

City of Needville
REGULAR COUNCIL MEETING MINUTES
March 11, 2026

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

Absent: Councilpersons Robert Sloan, and Wyatt Sbrusch, City Attorney Tommy Ramsey

Staff Present: Cynthia Sullivan, Brian Sebesta, Chief Michael Dickerson, Rodney McClain, Angie Jackson, Chris Steubing, and Joe Esch

CALL TO ORDER: Mayor Nesvadba called the meeting to order at 6:00 pm.

INVOCATION / PLEDGE: Pastor Greg Garcia led the invocation and pledges.

CITIZENS OPPORTUNITY TO ADDRESS COUNCIL: No one was present to address Council

REGULAR AGENDA ITEMS:

- 1. Discussion and possible action to accept the Annual Financial Report and Audit for the fiscal year ended September 30, 2025, as presented by Trlicek & Co., P.C.**

Greg Trlicek, of Trlicek & Company, presented the Annual Financial Report for the year ended September 30, 2025.

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Dusty Kalkomey to accept the Annual Financial Report for the fiscal year ended September 30, 2025 as presented by Trlicek & Co., P.C.; all voting aye, motion carried.

- 2. Consideration of and action on approval of the February 11, 2026 City Council meeting minutes.**

ACTION: Motion by Councilperson Dustin Kalkomey, seconded by Councilperson Phillip Wigginton to approve the February 11, 2026 City Council Meeting Minutes as presented; all voting aye, motion carried.

- 3. Receipt of Certification of Unopposed Candidates.**

Mayor Nesvadba read the Certification of Unopposed Candidates. No action was needed.

- 4. Consideration of and action on adopting Ordinance No. ORD26-04 declaring the unopposed candidates for three (3) Alderman positions duly elected and canceling the May 2, 2026 General Election.**

Mayor Nesvadba read the item, and explained the three candidates: Phillip Wigginton, Ethan Kasmir, and Wyatt Sbrusch are unopposed for election to the three Alderman positions.

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson

Dusty Kalkomey to adopt Ordinance ORD26-04 declaring the unopposed candidates for three Alderman positions duly elected; and the regular election for city officers for May 2, 2026 for the positions of Alderman shall not be held and is hereby cancelled.

- 5. Consideration of and action on a final plat for Needville Dental consisting of 17.098 acres of land located on Old Needville-Fairchild Rd., west of Padon Rd., within the City of Needville's ETJ. This Plat creates one (1) lot that is generally 693 feet by 1,129 feet.**

Llarance Turner, of Kaluza, handed out updated copies of the plat due to the fact Fort Bend County required widening the drainage ditch. He further explained it went to Planning Commission, it is in the ETJ, however, it still could be annexed into the city limits.

ACTION: Motion by Councilperson Phillip Wigginton, Seconded by Councilperson Dusty Kalkomey to approve the final plat consisting of 17.098 acres of land located on Old Needville-Fairchild Rd., creating one (1) lot that is generally 693 feet by 1,129 feet; all voting aye, motion carried.

- 6. Consideration of and action on a request for a variance from the adopted 2021 International Energy Conservation Code (IECC) sections C402.4.2, C405.12, and C405.11 for Needville ISD Elementary School #3.**

Llarance Turner, of Kaluza, introduced Josh Hansen, the architect for the Needville ISD, and he spoke regarding the 2021 IECC code, and also the Energy Conservation Codes relating to monitoring and tracking efficiency standards. He explained how they began planning under the 2015 IECC, and then had to move to the 2021 code. He said there were no safety issues with the older code being used.

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Dusty Kalkomey to approve the variance for Needville ISD Elementary School #3; all voting aye, motion carried.

- 7. Consideration of and action on a request for a variance from the subdivision design standards section 66-5 regarding the height and location of monuments for August Meadows.**

Llarance Turner presented the request of a variance requesting height and location of monument signs for the August Meadows Subdivision. He explained the variance is requesting a less restrictive sign with a more up to date design that is visually appealing. He said the HOA will be maintaining the sign and landscaping around the sign.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Phillip Wigginton to approve the requested variance for the August Meadows monument sign; all voting aye, motion carried.

- 8. Consideration of and action on moving the meeting date for Regular City Council Meetings.**

Discussion was held regarding the proposed change of Regular City Council Meetings from Wednesday evenings to Monday evenings. It was noted that two Councilmembers travel regularly for their employment and are unable to consistently return in time for Wednesday meetings. Moving the meetings to Monday evenings would better accommodate their schedules, allowing them to begin work-related travel on Tuesdays.

ACTION: Motion by Councilperson Phillip Wigginton, seconded by Councilperson Dusty Kalkomey to move Regular City Council Meetings to the third Monday of each month, beginning with the May Council Meeting (May 18); 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 – Final draft is ready for adoption by council.
2. Impact Fee Study – Initial draft is prepared, currently updating the calculations based on recent CIP discussions.
3. City Hall Parking Lot – We met with City staff to go over options and received comments on the preliminary drawing. Working on the next set of updates.
4. Gin Street & City Hall alley Waterlines – Project is currently under design, still working on the 60% design package.
5. Citywide Sanitary Sewer TV – Held pre-bid last week, bids are due on the 18th.
6. TXDOT State Highway 36: City utility replacement and enhancement project – TxDOT's sub-contractor is working on utility installations along the northbound side. Grading southbound 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 – Waiting on CenterPoint to get power service turned on for the new plant so the old plant can be demolished. We are expecting that service this week.
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 – Clearing and grubbing plans have been reviewed and have issued comments.

Mayor Nesvadba asked Mr. Turner to schedule monthly meetings with TxDOT for updates on road construction.

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

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

E. DEVELOPMENT CORPORATION OF NEEDVILLE: Joe Esch reported at the February DCN meeting, the board considered an application for incentives for the vacant building across the street from City Hall on Main Street. The board opted to provide a business improvement grant for a dollar for dollar match up to a maximum of \$10,000 in grant funds for signage on the front of the building. The Board also made, as a condition of the grant, an easement on the side of the building whereby the city may, at its discretion, paint a mural on the building as a part of the redevelopment efforts for downtown. Additionally, the board created a committee to assist in the redevelopment project as it proceeds.

Questions by Councilman Kalkomey and Wigginton were raised regarding the status of the contract with the Needville Chamber, and Mr. Esch responded that the terms have been agreed to and the contract should be provided to the Chamber for execution next week.

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.

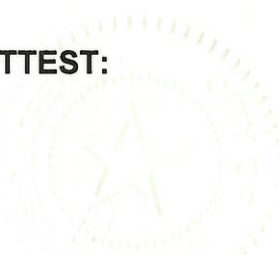
H. CHRIS STEUBING REPORT:


- Master Drainage Plan – Draft report has been reviewed. Strategies have been identified for short term, non-structural initiatives that will improve the city's position related to engineering approach and code/ordinance updates to improve future developments and reduced the risk. These will be reviewed with City Council at the meeting in April as we move forward with adopting the plan via resolution.
- Water / Wastewater Master Plan – Draft report has been reviewed and comments are being sent back to Kaluza. Adoption is planned for April via resolution. Capital program planning has begun with staff and will be reviewed with City Council at a future meeting.
- Mobility Master Plan – HGAC has completed the consultant selection. TEI was selected and HGAC has finalized the scope with the consultants and the city has reviewed. We are holding a kickoff meeting in late March and there will be more to share regarding the public engagement process as they schedule comes together and the project starts to move.
- Facilities Master Plan – The consultant is finalizing the assessment and recommendations. We have reviewed the interim plan for facilities. We are reviewing the plan for the Public Works facility this coming week. They are revisiting the existing volunteer fire department facility and previous police facility to provide us a better understanding of needs per code to assist with planning moving forward.
- Strategic planning with DCN – Work continues on Branding consultant selection and the Downtown Revitalization selection process RFQ has begun.
- Fort Bend Subsidence District – 2025 District Plan has been approved. The Mayor and I met with the City of Sugar Land Director of Utilities to better understand their groundwater reduction program (GRP) and discuss options. We are early on in the process, but strategies need to be vetted to better understand future steps that will best position the city to maximize benefits and minimize impacts on our residents.
- Policy development: (No update)

- o Procurement policy adopted and internal training is being arranged with all staff.
- o Fleet replacement policy – Draft policy underway. Developing best practices for fleet replacement criteria.
- o 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 – A staff review session was held in late February. Scenarios were reviewed and feedback was received from staff regarding opportunities for improvements. The focus of this session was commercial site development, parking lot requirements and space allocation criteria, signage and landscape criteria. Review of subdivision regulations is next. A future workshop will be planned with City Council to review and discuss recommended changes or options for consideration.
- Wastewater Treatment Plant Assessment – Meeting with Ardurra held this month. Cost verification exercise and recommendations have been established. The city can expand the existing plant that will accommodate the current planned growth and extend the plant capacity for at least the next ten years. Ardurra is wrapping up the assessment and putting the finishing touches on the report for future review with City Council. This information is also being used in our financial planning related to the capital program.
- MI Homes Development – Developer has secured the additional ten acres. They will coordinate with the city to amend the development agreement in the coming months and annex the additional ten acres into the city limits. We will work with legal on this and make sure to inform city council of any additional changes.
- 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.
- GIS program – The city has initiated the transition of the GIS management to a new platform with Halff Associates. They will host the site for the city and have begun reviewing all existing layers and reviewing schema with city staff for data capture and inclusion. This platform will be expanded to include all models and data delivered from all the master plans and assessments of city facilities. We are also working to include all new meter locations into a layer for recordation purposes to better track life of these assets. Staff will have direct access into the system with edit capabilities as needed to improve accuracy.

ADJOURNMENT: Councilperson Wigginton made a motion to adjourn the Council meeting at 7:18 p.m., seconded by Councilperson Kalkomey, meeting adjourned.

ATTEST:





Cynthia Sullivan, City Secretary



Chad Nesvadba, Mayor