

Minutes of City Council

The City Council Special Meeting of Tuesday, May 28, 2019

BE IT KNOWN THAT, a Special Meeting of the City Council of City of Richwood was held Tuesday, May 28, 2019, beginning at 6:00 PM in the Richwood City Hall, 1800 N. Brazosport Blvd. Richwood, Texas.

CALL TO ORDER

The meeting was called to order at 6:03 p.m.

INVOCATION

Lindsay Koskiniemi led the pledges.

PLEDGES OF ALLEGIANCE

Pledge of Allegiance & Texas Pledge
Mayor Boykin led the pledges.

ROLL CALL OF COUNCIL MEMBERS

Steve Boykin, Mayor
Mike Johnson, Council Position 1
Melissa Strawn, Council Position 2
Matt Yarborough, Council Position 3
Mark Brown, Council Position 4 – ABSENT
Katie Johnson, Council Position 5

Others present: Lindsay Koskiniemi, Interim City Manager; Giani Cantu, City Secretary; Clif Custer, Public Works Director; Jarrett Skelton, Detective

PUBLIC COMMENTS

All public comments will be subject to the following rules: all speakers will be permitted to speak no longer than 3 minutes; all speakers will only be permitted to speak once; speakers cannot defer their 3 minutes to another speaker; the first five individuals who sign up for the public comment section will be permitted to speak

Josh Strawn, 33210 Blue Marlin, shared concerns with tie ins at cul-de-sacs and asked that Blue Marlin be tied in. The email regarding the first phase of water conservation plan and would like to know how that is being measured.

Clif Custer reported that the water conservation plan has been shared on social media and posted the website. Pressure is being measured every 2-3 days. Mr. Strawn is referring to the dead end at Blue Marlin which was not included in the original plans for looping the water lines.

Mayor advised he will meet with Public Works Director next week to discuss possible solution.

APPROVAL OF MINUTES

No minutes were presented.

DISCUSSION AND ACTION ITEMS

Public Hearing on adopting Land Use Assumptions and a Capital Improvements Plan associated with the imposition of a proposed Impact Fee.

Mayor Boykin called public hearing at 6:12 p.m.

Kendall Ryan, Freese & Nichols, presented the proposed land use assumptions and capital improvements associated with the imposition of a proposed impact fee.

Katie Johnson asked where the proposed elevated storage tank would be located.

Kendall Ryan reported it would be up to city. However, the recommendation would be to remove the smaller tank and put a larger one on the same lot.

Matt Yarborough asked would the cost be cheaper to replace as opposed to adding a 3rd tank.

Kendall Ryan reported the cost difference would be the land.

Katie Johnson asked for clarification on the pressure closest to the tower.

Clif Custer stated currently the system sees higher pressure nearest to the tower and the proposed storage tank would regulate the pressure city wide.

Matt Yarborough reported that the scope of project 1 includes looping in Oakwood Shores and asked if there was a reason that Blue Marlin was not included in that project.

Clif Custer stated that the looping is designed to serve the area as a whole. This means that not all dead-end spots will have looping. The area of Blue Marlin would require twice as much looping and therefore it was not included to keep costs low.

Mayor Boykin asked if there is a hydrant at Blue Marlin.

Clif Custer stated yes.

Discussion was held on types of future wastewater treatment plant being proposed and cost benefits.

Kendall Ryan reported the numbers proposed are entry level numbers and there is a buffer built in. There are still options to find alternative solutions at varying costs.

Melissa Strawn showed City Council Blue Marlin drive on the map provided in the presentation.

Kendall Ryan stated just because it is not on this map doesn't mean it can't be put in this proposal. It also doesn't mean it can't fit in if costs come in lower.

Matt Yarborough what is the timeline for the proposed water tower and wastewater treatment plant.

Kendall Ryan reported the master plan lays out all the projects and projected timelines for each.

The public hearing was closed at 6:34 p.m.

No further discussion was held.

Public hearing on proposed amendments to Appendix B Zoning Ordinance of the Code of Ordinances, to include but not limited to, changes in definitions, home occupations, all zoning district setbacks, accessory dwelling units, lot coverage, violations and penalties, and other zoning regulations

The public hearing was called at 6:34 p.m.

Matt Yarborough asked how the city would ensure there is no additional parking for accessory structure dwelling.

Ms. Cantu stated she believes it would be presented in the building plans and required by inspector prior to permitting.

Katie Johnson asked what the impact difference is on the home occupation in a garage versus an accessory structure.

Clif Custer stated staff would have to research it.

Mike Johnson stated the way he looks at it is if it is in the garage and the home sells the garage remains a garage. If someone puts the business in an accessory structure and builds to suit the business it cannot be converted to another use.

Discussion was held on accessory structures and home occupations.

Ms. Cantu clarified that after Council discussion, staff's direction is to remove home occupations from the proposed changes and proceed with bringing other zoning changes to City Council in ordinance format. The home occupations can be scheduled for a workshop session for City Council.

Council reaffirmed that was correct.

The public hearing was closed at 6:46 p.m.

No further discussion was held.

Discuss and consider a resolution adopting Land Use Assumptions and a Capital Improvement Plan

On motion by Matt Yarborough second by Katie Johnson with all present members voting “aye” a resolution adopting Land Use Assumptions and a Capital Improvement Plan was passed and adopted.

Discuss and consider a resolution calling for Public Hearing on adoption of proposed impact fees

On motion by Matt Yarborough, second by Melissa Strawn with all present members voting “aye” a resolution calling for Public Hearing on adoption of proposed impact fees was passed and adopted.

ADJOURNMENT

There being no further business remaining the meeting adjourned at 6:52 p.m.

These minutes were read and approved on this 10th day of June, 2019.

Mayor

ATTEST:

City Secretary