



STATE OF TEXAS  
COUNTY OF FORT BEND  
STATE OF TEXAS

The City Commission for the City of Richmond, Texas met in Workshop Special Session on March 16, 2020 at 9:00 a.m.

Mayor Pro Tem Carl Drozd proceeded to call the meeting to order at 9:15 a.m. A quorum was present, with the following members in attendance:

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

Mayor Pro Tem Drozd proceeded to request comments regarding the following presentations for agenda item A2: ***There were no comments.***

- a. Employee Recognition for Service with the City of Richmond -
  - Maritza Salazar
- b. Presentation by Lieutenant Kovar.

Agenda item A3, Public Comments – There were two individuals signed up to speak.

Robert Snider ~ 3239 Persimmon Grove, Richmond, Texas  
Ben Dsvoboda ~ 3255 Persimmon Grove, Richmond, Texas

Both individuals spoke regarding agenda item A5 Final Plat – Richmond Town Center, located at the northern corner of F.M. 762 and Circle Oak Parkway intersection, south of Del Webb Residential subdivision. Concerns were expressed regarding the loss of the greenbelt and trees. Mr. Snider was opposed to having the dumpster directly behind his property due to rodents and the odor that comes with them. It was noted the proximity of the entrances and exits from the property onto F.M. 762. Both requested the Commission to reconsider approving the plat that will directly affect their properties.

Mayor Pro Tem Drozd reviewed Agenda item A5, asking if there would be any discussion regarding the Consent Agenda.

A5 (1). No comments.

A5 (2). Fire Department Report- Commissioner Beard inquired as to what the meaning of "*identification of a business for permit classification*" was with regards to code enforcement. Fire Chief Youngblood stated that the department is identifying permits that need to be renewed within the Fire Department so that the Building Department will know which permits are needed. The example that was given was nitrous oxide at the dentist office. The permit for nitrous oxide needs to be obtained or renewed through the Fire Department. Commissioner Beard suggested that codes that are antiquated or ineffective be reviewed and updated.

A5 (3). Police Department Report - Commissioner Beard stated there were junk vehicles that were identified in every beat report with the exception of one. It was inquired as to the process from identifying the vehicles to enforcing the tickets. Assistant Police Chief Brzozowski stated that the officer issuing the violation makes contact with the owner of the vehicle and assists with having it removed and/or towed.

A5 (4). Municipal Court Report – Commissioner Beard stated it was difficult to determine the hours and the time needed by the municipal judge to perform the necessary tasks. City Manager Vela indicated that in the future the judge's report would be included in the packet. Also, the past years numbers are not included because of the new method of reporting. Court Manager Carol Trujillo stated the Safe Harbor Day that was held on February 28<sup>th</sup> and 29<sup>th</sup> was the most successful event the City has experienced resolving 94 cases equating to \$11,965.75. The event was somewhat coordinated with Rosenberg through Judge Ross, shared on social media outlets, the local newspaper, and Perdue, Brandon, Fielder, Collins & Mott also promoted the event. Commissioner BeMent stated he shared the information with his colleagues and the Criminal Defense Bar in Fort Bend County. Commissioner BeMent suggested next year to reach out to the entire legal community and make them aware of the event.

A5 (5). Tax Assessor/Collector Report – No discussion.

A5 (6). Monthly Financial Report – Commissioner Beard stated the online activity for bill paying has increased based on the report. In response to his question regarding directing citizens to the City website, Financial Director Justin Alderete stated the payments are made through the City website. Director Alderete also stated that the City has sufficient surplus to sustain the impact of Covid-19. There will be discussions regarding sales tax. City Manager Vela stated the City is working on the online payment system to waive all credit card fees for permits, court fees and water bill payments in an effort to encourage the safety of the citizens and allow them to stay home.

A5 (7). Public Works Report – Commissioner Beard expressed a slight concern over the 7 complaints regarding the water quality. Assistant City Manager (ACM) Christian stated that all complaints are responded to with a visit to the home. Routine tests are performed as to the quality of the water. Most issues are found to be inside the house. Lines are flushed if the water is discolored and other measures are taken. Regarding the Water Production and Wastewater Treatment Report being at 53.05% of capacity, Commissioner Beard requested to be alerted when capacity reached 70%. ACM Christian provided an explanation of the process with the Subsidence District and the projections. City Manager Vela stated that it is growth driven and that adjustments will be made.

A5 (8). Planning Department – City Manager Vela stated the Comprehensive Master Plan dates for the listening sessions and focus groups will be pushed back and rescheduled. The City has received approximately 50 responses to the survey.

A5 (9). Building Department - No discussion.

A5 (10). Commissioner Beard stated he will be pulling the Emergency Operations Report to provide an update to the public regarding the Covid-19 Virus.

A5 (11). Preliminary Plat – Crossbridge Church at Harvest Green - No discussion.

A5 (12). Short Form Final Plat – Siyouni – 2120 Thompson Road – No discussion.

A5 (13). Final Plat – Veranda Section Twenty Seven – Commissioner Drozd stated that Veranda has a provision in the Development Agreement Article III Section 3.03 Lot Size which limits no more than 25% of the development shall encompass nontraditional homes. By nontraditional homes, it means they do not meet the requirements of the Unified Development Code. It was stated if you look at the current completed plats together it totals 29% however, with the total projected development it is estimated at 15%. Commissioner BeMent posed the question as to what if the development was “paused” for a period of time and was assured that any succeeding developer is bound by the terms of the Development Agreement. City Planner Abraham stated he did not foresee that happening and felt positive the project would be completed. Commissioner Drozd stated this discussion combined A5 (13) (14) & (15).

A5 (14). Preliminary Plat – Veranda Section 31/33 – Discussed with A5 (13).

A5 (15). Preliminary Plat – Veranda Section 34 – Discussed with A5 (13).

A5 (16). City Manager Vela stated there are plans to have an April retreat meeting to receive future direction for staff with the date forthcoming. The regular scheduled dates will remain as stated at this time.

Agenda item A5, Review and consider taking action on a short form final plat – Richmond Town Center. Commissioner BeMent stated because this plat was the one that had been commented on earlier during public comments, he wanted to review if anything could be done and that he has a complete understanding. City Manager Vela stated the handout was not a conceptual plan. The area would be “softened” with landscaping and other enhancements that are required per the Unified Development Code. According to City Attorney Gary Smith, the Thompson property has never been platted and is not a straight forward replat. The Home Owners Association (HOA) owns the property and the HOA is the one that determines the disposition of the property. The developer controls the HOA. Commissioner Drozd stated the issue is between the HOA and the developer and Newquest. The ownership has not been transferred to Newquest. City Planner Jose Abraham said that the change in ownership is pending the approval of the plat. Following the lengthy discussion, the agenda item was closed.

Mayor Pro Tem Drozd introduced agenda item A6, Wayside Horn Agreement with Union Pacific Railroad Company. Commissioner Beard was overjoyed with the idea that the Wayside Horn Agreement was coming to fruition and could not thank staff enough. City Manager Vela talked about the agreement and covered the details.

Mayor Pro Tem Drozd introduced agenda item A7, Wrecker Service Amendment – City Manager Vela stated it was brought to the City’s attention by a citizen that if your vehicle was towed on the weekend that it could not be released until Monday. This ordinance amendment would allow for vehicle storage lots within the City to comply with the Unified Development Code and to provide the procedure for release of impounded vehicles. The City currently has two wrecker yards in the City limits. Commissioner Beard inquired as to who is responsible for the wreckers, to which the response was the Police Department. Commissioner Drozd stated the wrecker company is responsible for cleaning up the wreck site. There was a discussion as to who maintains the responsibility of the cleanup along the transportation route (ex: dripping oil). The agenda item was closed.

Agenda item A8, Historic Property Tax Exemption, Darst-Yoder House – No discussion.

Agenda item A9, Historic Property Tax Exemption, Morton-McCloy House – No discussion.

Agenda item A10, Historic Property Tax Exemption, Pearson-Winston House – City Planner Jose Abraham spoke regarding this agenda item which actually covered items A8, A9 and A10. City Planner Abraham stated that due to the Historical Commission not having meetings the past two months, it was decided to bring the exemptions to the Commission for consideration. All three exemptions however do have the approval/recommendation of the Historical Commission. The meetings were cancelled due to a lack of quorum. Commissioner Drozd asked for confirmation that all three properties have the historical markers, which they do have them. City Planner Abraham stated that these are the same three properties that have requested exemptions and were granted the past three years. Commissioner Beard stated that if the lack of attendance at meetings becomes a problem to bring it to the attention of the Commission.

Agenda item A11, Excuse from meeting – No discussion.

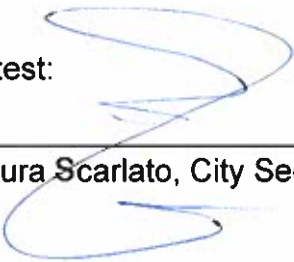
Agenda item A12, Future agenda items – No discussion.

With no further business to discuss, Mayor Pro Tem Drozd declared the meeting adjourned at 10:27 a.m.

APPROVED:

  
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Carl A. Drozd, Mayor Pro Tem

Attest:

  
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Laura Scarlato, City Secretary