

City of Needville
REGULAR COUNCIL MEETING MINUTES
December 10, 2025

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

Present Virtually: 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.

INVOCATION / PLEDGE: Councilperson Robert Sloan led the invocation and pledges.

REGULAR AGENDA ITEMS:

- 1. Consideration of and action on approval of the November 12, 2025 City Council meeting minutes.**
ACTION: Councilperson Kalkomey corrected the meeting adjournment time to 10:10 p.m. Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Sbrusch to approve the November 12, 2025 City Council meeting minutes as corrected; all voting aye, motion carried.
- 2. Consideration of an action on approval of Ordinance No. ORD 25-11 amending the fiscal year 2024-2025 budget, authorizing and adopting amended revenues, expenditures, and the budgeted amount for those funds.**
ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Wyatt Sbrusch to approve Ordinance No. ORD 25-11 amending the fiscal year 2024-2025 budget, authorizing and adopting amended revenues, expenditures, and the budgeted amount for those funds; all voting aye, motion carried.
- 3. Consideration of and action on approval of Ordinance No. ORD 25-12 for the budget amendment for the 2025 carryover budget.**
Angie Jackson explained there are items that were approved in the previous budget that were not expended, and those were rolled over into the current budget.
Brian Sebesta explained why the Public Works Department needs the crane truck.
ACTION: Motion by Councilperson Wyatt Sbrusch, seconded by Councilperson Dusty Kalkomey to approve Ordinance No. ORD 25-12 for the budget amendment for the 2025 carryover budget, all voting aye, motion carried.
- 4. Consideration of and action on BC/BS Health Insurance renewal.**

Angie Jackson explained the new Health Insurance Plan for city staff, and asking for approval to sign the agreement document.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Wyatt Sbrusch to approve the BC/BS Health Insurance renewal; all voting aye, motion carried.

5. Council to review and discuss results of Drainage Master Plan.

Chris Steubing introduced Andrew Moore of Halff & Associates who then gave a presentation of the master drainage plan.

ACTION: No action was needed on this item.

6. Council to review and discuss possible changes to the City's Noise Ordinance Section 30-79 – 30-82.

Chris Steubing presented this item, and Council discussed some of the issues they feel need to be addressed.

Chris Steubing will bring this back with a more detailed list at a future meeting.

7. Review and discuss Procurement policy and Ordinance changes for the City.

Chris Steubing explained this policy, and after much discussion, Mr. Steubing will bring this back at a future meeting.

8. Consideration of an action on a Resolution for the proposed acquisition of real estate located at 13135 Dairy Ashford Road, Sugar Land, Texas 77478 by the Fort Bend County Appraisal District.

Tommy Ramsey explained the default to this used to be no answer is rejection, but that is no longer correct. If the City Council wants to reject it, they have to file the resolution that states rejection of the proposed acquisition. Laurance Turner, of Kaluza, explained Fort Bend County would still keep the Rosenberg building, making improvements to the old building, and then constructing a new building in Sugar Land.

ACTION: Motion by Councilperson Dusty Kalkomey to approve the Resolution. Councilperson Sloan and Councilperson Sbrusch had questions, and did not feel ready to vote for the resolution. Councilperson Wigginton said he would vote no to approve the resolution. Councilperson Kalkomey withdrew his first motion.

Motion by Councilperson Dusty Kalkomey to reject the resolution due to the Council did not have enough information to make an informed decision, seconded by Councilperson Wyatt Sbrusch; all voting aye, motion carried.

9. Report on the Police Department Assessment Proposal.

Doug Brinkley of Brinkley Municipal Consulting, gave a presentation on the Needville Police Department Assessment, shared results, and recommendations from the

assessment.

ACTION: There was no action needed on this item.

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. Impact Fee Study – Held the kickoff meeting with the City. Currently preparing the initial draft document to update numbers.
3. City Hall Parking Lot – We are in the preliminary stage of preparing a new site plan. 30% drawings are expected by the end of next month.
4. Church Street & City Hall alley Waterlines – Our survey field crew is obtaining the existing site and topographic information.
5. Citywide Sanitary Sewer TV – Kickoff meeting was held. We are preparing the bid documents for review by City staff.
6. TXDOT State Highway 36: City utility replacement and enhancement project – TxDOT's sub-contractor is working on storm sewer installations.
7. 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.
8. City of Needville Water Plant Rehab. Project – Most of the site is constructed, the generator is in place. The contractor will begin demolishing the old plant portion early next year.
9. Harvest Pointe – The developer is continuing to build out their homes. We have not received any new plans for sections beyond section 2 currently.
10. August Meadows – The contractor has begun working on the roadway paving for the internal roads.
11. Magnolia Trails – The developer is installing 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.

C. POLICE DEPARTMENT: Sergeant Rodney McClain gave the Police Department report.

D. FIRE DEPARTMENT: Report was distributed to Council.

E. DEVELOPMENT CORPORATION OF NEEDVILLE: Report was distributed to Council.

F. FINANCIAL REPORT: Angie Jackson gave her report included in the Agenda Packet.

G. CITY SECRETARY REPORT: Cynthia Sullivan gave her report included in the Agenda Packet.

H. CHRIS STEUBING REPORT:

The end of the calendar year is near and things are in full swing getting ready for a busy 2026. The following is a snapshot of where some critical items are currently, and next steps, if applicable.

- Master Drainage Plan – Final presentation to City Council to be held and then final adoption will take place in January. 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. The final public engagement has been planned for December 16, 2025, from 5:30 to 7:30 at City Hall.
- Facilities Master Plan – Progress meetings continue and program planning for the PD, City Hall and Public Works are well underway. 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 in the final plan. We are planning a council presentation early in 2026. Capital cost planning will be included for discussion purposes for future use with City Council.
- Water / Wastewater Master Plan – Draft report has been received and is under review. CCTV program has been scoped and Kaluza is preparing bid documents for the City. Infrastructure improvements have been identified for the 5-year CIP that will be captured in the Impact Fee update as well.
- Mobility Master Plan – (no new update) 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 is moving forward. RFQ's for City branding and wayfinding are being advertised. RFQ for downtown district is underway with more discussion in the near future.
- Policy development:
 - Procurement policy drafted and reviewed. Drafted and reviewed with City Council this month. Plan for adoption in January 2026.
 - Fleet replacement policy – Pulling best-case models together, future draft review with City Council in early 2026. Capturing all data for city as well to produce a complete list of all fleet equipment for inclusion.
 - Tech replacement policy – Met with IT consultant and received complete list of tech and asset age and purchase dates with cost. Work has begun on creating policy language and asset list with useful life criteria and estimated replacement cost.
- 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. Current focus on Noise Ordinance and some of the challenges related to properties changing from residential to commercial.
- Wastewater Treatment Plant Assessment – Work is ongoing and data has been gathered. 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. Detailed growth planning is being developed that will support when this is needed to better plan financially.
- 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.

ADJOURNMENT: Mayor Nesvadba adjourned the meeting at 9:20 p.m.

ATTEST:





Chad Nesvadba, Mayor



Cynthia Sullivan, City Secretary