



STATE OF TEXAS
COUNTY OF FORT BEND
STATE OF TEXAS

The City Commission for the City of Richmond, Texas met in Regular (Special) Session on March 26, 2018 at 4:30 p.m.

Mayor Pro-Tem Beard proceeded to call the meeting to order at 4:31 p.m. A quorum was present, with the following members in attendance:

Evalyn W. Moore, Mayor - **Absent**
Jesse Torres, Commissioner P1
Barry Beard, Commissioner P2- **Mayor, Pro-Tem**
Carl Drozd, Commissioner P3
Josh Lockhart, Commissioner P4
Terri Vela, City Manager
Gary Smith, City Attorney
Laura Scarlato, City Secretary

Mayor Pro-Tem Beard introduced agenda item A2, Excuse from Attendance. There were no absences for Regular Commission Meetings to be explained. The agenda item was closed.

Mayor Pro-Tem Beard introduced agenda item A3, Presentations with Employee Recognition for Service with the City.

Alfred Combs, 10 years of service, Vehicle Maintenance Department. Not present.
Jose Martinez, 10 years of service, Water Distribution Department. Not present.
Hector Torres, 10 years of service, Fire Department, Not present.

Presentation of the Delinquent Tax Collection Report – Linebarger, Goggan, Blair and Sampson, LLP. Mr. Charles Sutton was present to provide an overview of the Delinquent Tax Collection Report. Mr. Sutton provided the board with an in depth report regarding statistics, the percentage of collections, mailings, ligations, tax deferrals and bankruptcy cases. Following a brief question and answer period, the agenda item was closed.

Mayor Pro-Tem Beard asked for Public Comments under agenda item A4. There were three individuals signed up to speak.

1. Karen Humphrey, 1719 South Medio River Circle, Sugar Land, TX
Relay for Life of Greater Fort Bend/American Cancer Society

Invited citizens to participate on April 7, 2018 at Travis High School

2. Harold Mathis, 502 Bayou Drive, Richmond, TX
Detention requirements for the 8.4 acres of land at the corner of Golfview and Williams Way Blvd.
3. Joe Garcia, 604 Brazos Street, Richmond, TX
Beautification ordinance and the citations that he has received regarding his two cars on his project vs. the cars at his neighbors.

Mayor Pro-Tem Beard introduced agenda item A5 a Public Hearing to receive comments for or against a request by David J. Smith and Jeanine Smith to Replat 0.5068 acres of land being a Replat of Lots 1-3, 8-10 and the east ½ of Lots 4 & 11, Block 67, City of Richmond (Vol. "A", Pg. 62; F.B.C.D.R.) in the John T. Edwards Survey, Abstract No. 23, City of Richmond, Fort Bend County, Texas to create two (2) Lots and one (1) block. The subject site is located on 7th Street between Main Street and Fort Street.

Mayor Pro-Tem Beard introduced agenda item A6 a Public Hearing to receive comments for or against Text Amendments to the Unified Development Code to establish a Recreational Vehicle (RV) Park Zoning District.

Two citizens spoke regarding this agenda item. Mr. Bobby Reyes and Val Reyes. Both spoke in favor of the text amendments.

Mayor Pro-Tem Beard asked if there was any discussion regarding agenda item A7, the Consent Agenda. Commissioner Beard pulled items A7 (3) and (6) for discussion. Commissioner Lockhart pulled item A7 (2) and City Manager Vela pulled A7 (8). Commissioner Torres moved to approve the remainder of the Consent Agenda items with Commissioner Drozd seconding the motion and the vote was unanimous to approve.

Agenda item A7 (2) Commissioner Lockhart wished to applaud the efforts of the Fire Department for always amending their report and accommodating the Commissioners requests. Commissioner Drozd inquired about the Fire Marshall report as to what the 388 "other inspections" were pertaining to in the report. Chief Youngblood stated he would provide the information and in the future would advise not to lump in the catch all category.

Agenda item A7 (3) Mayor Pro-Tem Beard commended the Police Department for being named one of the "Safest Cities in Texas 2018" by the National Council for Home Safety and Security. Mayor Pro-Tem Beard urged not only the Police Department but the Fire Department, all Departments, Citizens and Staff to make The City of Richmond the Safest City in the United States.

Agenda item A7 (6) Mayor Pro-Tem Beard congratulated Public Works Director Howard Christian and all of his staff on the ribbon cutting of the new Surface Water Treatment Facility on April 20, 2018.

Mayor Pro-Tem Beard stated, "it is a beautiful facility and one that sets the standard for many others. The City of Richmond is very proud".

Agenda item A7 (8) Mayor Pro-Tem Beard stated that the Harvest Home Drive Street Dedication Section 2 is a **Final Plat NOT a Preliminary Plat** as the agenda stated.

Commissioner Torres made the motion to approve consent agenda items A7 (2), (3), (6) and (8) with Commissioner Drozd seconding the motion. The vote was unanimous to approve.

Agenda item A8, to review and consider taking action on the City of Richmond's Comprehensive Annual Financial Report, Year Ending September 30, 2017. Mr. Chris Breaux, Audit Partner with Whitley Penn, LLP provided an overview, a narrative introduction, and analysis of the basic financial statements. The auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the year ended September 30, 2017, are fairly presented in conformity with GAAP. Mr. Breaux expressed his appreciation to Ms. Lang and her staff for working with his staff and providing the information. There was a brief question and answer period. Commissioner Lockhart made the motion to take action on the City of Richmond's Comprehensive Annual Financial Report, Year Ending September 30, 2017, the motion was to **approve the audit draft as approved in its final form**. Commissioner Torres seconded the motion and the vote was unanimous to approve. The agenda item was closed.

Agenda item A9 to review and consider taking action on a request by David J. Smith and Jeanine Smith to Replat 0.5068 acres of land being a Replat of Lots 1-3, 8-10 and the east ½ of Lots 4 & 11, Block 67, City of Richmond (Vol. "A", Pg. 62; F.B.C.D.R.) in the John T. Edwards Survey, Abstract No. 23, City of Richmond, Fort Bend County, Texas to create two (2) Lots and one (1) block. The subject site is located on 7th Street between Main Street and Fort Street. City Planner Jessica Duet spoke regarding this agenda item and answered the questions from the Commission. The Planning and Zoning Commission has recommended the approval of the replat with the meeting of two conditions as 1) provide updated title opinion letter (within 30 days old) and 2) provide paid tax certificates on the subdivision. There is not a request for rezoning at this time, it is zoned for Olde Town (OT). Commissioner Lockhart made the motion to approve the request by David J. Smith and Jeanine Smith to Replat 0.5068 acres of land being a Replat of Lots -3, 8-10 and the east ½ of Lots 4 & 11, Block 67, City of Richmond (Vol. "A", Pg. 62; F.B.C.D.R.) in the John T. Edwards Survey, Abstract No. 23, City of Richmond, Fort Bend County, Texas to create two (2) Lots and one (1) block provided the two conditions set forth by the Planning and Zoning Commission are met. Commissioner Torres seconded the motion and the vote was unanimous to approve. The agenda item was closed.

Mayor Pro-Tem Beard introduced agenda item A10, a presentation on Ordinance No. 2018-02, Text amendment to the Unified Development Code to establish a Recreational Vehicle (RV) Park Zoning District. The sections include:

- 1) Section 2.1.101, *Zoning Districts Established*;
- 2) Section 2.2.101, *Interpretation of Land Use Tables*;
- 3) Section 2.2.102, *Residential and Commercial Uses of the Home*;
- 4) Section 2.2.103, *Institutional, Recreation, and Amusement Uses*;
- 5) Section 2.2.104, *Commercial Uses*;
- 6) Section 2.2.105, *Agriculture, Industrial, Transportation, Utility, and Communication Uses*;
- 7) Section 2.2.106, *Temporary Uses*;
- 8) Section 2.2.202, *Institutional, Recreation, and Amusement Limited and Conditional Use Standards*;
- 9) Section 2.2.203, *Commercial Limited and Conditional Use Standards*;
- 10) Section 2.2.204, *Industrial, Transportation, Utility, and Communication Limited and Conditional Use Standards*;
- 11) Section 2.2.205, *Temporary Use Standards*;
- 12) Section 3.1.201, *Nonresidential and Mixed-Use Development Standards*;
- 13) Section 4.1.205, *Recreational Vehicle Parks*;
- 14) Section 4.4.301, *Buffering*;
- 15) Section 4.7.202, *Message Centers*;
- 16) Section 4.7.302, *Nonresidential, Public/Institutional, and Mixed-Use District Signs*;
- 17) Section 4.7.401, *Standards for Temporary Signs by Type*;
- 18) Section 5.1.201, *Building Form and Design*;
- 19) Section 5.2.102, *Accessory Buildings and Structures*
- 20) Division 7.1.300, *Definitions*.

City Planner Jessica Duet addressed the Commission regarding this agenda item, reviewing each section and providing details of what each section would entail as amended for an RV Park Zoning District. The purpose of this amendment would be to create a new zoning district other than the Industrial (IN) District which is more compatible with neighboring residential uses. There would be *Permitted Uses, Limited Uses and Conditional Uses* which were all reviewed. There was a discussion regarding a commercial launch site for canoe and tube rentals and safety issues. City Manager Terri Vela stated all of these issues would be considered. This was not an action item therefore the agenda item was closed.

Mayor Pro-Tem Beard introduced agenda item A11 to review and consider taking action on Ordinance No. 2018-03, request for Tax Exemption for the Historical Darst Home, 300 South 9th Street. City Manager Terri Vela addressed the Commission regarding this agenda item stating the City had asked the Historic Commission to establish a policy regarding all of the Historical Homes within the city limits. They looked at other cities (San Antonio, Houston and Dallas) and loss of revenues and at this time, they could not recommend 100% exemption. However, a \$25,000 exemption is being proposed for the tax year 2018. Commissioner Drozd commented that he was in favor of rewarding the historic home owners for renovating and maintaining the

homes because of the added expense involved due to “period” materials. Commissioner Drozd felt this would encourage the preservation of the historic homes. Commissioner Drozd made the motion to approve Ordinance No. 2018-03, request for Tax Exemption for the Historical Darst Home, 300 South 9th Street. Commissioner Lockhart seconded the motion and the vote was unanimous to approve.

Agenda item A12 to review and consider taking action on Resolution No. 225-2018, Property Tax Exemptions for Tax Year 2018. Finance Director Susan Lang addressed the Commission stating the Central Appraisal District would like to have any changes so they can include the information in their April notices to the citizens. The City in the past has offered a Homestead Tax Exemption for persons over the age of 65 and for individuals who are disabled. Staff is recommending no change to what the City has done in the past. Commissioner Lockhart made the motion to approve Resolution No. 225-2018, Property Tax Exemptions for Tax Year 2018 with Commissioner Drozd seconding the motion. The vote was unanimous to approve.

Mayor Pro-Tem Beard introduced agenda item A13 to review and consider taking action on Resolution No. 226-2018, awarding contract for SCADA Services for Sanitary Sewer System. Public Works Director Howard Christian addressed the Commission stating the Programmable Logic Controllers (PLC’s) at the Regional Wastewater Treatment Plant have reached their useful life and are obsolete. They must be replaced as they are approximately 20 years old. Staff is recommending that the City Commission authorize the execution of a contract with Strategic Automation Services for \$350,000 to design, assemble, install, program and startup the new PLC’s and SCADA system at the Regional Wastewater Treatment Plant. Commissioner Drozd made the motion to approve Resolution No. 226-2018, awarding the contract for SCADA Services for Sanitary Sewer System with Commissioner Lockhart seconding the motion. The vote was unanimous to approve. The agenda item was closed.

Agenda item A14 to review and consider taking action on Resolution No. 227-2018, awarding the contract for the water feature project at Wessendorff Park. Public Works Director Howard Christian addressed the Commission stating the water feature will be a two tiered water amenity adjacent to the park gazebo and will sit on approximately 0.25 acres. The City received two bids which were reviewed on March 1, 2018. The low bidder was Johnson Fence in the amount of \$220,909.50 and Johnson Fence is the staff’s recommendation. Commissioner Drozd inquired if the total took into account the work that had already been done and Director Christian confirmed that it did. Commissioner Lockhart made the motion to approve Resolution No. 227-2018 to award the contract for the water feature project at Wessendorff Park to Johnson Fence in the amount of \$220,909.50 with Commissioner Torres seconding the motion. The vote was unanimous to approve.

Mayor Pro-Tem Beard announced that the Commission would now meet in Executive Session at 6:25 p.m., as authorized by Texas Government Code, Section 551.071 Attorney Consultation and Section 551.072 Real Estate matters. Mayor Pro-Team Beard announced that the City Commission adjourns into executive session, closed meeting.

The Commission reconvened into Open Session at 7:08 p.m.

Commissioner Lockhart made the motion to authorize staff to begin non-binding mediation in the Gonzalez Construction Enterprise, Inc. claim. Commissioner Drozd seconded the motion and the vote was unanimous to approve.

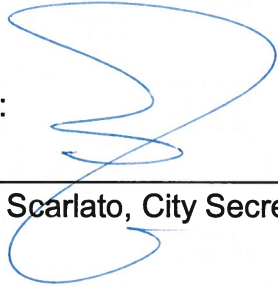
With no further business to discuss, Mayor Pro-Tem Beard declared the meeting adjourned at 7:09 p.m.

APPROVED:



Barry Beard, Mayor, Pro-Tem

Attest:



Laura Scarlato, City Secretary