



**STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND**

The City Commission for the City of Richmond, Texas met in Special Session on February 8, 2021 at 9:00 a.m.

Mayor Haas 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:

Becky Haas, 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

Agenda item A2, Public Comments were opened and there were no citizens signed up to speak therefore the agenda item was closed.

Agenda item A3, Public hearing to receive comments for or against requests by Texas Department of Transportation (owner of the subject site) to annex the existing right of way of FM 762 from the Dowling Drive to the Brazos Town Crossing. There were no citizens signed up to speak therefore the agenda item was closed.

Agenda item A4, Review and discuss the development of Section 35, Veranda development, as non-traditional housing.

Mayor Haas took a moment before the discussion to thank City Planner Jose Abraham and Associate Planner Mason Garcia for providing the information for review prior to the topic being considered for action. Commissioner Beard echoed that appreciation. City Planner Abraham provided the presentation and background of the Veranda Development. Veranda is nearing completion and the developer is proposing section 35 as a non-traditional section which includes 45-foot-wide lots. Section 35 is in the back section on the north side of Richmond Parkway and because of that location being unique, Johnson Development is suggesting a different use for discussion. In 2015, the City entered into a Development Agreement for a 589.09-acre tract of land as a master planned, mixed-use community. The Development Agreement was amended in August 2017 to include an additional adjacent tract of 116.78 acres formerly known as the Fort Bend Country Club. Veranda is a mixed-use community with single-family residential, multi-family residential, and compatible non-residential uses. The different percentages allowed in the agreement for non-traditional and traditional units was discussed, specifically the category for calculating the percentages with regard to patio homes. There was a lengthy discussion with the Mayor and Commissioners expressing their thoughts. The consensus was to continue to classify the patio homes as non-traditional regardless that they meet the lot requirements of a single-family unit. The Mayor expressed a concern for rental units. There was no action taken for this item, discussion only.

Agenda item A5, Review and consider taking action on a policy related to reciting the Pledge of Allegiance to the United States flag and the Texas flag. City Attorney Gary Smith reviewed the red lined changes that were revised since the last meeting to include the suggestions by the Commission at a prior meeting. There was no discussion and Commission Gaul made the motion to approve the policy related to reciting the Pledge of Allegiance to the United State flag and the Texas flag. Commissioner Beard seconded the motion and the vote was unanimous to approve.

Agenda item A6, Review and discuss criteria in the Request for Proposals for Solid Waste Collection and Recycling Services. City Manager Vela indicated the current contract that has been in effect since 2006 will expire in April 2021. Staff has been reviewing the needs to insure a more robust contract for the citizens. Commissioner Gaul inquired about the street rental fees. It was stated this fee is similar to the franchise fee, however the current contract does not allow for street rental fees. This fee is to facilitate repairs of the streets due to large trucks and heavy traffic. The proposed term is ten years, the length was questioned. Assistant City Manager Howard Christian stated the company would have to acquire additional equipment to comply with the terms of the contract, so a long-term commitment is necessary to recoup their costs. This also allows them to reduce their monthly charges. Commissioner Beard

expressed concerns for several requirements for the contract and the length of time for review. City Manager Vela stated the publication dates were proposed dates only and the City has the flexibility of time to review. Commissioner Drozd stated the citizens would need to be educated and the penalties monitored within the contract to assure the company is more responsive. Commissioner BeMent inquired whether the street rental fees are earmarked for a specific fund. Finance Director Alderete stated the street rental fees would fund Capital Improvement Projects for street rehabilitation and maintenance. It was suggested that a Commissioner serve on an Ad Hoc Committee to provide guidance with the contract recommendation. City Attorney Smith stated it would not be a voting position, only scoring the bid sheets and providing a recommendation to the Commission. Mayor Haas appointed Commissioner Barry Beard to the Ad Hoc Committee to review the Solid Waste Collection and Recycling Services contract bids. The agenda item was closed.

Agenda item A7, Presentation on Street Lights – Evaluation of existing conditions and process of adding additional streetlights. Assistant City Manager Christian conveyed the existing design standards and the purpose of streetlights. There are various methods for which streetlights that are out are reported to Staff. The Police Department, citizens and review by the public works department. CenterPoint typically responds within a week to ten days. The Mayor inquired what light bulbs are used and Commissioner Drozd inquired about the power source. There was a brief discussion and the agenda item was closed.

At this point, the Mayor excused herself for a personal matter and Mayor Pro-Tem Terry Gaul officiated the meeting.


Agenda item A8, Review and discuss Street Sweeping Contract. Assistant City Manager Christian provided a map where street sweeping would occur in the City. Staff is recommending a temporary trial street sweeping process to remove debris and leaves that flow into the drainage system. It is a vacuum sweep type procedure allowing for a small amount of dust. Commissioner Drozd made favorable comments stating he has wanted this since the last election. Assistant City Manager Christian stated the leaves and debris will be transferred to George Park and used to fill in low spots, avoiding landfills. There was a brief discussion with questions being answered. The agenda item was closed.

Agenda item A9, Review and consider taking action on awarding contract for the Police Department Renovations. Assistant Public Works Director Jim Whitehead stated the City had received four bids for the renovations. The recommendation is for BLS Construction with a bid of \$191,389.40 for both projects A and B. Director Whitehead provided the scope of work for both phases. The reasons for not recommending the lowest bidder were also provided. Commissioner Beard indicated the City should have a procedure for routine maintenance for the various City structures. Commissioner Drozd made the motion to award the contract for the Police Department Renovations to BLS Construction in the amount of \$191,389.40 and authorizing the City Manager to

execute the contract. Commissioner Beard seconded the motion and the vote was unanimous to approve.

With no further business to discuss, Mayor Pro Tem Gaul declared the meeting adjourned at 11:04 a.m.

APPROVED:

  
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Rebecca K. Haas, Mayor

Attest:

  
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Laura Scarlato, City Secretary