported:

1. Needville Water & Wastewater Master Plans – The draft report is complete and we are working on internal reviews and City staff reviews before bringing the draft to Council in January.
2. TXDOT State Highway 36: City utility replacement and enhancement project – TxDOT's sub-contractor is working on storm sewer installations.
3. 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.
4. City of Needville Water Plant Rehab. Project – Most of the site is constructed, the generator is in place. The contractor is working on the remaining underground items.
5. Harvest Pointe – The developer is continuing to build out their homes. We have not received any new plans for sections beyond section 2 currently.
6. August Meadows – 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. There has not been much construction in the past month since the utilities were installed.
7. Magnolia Trails – The developer is preparing to install offsite utility upgrades for water and sanitary sewer along SH 36 and Colony Road. They are also still working on site grading for the internal roads.

**Fort Bend County Mobility Bond Projects
City of Needville
City Council Progress Report
November 12, 2025**

2023 Bond Program

1. 23210 Needville Fairchilds Road, Segment 1

Consultant Design Prime: FCM Engineers, PC

Project Description:

- Project Limits are from SH 36 to 2,500 ft north of SH 36
- Reconstruct existing 20-ft wide asphalt roadway with a 24-ft wide concrete road with a 5-ft sidewalk on one side nearest the new elementary school.
- Turn lanes will be provided at SH 36 and into proposed elementary school.

Status:

- Schedule:
 - Design Start Date: July 23, 2025
 - Expected Design Completion: January 2027
 - Construction to begin after Design Completion
- *The Surveyor and Geotechnical Engineer are working on-site.*

2. 23210a Needville Fairchilds Road, Segment 2

Consultant Design Prime: Thompson Engineering

Project Description:

- Project Limits are from 2,500 ft north of SH 36 (Segment 1) to Padon Road.
- Reconstruct existing 20-ft wide asphalt roadway with a 24-ft wide concrete road with a 5-ft sidewalk on one side continuing from Segment 1
- Turn lanes will be provided at Padon Road.

Status:

- Schedule:
 - Design Start Date: July 15, 2025
 - Expected Design Completion: January 2027
 - Construction to begin after Design Completion
- *The Surveyor and Geotechnical Engineer are working on-site*

3. 23211 Colony Road

Consultant Design Prime: Brooks & Sparks Inc

Project Description:

- Project Limits are from Church Street to SH 36
- Reconstruct existing 20-ft wide asphalt roadway with a 24-ft wide concrete road with shoulders
- Turn lanes will be provided at SH 36.

Status:

- Schedule:
 - Design Start Date: October 15, 2025
 - Expected Design Completion: January 2027
 - Construction to begin after Design Completion
- *The Surveyor and Geotechnical Engineer are working on-site*

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 the DCN changed their meeting dates to the 4th Monday of the month.

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 work of a city never stops. With a new budget comes new responsibilities and challenges. The following is a snapshot of where some critical items are currently, and next steps, if applicable.

- Master Drainage Plan – Progress and final presentation review meeting held on November 12 in preparation for council presentation and final public meeting. Identified projects have already been submitted to the Regional Flood Planning Group for inclusion into the State Flood Plan with ongoing communication between the RFPG and Halff. This will assist the city in the future as the projects begin moving forward. Due to scheduling we have shifted the final council presentation to December and will still have the final public engagement will be planned for December 2025.
- Facilities Master Plan – A progress meeting was held on 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 for City Hall. All site visits and assessments from the mechanical and structural consultants are being compiled for inclusion into the final plan. We are planning a council presentation early in 2026.
- 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. Infrastructure improvements have been identified for the 5-year CIP that will be captured in the Impact Fee update as well.
- Mobility Master Plan – HGAC is in the consultant selection process and that is still ongoing. More to come once kickoff meeting has been held.
- Strategic planning with DCN – Projects are moving forward. Draft RFQ's for City branding and wayfinding are 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 / Being reviewed by City Attorney
 - Fleet replacement policy – Pulling best-case models together, future draft review with City Council in early 2026.
 - Tech replacement policy – Scheduling meeting with IT consultant to discuss replacement cycles and create final list of necessary technology that needs to be included.
- MI Homes Development – Development Agreement negotiated and final steps managed prior to presenting to City Council for approval.
- Water/WW rate study – With completion of W/WW Master Plan and WWTP assessment pending we will turn our focus to capacity needs from an infrastructure and financial planning piece. We will bring options back to City Council at our retreat early 2026 when we have all of the financial information and timing prepared for review.
- Development Code Review – Review of the current code has begun. Focus is on gaps as well as those areas identified by City Council through the retreat and ranking of the comp plan recommended projects.

- Wastewater Treatment Plant Assessment – Ardurra has begun their assessment and are in data gathering mode at this time. The main focus will look at short-term improvements that can provide the City with the best plan for increased capacity for the near future and better understand the current life expectancy for the existing plant. This information will be used in the rate discussion mentioned above to better understand bond capacity and affordability.
- Data development and capture continue as processes are reviewed and discussions take place. This will continue to be a working assignment for reporting 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.

9. Executive Session – evaluations and performance plans for next year.

THE CITY COUNCIL WILL CONVENE INTO EXECUTIVE SESSION AS AUTHORIZED BY TEXAS GOVERNMENT CODE, SECTION 551.074 — PERSONNEL MATTERS — TO CONDUCT ANNUAL PERFORMANCE EVALUATIONS FOR DEPARTMENT HEADS, INCLUDING BUT NOT LIMITED TO:

- CHIEF OF POLICE
- PUBLIC WORKS DIRECTOR
- CITY SECRETARY
- FINANCE DIRECTOR

Mayor Nesvadba adjourned Regular Session to move into Executive Session at 8:01 p.m.

Mayor Nesvadba resumed Regular Session from Executive Session at 10:10 a.m.

ADJOURNMENT: Mayor Nesvadba adjourned the meeting at 10:12 p.m.

ATTEST:



Chad Nesvadba, Mayor

Cynthia Sullivan, City Secretary