

**MINUTES**  
**RICHWOOD CITY COUNCIL**  
Regular Meeting, Monday, May 13, 2013  
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 Glenn Patton, City Administrator.

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

Morgan Laird, Council, Position #4

Donna Lacy, Council, Position #5

Absent:

Jarrold Beaty, Council, Position #3

A quorum was declared. Others present included Glenn Patton, City Administrator, Karen B. Schrom, City Secretary, Kenny Williams, Public Works Director, Ellis Feiner, BWA and Chris Hardison.

**III. APPROVAL OF MINUTES OF PREVIOUS MEETING**

On motion by Councilman Welch, seconded by Councilman Pitts, with all members present voting aye, it was duly adopted to approve the minutes of April 17, 2013 and April 22, 2013 as presented.

**IV. ANYONE WISHING TO ADDRESS COUNCIL**

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Ellis Feiner, the City's Brazosport Water Authority Director, reported that the final presentation by the engineering firm on the regional water study plan will be Wednesday, May 22<sup>nd</sup> at the Lake Jackson Civic Center. The 254 page report has several plans for the future water needs and the one that BWA is interested in is the reverse osmosis plan using the brackish water. Projected population estimates show the northern area of the county growing at a very rapid rate. The southern part of the county is in better condition for future water needs however because we are already able to handle the waste.

Estimated time frame of the project is 12 months to design the improvements and 24 months to build and implement. The cost of water is estimated to rise to \$3.20 per 1,000 gallons.

V. **DISCUSSION AND ACTION ITEMS**

A. Public Hearing - Violation of Ordinance No. 203 - Mobile Home at 1250 Brazosport Boulevard, Space #37

The public hearing was opened at 7:11 p.m.

Kenny Williams, Public Works Director, reported the trailer was in very bad shape and was not structurally sound. It is in very desperate need of demolition. The Strother's, who owned the trailer, had originally approached the city several months back about the possibility of condemning the property but never followed through. The owner of the trailer park has also requested condemnation as the trailer is now abandoned.

With no one else present who wished to speak, the public hearing was closed at 7:15 p.m.

B. Action of the findings in regard to mobile home at 1250 Brazosport Boulevard, Space #37

On motion by Councilman Laird, seconded by Councilman Pitts, with all members present voting aye, it was duly adopted to declare the mobile home at 1250 Brazosport Boulevard as dilapidated, substandard, unfit for human habitation, and a hazard to the health, safety, and welfare of the city. Mr. Patton was instructed to take the necessary action to eliminate the danger.

C. Authorize to let bids on the 2012 Richwood CDBG Sidewalk and Drainage Project

On motion by Councilman Pitts, seconded by Councilman Welch, with all members present voting aye, it was duly adopted to authorize the letting of the bids for the 2012 Richwood CDBG Sidewalk and Drainage Project.

D. Authorize City Administrator to begin process to sell building and property at 215 Halbert

On motion by Councilman Welch, seconded by Councilman Pitts, with all members present voting aye, the City Administrator was duly authorized to begin the process to sell the building and property at 215 Halbert.

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E FY 13 Audit Engagement Letter

On motion by Councilman Pitts, seconded by Councilman Lacy, with all members present voting aye, it was duly adopted to engage the firm of Kennemer, Masters & Lunsford for the 2013 audit.

F. Award 2013 Storm Debris - Annual Contingency Contract

Bids received are as follows:

Bidder/Contractor	Per cubic yard loaded and hauled	Per cubic yard hauled only	Comments
Crowder Gulf	8.00	4.00	Second lowest bidder
BoMac	8.00	6.00	Local
DRC Emergency Ser.	7.12	6.86	
TAG Grinding Ser.	7.00	4.00	Low Bidder
Omni Pinnacle	16.50	13.50	

On motion by councilman Laird, seconded by Councilman Pitts, with all members present voting aye, it was duly adopted to award the 2013 Storm Debris - Annual Contingency Contract to TAG Grinding Services, the alternate bid to Crowder Gulf and the local bid to BoMac.

G. Ordinance No. 382, amending Section 20, Richwood City Code, to restrict the stopping, standing or parking of any commercial or oversized vehicle in a residential zone

On motion by Councilman Welch, seconded by Councilman Pitts, with all members present voting aye, it was duly adopted to table this item to allow city staff to review it.

H. Resolution No. 13-02 - Annual Review of City's Investment Policy

On motion by Councilman Laird, seconded by Councilman Welch, with all members present voting aye, it was duly adopted to approve Resolution No, 13-02, Annual Review of City's Investment Policy.

I. Report from the Fire Chief

Due to a scheduling conflict, Danny Wiggs, Fire Chief, was unable to appear.

J. Executive Session, pursuant to Section 551.074, Government Code, Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer; or to hear a complaint against an officer or employee  
City Secretary/Finance Director

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Council entered executive session at 7:34 p.m.

Council exited executive session at 7:59 pm.

K. Action as a result of executive session

There was no action taken as a result of executive session.

L. Payment of bills

On motion by Councilman Pitts, seconded by Councilman Welch, with all members present voting aye, the bills were approved for payment as presented.

M. Financial Report

Par for the period ending April 30, 2013 is 40% remaining.

VI. **CITY MANAGER'S REPORT**

Mr. Patton reported that they are insulating the building this week and should start hanging sheetrock by Wednesday or Thursday. The metal for the entrance should be here by the middle of the week. We have reached a point where we should start seeing big changes.

He met with Robert Worley and potential developers of a high end upscale RV resort. They are looking at 20 to 30 acres and there are two sites in Richwood they are interested in. The resort will have on-site management and maintenance with a mini market and restaurant.

In other economic development news, the new warehouse project next to the Jehovah's church is on tract. We hope to see a building permit soon. The apartment complex project is still ongoing as well. They have a closing date in July for the purchase of the property. Texas Industrial Products is relocating on FM 2004. Bob McMeans and Raymond Burroughs are working on their respective projects and properties. They started pouring the streets in Audubonwoods III and, if the weather holds out, we should start seeing home construction within 60 days.

VII. **FUTURE AGENDA ITEMS**

Fire Chief report  
Monday May 20<sup>th</sup> - 5:00 to canvass election  
Recognize group who helped with citywide clean up  
Open meetings act training

VIII. **COMMITTEE REPORTS**

There were none.

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**IX. MAYOR'S REPORT**

The City of Freeport will be hosting BCCA on may 15<sup>th</sup>. The Charter passed and this will allow the City to continue to grow and have more control over local issues.

**X. ADJOURNMENT**

With no further business to discuss, the meeting was adjourned at 8:13 p.m.

APPROVED BY A MAJORITY VOTE OF COUNCIL ON JUNE 10, 2013.

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Clint Kocurek, Mayor

ATTEST:

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Karen B. Schrom, City Secretary