

Minutes of City Council Regular Meeting

BE IT KNOWN THAT, a Regular Meeting of the City Council of City of Richwood was held Monday, March 11, 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 6:33 p.m.

INVOCATION

Invocation was held during prior Planning and Zoning Commission meeting.

PLEDGES OF ALLEGIANCE

Pledge of Allegiance & Texas Pledge

Pledges were read during prior Planning and Zoning Commission meeting.

ROLL CALL OF COUNCIL MEMBERS

Mark Guthrie, Mayor

Mike Johnson

Frank Blanks

Sarah Reed

Mark Brown II – Arrived at 6:40 p.m.

Katie Johnson – ABSENT

Others present: Giani Cantu, City Secretary; Clif Custer, Public Works; Lindsay Koskiniemi, Finance Director

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

There were no public comments.

CONSENT AGENDA

Approval of Minutes of Previous Meetings

Payment of Bills

On motion by Mike Johnson second by Frank Blanks, with all present members voting “aye” all items on the consent agenda were approved.

DISCUSSION AND ACTION ITEMS

Discussion and possible action to allow consumption of alcohol in the Richwood Municipal Park and closure of Audubon Woods Dr from North Mahan to Wisteria in the event of inclement weather for the 17th Annual BBQ Cook-off hosted by the Richwood Volunteer Fire Department on April 19-20, 2019

On motion by Sarah Reed second by Mike Johnson, with all present members voting “aye” the request to allow consumption of alcohol in the Richwood Municipal Park and closure of Audubon Woods Dr from North Mahan to Wisteria in the event of inclement weather for the 17th Annual BBQ Cook-off hosted by the Richwood Volunteer Fire Department on April 19-20, 2019 was approved.

Final review and action on re-plat of Lots 2-7, Block 1; Lots 4-7, Block 2 and all of Block 3 of Richwood Business Park as recorded in Volume 17 Page 209 and 210 of the Brazoria County Plat Records

On motion by Sarah Reed second by Mike Johnson with all present members voting “aye” final approval of the re-plat of Lots 2-7, Block 1; Lots 4-7, Block 2 and all of Block 3 of Richwood Business Park as recorded in Volume 17 Page 209 and 210 of the Brazoria County Plat Records was granted.

Mayor Guthrie recessed at 6:36 p.m. so that Council members could sign the plats.

Mayor Guthrie recalled at 6:40 p.m.

Mark Brown arrived at 6:40 p.m.

Sarah Reed left at 6:40 p.m.

Discussion and possible action on ordinance vacating, abandoning and closing a portion of the street known as Richwood Drive

On motion by Mike Johnson second by Frank Blanks, with all present members voting “aye” the ordinance vacating, abandoning and closing a portion of the street known as Richwood Drive was passed and adopted.

Discussion and possible action on approval of a ten foot utility easement to Centerpoint within Lots 37 and 38 Block 7 of Glenwood Bayou Subdivision

Clif Custer reported that the easement is in extension to Magnolia Subdivision. It is an overhead easement going across the retention pond.

Lindsay Koskiniemi stated that it is only an aerial easement and there should be no disturbances to the soil.

On motion by Mark Brown second by Frank Blanks with all present members voting “aye” approval of a ten foot utility easement to Centerpoint within Lots 37 and 38 Block 7 of Glenwood Bayou Subdivision was granted.

Discussion on possible partial waiver of building fees for development in Oakwood Shores
Mark Brown asked is there any prior precedent and would this be exclusive to Oakwood Shores.

Lindsay Koskiniemi stated her understanding is that it would be exclusive.

Ms. Cantu reported to her knowledge no waiver of fees except for Harvey recovery victims.

Clif Custer reported the intent of the agenda item was to gather thoughts from Council on increasing development on the roads prior to road improvements.

Mark Brown shared concerns with setting a precedent and stated staff needed to research legal agreements.

Mark Guthrie asked if something like this would be a 380 agreement. Citizens are clear. The costs need to be paid for by the developer.

Frank Blanks stated we got to watch what we are doing. Utilities is already having problems.

Clif Custer reported that Mr. Coon simply wanted to generate discussion for the possibility of benefitting future investment to roads.

Mike Johnson stated he doesn't like it. Residents out there have already paid.

Mark Brown stated there needs to be a give and take. What is benefit to the rest of Richwood when the City is already subsidizing.

Steve Boykin, 102 W Mahan, stated that the county gave some tax abatements for Shadow Creek in Pearland to his knowledge and regarding money spent, we got some problems in that subdivision already.

Josh Strawn, 33219 Blue Marlin, Oakwood Shores resident and HOA, stated he doesn't believe the building costs are going to generate development. The big issues he sees are internet, utilities, roads and taxes. Homes are on market and not selling. They saw over a 20% increase on county taxes.

No further discussion was held. No action was taken.

Discussion on possible moratorium on new development and consider calling a public hearing
Clif Custer stated the possible moratorium is contingent on the ability of the utility system. What's already been started cannot be stopped. At any given time we can develop up to 6-12 houses. The moratorium would be across Richwood not just Oakwood Shores. Pressures are

showing more of an impact South rather than North at the most recent testing. This is an option if we want to be proactive and stop the issue where it's at right now.

Lindsay Koskiniemi reported, per state law, a moratorium can last up to 120 days and can be extended as needed.

Mark Brown asked what the impact of each new connection on the utility system is and if there is a way to quantify what a 2% growth would be.

Clif Custer stated it would be hard to do. His best estimation would be 1 home no impact. 10 homes yes impact.

Mark Guthrie asked if the billing software can isolate the high usage areas in town.

Ms. Cantu stated she believes it can run a report of high usage and isolate the areas of town that way.

Mark Guthrie stated he would like to see more of a canceling sprinkler meters prior to a moratorium.

Mark Brown asked is a public hearing needed if we are not doing moratorium and just limiting usage.

Clif Custer stated he doesn't think so. It should be allowed in Drought Contingency Plan.

Mark Guthrie asked staff to review the drought contingency plan.

Mark Brown asked for an estimate on number of new connections in the last year.

Clif Custer stated he believes 50 connections estimated.

Mark Brown can we assume that 50 new connections are to be developed this year.

Clif Custer stated yes.

Mark Brown asked if we are already projecting 50 connections and 10 connections is significant impact to our utility, what can we do to ensure it doesn't amplify the problem and don't find ourselves in the situation to issue a water boil notice.

Clif Custer stated he will look in to the legalities.

Discussion and possible action on ordinance amending Section 21-29 regarding utility payments to change the utility bill due time

Frank Blanks moved to approve the ordinance amending Section 21-29 regarding utility payments to change the utility bill due time.

Mike Johnson seconded.

Mark Guthrie asked if there are any days where due dates fall on a holiday.

Ms. Cantu stated that procedure is that if any due date (regular or disconnect) falls on a holiday or weekend, it will roll over to the next business day.

With all present members voting “aye” the ordinance amending Section 21-29 regarding utility payments to change the utility bill due time was approved and adopted.

Discuss future Town Hall meeting regarding the needed utility infrastructure improvements

Lindsay Koskiniemi reported the Town Hall meeting was set for 4/9/19 at 7p.m. at Our Lady Queen of Peace on Hwy 2004. The engineer would be present to speak on the utility infrastructure improvement necessity.

Mark Brown asked if we already had the commitment for engineers to be in attendance.

Clif Custer stated yes.

Mark Guthrie asked if we are going to have all the information.

Clif Custer reported there are two parts. The City is making a presentation. The engineers are there to support the presentation with data and facts. The City Manager’s desire for the Town Hall meeting is to have the opportunity to inform the residents of what is being done and what will be done in the future.

Mark Guthrie stated he felt it was best if the engineers present the detail. People have a misperception of the City already.

Clif Custer stated the Town Hall meeting was scheduled under the preset that this is what has happened and this is what steps that need to be taken.

Mark Brown asked if something would be put out prior and allow residents to ask questions.

Clif Custer reported it is something we can work on.

Lindsay Koskiniemi asked if we could use survey monkey to mass distribute.

Ms. Cantu stated yes we could.

Discussion and possible action on appointing members to Keep Richwood Beautiful Commission

On motion by Mark Brown, second by Frank Blanks, with all present members voting “aye” Garry Ellis, Janet Jackson-Ellis, Blix Messick, Jeanette Messick, Audrey Johnson, Kimberly Mayer and Brittany Figaro were appointed to serve as KRB.

Approve items removed from Consent Agenda
No items were removed from consent agenda.

REPORTS

Reports that require no action.

Financial Reports

CITY MANAGER'S REPORT

No report was given.

FUTURE AGENDA ITEMS

No future items were presented.

COMMITTEE REPORTS

Ms. Cantu reported on upcoming KRB events: Earth Day Fest and Spring Cleanup on April 6, 2019 and Easter Egg Hunt on April 20, 2019.

COUNCIL MEMBER COMMENTS & REPORTS

Mark Brown praised the Police Department for patrolling and remaining present in the community.

MAYOR'S REPORT

Mark Guthrie stated the VFD is looking for volunteers for the BBQ Cookoff. If anyone is interested, they can email him.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:21 p.m.

These minutes were read and approved on this 8th day of April, 2019.

ATTEST:

Mayor

Giani Cantu, City Secretary