



STATE OF TEXAS  
COUNTY OF FORT BEND  
STATE OF TEXAS

The City Commission for the City of Richmond, Texas met in Regular Session on July 22, 2019 at 4:30 p.m.

Mayor Moore proceeded to call the meeting to order at 4:30 p.m. A quorum was present, with the following members in attendance:

Evalyn W. Moore, Mayor  
Terry Gaul, Commissioner P1  
Barry Beard, Commissioner P2  
Carl Drozd, Commissioner P3  
Alex BeMent, Commissioner P4  
Terri Vela, City Manager  
Gary Smith, City Attorney  
Laura Scarlato, City Secretary

The Mayor proceeded to make the following presentations for agenda item A2:

- a. Employee Recognition for Service with the City of Richmond
  - Andrew Runge, 10 years of service, Police Department ~ Not Present
- b. Introduction of the new Emergency Management Coordinator, Anthony Pryor. The Mayor welcomed Mr. Pryor to the City as the new member of the team.
- c. Presentation of the Distinguished Budget Presentation Award, FY 2018-19 for 10 consecutive years. Interim Finance Director Maritza Salazar accepted the award.
- d. Presentation on the Annual Fine and Fee Collection Report by Perdue, Brandon, Fielder, Collins and Mott LLP. Michael Siwierka was present to provide an update on the collections for the City of Richmond. He stated that Richmond is known for *"not being a speed trap and that they don't fund their government with ticket writing"*. The firm was given \$3,960,872 in fines and fees to collect of which \$1,743,953 have been closed. Richmond has a high percentage of collections. Douglas Calame was also present.
- e. Presentation on Gary Smith's Outstanding Mentor Award by the Texas City Attorneys Association in Recognition of Significant and Distinguished Mentoring Achievement. The Mayor recognized the City Attorney Gary Smith for receiving this prestigious award and that the City is very proud.
- f. Presentation on receiving Platinum Designation as a Scenic City. The City received the Bronze designation in 2016 so it has taken 3 years to achieve Platinum. Richmond is one of 17 cities in Texas to receive Platinum.

Agenda item A3, Public Comments was opened and there were no individuals signed up to speak, therefore the agenda item was closed.

Agenda item A4, Public Hearing to receive comments for or against a request by Alberto C. Rey & Gemma Ray to replat an approximate 11.58 acre tract of land; described as Lot 4 of Block 4 of Grand River, in order to create one (1) Block and two (2) Lots. The subject site is located at 3235 Blue Grass Drive; within Grand River Residential neighborhood along FM 359. No one was in attendance to speak regarding the public hearing, therefore, the agenda item was closed.

Mayor Moore introduced Agenda item A5, asking if there was any discussion regarding the Consent Agenda. Commissioner Beard pulled item A5 (2) and (3), Mayor Moore pulled item A5 (12).

Commissioner Gaul made the motion to approve the remaining Consent Agenda items with Commissioner Drozd seconding the motion. The vote was unanimous to approve.

A5 (2). Fire Department Report. Commissioner Beard commended Albert Cantu, Fire Marshal who represented the Richmond Fire Department and Fire Marshal's Office at a banquet hosted by the American Red Cross where they were awarded the Partner Life Saving Award. Cantu was recognized because In December 2018, during a structure fire a family of six was saved by the sound of a smoke detector that was installed during one of the **"Sound the Alarm Campaign"** projects earlier in the year.

A5 (3). Commissioner Beard wanted to relay the appreciation expressed by OakBend Hospital to Chief Adams and City Manager Vela for the collaboration of transporting and establishing protocols/policies for the mentally ill patients that needed to be transported recently. OakBend commented that they appreciated working in cooperation with the City and they could not be more complimentary of the Staff.

A5 (12). Jose Abraham, City Planner addressed the Commission regarding the final plat for Veranda Section Twenty-Nine. Abraham stated that both staff and Planning and Zoning Commission recommended approval of the plat with the following conditions: (1) Provide Fort Bend County Drainage District approval of the plat; (2) Complete all references to "Plat No. \_\_\_\_" before the plat is sent for signatures; (3) 14' CenterPoint Easement is to be abandoned/rerouted. Revise plat once abandoned.

Commissioner Beard made the motion to approve Consent Agenda items A5 (2) and A5 (3) with Commissioner Gaul seconding the motion. The votes were unanimous to approve.

Commissioner Drozd made the motion to approve Consent Agenda item A5 (12) to approve final plat for Veranda Section Twenty-Nine, 8.23 acres of land, 20 Lots, 2 Reserves, and 2 Blocks with the condition that the following comments be addressed: (1) Provide Fort Bend County Drainage District approval of the plat; (2) Complete all references to "Plat No. \_\_\_\_" before the plat is sent for signatures; (3) 14' CenterPoint Easement is to be abandoned/rerouted. Revise plat once abandoned. Commissioner Beard seconded the motion and the vote was unanimous to approve.

Agenda item A6, review and discuss proposed Ordinances on the Significant Changes of the 2015 International Codes in comparison to the Adopted 2012 IBC. Lori

Bownds, Building Official provided a presentation of the proposed changes to the International Codes that will operate best for the City. All the individual divisions (9) were addressed and the significant changes that were made to each. Building Official Bownds stated that the inspectors are working towards becoming certified in more areas. Following a brief question and answer period, the agenda item was closed.

Agenda item A7, to review and consider taking action the replat an approximate 11.58 acre tract of land; described as Lot 4 of Block 4 of Grand River, in order to create one (1) Block and two (2) Lots. The subject site is located at 3235 Blue Grass Drive; within Grand River Residential neighborhood along FM 359. Associate Planner Mason Garcia provided the background for the property stating both staff and Planning and Zoning are recommending approval of this replat. Associate Planner Garcia stated the property is an empty lot when asked and of a typical lot size. Commissioner Beard inquired as to if the property flooded. It was not known by staff. Commissioner Beard made the motion to approve the replat of an approximate 11.58 acre tract of land; described as Lot 4 of Block 4 of Grand River, in order to create one (1) Block and two (2) Lots with the conditions be addressed as stated in the comments section. Commissioner Drozd seconded the motion and the vote was unanimous to approve.

Mayor Moore introduced agenda item A8, to review and consider taking action on the preliminary plat for Hope on the Brazos, 6.567 acres of land, 23 Lots, 1 Block, 1 Reserve and a plat variance to deviate from the minimum area of development requirement of 10 acres as provided in Table 3.1.101 of the Unified Development Code. Jose Abraham, City Planner was present to provide guidance on this item. Jan Sadler-Gibbs with Habitat for Humanity provided background on the organization and what the organization has provided for Richmond and other communities. Ms. Sadler-Gibbs expressed concerns for increasing land values leading to escalating mortgage costs which in turn have resulted in some foreclosures in other communities. Norman Scholes, an engineer with Van De Wiele & Vogler, Inc. provided three scenarios of the development with different lot sizes. The request was to allow for 50' wide lots which meets the UDC requirements however, they do not have 10 acres which is the minimum are of development for planned residential neighborhoods with 50' lot size. Commissioner Gaul expressed his support for granting the variance. After a lengthy discussion, Commissioner Gaul made the motion to grant the **approval** on the preliminary plat for Hope on the Brazos, 6.567 acres of land, 23 Lots, 1 Block, 1 Reserve and a plat variance to deviate from the minimum are of development requirement of 10 acres as provided in the UDC. There was not a second therefore the motion died. Commissioner Beard made the motion to **deny** the preliminary plat for Hope on the Brazos, as recommended by our staff and Planning and Zoning Board. The motion was seconded by Commissioner Drozd and the vote was as follows:

Commissioner Gaul	Against	
Commissioner Beard	Favor	
Commissioner Drozd	Favor	
Commissioner BeMent	Favor	<b>The variance request was denied.</b>

Mayor Moore introduced agenda item A9, review and consider taking action on Resolution No. 286-2019, approving and authorizing the execution of a partial release of the water and sewer easements with temporary construction easements dated August 6, 2010 and filed for record under Clerk’s File No. 2010076916 of the Fort Bend Real Property Records. City Manager Vela and City Attorney Gary Smith provided the background for the agenda item and were available for questions. MUD 215 which serves Veranda has requested the partial release of the water and sewer easements to facilitate the development plans for that portion of Veranda. The plans for the development in the area of the easements require a different easement course. Commissioner BeMent made the motion to approve a partial release of the water and sewer easements with temporary construction easements. Commissioner Beard seconded the motion and the vote was unanimous to approve.

Mayor Moore introduced agenda item A10, to review and consider taking action on Resolution No. 287-2019, appointment of an alternate Board member to Ethics and Compliance Board. Commissioner Beard recused himself from the agenda item due to the allegations that have been filed against him with the Ethics and Compliance Board. The Mayor nominated Robert “Bob” Crosser. Commissioner Drozd made note that Mr. Crosser is 90 (91), he is heavily involved in other projects and the City might want to consider calling him. Mayor Moore nominated Bob Crosser and the vote was as follows:

Commissioner Gaul	Favor	
Commissioner Beard	Abstain	
Commissioner Drozd	Favor	
Commissioner BeMent	Favor	<b>Robert “Bob” Crosser was nominated.</b>

Agenda item A11, Review and consider taking action on staff’s recommendation to award contract and authorize City Manager to execute a Construction Contract for the Magnolia Lane Paving and Drainage Improvement Project. Assistant City Manager Howard Christian provided the specifics of the agenda item. The city-wide street assessment identified Magnolia Lane as one of the streets that was a priority for rehabilitation. Four bids were received with the lowest bidder being Conrad Construction Co., LTD with a bid of \$524,015 to be completed in 150 days. Commissioner Drozd made the motion to award the construction contract for the Magnolia Lane Paving and Drainage Improvement Project to Conrad Construction Co., LTD in the amount of \$524,015 and to authorize the City Manager to execute the contract. Commissioner Gaul seconded the motion and the vote was unanimous to approve.

Agenda item A12, Review and consider taking action on staff’s recommendation to award a contract and authorize the City Manager to execute the Construction Contract for the Collins Road Sidewalk and Drainage Improvement Project. Assistant City Manager Christian stated the City received grant funding from the Wesendorff Foundation and Community Block Grant Funding for the Collins Street Sidewalk/Drainage Improvement Project. A public meeting was held to gain insight of the wants and needs of the area residents that were used to shape the design and

desired outcome of the project. The proposed phase of the hike and bike trail will extend from Preston to the George Park entrance on Collins. Four bids were received and reviewed with an estimated completion time of 150 days. The scope of work was specified as constructing 1.2 miles of 8' wide sidewalk, storm sewer improvements, asphalt street milling and overlay, installation of park benches and light fixtures were some of the items included. Commissioner Beard made the motion to award the construction contract for the Collins Road Sidewalk and Drainage Improvement Project to DVL Enterprises, LLC in the amount of \$1,568,068.50 and authorize the City Manager to execute the contract. Commissioner Gaul seconded the motion and the vote was unanimous to approve.

Agenda item A13, Review and consider Resolution No. 288-2019 setting a public hearing to discuss and review the report on the update of the Land Use Assumptions and Capital Improvements Plan related to water and wastewater Impact Fees. Assistant City Manager Christian introduced Sunil Kommineni, Project Manager with KIT Professionals who provided the update of the 2018 Impact Fees. Tim Williams, Impact Fee Specialist afforded the details of the report stating the City provides these updates to keep citizens informed about potential changes to the City's impact fees. The 10 year Capital improvement Plan (CIP) has been updated to reflect the latest information about future projects. This was a very detailed presentation. Commissioner Gaul made the motion to approve Resolution No. 288-2019 setting a public hearing on September 16, 2019 to discuss and review the report on the update of the land use assumptions and the capital improvements plan related to water and wastewater impact fees. Commissioner Beard seconded the motion and the vote was unanimous to approve.

Agenda item A14, Review and discuss Ordinance No. 2019-25 allowing and regulating the operation of golf carts and off-highway vehicles on certain public streets. City Manager Vela and City Attorney Smith stated the recent Legislature approved HB1538 with provisions of the state law in the operation of golf carts and off-highway vehicles on public streets. With the recent closure of the golf course Staff is requesting input from the Commission regarding their concerns and thoughts. This was not an action item, only a discussion item. The agenda item was closed.

Agenda item A15, Review and consider taking action on Resolution No. 289-2019 authorizing the expenditure of funds by the Development Corporation of Richmond for fiscal year 2019-2020 projects, on the first of two readings. Commissioner Beard inquired as to if there was anything regarding this agenda item that he needed to recuse himself for and City Attorney Smith assured him that there was not. Executive Director Goodman discussed the three new proposed projects of Development Corporation being; Community Asset Lighting Project, City Facility Renovation Project and the Signage Improvement Program. Commissioner Drozd made the motion to approve Resolution No. 289-2019 authorizing the expenditure of funds by the Development Corporation of Richmond for fiscal year 2019-2020 projects, first reading. Commissioner Gaul seconded the motion and the vote was unanimous to approve.

Agenda item A16, Excuse from Attendance at Regular City Commission Meeting. There were no excuse for attendance at this time.

Mayor Moore introduced agenda item A17, to consider taking action on requests for future agenda items. There were no suggestions or requests for future agenda items at this time.

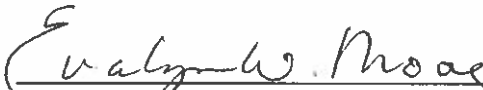
Mayor Moore announced that the Commission would now meet in Executive Session at 6:12 p.m., as authorized by Texas Government Code, Section 551.072 Real Estate Matters. Mayor Moore announced that the City Commission adjourns into executive session, closed meeting.

The Commission reconvened into Open Session at 6:34 p.m. with no action taken in Executive Session.

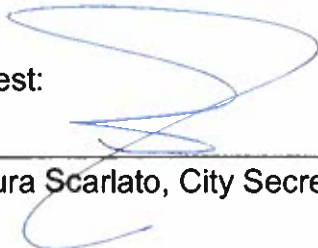
The Mayor called for a motion and City Attorney Smith stated, no motion is necessary. Staff has received direction and will proceed accordingly.

With no further business to discuss, Mayor Moore declared the meeting adjourned at 6:34 p.m.

APPROVED:

  
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Evalyn W. Moore, Mayor

Attest:

  
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Laura Scarlato, City Secretary