

AGENDA
RICHHOOD CITY COUNCIL
Regular Meeting, Monday, August 25, 2014
Richwood City Hall
1800 N. Brazosport Blvd.
Richwood, TX 77531
6:00 PM

- I. CALL TO ORDER
Presenter: Clint Kocurek
Time: 6:00 p.m.
- II. INVOCATION
Opening Prayer - Glenn Patton, City Manager
Presenter: Glenn Patton
- III. PLEDGES OF ALLEGIANCE 3
Pledge of Allegiance & Texas Pledge
- IV. ROLL CALL OF COUNCIL MEMBERS
Presenter: Clint Kocurek
- V. ANYONE WISHING TO ADDRESS COUNCIL
Individuals wishing to address council are limited to 5 minutes per individual with a maximum of 30 minutes allowed for this section. Any items addressed to council will not be discussed and no action will be taken as these items are not on the agenda and any discussion or action will be a violation of the Open Meetings Act.
Presenter: Clint Kocurek
- VI. CONSENT AGENDA
 - A. Approval of Minutes of Previous Meetings 4
 - B. Payment of bills 8
- VII. DISCUSSION AND ACTION ITEMS
 - A. Public Hearing - Proposed Tax Rate 16
 - B. Ordinance No. 393 - Call for public hearing on proposed annexation of 928.34 acre tract in the JE, Groce 5 League Grant, Abstract 66, Brazoria County 18
 - C. Adoption of Service Plan for the proposed annexation of 928.34 acre tract 20
 - D. Replat of Lot 11, Richwood Subdivision - Tim Seidler 28
 - E. Variance Request - 33219 Blue Marlin Dr. - request for variance from 100' front building line 30
 - F. Richwood Landing Apartments - community signage approval and terms of sign placement agreement 38
 - G. FY 15 Crime Control and Prevention District Budget Proposal 42
 - H. FY 14 Budget Amendment #2 44
 - I. Approve items pulled from Consent Agenda

J. Executive Session pursuant to Chapter 551.0745, Personnel Matters to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee or to hear a complaint or charge against an officer or employee.

1. Police Chief

K. Action as a result of Executive Session

L. Chapter 380 Agreement - 210 Development LLC

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VIII. REPORTS

Reports that require no action.

IX. CITY MANAGER'S REPORT

Presenter: Glenn Patton

X. FUTURE AGENDA ITEMS

XI. COMMITTEE REPORTS

XII. COUNCIL MEMBER COMMENTS & REPORTS

XIII. MAYOR'S REPORT

XIV. ADJOURNMENT

I, Karen B. Schrom, do hereby certify that I did, on post this notice of meeting on the bulletin board at 1800 N. Brazosport Blvd., Richwood, TX, in compliance with the Texas Open Meetings Law.

Karen B. Schrom, City Secretary
City of Richwood

Texas Pledge of Allegiance

Honor the Texas flag;
I pledge allegiance to thee,
Texas, one state under God, one and indivisible.

Minutes of Regular Meeting

The City Council City of Richwood

A Regular Meeting of the City Council of City of Richwood was held Monday, August 11, 2014, beginning at 6:00 PM in the Richwood City Hall, 1800 N. Brazosport Blvd. Richwood, Texas.

I. CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Clint Kocurek, Mayor and presiding officer.

II. INVOCATION

The invocation was given by Glenn Patton, City Manager.

III. PLEDGES OF ALLEGIANCE

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

IV. ROLL CALL OF COUNCIL MEMBERS

Roll call showed the following members present:

Clint Kocurek, Mayor and Presiding officer
Paul Raymond, Council, Position #1 and Mayor Pro Tem
John Pitts, Council, Position #2
Sarah Harris, Council, Position #4
Chris Hardison, Council, Position #5

Absent:

Jarrold Beaty, Council, Position #3

A quorum was declared. Others present included Glenn Patton, City Manager, Karen B. Schrom, City Secretary, and Brad Caudle, Police Chief.

V. ANYONE WISHING TO ADDRESS COUNCIL

There was no one who wished to address Council on matters not on the agenda.

VI. CONSENT AGENDA

On motion by Councilman Harris, seconded by Councilman Raymond, with all members present voting aye, it was duly adopted to approve the items on the Consent Agenda as presented.

- A. Approval of Minutes of Previous Meetings
- B. Payment of bills

VII. DISCUSSION AND ACTION ITEMS

- A. Take a record vote to propose a tax rate of \$0.735680/\$100, a 5.83% tax increase - above the effective tax rate, and schedule two public hearings for public discussion on the proposed tax rate.

The record vote to propose a tax rate of \$0.735680/\$100 is as follows:

Paul Raymond	Aye
John Pitts	Aye
Jarrold Beaty	Absent
Sarah Harris	Aye
Chris Hardison	Aye

On motion by Councilman Pitts, seconded by Councilman Harris, with all members present voting aye, it was duly adopted to propose the tax rate and set the public hearings on August 25th and September 8th, both at 6:00 p.m.

- B. Road and Bridge Interlocal Agreement Fiscal Year 2015
Annual interlocal agreement covering the construction, improvement, maintenance or repair on streets and alleys in Richwood

On motion by Councilman Pitts, seconded by Councilman Hardison, with all members present voting aye, it was duly adopted to approve the Road and Bridge Interlocal Agreement for Fiscal Year 2015 as presented.

- C. Ordinance No. 390A - requiring inspections on all residential rental units, including single family

On motion by Councilman Pitts, seconded by Councilman Harris, with all members present voting aye, Ordinance No. 390A, requiring inspections on all residential rental units, including single family, as presented.

D. Ordinance No. 392, regulating donation drop boxes
Requiring permits, setting parameters for the construction, placement and
maintenance of the boxes and setting a penalty for violations.

On motion by Councilman Pitts, seconded by Councilman Hardison, with all members present voting aye, Ordinance No. 392, regulating donation drop boxes, was approved as presented.

E. Revisions to the City's personnel policy

The changes are to clarify how the Personnel Policy may be amended and to clarify the non-disciplinary grievance procedures.

On motion by Councilman Harris, seconded by Councilman Hardison, with all members present voting aye, the Personnel Policy was revised as presented.

F. Approve items pulled from Consent Agenda

There were none.

VIII. **REPORTS**

Reports that require no action.

A. Financial Reports

Par for the period ending July 31, 2014 is 16% remaining. City Maintenance, Fire Department and Parks and Recreation are currently over. A budget amendment is currently being worked on to address some of these issues. Revenues are exceeding expenditures.

IX. **CITY MANAGER'S REPORT**

Mr. Patton reported that he and Mr. Cordoba met with the 210 Developers who are interested in building apartments in North Brazos Crossing. We presented our counter to their initial proposal. They responded by sending copies of Chapter 380 Agreements they've received from other cities. In New Braunfels they were adding mainly commercial property and San Antonio went through a housing development program. Of the local cities, only West Columbia offers tax abatement programs on apartments. They did not counter and have said that without abatements, the project will not happen. Ours is still the best property and the best offer they've received.

Talks continue with Gerald Teel who is still interested in developing a project here in Richwood.

X. FUTURE AGENDA ITEMS

XI. COMMITTEE REPORTS

Day in the Park will be Saturday, August 16th from 2 p.m. to 6 p.m.

XII. COUNCIL MEMBER COMMENTS & REPORTS

There were none.

XIII. MAYOR'S REPORT

BCCA will be hosted by the City of Angleton and the topic is Economic Development.

Keep Richwood Beautiful's meeting is this Thursday.

XIV. ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 6:30 p.m.

APPROVED BY A MAJORITY VOTE OF COUNCIL ON AUGUST 25, 2014.

Clint Kocurek, Mayor

ATTEST:

Karen B. Schrom, City Secretary

Council Approval Report for FIRST NATIONAL BANK--100103073

(Council Approval Report)

Vendor		Invoice Number	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
19	AT&T, PO BOX 105414, ATLANTA, GA, 30348-5414	19									
		august14-1	08/13/14	telephone	08/13/14	\$205.61	\$205.61	10-05-5420	Telephone	\$6,000.00	\$829.12
		august14	08/13/14	telephone	08/13/14	\$69.68	\$69.68	10-07-5420	Telephone	\$1,200.00	(\$494.56)
							\$275.29				
40	BRAZOS FASTENERS, INC, 312 WEST PLANTATION, CLUTE, TX, 77531	40									
		257722	08/13/14	50-4" galvanized lag screw x 1/2"	08/13/14	\$10.50	\$10.50	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
		257722	08/13/14	10-3" galvanized lag screw x 12"	08/13/14	\$6.40	\$6.40	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
							\$16.90				
54	CENTERPOINT ENERGY, PO BOX 4981, HOUSTON, TX, 77210-4981	54									
		august14-1	08/13/14	electricity	08/13/14	\$19.58	\$19.58	10-01-5430	Natural Gas	\$1,500.00	\$803.41
		august14-2	08/13/14	natural gas	08/13/14	\$18.83	\$18.83	10-02-5430	Natural Gas	\$500.00	\$170.16
		august14-3	08/13/14	natural gas	08/13/14	\$27.74	\$27.74	10-02-5430	Natural Gas	\$500.00	\$170.16
		august14	08/13/14	natural gas	08/13/14	\$21.99	\$21.99	10-07-5430	Natural Gas	\$750.00	\$586.59
							\$88.14				
104	GULF COAST PAPER, PO BOX 4227, VICTORIA, TX, 77903	104									
		800616	08/13/14	2 ply toilet paper	08/13/14	\$34.24	\$34.24	10-05-5542	Jail Expense	\$5,500.00	\$1,026.26
		800616	08/13/14	sporks	08/13/14	\$11.34	\$11.34	10-05-5542	Jail Expense	\$5,500.00	\$1,026.26
		800616	08/13/14	maxi thins	08/13/14	\$34.40	\$34.40	10-05-5542	Jail Expense	\$5,500.00	\$1,026.26
							\$79.98				
116	KENNEMER, MASTERS & LUNSFORD, LLC, 8 WEST WAY COURT, LAKE JACKSON, TX, 77566	116									
		72456	08/13/14	audit	08/13/14	\$6,200.00	\$6,200.00	10-01-5580	Auditor's Fees	\$22,000.00	\$3,475.53
							\$6,200.00				
122	LAWMAN'S UNIFORM & EQUIPMENT, 5814 MILWEE BLDG. A, HOUSTON, TX, 77092	122									
		37650	08/13/14	police trousers	08/13/14	\$137.85	\$137.85	10-05-5190	Uniforms	\$2,500.00	\$397.35
		37650	08/13/14	S/S uniform shirts	08/13/14	\$127.50	\$127.50	10-05-5190	Uniforms	\$2,500.00	\$397.35
		37650	08/13/14	elibeco V1 external vest cover	08/13/14	\$94.50	\$94.50	10-05-5190	Uniforms	\$2,500.00	\$397.35
		37650	08/13/14	freight	08/13/14	\$13.50	\$13.50	10-05-5190	Uniforms	\$2,500.00	\$397.35
		37650	08/13/14	gold PD collar pins	08/13/14	\$4.95	\$4.95	10-05-5190	Uniforms	\$2,500.00	\$397.35
		37650	08/13/14	S/S uniform shirts	08/13/14	\$151.50	\$151.50	10-05-5190	Uniforms	\$2,500.00	\$397.35
							\$529.80				
132	MCCOY'S BUILDING SUPPLY, PO BOX 1362, SAN MARCOS, TX, 78667	132									
		1391529	08/13/14	Bags Asfalt Patch	08/13/14	\$71.12	\$71.12	10-03-5380	Streets M&R	\$21,600.00	\$3,682.34
		1391750	08/13/14	box galvanized self tapping screw new pavilion	08/13/14	\$109.99	\$109.99	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
		1391750	08/13/14	panel 14' 26 guage galvanized	08/13/14	\$856.80	\$856.80	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
		1391750	08/13/14	panel 14' 26 guage galvanized	08/13/14	\$62.23	\$62.23	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
							\$1,100.14				
152	BUSINESS CARD, PO BOX 15796, WILMINGTON, DE, 19886-5710										

Council Approval Report for FIRST NATIONAL BANK--100103073

(Council Approval Report)

Vendor		InvoiceNumber	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
		554328641920006	08/14/14	Notary Stamp - L. Pace	08/14/14	\$17.95	\$17.95	10-01-5210	Office Supplies	\$24,000.00	\$1,114.84
		554328641920006	08/14/14	Notary Stamp - M. Gonzales	08/14/14	\$17.95	\$17.95	10-01-5210	Office Supplies	\$24,000.00	\$1,114.84
		252478041930004	08/14/14	donuts	08/14/14	\$30.99	\$30.99	10-01-5240	Expendable Operating S	\$22,000.00	\$1,093.07
		554328642020002	08/14/14	postage	08/14/14	\$24.99	\$24.99	10-01-5240	Expendable Operating S	\$22,000.00	\$1,093.07
		554838241910910	08/14/14	cases of water	08/14/14	\$7.52	\$7.52	10-01-5240	Expendable Operating S	\$22,000.00	\$1,093.07
		554887242050831	08/14/14	postage	08/14/14	\$9.95	\$9.95	10-01-5240	Expendable Operating S	\$22,000.00	\$1,093.07
		555418641990040	08/14/14	postage	08/14/14	\$400.00	\$400.00	10-01-5240	Expendable Operating S	\$22,000.00	\$1,093.07
		554328641920006	08/14/14	S/H	08/14/14	\$5.95	\$5.95	10-02-5210	Office Supplies	\$500.00	(\$438.36)
		054368442005001	08/14/14	gallon fabuloso cleaner	08/14/14	\$13.50	\$13.50	10-02-5215	Custodial Supplies	\$500.00	(\$17.96)
		054368442005001	08/14/14	tax	08/14/14	\$1.11	\$1.11	10-02-5215	Custodial Supplies	\$500.00	(\$17.96)
		554328641890007	08/14/14	2.5 ton aluminum floor jack	08/14/14	\$199.09	\$199.09	10-02-5220	Tools	\$1,000.00	(\$799.39)
		554996741902060	08/14/14	7 1/4" circular saw blade	08/14/14	\$16.99	\$16.99	10-02-5220	Tools	\$1,000.00	(\$799.39)
		554996741902060	08/14/14	insect repel 60oz off sportsman	08/14/14	\$11.98	\$11.98	10-02-5240	Expendable Operating S	\$6,000.00	\$351.00
		554996741902060	08/14/14	insect repel 60oz cutter	08/14/14	\$6.97	\$6.97	10-02-5240	Expendable Operating S	\$6,000.00	\$351.00
		752635842038898	08/14/14	Replace two fuel injectors unit 525	08/14/14	\$620.98	\$620.98	10-02-5340	Vehicle M&R	\$4,000.00	(\$1,628.69)
		052270241935001	08/14/14	parts for backhoe	08/14/13	\$43.48	\$43.48	10-02-5365	Other Equipment M&R	\$7,000.00	\$1,221.36
		854281442069800	08/14/14	pto clutch	08/14/14	\$337.46	\$337.46	10-02-5365	Other Equipment M&R	\$7,000.00	\$1,221.36
		854281442069800	08/14/14	wire harness	08/14/14	\$281.22	\$281.22	10-02-5365	Other Equipment M&R	\$7,000.00	\$1,221.36
		854281442069800	08/14/14	labor for mower jd777	08/14/14	\$503.50	\$503.50	10-02-5365	Other Equipment M&R	\$7,000.00	\$1,221.36
		854281442069800	08/14/14	edger screw	08/14/14	\$1.76	\$1.76	10-02-5365	Other Equipment M&R	\$7,000.00	\$1,221.36
		854281442069800	08/14/14	bump head	08/14/14	\$45.98	\$45.98	10-02-5365	Other Equipment M&R	\$7,000.00	\$1,221.36
		854281442069800	08/14/14	nut	08/14/14	\$1.49	\$1.49	10-02-5365	Other Equipment M&R	\$7,000.00	\$1,221.36
		854281442069800	08/14/14	washer and lock washer	08/14/14	\$0.92	\$0.92	10-02-5365	Other Equipment M&R	\$7,000.00	\$1,221.36
		854281442069800	08/14/14	relay	08/14/14	\$23.58	\$23.58	10-02-5365	Other Equipment M&R	\$7,000.00	\$1,221.36
		854281442069800	08/14/14	tie strap	08/14/14	\$3.36	\$3.36	10-02-5365	Other Equipment M&R	\$7,000.00	\$1,221.36
		554887242162008	08/14/14	clatter sticks	08/14/14	\$19.90	\$19.90	10-04-5296	K-9 Unit	\$0.00	(\$5,638.27)
		554887242162008	08/14/14	handle for K-9 harness	08/14/14	\$12.95	\$12.95	10-04-5296	K-9 Unit	\$0.00	(\$5,638.27)
		554887242162008	08/14/14	ultra scent case	08/14/14	\$119.95	\$119.95	10-04-5296	K-9 Unit	\$0.00	(\$5,638.27)
		554887242162008	08/14/14	1" wide heavy duty lead	08/14/14	\$19.95	\$19.95	10-04-5296	K-9 Unit	\$0.00	(\$5,638.27)
		554887242162008	08/14/14	rolled jute tug with handle	08/14/14	\$12.95	\$12.95	10-04-5296	K-9 Unit	\$0.00	(\$5,638.27)
		554887242162008	08/14/14	perfecter sleeve	08/14/14	\$169.95	\$169.95	10-04-5296	K-9 Unit	\$0.00	(\$5,638.27)
		554887242162008	08/14/14	leather police muzzle	08/14/14	\$69.95	\$69.95	10-04-5296	K-9 Unit	\$0.00	(\$5,638.27)
		554887242162008	08/14/14	tracking flags	08/14/14	\$12.95	\$12.95	10-04-5296	K-9 Unit	\$0.00	(\$5,638.27)
		554887242162008	08/14/14	shipping	08/14/14	\$37.70	\$37.70	10-04-5296	K-9 Unit	\$0.00	(\$5,638.27)
		554887242162008	08/14/14	3 point agitation harness	08/14/14	\$54.95	\$54.95	10-04-5296	K-9 Unit	\$0.00	(\$5,638.27)
		554328641920006	08/14/14	Notary Stamp - K. Munley	08/14/14	\$17.95	\$17.95	10-05-5210	Office Supplies	\$5,500.00	\$1,113.86
		554838242000910	08/14/14	Swiffer Mop	08/14/14	\$19.97	\$19.97	10-05-5240	Expendable Operating S	\$2,374.00	\$426.24
		554838242000910	08/14/14	24 Pack Swiffer Pads	08/14/14	\$12.82	\$12.82	10-05-5240	Expendable Operating S	\$2,374.00	\$426.24
		554838242000910	08/14/14	Business Card Stock	08/14/14	\$7.94	\$7.94	10-05-5240	Expendable Operating S	\$2,374.00	\$426.24
		554838242000910	08/14/14	Swiffer Fluid	08/14/14	\$9.42	\$9.42	10-05-5240	Expendable Operating S	\$2,374.00	\$426.24
		554838242000910	08/14/14	Ink for printer	08/14/14	\$33.97	\$33.97	10-05-5240	Expendable Operating S	\$2,374.00	\$426.24

Council Approval Report for FIRST NATIONAL BANK--100103073

(Council Approval Report)

Vendor

InvoiceNumber	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
554328641990007	08/14/14	Notary Stamp	08/14/14	\$23.90	\$23.90	10-06-5210	Office Supplies	\$5,193.00	\$1,023.21
054368442175000	08/14/14	Tax	08/14/14	\$1.63	\$1.63	10-08-5215	Custodial Supplies	\$600.00	(\$202.40)
054368442175000	08/14/14	Gallon Fabuloso Cleaner	08/14/14	\$18.00	\$18.00	10-08-5215	Custodial Supplies	\$600.00	(\$202.40)
054368441945001	08/14/14	Pizzas for Concert In The Park	08/14/14	\$12.97	\$12.97	10-08-5240	Expendable Operating S	\$200.00	(\$4,065.09)
054368441945001	08/14/14	Pizzas for Concert In The Park	08/14/14	\$147.39	\$147.39	10-08-5240	Expendable Operating S	\$200.00	(\$4,065.09)
554996741902060	08/14/14	2x8x16 treated pine	08/14/14	\$31.12	\$31.12	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
554996742002060	08/14/14	P Trap - BB bathroom sink	08/14/14	\$3.39	\$3.39	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
554996742092060	08/14/14	5lb box galvanized nails	08/14/14	\$30.36	\$30.36	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
554996742092060	08/14/14	16 gauge strapping - new pavilion	08/14/14	\$119.99	\$119.99	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
155	QUILL CORPORATION, PO BOX 37600, PHILADELPHIA, PA, 91901-0600				\$3,650.69				
4902630	08/13/14	12 packs of 9V batteries	08/13/14	\$57.58	\$57.58	10-01-5210	Office Supplies	\$24,000.00	\$1,114.84
4902630	08/13/14	Boxes of clasp envelopes	08/13/14	\$34.18	\$34.18	10-01-5210	Office Supplies	\$24,000.00	\$1,114.84
185	TX CHILD SUPPORT SDU, PO BOX 659791, SAN ANTONIO, TX, 78265-9791				\$91.76				
august14	08/14/14	child support	08/14/14	\$289.00	\$289.00	10-29-2138	Child Support Payable	\$0.00	(\$15.00)
192	TEXAS MUNICIPAL RETIREMENT SYSTEM, PO BOX 149153, AUSTIN, TX, 78714-9153				\$289.00				
august14	08/13/14	retirement	08/13/14	\$11,778.45	\$11,778.45	10-29-2132	Retirement Payable	\$0.00	\$906.88
206	UTILITY DATA SYSTEMS OF TEXAS, LLC, P.O. BOX 6147, FRISCO, TX, 75035				\$11,778.45				
10860	08/14/14	contract for online bill pay	08/14/14	\$737.00	\$737.00	10-01-5210	Office Supplies	\$24,000.00	\$1,114.84
207	VERIZON WIRELESS, PO BOX 660108, DALLAS, TX, 75266-0108				\$737.00				
9729581590	08/13/14	broadband	08/13/14	\$113.97	\$113.97	10-05-5695	Special Services - Miscell	\$4,000.00	\$1,389.87
266	AIRGAS USA, LLC, PO BOX 676015, DALLAS, TX, 75267-6015				\$113.97				
9920220338	08/14/14	acetylene and oxygen	08/14/14	\$42.45	\$42.45	10-02-5230	Gas, Oil, & Lubricants	\$9,000.00	\$607.14
427	CHAMPION ENERGY SERVICES, P.O. BOX 4190, HOUSTON, TX, 77210-4190				\$42.45				
b1408013363	08/13/14	electricity	08/13/14	\$12.97	\$12.97	10-01-5410	Electricity	\$12,000.00	\$4,111.69
b1408014442	08/13/14	electricity	08/13/14	\$18.89	\$18.89	10-01-5410	Electricity	\$12,000.00	\$4,111.69
b1408020174	08/13/14	electricity	08/13/14	\$1,046.82	\$1,046.82	10-01-5410	Electricity	\$12,000.00	\$4,111.69
b1408011466	08/13/14	electricity	08/13/14	\$13.64	\$13.64	10-02-5410	Electricity	\$39,000.00	\$12,206.81
b1408013352	08/13/14	electricity	08/13/14	\$257.15	\$257.15	10-02-5410	Electricity	\$39,000.00	\$12,206.81
b1408013354	08/13/14	electricity	08/13/14	\$79.15	\$79.15	10-02-5410	Electricity	\$39,000.00	\$12,206.81
b1408013356	08/13/14	electricity	08/13/14	\$43.98	\$43.98	10-02-5410	Electricity	\$39,000.00	\$12,206.81

Council Approval Report for FIRST NATIONAL BANK--100103073

(Council Approval Report)

Vendor									
InvoiceNumber	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
b1408013357	08/13/14	electricity	08/13/14	\$30.92	\$30.92	10-02-5410	Electricity	\$39,000.00	\$12,206.81
b1408013360	08/13/14	electricity	08/13/14	\$11.33	\$11.33	10-02-5410	Electricity	\$39,000.00	\$12,206.81
b1408014069	08/13/14	electricity	08/13/14	\$24.22	\$24.22	10-02-5410	Electricity	\$39,000.00	\$12,206.81
b1408021372	08/13/14	electricity	08/13/14	\$16.72	\$16.72	10-02-5410	Electricity	\$39,000.00	\$12,206.81
b1408013359	08/13/14	electricity	08/13/14	\$174.86	\$174.86	10-07-5410	Electricity	\$2,500.00	\$856.98
b1408013358	08/13/14	electricity	08/13/14	\$175.43	\$175.43	10-08-5410	Electricity	\$5,400.00	\$4,337.69
				\$1,906.08					
496	NEW ERA AUTOMOTIVE, 1240 N. HWY 288B, RICHWOOD, TX, 77531								
6400	08/13/14	front brake job	08/13/14	\$178.15	\$178.15	10-05-5340	Vehicle M&R	\$10,300.00	\$1,661.02
				\$178.15					
614	BROOKSIDE EQUIPMENT SALES, INC., P.O. BOX 262324, HOUSTON, TX, 77207								
ia51789	08/13/14	Deck belt JD920A	08/13/14	\$88.27	\$88.27	10-02-5365	Other Equipment M&R	\$7,000.00	\$1,221.36
				\$88.27					
753	BEARS RECYCLING, P.O. BOX 35, CLUTE, TX, 77531								
74855	08/13/14	dumpster rental	08/13/14	\$108.50	\$108.50	10-02-5245	Dump Charges	\$2,500.00	\$221.75
				\$108.50					
774	ZEIGLER'S SCREEN PRINTING, 137 EAST MULBERRY, ANGLETON, TX, 77515								
14469	08/13/14	short stakes	08/13/14	\$6.00	\$6.00	10-08-5240	Expendable Operating S	\$200.00	(\$4,065.09)
14469	08/13/14	Day in the Park signs	08/13/14	\$84.00	\$84.00	10-08-5240	Expendable Operating S	\$200.00	(\$4,065.09)
				\$90.00					
1157	COMCAST, P.O. BOX 37601, PHILADELPHIA, PA, 19101-0601								
30837852	08/13/14	telephone	08/13/14	\$82.96	\$82.96	10-01-5420	Telephone	\$2,500.00	\$764.61
30837852	08/13/14	telephone	08/13/14	\$207.40	\$207.40	10-05-5420	Telephone	\$6,000.00	\$829.12
				\$290.36					
1176	THE RETAIL COACH, LLC, P. O. BOX 7272, TUPELO, MS, 38802								
1591	08/13/14	development plan	08/13/14	\$7,000.00	\$7,000.00	10-01-5572	Economic Development	\$28,000.00	\$28,000.00
				\$7,000.00					
1208	Classen-Buck Seminars, Inc., 809 Bayshore Drive, Ingleside on the Bay, TX, 78362								
14-080914-03	08/13/14	Basic Police K-9 Science	08/13/14	\$139.50	\$139.50	10-05-5130	Training & Travel	\$12,985.00	\$7,629.35
				\$139.50					
				\$34,794.43					
Total Bills To Pay:									

Total Bills To Pay:

Council Approval Report for FIRST NATIONAL BANK--100103073

(Council Approval Report)

Vendor		InvoiceNumber	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
8	302309	AFLAC INSURANCE, 1932 WYNNTON ROAD, COLUMBUS, GA, 31999-0797				08/21/14	\$143.16	10-29-2136	Insurance Payable	\$0.00	\$1,523.97
							\$143.16				
104	801463 802005 802005 802005 802005 802005 802005 803392 803392	GULF COAST PAPER, PO BOX 4227, VICTORIA, TX, 77903				08/21/14	\$22.84	10-05-5542	Jail Expense	\$5,500.00	\$1,026.26
		08/21/14 box of cups 8oz				08/21/14	\$25.44	10-05-5542	Jail Expense	\$5,500.00	\$1,026.26
		08/21/14 TB-CIDE disinfectant				08/21/14	\$31.44	10-05-5542	Jail Expense	\$5,500.00	\$1,026.26
		08/21/14 Airlift Fresh Scent				08/21/14	\$19.96	10-05-5542	Jail Expense	\$5,500.00	\$1,026.26
		08/21/14 Signoff RTU CRT/PLXI GLS				08/21/14	\$41.05	10-05-5542	Jail Expense	\$5,500.00	\$1,026.26
		08/21/14 Disinfectant wipes				08/21/14	\$28.83	10-05-5542	Jail Expense	\$5,500.00	\$1,026.26
		08/21/14 DMQ damp mop disinfectant				08/21/14	\$69.50	10-05-5542	Jail Expense	\$5,500.00	\$1,026.26
		08/21/14 Case of soap				08/21/14	\$67.20	10-05-5542	Jail Expense	\$5,500.00	\$1,026.26
		08/21/14 Case of toothpaste									
							\$306.26				
117	20785	KILLIUM PEST CONTROL, 209 PLANTATION DR, LAKE JACKSON, TX, 77566				08/21/14	\$60.00	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
		08/21/14 pest control					\$60.00				
127	august14	MALONE, DON, , , , ,				08/21/14	\$175.00	10-02-5695	Special Services - Miscell	\$9,000.00	\$1,425.00
		08/21/14 inspections					\$175.00				
132	1391903 1392165	MCCOY'S BUILDING SUPPLY, PO BOX 1362, SAN MARCOS, TX, 78667				08/21/14	\$75.65	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
		08/21/14 10' section galvanized roof ridge cap - new pavil				08/21/14	\$28.99	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
		08/21/14 3.5" screws					\$104.64				
146	15122	PENNEY'S ELECTRIC, PO BOX 2888, FREEPORT, TX, 77541				08/21/14	\$7.30	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
		08/21/14 Switch				08/21/14	\$2.86	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
		08/21/14 Contacts				08/21/14	\$33.80	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
		08/21/14 30 minute timer				08/21/14	\$196.88	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
		08/21/14 Hours labor, weekend call out 8/2/14				08/21/14	\$393.75	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
		08/21/14 Hours labor					\$634.59				
200	830148858	THOMSON WEST, PO BOX 6292, CAROL STREAM, IL, 60197-6292				08/21/14	\$1,131.50	10-01-5210	Office Supplies	\$24,000.00	\$1,114.84
		08/21/14 gov. codes					\$1,131.50				
427	b1408013362 b14081030115 b1408130113	CHAMPION ENERGY SERVICES, P.O. BOX 4190, HOUSTON, TX, 77210-4190				08/21/14	\$17.83	10-02-5410	Electricity	\$39,000.00	\$12,206.81
		08/21/14 electricity				08/21/14	\$558.70	10-02-5410	Electricity	\$39,000.00	\$12,206.81
		08/21/14 electricity				08/21/14	\$122.62	10-02-5410	Electricity	\$39,000.00	\$12,206.81
		08/21/14 electricity									

(Council Approval Report)

Total Bills To Pay:

City of Richwood
Council Approval Report for W/S FIRST NATIONAL BANK--100103081
(Council Approval Report)

Vendor		Invoice Number	Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
19	AT&T, PO BOX 105414, ATLANTA, GA, 30348-5414	august14-2	08/21/14	telephone	08/21/14	\$73.97	\$73.97	30-21-5420	Telephone	\$2,500.00	\$633.28
36	BRAZORIA COUNTY GROUNDWATER CONSERVATION DISTRICT, 111 E. LOCUST, BLDG. A- 29, SUITE 140, ANGLETON, TX, 77515	august- august14	08/21/14	groundwater fees	08/21/14	\$152.46	\$152.46	30-21-5660	Dues & Subscriptions	\$1,250.00	\$60.94
			08/21/14	groundwater fees	08/21/14	\$73.59	\$73.59	30-21-5660	Dues & Subscriptions	\$1,250.00	\$60.94
82	DXI INDUSTRIES, INC., PO BOX 301049, DALLAS, TX, 75303-1049	de05002924-14	08/21/14	chlorine	08/21/14	\$37.20	\$37.20	30-21-5270	Chemicals	\$7,000.00	\$2,726.70
		de05002925-14	08/21/14	chlorine	08/21/14	\$12.40	\$12.40	30-21-5270	Chemicals	\$7,000.00	\$2,726.70
		de05002926-14	08/21/14	chlorine	08/21/14	\$12.40	\$12.40	30-21-5270	Chemicals	\$7,000.00	\$2,726.70
		de05002958-14	08/21/14	chlorine	08/21/14	\$74.40	\$74.40	30-21-5270	Chemicals	\$7,000.00	\$2,726.70
117	KILLIUM PEST CONTROL, 209 PLANTATION DR, LAKE JACKSON, TX, 77566	18239	08/21/14	pest control	08/21/14	\$99.00	\$99.00	30-21-5310	Building & Grounds M&R	\$5,000.00	\$4,276.00
Total Bills To Pay:											\$535.42

Council Approval Report for FIRST NATIONAL BANK--100103073
(Council Approval Report)

Vendor		InvoiceNumber		Date	Description	Due Date	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	YTD Balance
HEWITT, HOWARD, , , ,		1209		08/20/14	BEE HIVE REMOVAL	08/20/14	\$170.00	\$170.00	10-08-5310	Building & Grounds M&R	\$65,000.00	(\$6,971.36)
AUGUST14								\$170.00				
								\$170.00				
								\$170.00				

Total Bills To Pay:

NOTICE OF 2014 TAX YEAR PROPOSED PROPERTY TAX RATE FOR CITY OF RICHWOOD

A tax rate of \$0.735680 per \$100 valuation has been proposed for adoption by the governing body of CITY OF RICHWOOD. This rate exceeds the lower of the effective or rollback tax rate, and state law requires that two public hearings be held by the governing body before adopting the proposed tax rate.

PROPOSED TAX RATE	\$0.735680 per \$100
PRECEDING YEAR'S TAX RATE	\$0.735680 per \$100
EFFECTIVE TAX RATE	\$0.695165 per \$100
ROLLBACK TAX RATE	\$0.741119 per \$100

The effective tax rate is the total tax rate needed to raise the same amount of property tax revenue for CITY OF RICHWOOD from the same properties in both the 2013 tax year and the 2014 tax year.

The rollback tax rate is the highest tax rate that CITY OF RICHWOOD may adopt before voters are entitled to petition for an election to limit the rate that may be approved to the rollback rate.

**YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES
CAN BE CALCULATED AS FOLLOWS:**

$$\text{property tax amount} = (\text{rate}) \times (\text{taxable value of your property}) / 100$$

For assistance or detailed information about tax calculations, please contact:

Ro'Vin Garrett, PCC
Tax Assessor-Collector
451 N Velasco in Angleton TX 77515
979-864-1838
roving@brazoria-county.com
www.brazoria-county.com/tax

You are urged to attend and express your views at the following public hearings on the proposed tax rate:

First Hearing: August 25, 2014 at 06:00 PM at City Hall located at 1800 N. Brazosport Blvd. in Richwood, Texas 77531.

Second Hearing: September 8, 2014 at 06:00 PM at City Hall located at 1800 N. Brazosport Blvd. in Richwood, Texas 77531.

2014 Property Tax Rates in CITY OF RICHWOOD

This notice concerns the 2014 property tax rates for CITY OF RICHWOOD. It presents information about three tax rates. Last year's tax rate is the actual tax rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers start rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$1,089,332
Last year's debt taxes	\$165,404
Last year's total taxes	\$1,254,736
Last year's tax base	\$170,554,589
Last year's total tax rate	\$0.735680/\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$1,252,966
+ This year's adjusted tax base (after subtracting value of new property)	\$180,239,995
= This year's effective tax rate	\$0.695165/\$100

(Maximum rate unless unit publishes notices and holds hearings.)

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent healthcare expenditures)	\$1,087,796
+ This year's adjusted tax base	\$180,239,995
= This year's effective operating rate	\$0.603526/\$100
x 1.08 = this year's maximum operating rate	\$0.651808/\$100
+ This year's debt rate	\$0.089311/\$100
= This year's total rollback rate	\$0.741119/\$100

Statement of Increase/Decrease

If CITY OF RICHWOOD adopts a 2014 tax rate equal to the effective tax rate of \$0.695165 per \$100 of value, taxes would increase compared to 2013 taxes by \$52,289.

Schedule A - Unencumbered Fund Balance

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
MAINTENANCE & OPERATIONS	737,882
INTEREST & SINKING	0

Schedule B - 2014 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
CO 2011	50,000	18,780	500	69,280
CO 2012	45,000	31,750	500	77,250
FNBLJ	10,933	10,457	0	21,390

Total required for 2014 debt service	\$167,920
- Amount (if any) paid from Schedule A	\$0
- Amount (if any) paid from other resources	\$0
- Excess collections last year	\$0
= Total to be paid from taxes in 2014	\$167,920
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2014	\$0
= Total debt levy	\$167,920

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 451 N Velasco, Rm 150 Angleton, Texas.

Name of person preparing this notice: Ro'Vin Garrett

Title: Tax Assessor-Collector

Date Prepared: 08/02/2014

MEMORANDUM

To: Members of the Richwood City Council

From: Clint Kocurek, Mayor

Date: August 22, 2014

Subject: Ordinance No. 393 – Calling for public hearing on the proposed annexation

The first public hearing will be held on September 8th. This is our first official step toward annexing the 928 acre tract across the street. Our next public hearing is scheduled for September 15th. The ordinance to annex the property will be on the September 22nd meeting pending the outcome of the public hearings.

ORDINANCE NO. 393

AN ORDINANCE SETTING A DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF RICHWOOD, TEXAS, AUTHORIZING AND DIRECTING THE MAYOR TO PUBLISH NOTICE OF SUCH PUBLIC HEARING.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHWOOD, TEXAS:

Section 1. On the 8th day of September, 2014 at six (6) o'clock in the City Council Chamber of the City Hall of the City of Richwood, Texas, the City Council will hold a public hearing giving all interested persons the right to appear and be heard on the proposed annexation by the City of Richwood, Texas, of the following described property, to-wit:

a 928.34 acre tract in the J.E. Groce 5 League Grant, Abstract 66, Brazoria County, Texas; said 928.34 acre tract being a part of that 4018.17 acre tract described in a deed recorded in Volume 287, page 242 of the deed records of Brazoria County, Texas.

Section 2. The Mayor of the City of Richwood, Texas is hereby authorized and directed to cause notice of such public hearing to be published once in a newspaper having general circulation in the city and in the above described territory not more than twenty days no less than ten days prior to the date of such public hearing, in accordance with the Municipal Annexation Act.

PASSED AND APPROVED this the 25th day of August, 2014

Clint Kocurek, Mayor

ATTEST:

Karen B. Schrom, City Secretary

MEMORANDUM

To: Members of the Richwood City Council

From: Clint Kocurek, Mayor

Date: August 22, 2014

Subject: Service Plan

A Service Plan must be adopted and in place prior to the public hearings. The proposed service plan is the same that we've used for all other properties we've annexed.

PLAN OF SERVICE

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR ANNEXATION OF 928.34 ACRES AS DESCRIBED BELOW BY THE CITY OF RICHWOOD, TEXAS.

WHEREAS, VERNON'S TEXAS CIVIL STATUTES, Article 970a, Section 10b, as amended requires that a plan of service be adopted by the governing body of the city prior to passage of an ordinance annexing an area.

WHEREAS, The City of Richwood is contemplating annexation of an area as defined in that section which boundaries are as follows:

a 928.34 acre tract in the J.E. Groce 5 League Grant, Abstract 66, Brazoria County, Texas; said 928.34 acre tract being a part of that 4018.17 acre tract described in a deed recorded in Volume 287, page 242 of the deed records of Brazoria County, Texas and said 928.34 acre tract being more particularly described by meets and bounds as attached.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RICHWOOD, TEXAS:

Section 1. Pursuant to the provisions of Article 970a, Section 10b, VERNON'S CIVIL STATUTES, there is hereby adopted for the area bounded as described above, the following plan of service.

A. POLICE

1. Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.
2. Traffic signals, traffic signs, streets, markings and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

B. FIRE

1. Fire protection by the present personnel and the equipment of firefighting force, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.
2. Emergency medical services under the present contract, will be provided on the effective date of annexation.

C. STREETS

1. Existing services: None
2. Street maintenance and other street services shall be provided to the annexed area in accordance with existing City of Richwood ordinances, resolutions, and regulations beginning on the effective date of the annexation.

As streets are constructed in the undeveloped portions of the annexed area, the applicable ordinances, resolutions, and regulations of the City of Richwood, with regard to participation in the cost of construction, acceptance upon completion, maintenance, and other street services, after completion, shall apply.

3. Services to include repair and maintenance of public street rights-of-way which include rehabilitation, repair, and ditch drainage maintenance.

D. INSPECTION SERVICES

1. Any inspection services now provided by the city (building, electrical, plumbing, gas, housing, weights and measures, sanitation, etc.) will begin in the annexed area on the effective date of annexation.

E. PLANNING AND ZONING

1. The planning and zoning jurisdiction of the city will extend to the annexed area on the effective date of the annexation. City planning will thereafter encompass the annexed area. A study will be required before specific zoning can be adopted which should be completed within approximately five (5) months after the effective date of annexation.

F. REFUSE COLLECTION

1. The same regular refuse collection service now provided within the city will be extended to the annexed area, effective as of the date of annexation.

G. RECREATION

1. Residents of the annexed area may use all the existing recreational facilities, parks, etc. on the effective date of annexation. The same

standards and policies now used at present in the city, will be followed in expanding the recreational program and facilities to the enlarged area.

H. WATER AND WASTEWATER FACILITIES

1. Existing services: None; with the exception of the City of Richwood having water and sanitary sewer service available within the City limit boundaries adjacent to the proposed area to be annexed.
2. The extension of water and sanitary sewer will be provided in accordance with current policy, established by the City Council and applicable to all property presently within the corporate limits of the city. This policy basically provides for extension of mains from the existing systems by the owners or developers of property desiring service.
3. All right-of-way easements and line installations will be the responsibility of the developer(s) from the annexed area to the entry point of the City of Richwood's existing utilities.

I. CAPITAL IMPROVEMENTS

1. As provided by the annexation statute, no money received from the sale of bonds or evidenced by other instruments of indebtedness may be allocated to the annexed area for a period of 180 days after annexation.

No plans currently exist for any capital improvements to be made in the annexed area.

J. MISCELLANEOUS

1. General municipal administration and administrative services of the City shall be available to the annexed area beginning with the effective date of the annexation.

Section 2. This resolution shall be effective from and after its adoption.

DATE: _____

Clint Kocurek, Mayor

City of Richwood

ATTEST:

Karen B. Schrom, City Secretary

EXHIBIT A

FIELD NOTES OF A 928.34 ACRE TRACT IN THE J. E. GROCE 5 LEAGUE GRANT, ABSTRACT 66, BRAZORIA COUNTY, TEXAS; SAID 928.34 ACRE TRACT BEING A PART OF THAT 4018.17 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 287, PAGE 242 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND SAID 928.34 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 3/4" iron pipe found at the intersection of the South right-of-way line of County Road 223 with the West line of Block 29 of the Cochran and McLuer Subdivision, according to the recorded plat thereof in Volume 2, Page 171 of the Plat Records of Brazoria County, Texas;

THENCE; South 0° 00' 30" West, along the West line of said Block 29, at 2169.20 feet pass a 1-1/4" iron pipe found marking the Southwest corner of said Block 29, and continue along the West line of Block 34 of the Cochran and McLuer Subdivision, to a total distance of 4587.39 feet to a 1-1/4" iron pipe found for corner at the Southwest corner of said Block 34;

THENCE; South 89° 55' 21" East 1721.98 feet, along the South line of said Block 34, to a 1-1/4" iron pipe found for corner at the Southeast corner of said Block 34; said pipe also being in the East line of the J. E. Groce 5 League Survey, Abstract 66 and the West line of the S. F. Austin Survey, Abstract 22;

THENCE; South 0° 02' 31" West, along the common line between said Groce Survey and said Austin Survey, at 203.6 feet pass the Southwest corner of the S. F. Austin Survey, Abstract 22, the Northwest corner of the Brock lands, and an ell corner in the J. E. Groce 5 League Survey, Abstract 66, and continue along the West line of the Brock lands to a total distance of 4038.47 feet to a 1-1/4" iron pipe found for corner at the Southwest corner of said Brock lands;

THENCE; South 0° 01' 18" West 3122.00 feet, along the West line of the Riley tract, to a 1/2" iron rod set for corner;

THENCE; South 89° 58' 41" West, at 15.00 feet pass a 1-1/4" iron pipe found marking the Northeast corner of the Kyle 100 acre tract, and continue to a total distance of 1891.00 feet to a 1-1/4" iron pipe found marking the Northwest corner of said Kyle 100 acre tract;

FIELD NOTES OF A 928.34 ACRE TRACT CONTINUED

- Thence; South 89° 48' 54" West 888.53 feet, along the North line of the J. A. Penny Subdivision (unrecorded), to a concrete monument found for corner in the East right-of-way line of State Highway 288B;
- THENCE; North 13° 01' 58" West 11,132.28 feet, along the East right-of-way line of State Highway 288B, to a concrete monument found for corner at the beginning of a right-of-way transition to State Farm-to-Market Highway 2004;
- THENCE; North 16° 56' 28" East 170.29 feet, along said right-of-way transition, to a concrete monument found for angle point;
- THENCE; North 44° 12' 22" East 184.92 feet, along said right-of-way transition, to a concrete monument found, in the Southeast right-of-way line of State Farm-to-Market Highway 2004, at the beginning of a non-tangent curve to the left having a radius of 5806.35 feet;
- THENCE; Along said Southeast right-of-way line, around said curve, through a central angle of 10° 27' 48" for a distance of 1060.35 feet to a concrete monument at the beginning of a non-tangent segment of right-of-way line; the chord of said curve bears North 39° 43' 45" East 1058.88 feet;
- THENCE; North 34° 29' 54" East 461.84 feet, along the Southeast right-of-way line of State Farm-to-Market Highway 2004, to a ½" iron rod set for corner at the beginning of a right-of-way transition to County Road 223;
- THENCE; North 79° 48' 12" East 83.68 feet, along said right-of-way transition, to a ½" iron rod set for corner in the Southwest right-of-way line of County Road 223;
- THENCE; South 55° 11' 48" East 517.68 feet, along the Southwest right-of-way line of County Road 223, to a ½" iron rod set at the beginning of a curve to the left having a radius of 1685.80 feet;
- THENCE; Along said Southwest right-of-way line, around said curve to the left through a central angle of 34° 22' 26" for a distance of 1011.46 feet to a ½" iron rod set for corner; the chord of said curve bears South 72° 23' 01" East 996.27 feet;

FIELD NOTES OF A 928.34 ACRE TRACT CONTINUED

THENCE; North 89° 59' 39" East 927.88 feet, along the South right-of-way line of County Road 223, to the place of beginning.

Said tract therein containing 928.34 acres of land

MEMORANDUM

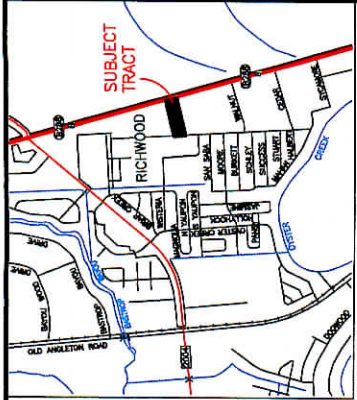
To: Members of the Richwood City Council

From: Clint Kocurek, Mayor

Date: August 22, 2014

Subject: Re-plat of Lot 11, Richwood Addition

Tim Seidler, owner of the property, has requested a re-plat of Lot 11



VICINITY MAP
NOT TO SCALE

NOTES:

- 1) THERE WAS NO PHYSICAL EVIDENCE OF ANY PIPELINE OR PRELIM EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT.
- 2) ALL DRAINAGE EASEMENTS AND RIGHT-OF-WAYS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, FOUNDATIONS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 3) THIS PROPERTY IS LOCATED WITHIN ZONE "X" AND IS NOT WITHIN THE 100 YEAR FLOOD PLAIN, ACCORDING TO THE FLOOD HAZARD MAP OF BRAZORIA COUNTY, TEXAS, COMMUNITY NO. 485484, PANEL NO. 0510, SUFFIX "H", DATED: JUNE 5TH, 1989.
- 4) ALL CORNERS ARE 1/2" IRON ROD UNLESS OTHERWISE LABELED.
- 5) THE PURPOSE OF THIS REPLAT IS TO DIVIDE LOT 11, OF RICHWOOD ADDITION INTO TWO LOTS.
- 6) REFERENCE BEARING FOR THIS PLAT IS BASED ON THE NORTHEAST LINE OF OF RICHWOOD ADDITION BEING - S 13° 01' 00" E.

VELASCO DRAINAGE DISTRICT

THE SOLE PURPOSE OF THIS PLAT AMENDMENT IS TO MAKE ONE LOT INTO TWO LOTS, NO CHANGE IN DRAINAGE PATTERN OR OTHER IMPACT IS ANTICIPATED, NOR REQUIRES VELASCO DRAINAGE DISTRICT APPROVAL.

PLANNING COMMISSION APPROVAL

APPROVED THIS _____ DAY OF _____ 2014,
BY THE PLANNING COMMISSION OF THE CITY OF LAKE JACKSON, TEXAS.

HARRY SARGENT, SECRETARY
LOUIE SANDERS, VICE CHAIRMAN
VINAY SINGHANI
BRENDA COLERONE
DAVID WICKS
VICKI CHILDRESS

STATE OF TEXAS - COUNTY OF BRAZORIA

I, GEORGE K. LANE, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF RECORD FOR THIS PLAT, AND THAT I HAVE PERSONALLY EXAMINED THE SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY.

I FURTHER CERTIFY THAT THE ABOVE ENCTS ARE CORRECT, AND DO FURTHER CERTIFY THAT THE LOCATION AND CONFIGURATION OF SAID SUBDIVISION ARE AS SHOWN.

GEORGE K. LANE, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 6086

STATE OF TEXAS - COUNTY OF BRAZORIA

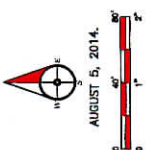
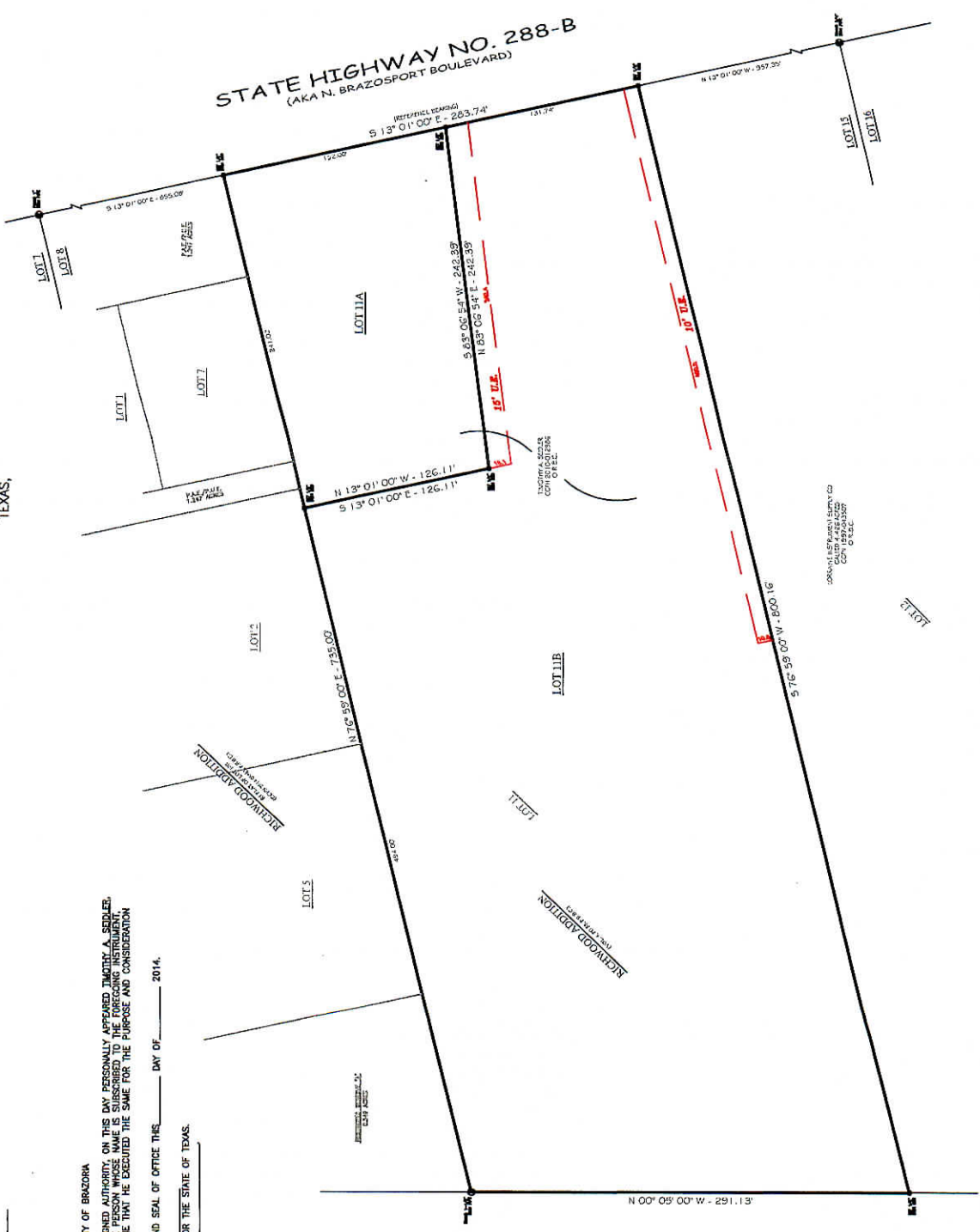
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GEORGE K. LANE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____

REPLAT
OF LOT 11,
RICHWOOD ADDITION
TEXAS,
2010-012986 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY,

REPLAT OF LOT 11, OF RICHWOOD ADDITION, BRAZORIA COUNTY, TEXAS, RECORDED IN VOLUME 4, PAGE 88 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING THE SAME LOT 11 CONVEYED BY TIMOTHY A. SEIDLER RECORDED IN COUNTY CLERK'S FILE NO. 2010-012986 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS,



AUGUST 5, 2014.

CHANCE
TIMOTHY A. SEIDLER
COUNTY CLERK
BRAZORIA COUNTY, TEXAS

STATE OF TEXAS - COUNTY OF BRAZORIA
I, TIMOTHY A. SEIDLER, A OWNER OF LOT 11, OF RICHWOOD ADDITION DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, EASEMENTS, AND RIGHT-OF-WAY SHOWN HEREON, AND DESIGNATE SAID SUBDIVISION AS A REPLAT, AND DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF RECORD FOR THIS PLAT, AND THAT I HAVE PERSONALLY EXAMINED THE SURVEY, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY.

TIMOTHY A. SEIDLER

STATE OF TEXAS - COUNTY OF BRAZORIA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIMOTHY A. SEIDLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.
MY COMMISSION EXPIRES _____



PO Box 3344 Lake Jackson, TX 77566
Phone (979) 299-3373 Fax (979) 299-3307

MEMORANDUM

To: Members of the Richwood City Council

From: Clint Kocurek, Mayor

Date: August 22, 2014

Subject: Variance Request – 33219 Blue Marlin Dr.

During construction of the home, it was discovered that a portion of the front porch extends past the 100' building line. As per our policy, the builder and engineer requested a variance on the behalf of the owners, Joshua and Melissa Strawn. We contacted everyone who owns property within 200 feet of their property line. While the response has been mostly positive to the variance, we have received one opposition. It is included in your packet.



215 Halbert
Richwood, TX 77531
(979)265-2082 (979)265-7345 (fax)

APPLICATION FOR ZONING REQUEST

PLEASE NOTE: The following questions must be answered completely. If additional space is needed, attach extra pages to the application. Contact the City of Richwood at (979) 265-2082 for clarification of terms or for specific zone district requirements.

DATA ON APPLICANT AND OWNER:

Name: **Darrell Buchanan (Joshua and Melissa Strawn)** Date: **August 8, 2014**

Address: **33219 Blue Marlin Drive (Lot 110 Block 1 Oakwood Shores S/D)**

Home Phone: **(979) 709-1466** Business Phone: **(979) 709-1466**

SUBJECT PROPERTY:

Address of property in question: **33219 Blue Marlin Drive**

Legal Description of property: **Lot 110 Block 1 Oakwood Shores S/D**

The subject property is currently zoned _____

PURPOSE OF THE VARIANCE (be specific): _____

The residence at 33219 Blue Marlin Drive is currently under construction. The recorded
subdivision plat calls for a 100' front building line for this lot. While under construction, it
was determined that an approximate 4.5' triangle portion of the northwest corner of the front
porch encroached into the 100' building line.

BEFORE COMPLETING THE FOLLOWING, READ THE NOTICE TO THE ZONING VARIANCE APPLICANTS - PAGE 1

Which exceptional conditions apply to your property that do not generally apply to other properties in your zoning district:

Encroachment into the front building line.

How do the above conditions prevent reasonable use of your land under the term of the Zoning Ordinance?

The portion of the front porch encroaching into the building line (4.5' x 4.5' triangle) would have to be modified reducing the useable area of the designed front porch.

How will the variance improve your use of the property?

This variance will allow for the originally designed porch footprint to remain intact.

Are there other properties in your area that have a similar type of improvement?

This is not known at this time.

Will the granting of a variance in the form requested be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance?

In my opinion, given the size of the encroachment, the granting of this variance will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance.

Application for Zoning Request

OTHER LAND USE CONSIDERATIONS:

Is the request the least modification possible of the Zoning Ordinance which are in question?
No ___ Yes___ If yes, explain why the alternative solutions are not feasible:

I (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate to the best of my knowledge and belief. The work within the request must be carried out within one year of the public hearing or the variance becomes null and void..

I also hereby give permission for the members of the City of Richwood Board of Adjustments and City Staff to access the property in question for the purpose of gathering information to make an informed decision on this variance request.

RENE DARIAN
Name of Applicant

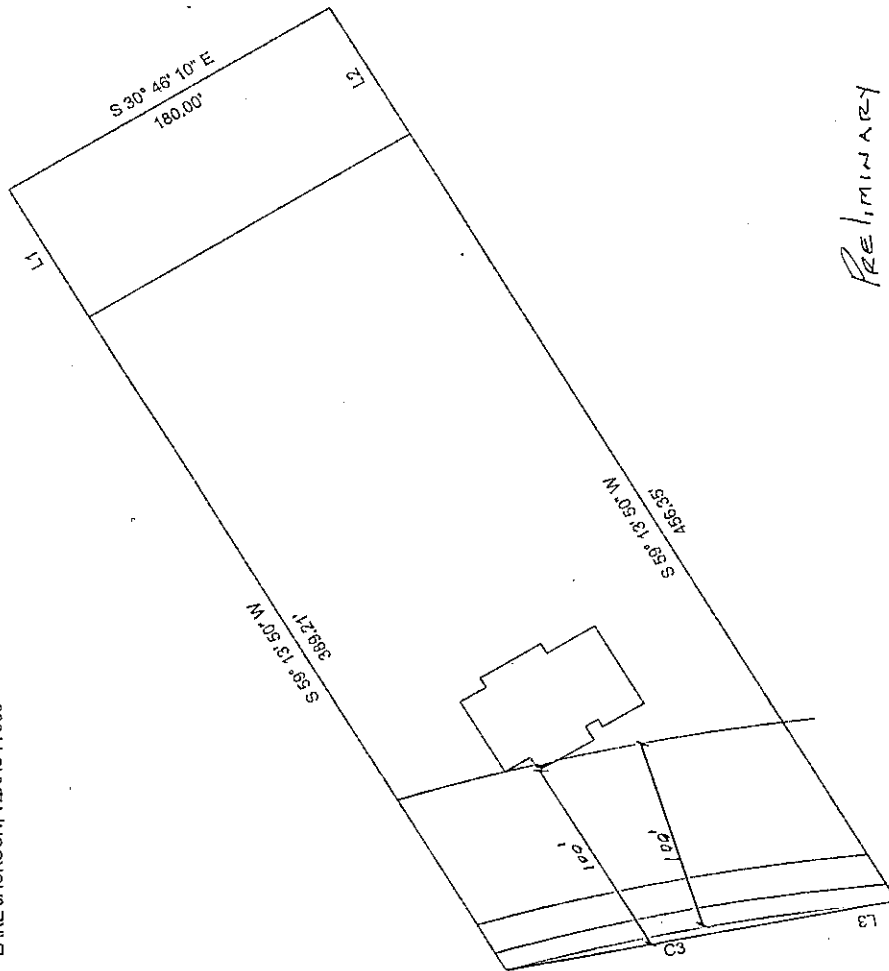
Rene Darian
Signature of Applicant

8.8.14
Date

IMPORTANT:

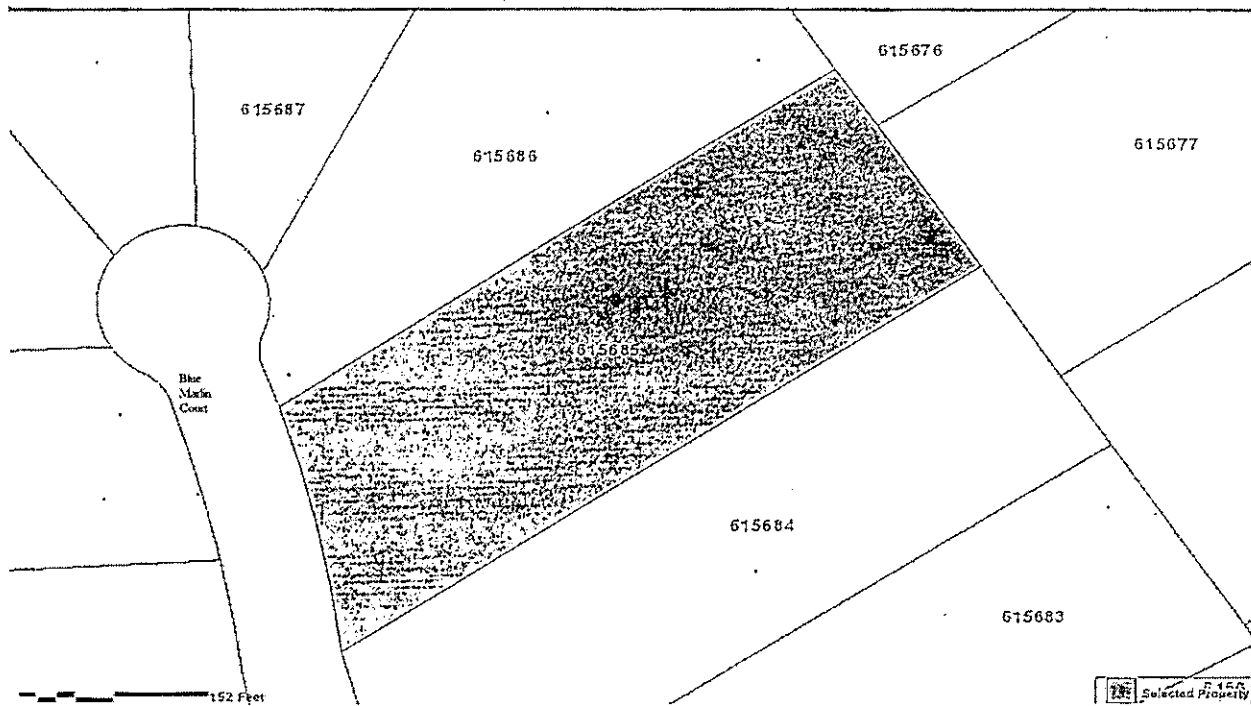
A drawing, including all dimensions and structures, must be attached along with the applicable fee, to be considered. Failure to include both will result in automatic denial of application.

R.D. AND ASSOCIATES
233 BUFFALO TRAIL
LAKE JACKSON, TEXAS 77566



Preliminary
HOUSE SURVEY

OF
LOT NO. 110; BLOCK 1
OAKWOOD SHORES SUBDIVISION
(KNOWN AS 33219 BLUE MARLIN DRIVE)
CITY OF RICHWOOD, BRAZORIA COUNTY, TEXAS



The City of Richwood will hold a public hearing on August 25, 2014 at 6:00 p.m. to consider granting a variance request to allow the property owner at 33219 Blue Marlin Drive, Lot 110, Block 1,, Oakwood Shores, to encroach on the 100' front building line.

KSchrom

From: carolyndarthard@sbcglobal.net
Sent: Wednesday, August 20, 2014 8:41 AM
To: kschrom@richwoodtx.gov
Subject: Objection to Zoning Request

Hello Ms. Schrom,

I am emailing you in regards to a certified letter that I received requesting a variance to the front setback for the property at 33219 Blue Marlin Dr. Lot 110, Block 1, Oakwood Shores. I would like to object to this variance. I do not agree with this request. I was not in agreement with 100 foot build line, but I had to accept it in order to comply with the deed restrictions for Oakwood Shores. I spoke with you via telephone last week and you advised me to email you with any objections since I will not be in attendance at the meeting on 8/25/14, as I will be at work. Please inform me on any additional steps that I may need to take in regards to my objection.

Thank you for your time.

Carolyn Charles
33207 Blue Marlin Dr
Richwood, Texas 77531
979-824-8291
Carolyndarthard@sbcglobal.net

[Sent from Yahoo Mail on Android](#)

KSchrom

From: Scott Short <scottshort@leaguecityproperties.com>
Sent: Wednesday, August 13, 2014 11:33 AM
To: 'KSchrom'
Subject: RE: 33219 Blue Marlin

I'm ok with it,

Thanks,

Scott C. Short

Broker/Owner, ABR
League City Properties
1110 Nasa Pkwy. Suite 306
Houston, TX 77058
(By Appointment Only)
(281) 435-3254 CELL
(281) 338-7653 OFFICE
scottshort@leaguecityproperties.com
www.leaguecityproperties.com

From: KSchrom [<mailto:kschrom@richwoodtx.gov>]
Sent: Wednesday, August 13, 2014 11:20 AM
To: 'Scott Short'
Subject: RE: 33219 Blue Marlin

I've attached a copy of the variance request and the preliminary house survey. A small portion of the front porch extends past the 100' front building line. It was a mistake that has happened while the house is under construction.

Karen Schrom

From: Scott Short [<mailto:scottshort@leaguecityproperties.com>]
Sent: Wednesday, August 13, 2014 11:11 AM
To: kschrom@richwoodtx.gov
Subject: 33219 Blue Marlin

Karen,

I received a notice from you regarding a variance request for the above address.
I cannot attend the meeting, so is there any more information you can send me to evaluate this?
Thank you,

Scott C. Short

Broker/Owner, ABR
League City Properties
1110 Nasa Pkwy. Suite 306
Houston, TX 77058
(By Appointment Only)

MEMORANDUM

To: Members of the Richwood City Council

From: Clint Kocurek, Mayor

Date: August 22, 2014

Subject: Richwood Landing Apartments – community signage approval and terms of sign placement agreement

I'm sure all of you have seen the lighthouse on Creekwood Drive. The owners of the Richwood Landing Apartments wish to replace the old lighthouse with a new sign, a drawing of which appears in your packet. The City actually owns the property where the sign is located but will allow them to place the sign on the City's right of way. They are asking for a long term commitment for the sign since they will be investing a good deal of money in the new sign.

AGENDA ITEM REQUEST FORM

MUST BE SUBMITTED BY NOON THE WEDNESDAY PRIOR TO MONDAY'S COUNCIL MEETING.

SUBMITTED BY: Richwood Landing Apartments, LLC - Pam Williams
Individual, Company, or Organizations' Name

BY: Pam Williams 8/11/14
Signature Date

400 Timbercreek Dr. Richwood Texas 77531
Address City, State, Zip

DO HEREBY REQUEST TO APPEAR BEFORE THE RICHWOOD CITY COUNCIL AT

THE NEXT REGULARLY SCHEDULED MEETING ON August 25 2014
Month Day Year

AGENDA ITEM TO DISCUSS AND CONSIDER: _____

Community Signage Approval -
Discuss terms of sign placement agreement

ACTION REQUESTED: Signage Approval - Enter into AN
Agreement for sign placement terms

To be placed on the agenda of the Richwood City Council, sufficient information must be given with this request. Any accompanying informational material should also be submitted at this time. You must state if a specific action is requested. The Richwood City Council is governed by the Open Meetings Act and is limited to discussing and taking action only on items on the agenda.

I respectfully request this item be removed from the Council agenda.

Signature

Date

CERTIFICATION:
I hereby certify that the accompanying
Wind Load Analysis demonstrates
compliance with the applicable Building
Code to the best of my knowledge.

LIMITATION: This design is valid for one
sign at specified location. In case of conflict,
this design shall prevail over any other
builder responsibility contract.

MARK DISCOWAY
P.E. 102516 F-12958

MARK DISCOWAY
P.E. 102516 F-12958

Friday, August 8, 2014
SEAL

Source Communications

The Landing

LOCATION OF SIGN:
400 Timbercreek Dr.
Richmond, TX 77531

Mark Discoway P.E.
163 SW Midtown Place, Suite 103
Lake City, Florida 32025
Phone: (386) 794-5419
Fax: (386) 289-4671
Email:
engineer@mynsignengineering.com
Web Site:
www.mynsignengineering.com

PRINTED DATE:
Friday, August 8, 2014

DRAWN BY:
David Discoway

CHECKED BY:
Mark Discoway P.E.

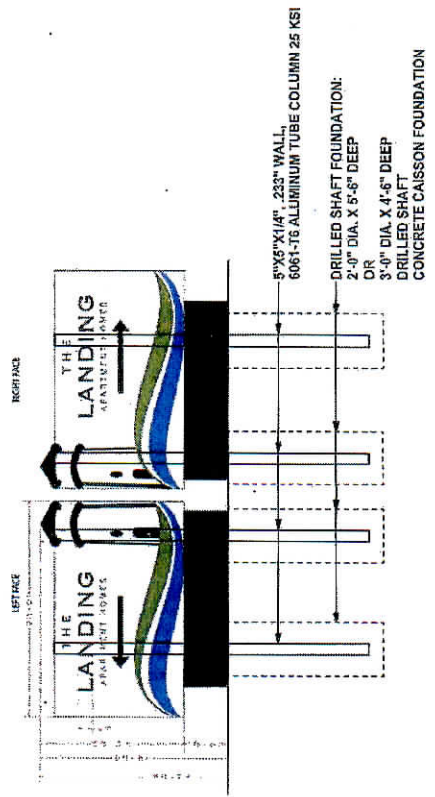
FINALS DATE:
8Aug14

JOB NUMBER:
140667

DRAWING NUMBER
S-1

OF 1 SHEET

- SIGN INSTALLER AND MANUFACTURER RESPONSIBILITIES:** By using this engineering the owner, manufacturer, and installer accept responsibility for:
 - Design sign cabinet, board, and face according to sign code, building code, and UL.
 - Verify site conditions match stated wind speed, risk, exposure, topo, and soil factors.
- ENGINEER'S SCOPE OF WORK:** Design sign support column and foundation to meet structural requirements of building code based on stated (not verified) site factors.
 - Wind controls structural design. This design only MWFRS; not CBC.
 - Size and shape based on sign manufacturer's drawing, attached.
- Wind Design Data**
 - Design Wind Speed, $V = 135$ mph (3 second gust)
 - Wind Importance Factor, $I = 1.0$ Occupancy Classification, Category II
 - Wind Exposure = C, field verify
 - Internal Pressure Coefficient, $C_{pi} = N/A$. (Does not affect column or foundation load.)
 - Component and Cladding Wind Pressure = n/a
 - Wind loads by ASCE 7-05, Figure 6-20, Solid Freestanding Walls and Solid Signs
 - Sign Height = 6.5 ft, $Kz = .85$
 - Aspect Ratio, $B/H = 8/6.5 = 1.23$, Clearance Ratio, $s/H = 6.5/6.5 = 1$, $Cf = 1.45$
 - Gust-Effect Factor, $G = .85$, [Rigid structure]
 - Wind Directionality Factor, $Kd = .85$, [Solid/sign freestanding or attached signs]
 - Topographic Factor = 1.0, on flat level grade for 1500 ft, field verify
 - Velocity Pressure = $q = 0.00256 \cdot Kz \cdot Kd \cdot V^2 \cdot I = 0.00256 \cdot .85 \cdot .85 \cdot 135^2 \cdot 1.0 = 33.7$ psf
 - Factored Wind Pressure = $P = qh \cdot G \cdot Cf = .85 \cdot 1.45 = 4.15$ psf
 - Wind Force on Sign = $F = P \cdot A = P \cdot 52.102 = 2160$ lb
 - Moment at Grade = $M = F \cdot H = 7 \cdot 3.6 = 7$ kip-ft
- Sign manufacturer/installer's design, detailing, fabrication, and erection shall conform to the following specifications:
Referenced Building Code, ASTM specifications, AISC318 for reinforced concrete, American Welding Society Code for Welding in Building Construction, AWS Specification for Design, Fabrication, and Erection of Structural Steel for Buildings.
Materials of construction: (Unless otherwise noted.)
 - Structural steel A-36, $F_y = 36$ ksi.
 - Structural steel tubing: A-500, Grade B, $F_y = 42$ ksi.
 - Structural aluminum 6063, 6061-T6, or equivalent, $F_y = 20$ ksi min.
 - Structural piping: A-53, Gr. B, Type E or S, $F_y = 35$ ksi.
 - Anchor bolts: F-1554 GR50 with heavy hex at bottom not 1" bolt.
 - Connection bolts: A-325, snug tight.
 - Rebar: Gr 60 for #6 or larger, Gr 40 for #5 or smaller.
 - Concrete: 3000 psi.
- Welding--
 - Design and fabrication according to AWS D1.1.
 - AWS certification required for all structural welders.
 - ETWOC electrodes for SMAW processes.
 - FTX-EXXX electrodes for SAW processes.
- Soil must be verified by sign installer. Bearing capacity 2000 psf and sides 200 psf per ft depth (1.5 for wind duration).
If there is a question about bearing capacity, a soil test must be performed.
 - Sign Column Bending.
 - $5'5'' \times 14''$, 233" wall, 6061-T6 aluminum tube column 25 ksi, $S = 6.41$ in³
(required $S = M/F_b / I = 7$ kip-ft / 3 ksi column = 23 ksi / 3 ksi = 7.66 in³)
 - Foundation Overturning, $M = 7$ kip-ft, $V = 2$ kip
- Drilled Shaft Foundation: 24" Dia. x 5'-6" deep or 3'-0" dia. x 4'-6" deep drilled shaft concrete caisson foundation.
Overturning resistance calculated using FDOT Broms method in sand soil with 30 degree friction angle or clay with 14 psi shear strength. If other soil conditions exist foundation must be redesigned.





Rich in History - Focused on the Future

City of Richwood

1800 Brazasport Blvd.
Richwood, TX 77531
Phone (979) 265-2082
Fax (979) 265-7345

May 13, 2014

Henry S. Miller
Realty Management
Att: Pam Williams
14001 Dallas Pkwy 11th Floor
Dallas, TX 75240

Re: The Landing Apartments Sign

Dear Ms. Williams,

As per our discussion regarding The Landing Apartments sign that will be on the City of Richwood right of way, the City agrees to allow you placement of a sign on this property.

Please bring by the specifications on the sign and we will review them. Once approved you will need to pay any applicable permit fees and phone in any inspections that will be necessary on the sign.

If you should have any questions, please feel free to call me.

Thank you,

Kenny Williams
Public Works Director

MEMORANDUM

To: Members of the Richwood City Council

From: Clint Kocurek, Mayor

Date: August 22, 2014

Subject: Proposed Crime Control and Prevention District Budget

This is the current proposed CCPD budget for FY 15. We know that the County will be changing the radio systems in the very near future. This item is placed on the agenda to open up dialogue with the CCPD to budget \$40,000 to \$50,000 in FY 15 for radios instead of a sally port.

Crime Control and Prevention Revenues

DESCRIPTION	ACTUAL FY 2012/13	BUDGET FY 2013/14	BUDGET FY 2014/15
TRANS IN - FUND BALANCE			-
4110 INTEREST			
4112 MISCELLANEOUS			
4117 SALES TAX	62,240.70	50,000.00	65,000.00
FUND TOTAL	62,240.70	50,000.00	65,000.00

Crime Control and Prevention Expenditures

EXPENDITURE CLASSIFICATION	ACTUAL FY 2012/13	BUDGET FY 2013/14	BUDGET FY 2014/15
5200 SUPPLIES			12,200.00
5220 TOOLS	-		
5240 EXPENDABLE			
TOTAL	-	-	12,200.00
5300 MAINTENANCE & REPAIRS			
10 BUILDING & GROUNDS		40,000.00	52,800.00
40 VEHICLE M&R			
65 OTHER EQUIPMENT M&R			
TOTAL	-	40,000.00	52,800.00
5900 CAPITAL			
5920 MOTOR VEHICLES	26,850.00		
5930 EQUIPMENT	22,389.84		
	49,239.84	-	-
FUND TOTAL	49,239.84	40,000.00	65,000.00

MAJOR BUDGET CHANGES

Replace all tasers	7,200.00
New Evidence Vault	5,000.00
Sally Port	52,800.00

MEMORANDUM

To: Members of the Richwood City Council

From: Clint Kocurek, Mayor

Date: August 22, 2014

Subject: FY Budget Amendment #2

The proposed Budget Amendment #2 only affects General Fund. The reasons for the amendment are as follows:

Administrative Expense - Admin	\$5,000	Council expenses are paid from this line item. Expenses charged to this include Council training, costs relating to the Christmas party and the hosting of BCCA. We have seen an increase in the number of council members attending training in the past few years.
Ins. – Bldg/Liab/Bond - Admin	\$13,000	Windstorm insurance for new City Hall – this was our first year and we did increase the insurance but did not expect the windstorm to come in so much higher
Dues & Subscriptions - Admin	\$5,000	Boardbook
Expendables - Parks	\$5,000	The new activities in the park put on by the Parks and Rec board
Building/Grounds - Parks	\$10,000	Improvements to the park including a new pavilion in Richwood Municipal Park, new flooring in Community Building, and tree trimming

These increases in expenditures are offset by increases in revenue items in General Fund.

FY 14 BUDGET AMENDMENT #2

General Ledger Account	Amount Currently Budgeted	Amended Budget	Difference.
10-29-4104 Delinquent Taxes	25,000.00	35,000.00	10,000.00
10-29-4107 Building Permits	30,000.00	35,000.00	5,000.00
10-29-4109 Municipal Courts	135,000.00	153,000.00	18,000.00
10-29-4123 Other Revenues	0.00	5,000.00	5,000.00
Total Revenues			38,000.00

General Ledger Account	Amount Currently Budgeted	Amended Budget	Difference
10-01-5101 Administrative Exp.	6,000.00	11,000.00	5,000.00
10-01-5640 Ins. - Bldg/Liab/Bond	5,000.00	18,000.00	13,000.00
10-01-5660 Dues & Subscriptions	3,500.00	8,500.00	5,000.00
Administration			23,000.00
10-08-5240 Expendable supplies	200.00	5,200.00	5,000.00
10-08-5310 Building/Grounds	65,000.00	75,000.00	10,000.00
Parks and Recreation			15,000.00
Total Expenditures			38,000.00

MEMORANDUM

To: Members of the Richwood City Council

From: Clint Kocurek, Mayor

Date: August 22, 2014

Subject: Chapter 380 Agreement

We have heard from 210 Development LLC. Their revised Chapter 380 proposal is attached.

**RICHWOOD MULTI-FAMILY HOUSING PROJECT
CHAPTER 380 AGREEMENT TERM SHEET**

Between
MISSION Dg /210 DEVELOPMENT, LLC
and
THE CITY OF RICHWOOD

REVISED

August 13, 2014

**210 DEVELOPMENT,
LLC.....**

210 Development, LLC is a Texas limited liability company in good standing with the State of Texas; Members include Henry Cisneros's, Michael Wibracht, Alan Schoenbaum and Mark Tolley.

PROJECT SITE.....

Project includes 17 acres fronting Highway 288 in the City of Richwood, TX. *See attached Project map.*

**REDEVELOPMENT
PROPOSAL.....**

210 Development proposes to develop the property into a multi-family Class A development of approximately 15 separate building contain up to 324 market rate residential units, in Two Phases.

The total investment in the Project is estimated to be \$31,200,000.

BENEFIT TO THE CITY.....

The Project will serve as a catalyst for emerging commercial corridor on FM 2004 & Highway 288, along with neighborhood serving area retail, providing substantial "market rate roof-tops" for demographers and commercial investment, pursuant to City consultant (Retail Coach) recommendations.

INCENTIVES.....

210 Development requests the following incentives from the City:

- Waiver of City Building and Inspection fees
- 10 year City tax abatement. 5 Years at 100%, diminishing by 20% per year in years 6 through 10 to zero by year 11
- Public improvements to offsite ingress and egress
- Public improvement of off-site utilities sized to site
- Waiver of any Utility Impact Fee's, and reimbursement for any required sewer lift station, if applicable
- All other school district or ad valorem taxing jurisdictions paid 100%

**210 DEVELOPMENT
TEAM.....**

Architect:	B & A Architects
Environmental Engineer:	Terracon / PSI
Engineer:	Big Red Dog
General Counsel:	Alan Schoebaum / Blakely Fernandez
Construction Company:	CORE Constructors / Catamount, Inc

**DISCLOSURE PACKET FOR
CITY.....**

Project Rendering
Pro Forma Cashflow
Environmental Reports (TBD)

Term Sheet from Lender
Term Sheet from Equity

**DEVELOPMENT
SCHEDULE.....**

Project Commencement Fall 2014, or upon Incentive Package
Approval. Completion for Phase 1 (250 units) Fall of 2015.