

City of Needville
REGULAR COUNCIL MEETING MINUTES
April 4, 2026 April 8, 2026

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

Absent: Councilpersons Phillip Wigginton, and Becky Colunga

Staff Present: Cynthia Sullivan, Brian Sebesta, Lieutenant Rodney McClain, Angie Jackson, Chris Steubing, City Attorney Tommy Ramsey, and Joe Esch

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

INVOCATION / PLEDGE: Ken Sinclair led the invocation and pledges.

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

REGULAR AGENDA ITEMS:

- 1. Consideration of and action on approval of March 11, 2026, City Council meeting minutes.**
ACTION: After a scrivener's correction changing the name "Dustin" to "Dusty," a motion was made by Councilperson Dusty Kalkomey, seconded by Councilperson Wyatt Sbrusch, to approve the March 11, 2026, City Council Meeting Minutes as presented; all voting aye, motion carried.
- 2. Presentation and report from Yolanda Humphrey, Attorney for Perdue Brandon, on the collection work for the city on delinquent taxes, and court fines and fees.**
Council thanked Ms. Humphrey for her report.
ACTION: There was no action needed on this item.
- 3. Consideration and acknowledgment of the City of Needville's Quarterly Investment Report for the period ending March 31, 2026, as required by the Public Funds Investment Act (Texas Government code Chapter 2256).**
Angie Jackson explained the quarterly investment report and reported the city earned \$64,450.41 between all investment accounts.
ACTION: No action was taken.
- 4. Consideration of and action on Ordinance No. ORD26-05, authorizing additional expenditures for road improvements and amending the 2025-2026 Fiscal Year Budget for the City of Needville.**
Angie Jackson presented the ordinance and explained that the city would be able to repair additional streets for \$70,000.00.
ACTION: Motion by Councilperson Wyatt Sbrusch, Seconded by Councilperson Bobby

Sloan to amend the Fiscal Year 2025-2026 Budget and authorize additional expenditures for road improvements; all voting aye, motion carried.

5. Consideration of and action on Resolution No. R26-03 adopting the Water and Wastewater Master Plan.

Jeremy Davis of Kaluza, Inc. presented highlights of the Water and Wastewater Utility Master Plan.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Wyatt Sbrusch to approve Resolution No. R26-03 adopting a Water and Wastewater Master Plan; all voting aye, motion carried.

6. Consideration of and action on Resolution No. R26-02 adopting the Drainage Master Plan.

Andrew Moore of Halff & Associates presented highlights of the Drainage Master Plan.

ACTION: Motion by Councilperson Wyatt Sbrusch, seconded by Councilperson Dusty Kalkomey to approve Resolution No. R26-02 adopting a Drainage Master Plan; all voting aye, motion carried.

7. Consideration of and action on recommendation from Kaluza to award a project for City-wide Sanitary Sewer TVing.

Jeremy Davis presented the engineer's recommendation to award the construction contract for Sanitary Sewer Televised Evaluation Phase I. He reported that 13 responsive bids were received, with Branch Construction Group, LLC as the lowest bidder. Kaluza reviewed all proposals and checked references.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Bobby Sloan to approve the construction contract with Branch Construction Group, LLC for the Sanitary Sewer Televised Evaluation Phase 1 project in the amount of \$64,478.25; all voting aye, motion carried

8. Consideration of and action on an agreement with the Needville Area Chamber of Commerce for services to promote economic development and business retention.

Joe Esch presented the agreement and noted preparation of new resident welcome bags. Mayor Nesvadba commented on increased attendance at Chamber breakfasts.

ACTION: Motion by Councilperson Dusty Kalkomey, seconded by Councilperson Wyatt Sbrusch to approve the agreement; all voting aye, motion carried.

DEPARTMENT REPORTS

A. OPERATION MANAGER: Brian Sebesta presented his report.

B. CITY ENGINEER: Jeremy Davis of Kaluza reported on current projects (summarized as presented).

1. Needville Water & Wastewater Master Plans – Final draft is ready for adoption by council.
2. Impact Fee Study – Working on final draft. Expected to be completed later this month.

3. City Hall Parking Lot – Site layout is complete, currently working on the construction drawings.
4. Gin Street & City Hall alley Waterlines – Project is currently under design, still working on the 60% design package.
5. Citywide Sanitary Sewer TV – Low bidder is to be awarded at council meeting.
6. TXDOT State Highway 36: City utility replacement and enhancement project – TxDOT's contractor is preparing for another traffic switch by removing the detour at Buffalo Creek.
7. Richmond Street Mobility Bond Reconstruction – We have received their ILA draft; it is currently under review.
8. City of Needville Water Plant Rehab. Project – Transferring power this week. The new service will be added to the new plant. Once the pumps are in place, they will start working on getting new plant started up.
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- Final inspection has been completed. We are waiting on the engineer to send us close out documents to move forward with project close out.
11. Magnolia Trails – Final inspection has been passed; the acceptance letter is being held off due to updates to the development agreement.
12. Wild Oak Estates – We have received their first three section plats, once they go through city council we expect to see plans for review soon. They have approval to begin clearing and grubbing as well.

C. POLICE DEPARTMENT: Lieutenant McClain presented the report.

D. FIRE DEPARTMENT: No report.

E. DEVELOPMENT CORPORATION OF NEEDVILLE: Joe Esch reported no March meeting.

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 – Plan for approval and adoption this month. Strategies identified within the plan are being looked at regarding future application with other projects. Other updates will follow with the Flood Damage and Prevention Ordinance, design standards and other identified areas.
- Water / Wastewater Master Plan – Plan for approval this month. This plan is already paying dividends and has provided critical information to the impact fee update that is underway. This information has already been utilized as well in capital planning that is underway for the next 5 -year capital program cycle.

- Mobility Master Plan – A kickoff meeting was held on March 26, 2026. The first few months focus on data gathering and looking forward and establishing the communication plan and community engagement. The team will be working to identify several key times where public engagement will be required to allow us to get that on calendars in advance. The overall project is slated to take approximately 18 months.
- Facilities Master Plan – The consultant is finalizing the assessment and recommendations. We have reviewed the interim plan for facilities. They are revisiting the existing volunteer fire department facility and previous police facility to provide us with a better understanding of needs per code to assist with planning moving forward. Staff met with them at the end of March to revisit the programming for PD.
- Strategic planning with DCN – Branding consultant selection has been completed, and the Downtown Revitalization selection process is ongoing.
- Development Code Review – A staff review session was held in mid-March. 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. The approach is looking at minor to moderate changes that stay consistent with the vision and mission of the city all while addressing some missing parts of less defined areas of the code that could be strengthened.
- Wastewater Treatment Plant Assessment – Assessment has been completed and final report is pending. Cost analysis and funding scenarios are underway as well as scheduling for permitting design and construction. We anticipate bringing this update back to City Council in May 2026.
- Financial Strategy – The city staff has begun the planning for the next 5-year CIP. This includes meeting with the financial experts on debt strategies and best practices. Staff is working on building out financial projections for the next 5 years to have a very informative discussion at the pending city council retreat.
- MI Homes Development – Developer has the additional 10 acres under contract. They have reached out and began the conversation with us about potential changes. It appears at this time that they will remove any potential commercial and expand their residential offerings to include less 60 ft lots and more 70 ft and 100 ft wide lots. 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 staff 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 asset life. Staff will have direct access into the system with edit capabilities as needed to improve accuracy. Layers are currently being reviewed for correctness. There will be a public facing version and a staff only version that will contain more infrastructure and property detail that is protected.

EXECUTIVE SESSION: The City Council convened in Executive Session pursuant to Title 5, Chapter 551, Texas Government Code, Section 551.071 (consultation with legal counsel) regarding the Magnolia Trails Development Agreement.

At 7:30 p.m., Mayor Nesvadba closed Regular Session and opened Executive Session.

At 8:50 p.m., Council reconvened in Regular Session. No action was taken.

Mayor Nesvadba thanked Councilperson Bobby Sloan for his three years of service on the City Council.

Councilperson Dusty Kalkomey made a motion to adjourn the Council meeting at 8:51 p.m., seconded by Councilperson Bobby Sloan, meeting adjourned.

ATTEST:



Chad Nesvadba, Mayor



Cynthia Sullivan, City Secretary