

City of Needville
REGULAR COUNCIL MEETING MINUTES
January 14, 2026

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

Absent: Councilperson Dusty Kalkomey

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 6:01 pm.

INVOCATION / PLEDGE: Councilperson Phillip Wigginton led the invocation and pledges.

REGULAR AGENDA ITEMS:

1. **Consideration of and action on approval of the December 10, 2025 City Council meeting minutes.**
ACTION: Motion by Councilperson Robert Sloan, seconded by Councilperson Wyatt Sbrusch to approve the December 10, 2025 City Council meeting minutes; all voting aye, motion carried.
2. **Consideration and approval of the 2026 City's Holiday Schedule.**
ACTION: Motion by Councilperson Wyatt Sbrusch, seconded by Councilperson Robert Sloan to approve the City's 2026 Holiday Schedule as presented; all voting aye, motion carried.
3. **Review, discuss, and take appropriate action on possible changes to the City's Noise Ordinance (Sections 30-79 – 30-82).**
After much discussion from Council, the city attorney, Tommy Ramsey, was asked to make a few changes to the language regarding the quiet hours to 10:00 p.m. and take youth sports noise out of exemptions.
ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Wyatt Sbrusch to approve the Ordinance based on the changes discussed; all voting aye, motion carried.
4. **Review, discuss, and take appropriate action on adoption of a Procurement Policy and an Ordinance amending Chapter 2, Article III, "Purchasing," of the Code of Ordinances.**
Chris Steubing explained this item and the need to make sure that it meets all required purchasing criteria established within the state codes.
ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Becky Colunga to approve Ordinance No. ORD 26-02 amending the code of

ordinances, Chapter 2, Administration and approve Resolution No. R26-01 adopting the procurement policy; all voting aye, motion carried.

5. Review, discuss, and take appropriate action on Downtown Redevelopment Request For Quotation (RFQ).

Discussion and Possible Action on Downtown Redevelopment Concept:

Joe Esch explained the Downtown Redevelopment and the proposed task force. The Task Force could consist of six members: two DCN members, two downtown business owners, and two City Council members. The task force would serve as a visioning and planning body focused on long-term improvements to downtown Needville and would not guarantee or initiate immediate development.

Council discussed implementation and budget considerations. It was noted that the initial phase would involve organization and planning only, with no funds expended unless and until Council approves a contract for professional services. Any future engagement with firms or consultants would be presented to Council with scope, estimated costs, and supporting historical information prior to approve.

Discussion emphasized creating a sense of gathering in downtown Needville and improving the overall image and quality of life. Potential early improvements discussed included public art, wrapping traffic control boxes, landscaping, and similar enhancements. Mayor emphasized the importance of community buy-in. Staff assistance with identifying grant opportunities was discussed, including the possibility of grants through Fort Bend County. Chris Steubing noted that downtown revitalization is a process and that no money would be spent until a project is formally contracted and approved by Council.

ACTION: Council directed Joe Esch to obtain information from qualified firms, including estimated costs, timelines, and available historical data, and to bring the information back to Council for future consideration. No financial commitment was made at this time.

6. Consideration and acknowledgment of the City of Needville's Quarterly Investment Report for the period ending December 31, 2025, as required by the Public Funds Investment Act (Texas Government Code Chapter 2256).

Angie Jackson explained the quarterly investments for end of fiscal year 2025.

ACTION: Motion by Councilperson Robert Sloan, seconded by Councilperson Phillip Wigginton to acknowledge of the Quarterly Investment Report for fiscal year ending December 31, 2025; all voting aye, motion carried.

7. Workshop presentation for review and discussion on Water and Wastewater Master Plan by Kaluza Engineering.

Jeremy Davis, Engineer at Kaluza, Inc., presented the Utility Master Plan information analyzing Needville's water and wastewater infrastructure needs through 2040 as the city experiences significant growth.

ACTION: No action was needed on this item.

8. Discussion on speed limits in the City.

Much discussion followed on speed limit issues within the City of Needville. Council directed Chief Dickerson to research signage at certain areas. Council discussed 30 mph being too high for residential neighborhoods. Chief reported in the past 5 years there have been 194 total accidents, 44 of which speed was an issue, and 4 of the accidents were on Church Street. It was mentioned that H-GAC is doing a mobility study, and the city could piggyback on that study when it is available. It was mentioned that cities can change speed limits without doing an expensive study. No action was taken on item. It will come back to Council at a future date.

DEPARTMENT REPORTS

A. OPERATION MANAGER: Brian Sebesta presented his report.

B. CITY ENGINEER: Llarance Turner of Kaluza reported:

1. Needville Water & Wastewater Master Plans – Presenting at this council meeting. We will return for adoption at next meeting.
2. Impact Fee Study – Currently preparing the initial draft document to update numbers due in the next two months.
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 this month. (Repave and Reservice)
4. Church Street & City Hall alley Waterlines – The base design file is being produced based on the survey data collected.
5. Citywide Sanitary Sewer TV – We are preparing the bid documents for review by City staff, and should be ready to come to staff in February.
6. TXDOT State Highway 36: City utility replacement and enhancement project – TxDOT’s sub-contractor is working on utility installations along the northbound side.
7. Richmond Street Mobility Bond Reconstruction – We have received their 100% plans that include our previous comments addressed. 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 this month.
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, and working on Fire Truck turn around in Section 1.
11. Magnolia Trails – The offsite utilities have been installed. They are also still working on site grading for the internal roads.

C. POLICE DEPARTMENT: Chief Dickerson gave the Police Department report.

D. FIRE DEPARTMENT: Report was distributed to Council. The Fire Department representative reported there is absolutely no outside burning in Fort Bend County without TCEQ permit. Needville Fire Department must enforce this restriction. There is no burning in Needville city limits.

E. DEVELOPMENT CORPORATION OF NEEDVILLE: Joe Esch gave his report.

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:

2026 is upon us and we are continuing to advance the city initiatives as outlined by the City Council. 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 completed in December and we are working through adoption process for the formal adoption by City Council.
- Water / Wastewater Master Plan – Workshop planned for City Council this month. Draft report has been reviewed and comments provided to Kaluza.
- Mobility Master Plan – HGAC has completed the consultant selection process and has selected TEI. They are engaging in the scoping and fee negotiation process now and we hope to kick the project off in the next few months. The project is 100% funded.
- Strategic planning with DCN – Projects are 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 going before City Council for adoption.
 - Fleet replacement policy – Draft policy underway. Developing best practices for fleet replacement criteria.
 - Tech replacement policy – Draft policy submitted for review by staff. Updating tech inventory and reviewing to make sure that best available information is being used. Technology consultant has been engaged and is working with staff through this process and they support the development of a policy.
- Development Code Review – Noise code work has been completed. Overall review of commercial site plan and criteria has begun. Entire code review to ensue and recommendations will be brought forward.
- Wastewater Treatment Plant Assessment – FYI submitted in December. All field activity has been done and the consultant has been coordinating with PW staff on final details. Draft report is anticipated by the end of January or February.
- MI Homes Development – Developer has negotiated to purchase the remaining 10 acres that was being reserved for commercial use. They are working on an amended land plan and additional information to share with the City. More to come as we receive information from the developer.
- 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.

Mayor Nesvadba adjourned regular session to executive session at 8:27 p.m.

EXECUTIVE SESSION: The City Council met in a closed session pursuant to Title 5, Chapter 551, of the Texas Government Code for the purpose of:

- a. Consultation with legal counsel (Section 551.71); and
- b. Deliberation regarding Real Property (Section 551.072); ESD/Fire Department building and Long Point Depot

Mayor Nesvadba adjourned executive session to regular session at 9:13 p.m.

ADJOURNMENT: Mayor Nesvadba adjourned the meeting at 9:14 p.m.

ATTEST:



Chad Nesvadba, Mayor



Cynthia Sullivan, City Secretary