

MINUTES
RICHWOOD CITY COUNCIL
Regular Meeting, Monday, May 9, 2011
Richwood City Hall
215 Halbert
Richwood, TX 77531
7:00 P.M.

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m. by Michael Johnson, Mayor and presiding officer.

A. Opening Prayer

The opening prayer was given by Glenn Patton, City Administrator

B. Pledge of Allegiance

The Pledge of Allegiance was recited by those in attendance.

II. ROLL CALL OF COUNCIL MEMBERS

Roll call showed the following members present:

Michael Johnson, Mayor and presiding officer
James Hughes, Position #1
John Pitts, Position #2 and Mayor Pro Tem
Lee Bryant, Position #3
Charles Pettey, Position #4
Sandra Boykin, Position #5

A quorum was declared. Others present included Glenn Patton, City Administrator, Karen B. Schrom, City Secretary, John Barnard, Clint Kocurek and Bill Woods with the CCPD and Joe Morrow, First Southwest.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

On motion by Councilman Bryant, seconded by Councilman Boykin, with all members present voting aye, it was duly adopted to approve the minutes of April 11, 2011 as presented.

IV. ANYONE WISHING TO ADDRESS COUNCIL

There was no one present who wished to address Council on matters not on the agenda.

V. DISCUSSION AND ACTION ITEMS

A. Discuss and take possible action to authorize the early redemption of the Utility System Revenue Bonds, Series 1980 with funds on hand

The City is required by the ordinance authorizing the Series 1980 bonds to maintain a reserve fund. Over the time period during which the bonds have been outstanding, the reserve fund has

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earned enough interest to retire the remaining outstanding bonds. The outstanding principal amount of bonds will be called prior to maturity on January 1, 2012. Savings are estimated at \$20,800 for calling the bonds early.

On motion by Councilman Bryant, seconded by Councilman Pettey, with all members present voting aye, it was duly adopted to authorize the early redemption of the Utility System Revenue Bonds, Series 1980 with funds on board.

- B. Discuss and take possible action to authorize the preparations to refinance the City's Combination Tax and Revenue Certificates of Obligation, Series 1999 with the issuance of General Obligation Refunding Bonds, 2011

The City sold its Combination Tax and Revenue certificates of Obligation, Series 1999 on September 30, 1999. The City reserved the right to redeem those bonds as early on August 15, 2009 or any date thereafter. The City may be able to refinance these bonds at a lower interest rate that will mean a lower annual payment. First Southwest is asking for the City to authorize them to explore the possibility of refinancing these bonds as they move forward with the new money for a water well for the City. The City will have an opportunity to see what savings may be available and make a final decision at the regular meeting in June.

On motion by Councilman Pitts, seconded by Councilman Bryant, with all members present voting aye, it was duly adopted to authorize the preparations to refinance the City's Combination Tax and Revenue Certifications, Series 1999 with the issuance of General Obligation Refunding Bonds, Series 2011.

- C. Discuss and take possible action to approve a Placement Agent Agreement with First Southwest to assist the City in the private placement of debt obligation(s) of the City.

The City has an agreement with First Southwest to serve as Financial Advisor to the City. In a private placement, First Southwest must act as a Placement Agent and not as Financial Advisor in accordance with the rules of the Municipal Securities Rulemaking Board ("MSRB"). The MSRB rules indicate that in a private placement, if First Southwest identifies the buyer, they are acting as a sales agent and not as a financial advisor. First Southwest proposes to review the City's financial documents, assemble a credit package for distribution, identify financial institutions that will participate in a bid process and present the results to the City for action at the regular council meeting in June to facilitate the sale of a debt obligation(s).

On motion by Councilman Pettey, seconded by Councilman Boykin, with all members present voting aye, it was duly adopted to approve a Placement Agent Agreement with First Southwest to assist the City in the private placement of debt obligations(s) of the City.

- D. Reappointment of Crime Control and Prevention District Board of Director members

The terms of Clint Kocurek, John Barnard and Bill Wood expire the end of May. They have indicated they are willing to continue to serve on the Crime Control and Prevention District Board of Directors.

On motion by Councilman Bryant, seconded by Councilman Boykin, with all members present voting aye, it was duly adopted to reappoint Clint Kocurek, John Barnard and Bill Wood to the Crime Control and Prevention District Board of Directors.

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E. FY 2011 Audit Engagement Letter

On motion by Councilman Pitts, seconded by Councilman Bryant, with all members present voting aye, it was duly adopted to engage the firm of Kennemer, Masters & Lunsford as the City's auditing firm for the FY 2011 independent audit.

F. Acceptance of Final Report from the Planning and Zoning Commission on Ordinance No. 324C - amending the Comprehensive Zoning Ordinance

At our scheduled meeting on April 26th, we held a public hearing on Amending the Comprehensive Zoning Ordinance. The final report was finalized on that date and we respectfully submit it to City Council.

The Final Report answers the following questions:

A. *Does the amendment comport with the comprehensive plan?*

Yes

B. *Why is the amendment necessary?*

To protect the property values and keep the City from looking like an industrial district

C. *How will the amendment benefit the affected areas and the overall city?*

Protect property values and overall look of the city and encourage development.

D. *Are there any possible or anticipated negative impacts of the amendment?*

None

On motion by councilman Pitts, seconded by Councilman Bryant, with all members present voting aye, it was duly adopted to accept the Final Report from the Planning and Zoning Commission on Ordinance No. 324C - amending the City's Comprehensive Zoning Ordinance.

G. Public Hearing - Ordinance No. 324C - amending the Comprehensive Zoning Ordinance

The Public Hearing was opened at 7:09 p.m.

With no one present who wished to speak, the Public Hearing was closed at 7:10 p.m.

H. Ordinance No. 324C - Amending the Comprehensive Zoning Ordinance requiring metal buildings in B-1, Business and C-1, Commercial zones to have at least 50% of any single facade to be of approved facade materials and adding trees and landscaping requirements

On motion by Councilman Bryant, seconded by Councilman Pitts, with all members present voting aye, it was duly adopted to approve Ordinance No. 324C - amending the Comprehensive

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Zoning Ordinance requiring metal buildings in B-1, Business and C-1 Commercial zones to have at least 50% of any single facade to be of approved facade materials and adding trees and landscaping requirements.

I. Payment of bills

On motion by Councilman Bryant, seconded by Councilman Pitts, with all members present voting aye, it was duly adopted to pay the bills as presented.

J. Financial Report

Par for the period ending April 30, 2011 is 42% remaining. All members voted aye to approve the financial report.

VI. **CITY MANAGER'S REPORT**

The City has received the preliminary drawings for the new water wells. They have been approved by Mr. Brinkman and Mr. Williams and have been returned to Ince Engineering. It will take 45-90 days to receive approval from TCEQ.

Mr. Patton reported that he plans to meet with Bobby Ford this week about plans to put in a splash pad at the Bobby Ford Park.

VII. **FUTURE AGENDA ITEMS**

There were none

VIII. **MAYOR'S REPORT**

BCCA will be hosted by the City of Angleton on Wednesday, May 18th.

Texas A&M will be here tomorrow with the final Comprehensive Plan presentation.

IX. **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 7:14 p.m.

APPROVED BY A MAJORITY VOTE OF COUNCIL ON JUNE 13, 2011.

Michael Johnson, Mayor

ATTEST:

Karen B. Schrom, City Secretary