

MINUTES
RICHWOOD CITY COUNCIL
Regular Meeting, Thursday, October 18, 2012
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 Clint Kocurek, Mayor and presiding officer.

A. Opening Prayer

The opening prayer was given by Councilman Bryant.

B. Pledge of Allegiance

The Pledge of Allegiance was recited by those in attendance.

C. Texas Pledge of Allegiance

The Texas Pledge of Allegiance was recited by those in attendance.

II. ROLL CALL OF COUNCIL MEMBERS

Roll call showed the following members present:

Clint Kocurek, Mayor and presiding officer
Roy Welch, Council, Position #1
John Pitts, Council, Position #2
Lee Bryant, Council, Position #3
Morgan Laird, Council, Position #4
Donna Lacy, Council, Position #5

A quorum was declared with all members present. Others present included Glenn Patton, City Administrator, Karen B. Schrom, City Secretary, Brad Caudle, Police Chief, Raymond Burroughs, Bobby Weaver, Brian Fambrough, Reg Aplin, Luke Guidry, Eileen Gilliam, Carrie Johnson, Bishop Felton Harris, Patricia Harris, Billing Koenning, Nancy Devecchio, Morgan Wagnon, Keele Hickey, Ron Boone, Jason Tomlinson, Doris and Jeff Maddox, Suzanne Kocurek, and Troy Fernandez.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING

On motion by Councilman Bryant, seconded by Councilman Welch, with all members present voting aye, it was duly adopted to approve the minutes of September 20 and September 25, 2012 as presented.

IV. ANYONE WISHING TO ADDRESS COUNCIL

Bishop Harris stated that he was here to start and ministry in the city and to give some clarity to the City Council about his mission.

Luke Guidry, 101 Meadowlark, asked how many names he would need to get on a petition to raise the speed limit and remove the stop signs on Cardinal Drive. Mayor Kocurek stated that he plans on putting this on the next meeting agenda to determine if the stop signs have met or not met the City's expectations. No action can be taken on this item since its not on this agenda.

V. DISCUSSION AND ACTION ITEMS

A. New City Hall Plans - Raymond Burroughs

Raymond Burroughs presented a preliminary set of plans to City Council to give an overview of what is being done. The building is water proof and a strong shell and now is the opportunity to do something very special and give the City more of a presence while doing it all as economically as possible.

City Council chambers will seat about 50 people and have 11 foot ceilings. The Police Department will be on one side and the remainder of the city offices will be on the other with the Council chambers and common areas in the middle. He stated he was about 2 to 3 weeks from having plans ready for a final review and then we can start the bid process and begin construction.

Troy Fernandez, asked about any sludge pits or environmental issues since it once housed a motorcycle shop. Mr. Patton explained the City had the property inspected prior to purchasing it. He then asked about the City's plan for the current city hall site. Mr. Patton stated the City's intent is to sell the property and that our zoning regulations won't allow it to be used for any commercial or business enterprise. It can be used for a church, day care, park, etc but only if a specific use permit is approved by Council.

B. Petition requesting annexation of 21.69 acre tract in the Jared E. Groce 5 League Grant, being part of Wildwood Subdivision

This is the Carr property located to the south of Audubonwoods II Subdivision. Mr. Weaver is looking to develop and add an additional 60 homes.

On motion by Councilman Bryant, seconded by Councilman Welch, with all members present voting aye, it was duly adopted to accept the petition requesting annexation of 21.69 acre tract in the Jared E. Groce 5 League Grant, being part of Wildwood Subdivision.

Morgan Wagon expressed concern about speeding on Cardinal Drive with the extra flow of traffic caused by the new subdivision. Councilman Welch asked Chief Caudle how many traffic complaints they'd had in that area. Chief Caudle said that since January 10th, they'd had 3 total complaints regarding traffic - 1 was for speeding and 2 were for an atv being operated

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on the streets.

Troy Fernandez said that they got a letter on their doors and the only thing they were there for was to vote against a bridge. Mayor Kocurek stated we are still early in the annexation process and will hold public hearings on them.

Chief Caudle assured the folks that the Police Department will act on any complaints but they've only received one complaint about speeding on Cardinal since January 10. The police department has made an effort to increase their presence in the area. Ms. Boone asked how Cardinal compared to other streets and Chief Caudle said they had compared traffic conditions on Audubonwoods Drive and the speeds are comparable.

Councilman Bryant warned that we are discussing an issue that is not on the agenda.

C. Approval of Preliminary Plat and Preliminary Plans for Audubon Woods III Subdivision

Councilman Welch asked about any park plans that may be included. Mr. Weaver stated that the subdivision is very close to Bobby Ford Park.

The proposed project will expand Cardinal Drive and will also open up Oyster Creek Drive. The water system would then be looped in the area.

On motion by Councilman Bryant, seconded by Councilman Pitts, with all members present voting aye, it was duly adopted to approve the preliminary plat and plans for Audubon Woods III Subdivision as presented.

D. Interconnecting bridge between Oyster Bend and Audubonwoods III Subdivision

Mayor Kocurek explained to those present that there will be no action on this item tonight. This is for information only. The City will host a public hearing on the matter. The proposed interconnecting bridge will cross Oyster Creek and will interconnect Richwood and Lake Jackson. The proposed addition to Oyster Bend Subdivision has been planned carefully so as to keep traffic to a minimum since it is connecting two residential areas. There will not be a great deal of through traffic due to the number of cul de sacs being planned in Oyster Bend and the fact that Audubonwoods speed limit is currently 20 mph. Mayor Kocurek stated there will be benefits to the City as a result of this partnership with Lake Jackson and Brazoria County. Lake Jackson will work with the City to provide drainage for Audubonwoods III and they will tie in with our water system. This will give us an alternate water source. We have something similar with City of Clute on College Boulevard. It also will allow the City to respond quickly in the event of an emergency.

Morgan Wagon asked why Audubonwoods III couldn't find another way out other than expanding Cardinal Drive. It was explained that there are safety issues and subdivisions should always have more than one exit. Mr. Aplin stated that this is always a concern of theirs when they develop and do work hard to appease as many people as possible and still provide the proper services. They planned the expansion of Oyster Bend with the knowledge that this will

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be a residential to residential connection.

Councilman Bryant stated that one thing we needed is good car counts on Cardinal and Oyster Creek Drive as well as comparable numbers from other streets in Richwood.

Luke Guidry stated he thinks that the opening up of Oyster Creek Drive will cause traffic to decrease on Cardinal.

Troy Fernandez expressed concern about the drainage saying that his lot in Audubonwoods II did not drain properly and asked who would be overseeing the project. Mr. Patton assured him that the drainage plans meet the City's and Velasco Drainage's recommendation and the City would be overseeing that portion of the project.

According to Mr. Aplin, the timeline on the proposed bridge is a year. But he did caution there is a lot of work to be done between now and then.

Mayor Kocurek stated that the City needs growth and expansion and feels that opening up Oyster Creek Drive will disperse the traffic pattern. The additional homes will bring in approximately 200 people to Richwood and this will definitely help attract more businesses to our area.

E. Application for Zoning Request - Specific Use Permit for House of Prayer and Praise Ministries

Council entered into a short recess at 8:06 p.m.

Council returned at 8:23 p.m.

Mayor Kocurek stated this request came in very late last week. Mr. Bryant stated that since the church will be renting the property, it will not come off the tax roll and that Council should strongly consider granting the proposal.

Councilman Welch stated he would like to learn a bit more about the church before taking any further action. It is surrounded by 12.5 acres of commercial property owned by Dr. Suazo and the acreage owned by Helping Hands and Hospice on the north side.

Bishop Harris stated it is in his heart to do the Lord's work and win the lost to Christ. He asked Council to give him the opportunity to serve. He has been pastoring for 29 years and preaching for 40 years. He is here to serve Christ and the community.

Councilman Pitts stated that it is a small building. Councilman Lacy asked how many members does the Church currently have. Bishop Felton stated there were 15 members.

On motion by Councilman Bryant, seconded by Councilman Laird, with all members present voting aye, it was duly adopted to grant the Specific Use Permit for the House of Prayer and Praise Ministries.

F. Approval of 2012 Certified Tax Roll

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On motion by Bryant, seconded by Councilman Welch, with all members present voting aye, it was duly adopted to approve the 2012 Certified Tax Roll as presented.

G. Ordinance No. 324d - allowing for 3 story buildings in R-3, multi family residence zone

On motion by Councilman Bryant, seconded by Councilman Pitts, with all members present voting aye, it was duly adopted to adopt Ordinance No. 324d, allowing for 3 story buildings in R-3, multi family residence zone.

H. City of Richwood Proposed Charter

Mayor Kocurek stated that the Charter as presented tonight contains the changes made at the workshop. He suggested Council take additional time to review it and we can put it on the next month's agenda. Mr. Patton stated if anyone has any changes they'd like to see, please contact either him or Ms. Schrom.

I. Report from City Secretary

Ms. Scbrom reported that there had been 48 meetings staffed this past year, 23 of them were City Council meetings and 5 public hearings. Under the new purchase order system, department heads are required to turn in requisitions and the Financial Department generates the purchase order. They are currently processing an average of 91 purchase orders per month as well as processing approximately 120 invoices per month. We are generating approximately 1,170 utility bills each month. More people are taking advantage of the online bill pay and automatic draft and this now accounts for the approximately 1/3 of the utility bill payments. In 2011, there were \$3.1 million dollars worth of new home starts in Richwood.

Councilman Bryant stated that everyone in the Administration department is always cordial when he calls. Mayor Kocurek thanked Ms. Schrom for her report

J. Payment of bills

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

K. Financial Report

The close out of FY 12 is almost complete. The Financial Report does show a loss in General Fund of approximately \$172,000 but this is much less than the budgeted loss of \$210,000 which was due to budgeting \$60,000 from Fund Balance for either a new building or a new roof for the existing building and \$150,000 from Fund Balance to pay for Oyster Creek Drive repairs. Water/Sewer Fund shows a cash flow increase.

VI. **CITY MANAGER'S REPORT**

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Mr. Patton showed photos of an apartment project from Mont Belvieu. This is the same firm that is planning to build a complex in Richwood and is the reason we are allowing 3 story buildings now. They have made the application for HUD funding and it is approximately 16 months before they actually break ground on the project. They have run into wetland problems on the property. He reported that he is working very closely with the Alliance on a tax abatement incentive. They are a very stable and solid company.

The sidewalk project on N. Mahan is completed. We are aware the sidewalk ended in a very strange place but don't plan on leaving it there. Once we get enough funding through the \$5 Transportation fee, the City will finish it. The water wells are very close to completion. Uretex is done with their portion of the work on Oyster Creek Drive and Garner paving will begin as soon as possible after the contracts are signed.

Mr. Mercer is working with the companies on the lift station project. We have started on the fence around the service center. Mr. Williams will be picking up the new pickup truck for Public Works Department and the new backhoe is ordered.

VII. FUTURE AGENDA ITEMS

Cardinal Drive stop signs and speeding
Public hearing on annexation
Public hearing on interconnecting bridge
Parking on streets

VIII. COMMITTEE REPORTS

There were none.

IX. MAYOR'S REPORT

Mayor Kocurek had no report.

X. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 9:11 p.m.

APPROVED BY A MAJORITY VOTE OF COUNCIL ON NOVEMBER 15, 2012.

Clint Kocurek

ATTEST:

Karen B. Schrom, City Secretary