

1995

CITY OF NEEDVILLE

REGULAR CITY COUNCIL MEETING

October 13, 2021

7:00pm

Mayor Dorr called the meeting to order at 7:04 pm with Councilpersons Nesvadba, Kalkomey, Valchar, Forister and Stuart present.

Employees: Brenda Teykl, Brian Sebesta, Michael Dickerson

Visitors: Sharon McElrath, David Luedeke, Donna Svatek, Mary Agnes Miksch, Dustin Vacek, Andrew Bohac, Delbert Wendt, Sharon Demel, Don Demel, Keisha Whitbey, Larry Whitbey, Phillip Wigginton, Patty Ciampi, Albert Stavinoha, Michael Richter

Invocation was given by Councilperson Stuart who also led the pledge of allegiance.

Mayor Dorr announced the City along with Lisa Walling will be hosting a Trunk or Treat in the parking lot on October 30, 2021 at 4-7pm. She invited all to participate and come out for some fun.

CITIZEN COMMUNICATION

No one spoke

NEW BUSINESS

Regarding the feasibility study contract with STOA, Councilperson Stuart questioned the acreage stated on the contract. Contract states 2.0 acres where it is approximately 1.5 acres. He questioned the cost of meetings, i.e., how many, the outside scope charges and the retainer quotes different amounts and also the reimbursement expenses. Attorney Justin Pruitt told council that all is negotiable. Councilperson Forister stated the contract was a general scope and they can tighten up on the items also stating it does not favor the city. After all the discussion, a motion was made by Councilperson Stuart to approve the Mayor to execute a feasibility study contract with revisions to STAO Architects for

1996

design of a new police station. Second by Councilperson Forister. Motion passed with all voting "aye".

Motion was made by Councilperson Kalkomey to approve a contract with Grantworks for the American Rescue Plan grant. Second by Councilperson Stuart. Motion passed with all voting "aye".

Motion was made by Councilperson Forister to fund \$2,000.00 for Country Christmas. Second by Councilperson Stuart. Motion passed with all voting "aye".

Dustin Vacek, President of the Needville Preservation Group presented an update regarding the water tower. He stated they had applied for a \$525,000.00 grant. All fees regarding the tower will be paid by the group. Mayor Door stated she had spoken with the engineers and feel the tower is a life safety issue for the community. Also, the city cannot lease the property to the group since TECQ requires the property to be secure since it is a water facility. Councilperson Kalkomey stated it has been a long time in working to get the tower fixed or dismantled. He stated it needs to be fixed now or come down. Councilperson Forister agreed. City Engineer Llarance Turner stated the tower should have been recoated every five years. This tower has never been recoated and can have metal fatigue. He also stated internally the structure has issue. A motion was made by Councilperson Kalkomey to give the Needville Preservation group 365 days to come up with costs to renovate the water tower. Second by Councilperson Stuart. Motion passed with all voting "aye".

Motion was made by Councilperson Stuart to approve adopting a Resolution creating the Comprehensive Plan Advisory Committee. Second by Councilperson Forister. Motion passed with all voting "aye".

DEPARTMENT REPORTS

OPERATIONS MANAGER REPORT

Report was reviewed

Brian Sebesta informed council that culverts have been installed on Church Street. Trees have been trimmed that are over the roads. Councilperson Forister commended the Mayor and Brian saying basic operations within the city are getting done. Brian commended employee Philip Valka who is in charge of the waste water plant by saying an inspection was performed by TCEQ and no violations were found.

1997

ENGINEER REPORT

Kaluza, Inc. brought new ETJ maps to the city. He stated developers are still requesting meetings and rules are being followed. The highway 36 trunk line is complete. Plans are now in place for easements in the Beasley Street area to be obtained for drainage purposes.

MUNICIPAL COURT

Report reviewed.

POLICE REPORT

Report reviewed.

FIRE DEPARTMENT

Report reviewed. Fire Chief David Ludeke stated he appreciates the city looking out on the roadways in new subdivisions in order fire trucks can get thru even if cars are parked along the side of the road.

INSPECTOR REPORT

Report reviewed

FINANCIAL REPORT

Report reviewed

Motion by Councilperson Forister to pay all bills. Second by Councilperson Nesvadba. Motion passed.

DEVELOPMENT CORPORATION OF NEEDVILLE

Mr. Joe Esch reported that NC Pipe is wanting to pay off their loan with the corporation, and a grant request was fulfilled at 15% of the request.

ETJ

Councilperson Valchar has set up an ETJ meeting on November 18, 2021 at the KC Hall. Mr. Joe Esch, Mr. Clay Forister and Commission Morales will be speakers. Paper work and a notary will be available.

COMPREHENSIVE PLANNING

Mr. Esch explained the creation of the plan

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ANNOUNCEMENTS:

Harvest Fest is October 15, 16, 2021
St. Michael's bazaar will be on October 24, 2021
Blue Santa has begun
City will be accepting food for the pantry
Market on Main will be November 13, 2021
Trunk or Treat – October 30, 2021

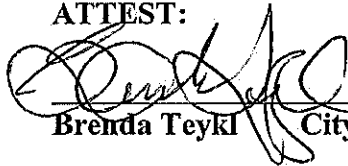
Adjourn: 8:30 pm



Sandra Dorr

Mayor

ATTEST:



Brenda Teyki City Secretary

1999

CITY OF NEEDVILLE

REGULAR CITY COUNCIL MEETING

November 10, 2021

7:00pm

Mayor Dorr called the meeting to order at 7:00 pm with Councilpersons Nesvadba, Kalkomey, Valchar, Forister and Stuart present.

Employees: Brenda Teykl, Michael Dickerson

Visitors: Sharon McElrath, Delbert Wendt, Larry Whitbey, Albert Stavinoha, Jay McLlraith, Jr., Rich Muller, Ryan Flencher, Corlis Delling, C, D, Kalinowski, John White, Mindi Synder, Keith Behrens, Parke Patterson, Mill Schendel

Invocation was given by Councilperson Forister who also led the pledge.

Motion was made by Councilperson Valchar to approve the minutes of the October 13, 2021 meeting. Second by Councilperson Nesvadba. Motion passed

Councilperson Stuart questioned regarding public that wanted to speak during council meetings. He stated if someone came in late a form may not have been filled out. Attorney Justin Pruitt stated the law allows people to speak under reasonable rules. He stated it is the Mayor's decision to allow. Mayor Dorr stated the forms of citizen participation registration are in the lobby to be completed by those that want to speak and are handed to the city secretary.

CITIZEN COMMUNICATION

Mr. Delbert Wendt stated there were street lights out within five blocks of city hall. Chief Dickerson stated he will have the lights reported.

NEW BUSINESS

Councilperson Valchar made the motion that we find that an unnecessary hardship exists for the project on the parcel of Sonic and that variance is needed to correct the hardship. Second by Councilperson Stuart. Motion passed.

2000

Motion was made by Councilperson Kalkomey to approve the final plat reflecting the approved variance. Second by Councilperson Nesvadba. Motion passed.

The Behrens Land Group presented a presentation to the council regarding acreage they would like to develop. They presented a power point showing lot sizes and potential homes with square footage. They are proposing 50 foot lots. Councilperson Kalkomey questioned whether they would consider 60-70 foot lots, Mr. Behrens stated they are pretty set on the 50 foot. As a PUD, it would be 50 foot lots with 15 foot setbacks and HOA deed restrictions. Councilperson Forister stated the community does not want 50 foot lots and he has a hard time with that width. After much discussion, Mayor Dorr stated she will set a special meeting to discuss these issues.

DEPARTMENT REPORTS

OPERATIONS MANAGER REPORT

Report was reviewed

ENGINEER REPORT

Llarance Turner with Kaluza, Inc. reported the highway 36 wastewater extension is complete. He also informed council the Lad's Market addition drainage easement has been revised to include a 14 foot utility easement and a Centerpoint easement of 15 foot.

MUNICIPAL COURT

Report reviewed.

POLICE REPORT

Report reviewed.

FIRE DEPARTMENT

Report reviewed.

INPECTOR REPORT

Report reviewed

FINANCIAL REPORT

Report reviewed

Motion by Councilperson Forister to pay all bills. Second by Councilperson Stuart. Motion passed.

2001

DEVELOPMENT CORPORATION OF NEEDVILLE

Mr. Joe Esch reported that NC Pipe is wanting to pay off their loan with the corporation and they are looking into the paperwork. The grant with the daycare is complete. And T's travel is looking into options with the water/sewer request.

ETJ

Councilperson Valchar has set up an ETJ meeting on November 18, 2021 at the KC Hall. Mr. Joe Esch, Mr. Clay Forister and Commissioner Morales will be speakers. Paper work and a notary will be available.

COMPREHENSIVE PLANNING

Mr. Esch introduced two of his members that will be working on the plan.

ANNOUNCEMENTS:

Blue Santa has begun/City will be accepting food for the pantry
ETJ meeting at KC Hall will be November 18, 2021
Country Christmas will be December 3, 2021

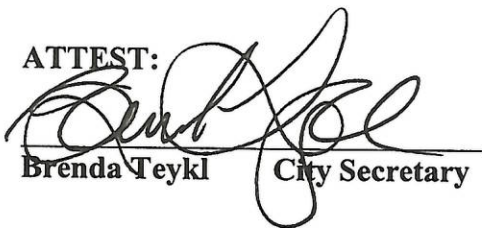
Adjourn: 8:50 pm



Sandra Dorr

Mayor

ATTEST:



Brenda Teykl

City Secretary

2002

CITY OF NEEDVILLE

REGULAR CITY COUNCIL MEETING

December 8, 2021

7:00pm

Mayor Dorr called the meeting to order at 7:02pm with Councilpersons Nesvadba, Kalkomey, Valchar, Forister and Stuart present.

Employees: Brenda Teykl, Michael Dickerson

Visitors: Sharon McElrath, Delbert Wendt, Albert Stavinoha, Donna Svatek, John White, Andrew Bohac, Scott McElrath

Invocation was given by Councilperson Forister who also led the pledge.

Motion was made by Councilperson Valchar to approve the minutes of the November 10, 2021 meeting. Second by Councilperson Forister. Motion passed

CITIZEN COMMUNICATION

NEW BUSINESS

Motion was made by Councilperson Forister to approve the 2022 City Holidays. Second by Councilperson Nesvadba. Motion passed.

Mayor Dorr spoke to council regarding the complaints that the city has received from customers regarding Republic Services(trash service) Attorney Justin Pruitt stated the city will have to notify them and they would have the opportunity to respond to correct the issues. Councilperson Stuart stated the city should send a letter regarding the complaints.

Motion was made by Councilperson Nesvadba to approve a Resolution approving the adoption of the Texas Term Sheet regarding the State's Opioid Settlement. Second by Councilperson Kalkomey. Motion passed.

2003

Items 4 and 5 on the agenda was tabled. A special meeting will be held on December 15, 2021.

No action was taken on Item 6 of the agenda.

DEPARTMENT REPORTS

OPERATIONS MANAGER REPORT

Report was reviewed. Mr. Sebesta reported the city will do a power flush in January 2022. Fort Bend County will possibly start repair on the streets by the middle of the year.

ENGINEER REPORT

Llarance Turner with Kaluza, Inc. reported the CAD has changed the way a name is changed on property. A paid tax certificate is required but the county is behind on this process. The GSI system is being worked on and will soon be in the system.

MUNICIPAL COURT

Report reviewed.

POLICE REPORT

Report reviewed. Blue Santa is underway.

FIRE DEPARTMENT

Report reviewed.

INSPECTOR REPORT

Report reviewed

FINANCIAL REPORT

Report reviewed

Motion by Councilperson Nesvadba to pay all bills. Second by Councilperson Stuart.
Motion passed.

DEVELOPMENT CORPORATION OF NEEDVILLE

Mr. Joe Esch reported that NC Pipe is wanting to pay off their loan with the corporation. Payoff amount is \$90,972.85.

2004

ETJ

Councilperson Valchar is still working on the EJT project.

COMPREHENSIVE PLANNING

Mr. Esch introduced a member that will be working on the plan. He stated the water tower lease has been given to the committee, the fire department has asked for a longer amount of time for their lease. T travel is looking for assistance with their infrastructure.

ANNOUNCEMENTS:

Blue Santa has begun – Deliveries will be on December 24, 2021
Market on Main will be December 11, 2021.
KC Noodle soup on December 12, 2021

Adjourn Session: 8:11pm

Executive Session: 8:15pm
Executive Session End: 9:26pm

Regular Session: 9:28pm

No action taken in executive session.

Adjourn: 9:29 pm



Sandra Dorr Mayor

ATTEST:



Brenda Teyki City Secretary

2005

SPECIAL MEETING

**CITY OF NEEDVILLE
9022 Main Street**

**December 15, 2021
6:00pm**

Mayor Dorr called the meeting to order at 6:05pm pm with Councilpersons Forister, Valchar, Kalkomey and Stuart present. Councilperson Nesvadba was absent.

Employees: Brenda Teykl

Visitors: Leroy Stavinoha, Joe Esch, Sharon McElrath, John White

Councilperson Stuart questioned the Professional Services Agreement with Esch Development Solutions, LLC for comprehensive planning services, i.e., the dates of the new extended contract versus the old contract. After explanation by Mr. Esch, a motion was made by Councilperson Kalkomey to approve the professional services agreement with Esch Development Solutions, LLC for Comprehensive Planning Services. Second by Councilperson Stuart. Motion passed with all councilpersons voting "aye".


Discussion was held regarding the professional service agreement with Esch Development Solutions, LLC for real estate development and economic development consulting services. Councilperson Kalkomey asked why the contract stated services would be for up to 20 hours a month for consulting when the previous contract stated 30 hours. Mr. Esch stated the 20 was possibly a typo and the contract should read 30 hours. Councilperson Stuart stated the contract seemed to indicate the contract was for management of the city. Councilperson Forister stated the language was the same as any contract he was familiar with and the services were for management consulting. Councilperson Stuart questioned the billing for the city. Mayor Dorr stated the monies was held by the DCN are actually money that belongs to the city. Councilperson Stuart questioned the trust within the contract at which time Mr. Esch stated he did not appreciated being questioned about his integrity. Mayor Dorr stated she was going to Table this line item on the Agenda. Councilperson Valchar stated she felt the council should not table, but rather vote on the item. Motion was made by Councilperson Forister to approve the professional services agreement with Esch Development Solutions, LLC for real estate development and economic development consulting services with the correction Exhibit B should reflect up to 30 hours a month for consulting services instead of the 20 hours that was

2006

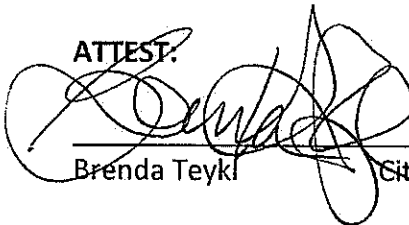
written in the contract. Second by Councilperson Valchar. Motion passed with Councilperson Forister, Valchar and Kalkomey voting "aye". Councilperson Stuart voted "no".

Appointing a member to fill the vacancy on the Planning Commission was Tabled. Council will bring back names of nominees to fill the position. Councilperson Forister stated he would like the nominees to be interviewed by the council.

Adjourn: 6:25pm



Sandra Dorr Mayor

ATTEST:


Brenda Teykl City Secretary