Minutes of City Council Public Hearing & Regular Meeting

The City Council
City of Richwood

A City Council Public Hearing & Regular Meeting of the City Council of City of Richwood was held Monday, November 12, 2018, beginning at 6:05 PM in the Richwood City Hall, 1800 N. Brazosport Blvd. Richwood, Texas.

CALL TO ORDER
The meeting was called to order at 6:38 p.m.

INVOCATION
The invocation was done during the prior Planning meeting.

PLEDGES OF ALLEGIANCE
Pledge of Allegiance & Texas Pledge
The pledges were done during the prior Planning meeting.

ROLL CALL OF COUNCIL MEMBERS
Mark Guthrie, Mayor
Mike Johnson, Council member
Frank Blanks, Council member
Sarah Reed, Council member
Mark Brown II, Council member
Katie Johnson, Council member

Others present: Michael Coon, City Manager; Stephen Mayer, Chief of Police; Giani Cantu, City Secretary; Lindsay Koskiniemi, Finance Director; Clif Custer, Public Works 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
Josh Strawn, 33219 Blue Marling, stated he is still seeing mildew in water lines. He would like to know if there is anything the City can do to help get it out.

PUBLIC HEARING

Public Hearing to consider application for conditional use of 5.0145 acres located at the northeast corner of Hwy 288B and 2004 to allow a gas station and retail center

The public hearing was called at 6:42 p.m.

Josh Strawn stated the proposal looks great on paper. However, is there any way to guarantee the cleanliness of the facility.

Mr. Coon stated that can be addressed through Code Enforcement and nuisance ordinances.

John Gerdes stated that the owner and architect are present for the public hearing.

Mayor Guthrie called for any further comments.

No further comments were provided during public hearing.

The public hearing closed at 6:44 p.m.

PRESENTATION

Impact Fee 101 - Freese & Nichols
Freese and Nichols presented their study and progress on the proposed impact fee for new developments.

CONSENT AGENDA

Approval of Minutes of Previous Meetings

October 8, 2018

October 27, 2018 - Workshop

Payment of Bills

Resolution to change the title of the bank account from General Fund to Pooled Cash
Resolution adding Finance Director - Lindsay Koskiniemi as point of contact on the Bank of America accounts
Appoint Audrey Johnson to Keep Richwood Beautiful Commission

On motion by Sarah Reed, second by Katie Johnson, with all present members voting “aye” all consent agenda items were approved.

DISCUSSION AND ACTION ITEMS

Action on application for conditional use of 5.0145 acres located at the northeast corner of Hwy 288B and 2004 to allow a gas station and retail center
John Gerdes stated he was present for questions.

Mr. Johnson asked if the gas station was set up for diesel pumps.

Mr. Gerdes stated that the development proposes three diesel pumps and the rest are for cars.

Mr. Brown stated it is possible for the City to see an increase in crime at the gas station.

Mr. Coon stated if there were to be a small increase in crime related to the proposed gas station that Chief Mayer and the Police Department are more than capable of addressing the problem.

Mr. Brown asked if the development would have showers and housing for truck drivers.

Mr. Gerdes stated there are no showers or housing being proposed.

Mr. Brown asked what is planned for the lights and noise that may cause issue for residents.

Mr. Gerdes stated that the land behind provides a large buffer for lights and noise. They can also build berms.

Mr. Brown asked why the sign was put up that said they would have a laundromat.

Rafik Bhandari, owner, apologized for the sign and stated that there has never been a proposal for a laundromat. It is likely the sign was used from a previous development. They are currently looking a possible leaser for a donut shop and are trying to get a fast food restaurant. However, the process takes time.

Mr. Johnson asked if there was enough retail space for both.

Mr. Bhandari stated yes.

Arif Mushfiqur, architect, stated there are a lot of concerns from the community. He would like the community to know that they have designed gas stations throughout Houston, Austin, San Antonio and Dallas. They are aware of the established sentiment about gas stations being a disgrace or negative impact to the City and knows that the development will face many challenges and must have community acceptance in order to succeed. They will ensure that the facility is very nice and adds value to the City.

Mr. Brown asked if there was a plan in place for the remaining 15 acres.

Mr. Gerdes stated not at this time.

Mayor Guthrie asked if there was a traffic impact and flood impact study done.

Mr. Gerdes stated that TXDOT will have final say on traffic plan and the flood impact is addressed with on-site retention.

Ms. Reed stated she does not like that there are pumps to service 18-wheelers at all.

Mr. Brown stated he appreciates the interest to provide a development that will make revenue but what else does it do for the city. There are other gas stations in the City and are not in decent condition. He often travels to a neighboring city to get gas.

Mr. Gerdes state the development proposes a building for retail lease spaces.

Mr. Mushfiqur stated the name of the gas station will be Roadstar. The proposed pumps for trucks will be to fill and get out. They will not have the luxury to stay.

Mayor Guthrie stated that he doesn't feel it's a fair comparison to compare the proposed gas stations to the existing gas stations. It could be beneficial to residents to not have to go out of their way for a nice gas station. His only concern would be pumps for 18 wheelers. The intersection is not designed for 18 wheelers and it will increase walkers in the area as well. However, we do need sustainable businesses in our area.

Discussion was held on the necessity of the 18 wheeler pumps. The developer stated they are willing to leave out if they can revisit in future.

On motion by Mike Johnson, second by Mark Brown II, with all present members voting "aye" conditional use of the gas station was approved with the condition that no pumps being developed that service 18 wheelers.

Resident water bill dispute at 403 Wisteria
The resident was no present. No discussion was held.

Final review and action of replat of Lots 70-73, Block 1, Oakwood Shores, being the same property also known as 32410 Bayou Bend
No discussion was held.

Final review and action of replat of Lots 97 & 98, Block 3, Oakwood Shores, being the same properties also known as 31702 Amberjack Dr and 31710 Amberjack Dr
No discussion was held.

Final review and action of replat of Lots 77 & 78, Block 4, of Oakwood Shores, being the same property also known as 32510 and 32504 Bayou Bend
On motion by Frank Blanks second by Sarah Reed with all present members voting "aye" final approval of replat of Lots 77 & 78 Block 1 of Oakwood Shores, being the same property also known as 32510 and 32504 Bayou Bend was granted.

Discussion on upcoming infrastructure projects and the related debt issues for the upcoming General Obligation Bonds and for the Utility Certificate of Obligation Debt
John Robuck, BOK Financial, presented on the schedule of events for Fiscal Year 2019 Financings: $2,500,000 General Oblication Bonds, Series 2019 and $3,500,000 Certificates of Obligation, Series 2019. He presented a current market review, the estimated debt service requirements, the estimated tax rate impact analysis, and the tentative schedule of events. All of which are preliminary and subject to change.

Resolution of intent to reimburse the City of Richwood for any cost associated with engineering for infrastructure improvements related to water distribution system prior to any bond issuance.
On motion by Sarah Reed second by Frank Blanks with all present members voting "aye" the resolution of intent to reimburse the City of Richwood for any cost associated with engineering for infrastructure improvements related to water distribution system prior to any bond issuance was approved and adopted.

Contract for Solid Waste Collections with Waste Connections
On motion by Mark Brown II second by Sarah Reed, with all present members voting "aye" the contract for Solid Waste Collection with Waste Connections was approved.

Resolution awarding RFP 18-007P Administration/Professional Services of the CDBG-DR Grant Program to GrantWorks
On motion by Sarah Reed second by Frank Blanks with all present members voting "aye" the resolution awarding the RFP 18-007P Administration/Professional Services of the CDBG-DR Grant Program to GrantWorks was approved and adopted.

Consider recommendation to qualify top three firms on RFQ 18-004Q Engineering Services - CDBG-DR Grant Program
On motion by Sarah Reed second by Frank Blanks with all present members voting "aye" Strand Engineering, CivilCorp and HDR were certified as qualified firms for the purpose of awarding the RFQ 18-004Q Engineering Services CDBG-DR Grant Program.

Resolution amending the CCPD FY 2018-2019 budget to increase expenditures
Chief Mayer requested that City Council amend the CCPD budget and to approve the expenditure of an additional $16,000 for the following items:

- $7,000 to purchase supplies for a new K-9 Unit
- $4,000 to purchase new badges
- $5,000 to equip the refurbished patrol unit

On motion by Mark Brown second by Katie Johnson with all present members voting "aye" the resolution amending CCPD FY 2018-2019 budget to increase expenditures was approved and adopted.

Discuss and consider Drought Contingency Plan
Clif Custer presented the Drought Contingency Plan and asked that it be adopted to ensure that the City is compliant with State regulations. Clif stated that the Texas Commission on Environmental Quality (TCEQ) requires that every city update their drought contingency plan every five years and that the City of Richwood was currently out of compliance.

On motion by Mark Brown II second by Sarah Reed, with all present members voting "aye" the ordinance amending the drought contingency plan was approved and adopted.

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

Mayor Guthrie called a five-minute recess at 8:26 p.m.

Mayor Guthrie reconvened at 8:35 p.m.

EXECUTIVE SESSION in accordance with Subchapter D of the Open Meetings Act, Texas Government code Section 551.001, et. Seq., to review and consider the following:

Under authority of Section 551.074 to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or a charge against an officer or employee: Michael Coon, City Manager
Executive Session was called at 8:35 p.m.

RECONVENE FROM EXECUTIVE SESSION and take action on the following:

To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or a charge against an officer or employee: Michael Coon, City Manager
Mayor Guthrie reconvened open meeting at 9:30 pm.

No action was taken.

REPORTS
Reports that require no action.

Quarterly Investment Report
Ms. Cantu presented the Quarterly Investment Report as of September 30, 2018.

CITY MANAGER'S REPORT
There was no City Manager report.

FUTURE AGENDA ITEMS
There were no new items presented.

COMMITTEE REPORTS
Charter Review meets again on November 12, 2018.

COUNCIL MEMBER COMMENTS & REPORTS
Sarah Reed commended the Police Department on their work with starting a neighborhood watch program.

MAYOR'S REPORT
The Fire Department will be hosting their annual Christmas party on December 13, 2018 at 6:00 pm.

ADJOURNMENT
There being no further business the meeting adjourned at 9:35 p.m.

These minutes were read and approved on this 10th day of December, 2018.

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Mayor

ATTEST:

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Giani Cantu
City Secretary