

**MINUTES**  
**RICHWOOD CITY COUNCIL**  
Public Hearing, Thursday, March 29, 2012  
215 Halbert  
Richwood, TX 77531  
6:00 P.M.

**I. CALL TO ORDER**

The meeting was called to order at 6:00 p.m. by Clint Kocurek, Mayor and presiding officer.

**II. ROLL CALL OF COUNCIL MEMBERS**

Roll call showed the following members present:

Clint Kocurek, Mayor and presiding officer  
John Pitts, Council, Position #2 and Mayor Pro Tem  
Lee Bryant, Council, Position #3  
Donna Lacy, Council, Position #5

Absent:

James Hughes, Council, Position #1  
Charles Pettey, Council, Position #4

A quorum was declared. Others present included Glenn Patton, City Administrator, Karen B. Schrom, City Secretary, Brad Caudle, Police Chief, Peggy Tyler, Court Administrator, Jennifer and Jarod Beaty, Woody Welch, Morgan Laird, Gayle Pitts, Alan Wafford, Carlton and Lenora Barber, Al Cook, Anne M. Jones, Joan Tulloch, Jason Hamilton, Adam Sierra, Eddie Miller, Cinda Puckett, Pat Griffith, Patty Guthrie, Garry Ellis, and Jack and Carolyn Emsminger.

**III. DISCUSSION AND ACTION ITEMS**

A. Public Hearing

To gather input from the citizens on either repairing or replacing the current City Hall building and on the possible means of funding the project

Mayor Kocurek began the meeting with a presentation outlining the proposals and the pros and cons of both proposals. The existing building was built in 1962 and has been added to over the years. Expansion is no longer possible and there is a lack of parking. Another concern is the safety of the residents. An option that has recently come up is the purchase of an existing building on Brazosport Boulevard and renovating it. Either option will result in a tax increase

He then opened the floor for questions from the residents in attendance.

Jack Emsminger asked what would be done with the money gained from selling the current building. It was explained that the money would be put back into the General Fund to be used on future projects. Mr. Emsminger expressed his concern about the increase in taxes and the proposed street and drainage fee. He lives on a fixed income.

Jason Hamilton asked what would happen with the zoning of the current City Hall property

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since it's a commercial building located within a residential area. Mr. Patton assured him that the property would revert back to residential. He suspected the existing building would be demolished. Mr. Hamilton asked if the City had considered being annexed by Lake Jackson. It was explained that a consolidation would require elections in both cities, Richwood and Lake Jackson. This subject has been brought up before and quickly shot down.

The City has looked at several options. Mr. Patton has spent several years trying to find affordable property in the area. The proposal involving the existing building would give us room to grow and this would be the first significant tax increase since 1999.

Joan Tulloch asked the costs of renovating and the size difference between the two buildings. Mayor Kocurek explained the current building is approximately 2,000 square feet as opposed to 12,000 square feet. We have received a tentative bid of \$250,000 to 300,000 to bring the current building into compliance but this cost only reflects what could be seen during a walk through. She also asked if there were plans to move the fire station. Mr. Patton explained that the property where the fire department is located must be used as a fire station or it will revert back to the original owner.

Morgan Laird questioned how sturdy the metal building was. It was built to the windstorm standards at the time in 2000 and is pretty sturdy.

Adam Sierra asked if other options had been explored. It was explained that we had looked at the old McCoy's property but it would require a great deal of work to bring it into compliance. It needed a new roof and the metal on the sides needed to be replaced and it did not meet the windstorm requirements. Property along the highway is running anywhere from \$300,000 for 5 acres to 1.5 million dollars in Brazos Crossing.

Al Cook stated that any tax increase is difficult for seniors on a fixed income. \$50 a year represents a gallon of gas a month which means a lot to seniors. He supports keeping taxes low because we don't know where the economy is going. He'd like to see the City look to get a grocery store in town.

Carolyn Emsminger stated she'd rather see the City focus on activities for seniors. There's no post office, no library, etc. Mr. Patton stated the City would be willing to open P.K. Forrest building for a senior program but we'd need volunteers.

Jarod Beaty stated that either way, the City has to move on either repairing the current building or moving. We put ourselves in a position to get fined if we go too long with such violations. Renovations always turn out to be more expensive than planned and we are looking at a tax increase regardless of which direction we go. He's for putting the money into something that may appreciate. This will make it more attractive to businesses which wish to locate to the City. A new building would also make it safer and healthier for the employees.

Patty Guthrie agreed and stated that she was glad the City chose to involve the residents at such an early stage.

Carlton Barber stated that the proposed newer building is much larger and asked if the City had taken that into consideration. Maintenance and operations would be more expensive. Mayor Kocurek explained that this has been considered as well as the fact the newer building is more

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energy efficient. Mr. Barber stated that after seeing the presentation, he agreed that something had to be done even though he did not wish his taxes to increase. The current building is too small and needs too much work. It sounds like a good opportunity to him.

Mayor Kocurek, City Council and Mr. Patton all thanked everyone for attending.

IV. **ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 7:30 p.m.

APPROVED BY A MAJORITY VOTE OF COUNCIL ON APRIL 9, 2012

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Clint Kocurek, Mayor

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Karen B. Schrom, City Secretary