



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in a Workshop/Special Session on July 20, 2020 at 9:00 a.m.

Mayor Pro Tem Carl Drozd proceeded to call the meeting to order at 9:00 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 – Virtual Waiting Room at 8:50, Joined at 9:10
Terri Vela, City Manager
Gary Smith, City Attorney
Howard Christian, Assistant City Manager
Laura Scarlato, City Secretary

Mayor Pro Tem Drozd proceeded to pass over Agenda items 2 through 4 and proceeded to Agenda item 5.

Agenda item A2, Presentations

- a. Employee Recognition for Service with the City of Richmond -
 - Angela Griffin, 20 years of service, Police Department
- b. Presentation on the Annual Fine and Fee Collection Report by Perdue, Brandon, Fielder, Collins and Mott LLP.
- c. Update on Wayside Horns/Quiet Zones.

Agenda item A3, Public Comments.

Agenda item A4, Public hearing to receive comments for or against a request by HW 589 Holdings LLC (owner of the subject site) and the City of Richmond, to zone an approximate 116.78 acres of land, the former Fort Bend Country Club to MU, Mixed-use district and to the extent the zoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located along the north side of FM 762 Road. It is abutting George Memorial Library and Fairway at Bellevue Apartments to the west, Ironwood Forest residential subdivision to the north, and Del Webb Residential subdivision to the east.

Mayor Pro Tem Drozd inquired if there were any Consent Agenda items to be discussed for agenda item A5. The following items were pulled for discussion:

- Gaul - A5 (16) and A5 (17)
- Beard - A5 (2), A5 (3), A5 (4), A5 (6), A5 (8)
- Drozd - None
- BeMent - None
- C.M. Vela – A5 (18)

A5 (2) Fire Department: Commissioner Beard questioned the number of code violations still open from 2018. Chief Mike Youngblood stated that the open cases have been turned over to the Building and Standards Commission where additional time has been given or are working with the property owners on an individual basis. City Manager Vela stated the violations that are being resolved by the Building and Standards Commission are noted on the report. It was stated by the Chief that Public Works and Code Compliance Officer Kay Moss are working closely to resolve the violations.

A5 (3) Police Department: Commissioner Beard expressed the importance of citizen contacts that are traditionally in the Beat Reports. City Manager Vela stated there have been conversations with new Police Chief Craig concerning the modernization of the Police Report. Commissioner Beard understood due to CoVid, the interactions reported have been reduced which is understandable but doesn't want to lose the citizen input. Commissioner Beard stated, "although the report is archaic, the intentions are good". Police Chief Craig stated the Police Department is looking for more ways to interact with citizens while practicing social distancing. The Chief understands the importance of citizen interactions. Commissioner Drozd stated the Commission looks forward to meeting him and welcomes him aboard. Chief Craig stated he is happy to be at Richmond.

A5 (4) Municipal Court: Commissioner Beard asked to gain a sense of the status of Municipal Court and how the citizens are reacting to virtual court. City Manager Vela stated Court has been providing "Virtual Court" via a YouTube Channel for two months. Court Administrator Carol Trujillo stated that Virtual Court began the first week of May and has occurred weekly. It has been very successful; people attend from their vehicles allowing them less time away from their jobs. City Manager Vela stated the report shows 63 hearings and 38 no shows. Court Administrator Trujillo stated the no shows

consist of citizens that request hearings and then do not appear or lack of a valid contact phone number. Commissioner Beard asked that collections have decreased, is this due to CoVid? Court Administrator Trujillo stated they are down from 2019 but they have increased since April 2020 which is encouraging.

A5 (6) Finance Department: Commissioner Beard stated that with regards to sales tax, the City is doing remarkably well in spite of the CoVid epidemic. Finance Director Justin Alderete stated the more appropriate term for sales tax is "shockingly well". There was a slight blip in June 2020, but July 2020 will reflect a 10% increase. There was a discussion regarding the Utility Fund and the \$840,000 improvement. Finance Director Alderete stated that the rate changes approved April 15, 2019 and the reduction in water use during the Spring of 2019 due to increased rainfall resulted in the change. Finance Director Alderete stated the long-term capital improvements would be in the budget with City Manager Vela stating the projects have been identified.

A5 (8) Planning Department: Commission Beard inquired if adjustments to the Unified Development Code (UDC) needed to be made to the Old Town District so that non-conforming buildings could be modified with out the stringent rules of the UDC. City Planner Jose Abraham indicated that the Planning Department is currently reviewing the UDC as to the district.

A5 (16) and A5 (17) Street Dedications: Commission Gaul inquired why the street dedications were brought before the Commission versus the usual procedure of approving the entire plat. City Planner Abraham stated it is a preferred timing issue by the applicant or developer.

A5 (18) Meeting Dates: City Manager Vela pointed out there will be three special meetings in the month of August to adhere with the Public Hearing requirements of the tax rate and the budget. There would not be a Regular Session on August 17th as normally scheduled. Commissioner BeMent asked if the meetings would be in person or via Zoom. City Manager Vela stated it was her hope to have them face to face. Several modifications have been made at the Annex to facilitate the meetings being in person as soon as possible.

Agenda item A6, Present FY 2020-2021 Budget per Charter, Section 7.02. Commission shall name the date and place of a public hearing and shall have published in official newspaper no less than 10 days before - Set public hearing for Budget, Per Section 7.05 for September 7, 2020 at City Hall Annex, 600 Morton Street. There was no discussion or questions.

Agenda item A7, to review and consider taking action on Ordinance No. 2020-19, Zoning an approximate 116.78 acres of land, the former Fort Bend Country Club to MU, Mixed-use district and to the extent the zoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located along the north side of FM 762 Rd. It is abutting George Memorial Library and Fairway at Bellevue Apartments to the west, Ironwood Forest residential

subdivision to the north, and Del Webb Residential subdivision to the east. Commissioner Gaul inquired as to the enforcement of requirements for the properties adjacent. Commissioner Beard inquired if the citizens at Par Lane Townhouses were being considered. City Planner Abraham reported the Par Lane citizens attended the Planning and Zoning Commission Meeting and had no objections or concerns. This acreage was recently annexed into the City's Limits. There was a lengthy discussion with many questions. City Planner Abraham stated this is an ordinance to assign a zoning designation to Mixed Use and to amend the Future Land Use Plan of the Comprehensive Master Plan to reflect the approved zoning designation. The site is an expansion of the Veranda Residential Development based on the provisions of a Development Agreement (DA) between the City and HW 589 Holdings LLC in March 2017. Johnson Development has partnered with another entity with commercial expertise to develop the commercial site was provided by City Manager Terri Vela. The agenda item was closed.

Mayor Pro Tem Drozd introduced agenda item A8, to review and consider taking action on a General Plan Amendment – Veranda – 705.2 +/- acres of land. The subject site is the Veranda Master Planned Community. City Planner Abraham provided answers to questions regarding the revisions to the DA, detention area and commercial site. City Planner Abraham provided a comparison map of the current General Plan and the proposed General Plan reflecting the change in zone designations. The Veranda Residential Development is governed by a Development Agreement approved in 2015 and amended in 2017. This proposed amendment changes the land-use layout within the former Country Club Tract to allow for a park and a multi-family development in addition to commercial and single-family residential use allowed by the current General Plan. The agenda item was closed.

Agenda item A9, Review and consider taking action on a Preliminary plat - Veranda at 762 – 64.4 acres of land – 0 Lots – 1 Block – 1 Reserve. The subject site is a section within Veranda Master Planned Community, located within the former Country Club tract. There was no discussion or questions for agenda item A9.

Mayor Pro Tem Drozd introduced agenda item A10, review and consider taking action on Resolution No. 332-2020, accepting four storm sewer easements from MHI Partnership LTD for the Mandola Farms development and authorizing the Mayor to execute the easements. Commissioner Beard stated he appreciated the “no objections” letter provided by Kaluza, Inc., the City Engineer. Commissioner Gaul requested a map integrating the overall plan. Commissioner Beard inquired as to the drainage plans and if they would be more efficient. City Manager Vela stated that staff and the City Engineer have been sensitive to the existing concerns and to allow no additional harm to the citizens but allow for improvement. It was also stated that several years ago the was Public Hearing where existing citizens expressed their concerns therefore the City has watched very closely no to create additional flooding. The City Engineer has been equally cognizant of the drainage. There were no additional questions or comments.

Agenda item A11, to review and consider taking action on Resolution No. 333-2020, appointment of Zoning Board of Adjustment Board Members. City Manager Vela provided the background of the Board and stated the City received emails from the current members all with the expressed interest to continue to serve. The applications that were initially provided when nominated are in the file and can be provided upon request. There was no discussion.

Agenda item A12, Review and consider taking action on Resolution No. 334-2020, appointment of Parks and Recreation Board Members. City Manager Vela stated she had received an email from Pat Pittman and a verbal confirmation from Barbara Johnson of their desire to continue to remain on the Board. Commissioner Drozd suggested for both boards to have staggering term expiration dates so that they do not expire on the same year. City Attorney Gary Smith stated the terms are determined by the Texas Statue, but he would review the possibility. The agenda item was closed.

Mayor Pro Tem introduced agenda item A13, to Review and consider taking action on awarding a construction contract for the Burlington Northern Santa Fe Quiet Zone authorizing the City Manager to execute a construction contract with DVL Enterprises, LLC. Commissioner Beard inquired as to the location of the quiet zones that the contract would cover. City Manager Vela stated this is an effort to move the project forward so the City can have an end date. There are two projects, one for supplemental safety measures and the other for the wayside horn system. This agenda request is for the quiet zone project on the BNSF line and median upgrade at the Collins Road Union Pacific crossing. Commission Beard asked if the possibilities of plastic delineators was considered to decrease the cost. Assistant City Manager Howard Christian noted the decision had been made that the delineators were not as attractive and the additional cost of adding a concrete median was not significant. The agenda item was closed.

Agenda item A14, to Review and consider taking action on the Resolution No. 336-2020, Central Fort Bend Chamber Contract between the City and the Development Corporation. City Manager Vela provided the background of the Chamber Contract stating the change from previous years is for the contract to renew for three consecutive annual periods. The language "shall" changed to "will" based on Chamber comments. Commissioner Gaul inquired if the contract would come before the Commission annually for approval or would it automatically renew. City Manager Vela stated the Development Corporation of Richmond would approve annually since they pay for the membership services. The agenda item was closed with no further discussion.

Mayor Pro Tem Drozd introduced agenda item A15, to Review, discuss updates and consider taking action on local orders related to the COVID-19 pandemic, consistent with Executive Orders issued by Governor Abbott. City Manager Vela stated that the City expected an announcement on Friday, July 17th from Governor Abbott's office, however no declaration was made. The City is continuing to follow the local guidelines of the Center for Disease Control (CDC) and Fort Bend County. There were no questions or comments.

Agenda item A16, Excuse from Attendance at Regular City Commission Meeting. No comments.

Agenda item A17, to consider taking action on requests for future agenda items. Commissioner Beard requested staff provide the Commission with the current guidelines for political signs.

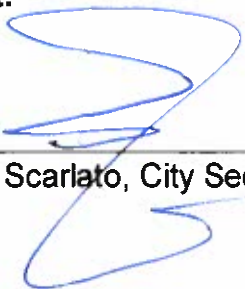
With no further business to discuss, Mayor Pro Tem Drozd declared the meeting adjourned at 10:12 a.m.

APPROVED:



Carl A. Drozd, Mayor Pro Tem

Attest:



Laura Scarlato, City Secretary