



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in a Workshop Session on May 18, 2020 at 9:00 a.m.

Mayor Pro Tem Carl Drozd proceeded to call the meeting to order at 9:01 a.m. via video conference pursuant to Texas Government Code, Section 551.125, as amended, and as modified by the temporary suspension of various provisions thereof effective March 16, 2020, by the Governor of Texas in accordance with the Texas Disaster Act of 1975, all as related to the Governor's proclamation on March 13, 2020, certifying that the COVID-19 pandemic poses an imminent threat of disaster and declaring a state of disaster for all counties in Texas. All members of the public may participate in the meeting via video conference call.

A quorum was present, with the following members in attendance:

Evalyn W. Moore, Mayor - **Absent**
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

Mayor Pro Tem Drozd proceeded to pass over Agenda items 2, 3, 4, 5 and 6 and proceeded to the Consent Agenda item 7.

Agenda item A2 - Presentations:

- Employee Recognition for Service with the City of Richmond -
 - Katelynn Sturgis, 5 years of service, Finance Department

Agenda item A3, Public Comments

Agenda item A4, Public hearing to receive comments for or against a request by Vanessa Piedra on behalf of HW 589 Holdings LLC., to replat 2.64 acres of land, being a replat of lots 7-15 of Block 2 of Veranda Section 29 as recorded in plat no. 20190286 of the Fort Bend County Plat Records, in order to change the minimum slab elevation note for lots 7-15 and to reflect the release of a CenterPoint easement that created an

encumbrance on lots 13-15. The proposed replat is called Veranda Section Twenty-Nine Partial Replat No.1.

Agenda item A5, Public hearing to receive comments for or against annexation of an approximate 2.083 acres of land (more or less) to be annexed into the city limits of the City of Richmond being a portion of the road right-of-way of Pitts Road (80 feet wide overall including a portion of a call 2.156 acre road widening – Fort Bend County Clerk’s File No. 9509356 and including all of a call 0.206 acre road right-of-way – Fort Bend County Clerk’s File No. 9237267), all being in the William Morton Survey, Abstract No. 62, Fort Bend County, Texas.

Agenda item A6, Public hearing to receive comments for or against an annexation of approximate 116.78 acres of land in the Jane Long Survey, Abstract No. 55 in Fort Bend County, Texas; being the former Fort Bend Country Club and currently future expansion of the Veranda development bounded by FM 762, Del Webb Sweetgrass development, the existing Veranda development, and the current city limits to the southeast of Golfview.

Mayor Pro- Tem Drozd asked for items of discussion regarding the Consent Agenda A7 by Commissioner.

Commissioner Gaul – A7. (12)
Commissioner Beard – A7. (2), (3), (4)
Commissioner BeMent – A7. (6), (3)
Mayor Pro Tem Drozd – No Pulled items

A7 (2). Commissioner Beard had asked previously for the Code Enforcement “resolve” report and inquired as to why the information was not included. Fire Chief Mike Youngblood stated the information was still being gathered and the report would be provided at the next meeting or sooner. Commissioner Beard stated he did not want to create an undue amount of work for Code Enforcement; however, would like to receive the information. City Manager Terri Vela stated the City receives various pictures of problems throughout the City, one being the roll-off dumpster on FM 762. It was stated the information would be forth coming.

A7 (3). Commissioner Beard made note that due to the CoVid 19 Pandemic there wasn’t any feedback from the citizens included in the beat reports. It was expressed that the Commissioner does not want that information to be eliminated. Commissioner Beard stated the feedback from the citizens is valuable information. City Manager Vela stated the Police officers have limited their contact with the public to comply with the guidelines of the CDC but future contact with the citizens has not been removed from the officers’ line of duties. Commissioner BeMent inquired regarding the status of the Police Chief vacancy. City Manager Vela stated an offer had been made and accepted pending a background check etc. It is expected to have a new Police Chief by the middle of June, 2020.

A7 (4). Commissioner Beard thanked Municipal Court for including the report requested of the hours submitted by the judge stating it will assist in quantifying the request for additional hours. City Manager Vela stated additional steps had been taken to provide for virtual court. The processes and procedures have been increased to handle the pandemic.

A7 (6). Commissioner BeMent inquired about the Finance Report. City Manager Vela stated that Finance Director Alderete would be providing a snapshot of where the City currently is, where the City is headed, and the impact of CoVid-19 from revenue sources. This will be covered in the Budget Priorities meeting on Tuesday, May 19th.

A7 (12). Commissioner Gaul asked for clarification as to the geography of the Final Plat as described in the agenda item. The question was also raised as to what the purpose of the repackaging was for the property. At the time, City Planner Jose Abraham was not available to answer but later in the meeting joined and attempted to reply to the inquiry. It was decided an additional map and information would be provided before the Regular Meeting at 4:30 p.m.

Agenda Item A8 to Review and consider taking action on a Replat—Veranda Section Twenty - Nine Partial Replat No. 1— of 2.64 acres of land – 1 Block – 9 lots – 0 Reserves. The subject site is part of Veranda Residential subdivision located at the west corner of Old Blue Lane and Wildwood Park Road intersection as recommended by Planning & Zoning Commission. Commissioner BeMent inquired if he should abstain from voting on this item at the Regular Meeting due to the property located directly behind the Commissioner’s subdivision. City Attorney Gary Smith stated to comply with the Code of Ethics Policy and to err on the side of caution he would advise to abstain. Commissioner Beard and Mayor Pro Tem Drozd suggested the 200’ guideline be followed or the Commission could be limiting themselves from doing business in the future. City Manager Vela stated the Planning Department could provide a map with the information.

Agenda item A9, Review and consider taking action on a Final Plat – Mandola Farms Section One – 62.96 acres of land – 154 Lots – 6 Blocks – 3 Reserves. The subject site is a section within proposed Mandola Farms residential subdivision which is a large tract of land located on the south side of U.S. Highway 90A, with the boundary of Hennessey Road, Edgewood Drive, and Damon Street as recommended by Planning & Zoning Commission. No discussion on this item.

Agenda Item A10, Review and consider taking action on Ordinance No. 2020-15, annexation of an approximate 116.78 acres of land in the Jane Long Survey, abstract no. 55 in Fort Bend County, Texas; being the former Fort Bend Country Club and currently the future expansion of the Veranda development bounded by FM 762, Del Webb Sweetgrass development, the existing Veranda development, and the current city limits to the southeast of Golfview. Commissioner Gaul stated he had requested modifications to the language and those changes had been made. Commissioner Gaul

also explained that HW 589 Holdings is a subsidiary of Johnson Development. Commissioner Beard stated the annexation is a very, "big deal" and would like to commend staff on this achievement. City Manager Vela stated that 116.78 acres will become taxable property in the city limits. Commissioner BeMent requested a workshop to discuss the project as a whole. Commissioner Gaul asked to confirm that it was financially advantageous to annex the property into the City. City Manager Vela stated that annexations with no debt associated with them is preferred. The average current home value is \$400,000 in Veranda as opposed to the average current home value being \$150,000 in the city limits. This will provide income to the City versus cost to provide services. Commissioner Beard stated there is also a significant commercial piece on FM 762. City Manager Vela stated there is 15+ acres of frontage on FM 762 with the potential for tremendous sales tax income producing property.

Agenda item A11, Review and consider taking action on Resolution No. 325-2020, Memorandum of Understanding and Right of Entry with Union Pacific Railroad Company. Commissioner Gaul stated he had suggested revisions to the language in the MOU. City Manager Vela stated that the MOU was not ready to be approved and that there had been numerous renditions. City Attorney Gary Smith discussed the language indemnifying the City from any hazardous conditions that may arise such as the underground storage leaking. Attorney Smith also reiterated the document is not ready for approval. City Manager Vela stated the City has suggested the design of the bridge be in line with the current design or look; however, the railroad is more than likely going to build it to their specifications. It was stated that the right of entry is key leverage to the negotiations with Union Pacific. The Commissioners were on board with maintaining the City's position on the right of entry and remaining strong.

Agenda item A12, Review and consider taking action on Resolution No. 327-2020, appointment of Board Members to the Development Corporation of Richmond. City Manager Vela stated that all three expiring members have expressed interest in continuing to serve. There was no discussion.

Agenda item A13, Review and consider taking action on Resolution No. 328-2020, related to Coronavirus Aid, Relief and Economic Security Act funding through Fort Bend County. City Manager Vela serves on the Fort Bend County committee along with municipalities, school districts and law firms as a member of the distribution advisory committee. The committee will assist the county judge's office with determining how to spend the \$134.3 million for coronavirus relief that the county has been allocated. City Manager Vela stated the resolution would provide support of the funds to be distributed. It was proposed that the City be allocated on a 50/50 per capita basis of the funding provided to Fort Bend County or at least \$55 per capita for its per capita portion of the \$134.3 million received under the CARES Act. Commissioner Beard inquired as how the City is promoting Census2020. City Manager Vela stated it was being promoted on Facebook and all social media as well as the local newspaper. The census numbers are critical to funding in the future. There was a discussion and the item was closed.


Agenda item A14, Review and consider taking action on emergency orders issued related to the COVID-19 pandemic. City Manager Vela provided the overview of the item stating that Commissioner BeMent had requested the item as a continuing agenda item. Commissioners had suggested the City follow the Governors orders or revise the current orders to mirror the Governor. Commissioner Gaul stated there are four different layers (Federal, State, County, and City) of guidelines that continue to change. Commissioner BeMent stated there is no practical benefit to having our own layer when the police department can enforce the Governor and County orders. There was a lengthy discussion and it was decided to repeal the previous two ordinances and adopt an ordinance that would mirror the Governor for the remainder of the CoVid 19 pandemic. It was stated that the repeal would be of the ordinances not the Mayor's emergency orders. City Attorney Smith would provide an ordinance for the Regular Commission at 4:30 for their review and consideration.

Agenda item A15, Excuse from Attendance at Regular City Commission Meeting. No discussion.

Agenda item A16, Consider taking action on requests for future agenda items. Commissioner BeMent requested a workshop that would provide an overview of the Veranda Development Agreement. City Manager Vela requested a map be provided of the percentages of the types of development within Veranda.

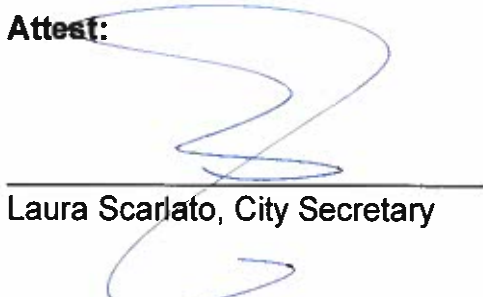
With no further business to discuss, Mayor Moore declared the meeting adjourned at 10:19 a.m.

APPROVED:



Carl A. Drozd, Mayor Pro Tem

Attest:



Laura Scarlato, City Secretary