

City of Needville
REGULAR COUNCIL MEETING MINUTES
February 11, 2026

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

Absent: Councilperson Robert Sloan

Staff Present: Cynthia Sullivan, Brian Sebesta, Rodney McClain, 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 Phillip Wigginton led the invocation and pledges.

CITIZENS OPPORTUNITY TO ADDRESS COUNCIL: Lori and Grady Kubenka, of 13211 Courtney Circle spoke regarding the odor coming from the sewer plant. Clifford Carson of 9702 Piney Point Circle invited Council to the 2026 Central Texas Water Conservation Symposium on March 4 at the Texas State University.

REGULAR AGENDA ITEMS:

1. Consideration of and action on approval of the January 14, 2026 City Council meeting minutes.

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Becky Colunga to approve the January 14, 2026 City Council meeting minutes; all voting aye, motion carried.

2. Consider and take action on revisions to Section 7.02 (Vacation Leave) of the City of Needville Personnel Policy Handbook.

Angie Jackson presented this item and explained the need to clarify vacation leave carryover limits, align policy language with operational practice, and provide structured flexibility for department scheduling needs. After discussion on the item, it was a consensus of Council to approve the item.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Phillip Wigginton to approve the proposed revisions to Section 7.02 (Vacation Leave) of the City of Needville Personnel Policy Handbook as presented; all voting aye, motion carried.

3. Consideration of and action on the adoption of Ordinance 26-03 for the Order of General Municipal Election to be held May 2, 2026, for the purpose of electing three Alderman positions and authorizing the Mayor to enter into a Joint Election Agreement with Fort Bend County to conduct the election on behalf of the City of

Needville.

Cynthia Sullivan presented the item and presented the Ordinance for the City's General Municipal Election to be held May 2, 2026.

ACTION: Motion by Councilperson Wyatt Sbrusch, seconded by Councilperson Phillip Wigginton to adopt Ordinance ORD-26-03 for the General Election to be held May 2, 2026; all voting aye, motion carried.

4. Discussion on holding a city-wide "Trash Off" event on April 11th.

Angie Jackson led the discussion and explained staff is recommending the city hold another city-wide "Trash Off" event on April 11th. It was a consensus of Council to move forward on holding the event in April.

DEPARTMENT REPORTS

A. OPERATION MANAGER: Brian Sebesta presented his report. Mayor Nesvadba spoke about the discussion with the sewer odor. He said there would be research done on quality vs cost savings. He asked the Kubenkas to supply any data they have on the dates and times of the odor they experience at their residence. Councilperson Kalkomey also said the wind direction could also be affecting the odor in that neighborhood.

B. CITY ENGINEER: Jeremy Davis of Kaluza reported:

1. Needville Water & Wastewater Master Plans – Final draft is ready for adoption by council. Councilors Kalkomey and Wigginton asked for a copy of the completed Master Plan.
2. Impact Fee Study – 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 within the next 2 weeks.
4. Gin Street & City Hall alley Waterlines – Project is currently under design, 60% will be ready by the end of this month.
5. Citywide Sanitary Sewer TV – Bid documents are prepared, they are currently under internal review.
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 is working on removing the old plant infrastructure.
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 internal roads are constructed for section 1, we are waiting for the developer to request a final inspection.
11. Magnolia Trails – The internal infrastructure is complete and we have done a final walkthrough inspection. A punch list was created and the contractor is working on those items.
12. Wild Oak Estates off Padon Road – Kaluza is reviewing the plans.

C. POLICE DEPARTMENT: Lieutenant McClain gave the Police Department report.

D. FIRE DEPARTMENT: No one from the Fire Department was in attendance.

E. DEVELOPMENT CORPORATION OF NEEDVILLE: Joe Esch gave his report, and Council discussed the vision for Needville downtown area. Councilperson Wigginton asked to incorporate Harvest Park in the plan. Councilperson Kalkomey said the Country Christmas event was successful and he would like to see more of those community events downtown. Councilperson Colunga asked when we could expect this project to move forward. Mr. Esch explained the efforts being made to continue moving this project forward.

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:

And just like that February is here and 2026 is off to a rapid start. 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. Review of the draft report will take place in February and planned council action for formal adoption should be in March or April. Next steps include review and updating to flood damage and prevention ordinance as well as any deficient drainage design and construction standards.
- Water / Wastewater Master Plan – Workshop held in January and final adoption process is moving forward. We anticipate that a resolution for adoption will come before the City Council in March of this year.
- 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.
- Strategic planning with DCN – Work continues on Branding, Wayfinding and Downtown Revitalization selection process. Branding is the focus and the selection of professional services for the downtown revitalization project is very important. All of these will be coordinated and information developed will be shared with the Mobility Plan consultant as well.
- Fort Bend Subsidence District – 2025 District Plan has been approved. This includes the plan area Phase B which includes the City of Needville. The City will need to begin planning our own direction towards a Groundwater Reduction Plan in accordance with the plan guidelines to have adopted by 2035. Staff has already begun working on this as we anticipate the need to be prepared for development driven request for alternative water use for amenity

ponds and among other potential requests.

- Policy development:
 - Procurement policy adopted and internal training is being arranged with all staff.
 - 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 – Work beginning on Commercial site development, parking lot requirements. Items will include signage, lighting, construction material, space allocation for types of uses, landscaping, and more. From this work our construction standards will be updated along with any design standards that relate to this work.
- Wastewater Treatment Plant Assessment – Meeting with Ardurra held this month. Cost verification exercise and recommendations have been established. More to come after the meeting.
- MI Homes Development – (No Update) 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.
- Pre-development meetings are becoming standard for many development activities. This has allowed staff and consultants to provide feedback and input on applicants plans to help them better understand the regulations.
- 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: Councilperson Wigginton made a motion to adjourn at 7:28 p.m., seconded by Councilperson Kalkomey: Mayor adjourned the meeting.

ATTEST:





Chad Nesvadba, Mayor



Cynthia Sullivan, City Secretary