

**1951**

**CITY OF NEEDVILLE**

**REGULAR CITY COUNCIL MEETING**

**January 13, 2021**

**7:30pm**

Mayor Bohac called the meeting to order at 7:30 pm with Councilpersons Dorr, Forister, Sinclair, Nesvadba and Stuart present.

Employees: Brenda Teykl, Brian Sebesta, Michael Dickerson,

Visitors: Sharon McElrath, Scott McElrath, Mark Herrera, Cindy Valchar, Albert Stavinoha, Phillip Wigginton, Sheriff Eric Fagan, Capt. Sam Hayes

Invocation was given by Councilperson Sinclair and Mayor Bohac led the pledge of allegiance.

Motion was made by Councilperson Sinclair to approve the minutes of the regular meeting of December 9, 2020. Second by Councilperson Forister. Motion passed with all voting "aye".

**CITIZEN COMMUNICATION**

Phillip Wigginton (3215 Schroeder Street) spoke to council regarding the flooding around his house and his sewer problem that has not been fixed.

**NEW BUSINESS**

Motion was made by Councilperson Dorr to approve the moving permit of Terry Scott to move a metal Morgan building to 13816 FM 1236, Valka Subdivision, Lot 2, Block 1. Second by Councilperson Stuart. Motion passed with all councilpersons voting "aye".

# 1952

Motion by Councilperson Nesvadba to approve the Call Order of General Election of May 1, 2021. Second by Councilperson Dorr. Motion passed with all Councilpersons voting "aye".

Discussion was held regarding the late utility bill payments. Mayor Bohac explained to council he had meet with staff and the decision was to hang red door hangers on the 21<sup>st</sup> to those whose bills have not been paid. The \$50.00 delinquent fee will be assessed to these bills. On the 23<sup>rd</sup> water will be cut off. Councilperson Sinclair stated he felt the Ordinance should reflect how the city handles the cutoffs. Mayor felt the door hangers should be used for a few months to see if this works before the ordinance is re-written. Councilperson Stuart felt putting the door hangers will possibly embarrass the customers and they will not be happy having the hangers left for others to see. Mayor Bohac will write up the new policy of hanging the door hangers and cutting off water on the 23<sup>rd</sup> of each month. This policy will be put on the website and on the city's Facebook page.

Josh Aldridge presented to council a possible solution to the brown water. He presented the solution of water softeners in homes. It was not determined how much this would cost nor where the money would come from. Mr. Aldridge would like to have a subcommittee appointed to look into this project.

Motion was made by Councilperson Forister to approve the amended bylaws of the Development Corporation of Needville. Second by Councilperson Sinclair. Motion passed with all councilpersons voting "aye".

Newly elected Sheriff Eric Fagan introduced himself and Captain Sam Hayes. He stated he would like to work with the Police Department and if anything was needed, to please let him know.

## DEPARTMENT REPORTS

### OPERATIONS MANAGER REPORT

Report reviewed.

Mayor Bohac stated the county has been notified of the streets the city would like to have redone. The street budget could possibly exceed the current budget in which it would have to be amended to cover the costs.

The county has also started to shoot grade for cleaning out ditches in the Allen addition. Councilperson Sinclair questioned the need for culverts to be put in on Church street and whether putting them in would help the drainage. Mr. Sebesta stated a culvert needed to be put in on Shroeder Street. Mr. Albert Stavinoha stated he will pay for the culvert at which time Councilperson Sinclair offered to pay half of it.

1953

**MUNICIPAL COURT**

Report reviewed.

**POLICE REPORT**

Report reviewed.

Chief Dickerson presented council with his Racial Profiling report.

**FIRE DEPARTMENT**

Report reviewed.

**INSPECTOR REPORT**

Report reviewed

**FINANCIAL REPORT**

Report reviewed

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

**DEVELOPMENT CORPORATION OF NEEDVILLE**

President Scott McElrath spoke to council stating a joint meeting of the council and DCN will be held on January 20, 2021. This meeting will be held to discuss projects, improvement grants and small business education initiative, Councilperson Stuart questioned the Schendel house. He stated no permits were pulled while it was being readied for a business. President McElrath stated Urbish Electric will be there on January 18<sup>th</sup> to inspect the building to see what needed to be fixed. Councilperson Stuart stated no fire inspection had been done, and no occupancy permit had ever been issued. He also questioned the water bill and electric bill. The water bill began being billed in October, 2020. He questioned how much was to be charged from February to October since the meter was not read during those months. He also questioned the electric bill. The DCN has paid the November and December 2020 bills. President McElrath stated with the new contract, the Lessee will pay all utilities.

**36 A COALITION**

The coalition is working with TxDot

**NEEDVILLE PRESERVATION PROJECT**

Councilperson Sinclair stated the RFQ is being drafted. New officers for the organization will be appointed at the end of January 2021. Funds for this project will be by private funding.

# 1954

## ETJ

Councilperson Forister stated he has received some data and is working on the ETJ project

## ANNOUNCEMENTS:

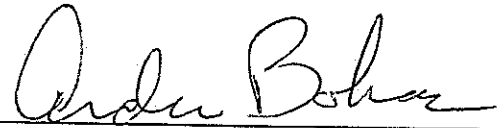
Mayor Bohac gave the council a count of Covid cases in Fort Bend County by city.

He also had an update on the Cares Act funding

The Blue Jean Ball will be having a drive thru dinner on January 22, 2021. The city will purchase 2 tickets for each councilperson.

The Sr. Citizen fundraiser will also hold a drive thru lunch on January 24, 2021.

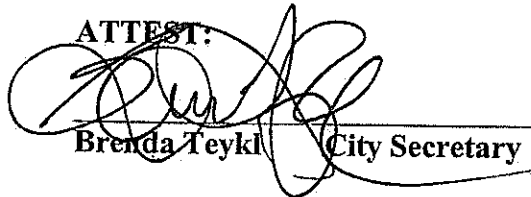
Adjourn: 9:51 pm



Andrew Bohac

Mayor

ATTEST:



Brenda Teykl City Secretary

1955

JOINT MEETING OF THE BOARD OF DIRECTORS OF THE DEVELOPMENT  
CORPORATION OF NEEDVILLE AND THE CITY COUNCIL

JANUARY 20, 2021

6:30 pm

Mayor Bohac called the meeting to order at 6:31pm with Councilperson Nesvadba, Dorr, Stuart, Forister and Sinclair. Those present from the DCN were Scott McElrath, Nash Guerrero, Jonathan Benson, Sybil Henry, Josh Aldridge, Jason Novak and Crystal Harvey.

Visitors: Sharon McElrath, Albert Stavinoha, Dennis Sbrusch, Jr. and Mark Herrera, Justin Pruitt

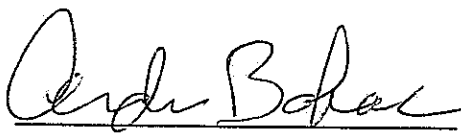
Invocation was given by Councilperson Sinclair and Mayor Bohac led the Pledge.

The joint meeting was held regarding the 2020-2021 budget categories and allocations of the DCN. Discussion was held on the four (4) categories and allocations versus the 2019/2020 projects. They also discussed the business improvement program guidelines and criteria. It was decided the city and DCN would look at comprehensive planning, and code enforcement to begin with. In regards to the business improvement program and guidelines and criteria in which Mr. Josh Aldridge presented, the façade improvement will be \$10,000.00, sign improvement \$5,000.00 and property improvement will be \$8,000.00. Mayor Bohac wanted to have more time to read the criteria and guidelines. Councilperson Forister stated the DCN board was new and had new ways of doing things and ideas and felt the criteria and guidelines were what they have come up with and the council should go with them.

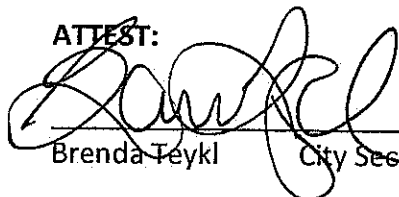
The DCN held a Public Hearing regarding the Business Improvement Grant Program. No one from the public spoke.

A motion was made by Councilperson Sinclair to approve the Resolution of the business grant program of the Development Corporation of Needville with the changes as presented. Second by Councilperson Forister. Motion pass with all councilpersons voting "aye".

Adjourn: 8:30pm

  
Andrew Bohac Mayor

ATTEST:

  
Brenda Teykl City Secretary

**1955**

## **CITY OF NEEDVILLE**

### **REGULAR CITY COUNCIL MEETING**

**February 10, 2021**

**7:30 pm**

Mayor Bohac called the zoom meeting to order at 7:30pm with Councilpersons Sinclair, Forister, Dorr and Nesvadba attending.

Justin Pruitt, Ben Rosenberg, Tom Sage in attendance

Invocation was given by Councilperson Sinclair. Pledge was led by Mayor Bohac.

### **CITIZEN COMMUNICATION**

None

### **NEW BUSINESS**

Discussion was held regarding the Certificates of Obligation, Series 2021. Options were given from several banks with a 12 or 15 year payout. Motion was made by Councilperson Sinclair to adopt an Ordinance authorizing the issuance of the City of Needville Certificates of Obligation, Series 2021 with a 15 year payout through Amegy Bank. Second by Councilperson Forister. Motion passed with all voting "aye".

Motion by Councilperson Forister to award the construction contract for the wastewater treatment plant sanitary sewer line extension to T Construction, LLC for \$452,301.00 with a supplement of \$29,000.00 for a total of \$481,301.00. Second by Councilperson Dorr. Motion passed with all voting "aye".

Motion by Councilperson Dorr to approve the second reading of the DCN Business Improvement Grant Program and Criteria. Second by Councilperson Sinclair. Motion passed with all voting "aye".

Motion was made by Councilperson Forister to support the City Wide Garage Sale in the spring with \$3,000.00. Second by Councilperson Sinclair. Motion passed with all voting "aye".

## DEPARTMENT REPORTS

**OPERATIONS MANAGER** - No report. Councilperson Dorr stated the workers of this department did a very good job in putting a culvert in on Church Street at Schroeder Street. The culvert was put in for drainage issues in this area. Councilperson Nesvadba also stated they did a good job in getting the culvert in.

### **Drainage Update/Water/Sewer Infrastructure**

Councilperson Forister stated an assement of the drainage in the city should be done. He stated looking for grant money and begin a development for fixing the problems needs to be looked at. Llarance Turner with Kaluza, Inc. stated if the city gives them direction as to what they need to start with, they can begin. Councilperson Sinclair stated the city should move forward with a map of the lines and when they were installed. Mayor stated the city could decide on what projects needed to be worked on, i.e. re-grade ditches and fixing culverts. The city could get a quote from outside companies as well as the county. Llarance Turner stated the city could get a study from the county which they are still waiting on in order to look at the local streets to correct the drainage. Councilperson Forister stated possible having a program where homeowners pay for their own drive ways and culverts. He stated the city cannot just do nothing. Councilperson Dorr stated the city had budgeted \$100,000.00 and this could get the drainage issue fix started. Mayor Bohac stated the city can see if the county could do some of the work. Mayor Bohac stated he will contact the county to see if something can be done. Llarance Turner stated the county will want a plan to begin and Kaluza, Inc. has not been given the authorization to proceed.

Councilperson Forister asked about the flood plan regulations in which the city talked about to update with Fort Bend County standards. He stated he would like to see these updates looked into in order to protect he citizens of Needville.

**POLICE REPORT** – No report – Councilperson Dorr reported that the company that did the mold and asbestos report at the police station will have results for the next council meeting. Councilperson Forister stated he has done a salary survey and will have for the budget for consideration. Councilperson Nesvadba stated the new officer Paul Resendez introduced himself on facebook.

**FIRE DEPARTMENT REPORT** - Report reviewed

**INSPECTOR REPORT** – No report

**FINANCIAL REPORT** – No report

**DCN** – President Scott McElrath stated two the projects the corporation is interested in is Comprehensive Planning and Code Enforcement. Councilperson Forister questioned if the DCN would be looking to fill the executive director position. President McElrath stated he would like to see someone with knowledge and experience for this position. He also stated all electrical work at Lillie Kay's had been completed.

# 1957

**36 A COALITION** – Mayor stated the study area has now been divided into two sections, I-10 and Highway 90 east and west.

**NEEDVILLE PRESERVATION PROJECT** - Dustin Vacek is now President, Cindy Valchar, Treasurer and Donna Svatek, Secretary. Councilperson Forister inquired as to how much money is needed to be raised. Mayor stated they will need to get an estimate of the costs. Councilperson Dorr questioned Councilperson Sinclair since he had previously stated they had money for this project that had been raised. Councilperson Sinclair stated they have donation commitments and will have the money before the final stages are complete.

**ETJ** – Councilperson Forister stated he has all the information and will pass it to the DCN

## ANNOUNCEMENTS

Mayor/Council meeting in Simonton, February 25, 2021

February 14, - BBQ fundraiser from the Rotary Club – Proceeds go to purchase of dictionaries for third grade students

Mayor Bohac gave update on Legislature updates pertaining to the city.

**Adjourn: 8:58pm**



Andrew Bohac

Mayor

ATTEST:

  
Brenda Teyki City Secretary



1958

## CITY OF NEEDVILLE

### REGULAR CITY COUNCIL MEETING

March 10, 2021

7:30pm

Mayor Bohac called the meeting to order at 7:30 pm with Councilpersons Dorr, Forister, Sinclair, Nesvadba and Stuart present.

Employees: Brenda Teykl, Brian Sebesta, Michael Dickerson,

Visitors: Sharon McElrath, Scott McElrath, Mark Herrera, Cindy Valchar, Albert Stavinoha, Phillip Wigginton, Jay McIlraith, Jr., Ladele Duyka, Donna Svatek, Brian Nesvadba

Invocation was given by Councilperson Sinclair and the boy scouts led the pledge of allegiance.

Motion was made by Councilperson Sinclair to approve the minutes of the regular meeting of January 13, 2021, January 20, 2021 and February 10, 2021 with the correction that Councilperson Forister stated an assesment of the drainage should be done. The correction should say " an assesment of the water and sewer should be done. Second by Councilperson Dorr. Motion passed with all voting "aye".

### CITIZEN COMMUNICATION

Melanie Albert Meagher spoke to council saying there is a violation of her court order addressed the disabilities act toward the Chief of Police.

Bruce Owen spoke to council regarding the chief making calls at his residence and does not want him there anymore.

Cindy Valchar thanked the council for funding the city wide garage sale

**NEW BUSINESS**

Motion was made by Councilperson Sinclair to increase the property tax exemption for 65 and over to \$10,000.00. Second by Councilperson Nesvadba. Motion passed with all voting "aye".

Motion was made by Councilperson Forister to approve the opening of a bank account with Amegy Bank for the City of Needville, Series 2021 certificates of obligation with Mayor Andrew Bohac and City Secretary Brenda Teykl as signatures. Second by Councilperson Dorr. Motion passed with all voting "aye".

Motion was made by Councilperson Forister to disapprove the variance for Lads Market Addition. Motion died for lack of second.

Discussion of the 2.1004 acre tract of land (Lad Market Addition). The Planning commission recommended the approval of this tract, but concerns were discussed as the lot sizes do not meet the City's ordinance 78-83(70 feet frontage) Attorney Justin Pruitt stated there must be a hardship in order the council allow the lessor frontage to be approved. Councilperson Stuart stated the city had allowed variances on other requests. Attorney Justin Pruitt agreed, but those variances related to the sign ordinance. He stated the city could adjust the ordinance for lesser frontage lots and whatever the council decides, the entire city would have to abide by that adjustment. Councilperson Forister stated this parcel would need to have a hardship in order to support a variance. He stated new developers will need to follow the city rules and the rules need to be fair for all. Llarance Turner with Kaluza, Inc. stated he had spoken to Brian Sebesta regarding the water and sewer lines. The sewer lines are across the street from the property in question. He felt it was important that the lines align with those that are already in place across the street and this could possibly fall into a hardship category.

Motion was made by Councilperson Stuart to send this information back to the Planning Commission for re-consideration and research. Second by Councilperson Forister. Motion passed with all voting "aye" and Councilperson Nesvadba abstaining.

Councilperson Forister requested that the Planning Commission have legal and engineer reps at each of their meeting. He also requested all information be included in the council packets so they have time to look over any information.

# 1960

## DEPARTMENT REPORTS

### OPERATIONS MANAGER REPORT

Mayor Bohac thanked Brian and his crew for all the work they did during the freeze. Report reviewed.

Operations Manager stated he would like to get the diesel generator switched out for one with natural gas at the #4 well and put the diesel one at the #3 well.

Discussion was held regarding the purchase of a mid-size excavator. Bids were gotten for new ones and one used one. Councilperson Dorr stated she would like to see a new one purchased. Motion was made by Councilperson Dorr to purchase a mid-sized excavator. Second by Councilperson Stuart. Motion passed with all voting "aye" Councilperson Dorr stated citizens need to see the city is trying to get things done. Councilperson Forister asked the Mayor about the list of people who were on the cutoff list. Mayor stated he would have that for him next month.

Llarance Turner with Kaluza, Inc. gave the engineer project update report.

1. Drainage – Kaluza will work with the city to develop a plan for additional drainage improvements. A plan for interim drainage improvements along Church Street between Schroeder and the Fairchild creek ditch was given to the city in January.
2. WWTP Sanitary Sewer Extension – Contract was awarded. Notice to proceed will be issued to the contractor upon confirmation of funding.
3. FBC Mobility – Includes improvement of relocation of existing water and sewer lines on Old Needville Fairchild Road. Project will be bid in April 2021.
4. Water Plant 1 – Recommending reconstruction of the GST, reconstruction, of booster pumps and related pump controls and replacement of underground piping.
5. TXDOT 36 – Replacement of water and sewer facilities along 36 - TXDOT delayed contractor in starting within city limits to coordinate with city's construction of the extension of the sewer line project.
6. Infrastructure study – Kaluza has been requested to develop scope of work to create master plan for improvements to city water and sewer system
7. Water tower recoating – Kaluza has been requested to provide cost estimate for preservation of water tower. Councilman Rick Sinclair to refine and develop scope of work for project. Councilperson Stuart asked who would pay for Kaluza to do this and was informed City will pay and the Preservation group will reimburse the city.
8. T's Travel Plaza – Has asked for annexation. City utilities will be extended to this property. Layout of the water and sewer will be prepared along with cost estimate – City should enter into a development agreement
9. Bayou Boys – Request for annexation – City should enter into a development agreement – Kaluza will prepare a water and sewer layout and cost estimate
10. GIS – Kaluza to provide guidance and proposal for initiating GIS mapping

**1961**

**MUNICIPAL COURT**

Report reviewed.

**POLICE REPORT**

Report reviewed.

Councilperson Dorr handed out the inspection report done by Platinum Environment Solutions which was done at the Police station. The report states there is mold and asbestos in the building. Council felt the police officers need to get out of the building as soon as possible. The Mayor gave council a spread sheet showing portable buildings and the costs for several different companies. Attorney Justin Pruitt stated since this is a health and safety issue, the city can proceed to decide which portable building they would like to get and move forward in getting the officers out of the present building.

Councilperson Stuart read a portion of the report and stated the city needs to take care of this problem that has been ongoing for years. Councilperson Sinclair stated the previous regimen also did nothing at which time Councilperson Forister stated fingers do not need to be pointed and the city needs to move forward now and get something done.

Councilperson Forister questioned where the portable buildings were going to be put. A committee had been formed and he stated that committee needed to be trusted in their decision. Councilperson Dorr stated this issue has been put off for eight council meetings. Councilperson Forister stated there were no excuses for this. The committee will meet and make a recommendation on Friday, March 12, 2021.

**FIRE DEPARTMENT**

Report reviewed.

**INSPECTOR REPORT**

Report reviewed

**CODE ENFORCEMENT REPORT**

Mayor has spoken to BB&G. They will work with the city on a code enforcement program

**FINANCIAL REPORT**

Report reviewed

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

# 1962

## DEVELOPMENT CORPORATION OF NEEDVILLE

President Scott McElrath informed council that the lease with Lillie Kay has been finalized. The ETJ information is now on their website. He would like to see a meeting in which the city council would invite Mr. Joe Esch to speak to council regarding planning.

### 36 A COALITION

No report

### NEEDVILLE PRESERVATION PROJECT

No report

### ETJ

Information has been turned into the DCN. The form is on the DCN website for those wanting to join the Needville ETJ.

### ANNOUNCEMENTS:

none

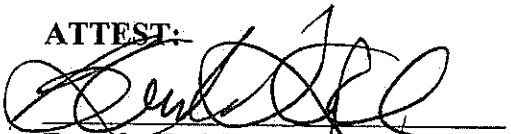
Adjourn: 9:41 pm



Andrew Bohac

Mayor

ATTEST:

  
Brenda Teykl City Secretary