



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Special Session on June 28, 2021 at 9:00 a.m.

Mayor Becky Haas proceeded to call the meeting to order at 9:00 a.m. The meeting was broadcast via video conference call. 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
Howard Christian, Assistant City Manager "ACM"
Gary Smith, City Attorney
Laura Scarlato, City Secretary

Agenda item A1. Call to order, Quorum Determined and Meeting Declared Open.

Mayor Haas requested the pulled items from each Commissioner regarding the Consent Agenda A6.

Commissioner Gaul – A6 (12).

Commissioner Beard – A6 (3), (5), (7), (8), (10), (11), (13).

Commissioner Drozd – None.

Commissioner BeMent – None.

A6. (3) Police Department – Commissioner Beard inquired if the toys for the kids had been replenished and Assistant Police Chief Dixie Brzozowski reported that the toys have been ordered for National Night Out along with the badges that are handed out. The question was asked if the Police Department coordinates with Code Enforcement regarding livestock issues and junk cars. It was stated that the Police Department has taken the lead on the junk cars and the livestock issues are a joint effort. Diana Butinski has been assigned the position of liaison with the Fort Bend Animal Control. Commissioner Beard encouraged collaborations between departments. Commissioner Beard inquired if attention was being given to the most problematic Beat in the City and it was stated that Chief Craig is addressing the issues.

A6. (5) Financial Report – Commissioner Beard had several comments and questions for Justin Alderete, Finance Director. Commissioner Beard complimented staff for a great job of cost containment. The

concern was the fund balance in days being 177 which is 87 days over policy. Finance Director Alderete stated that sales tax collections are double what they were budgeted to be which is an issue that can be explained. Commissioner Beard would like to understand the utility fund and how maintenance and repairs are stated on the report. City Manager Vela stated that there are line items for rehab. The question was asked if the Development Corporation has its own investment policy which it was stated it would be verified that they follow the City's policy. Commissioner Beard expressed concern for the use of the word "volatile" being incorrect. Commissioner Gaul asked if it is a problem for the additional days being over the policy which the response was no. City Manager Vela stated a strategy will be proposed to address the balance in the next year's budget.

A6. (7) Public Works – Commissioner Beard inquired if the City contracts for mowing and if Clay Street should be listed under the Parks Department. ACM Howard Christian stated the mowing is partially contracted out. Concern was expressed for the length of time the projects; Myrtle St. and the old Fire Station are taking to complete. ACM Christian indicated the metal was ordered with a 12-week lead time and the existing structure was not as expected and adjustments needed to be made. Commissioner Beard inquired about the GLO Grant and what it would take to complete the process. It was stated a door-to-door homeowner survey needed to be completed. Concern was expressed from both Commissioner Beard and Commissioner BeMent with the language in the Water Quality Report that was recently published. A header needs to be added to state there were no violations or some language that would reflect positively on the city which is later stated in the report. It was stated that next year it would be included in the City Manager's message.

A5. (8) Planning Department – Commissioner Beard inquired the status of the project located at 126 Collins Road. City Planner Jose Abraham stated that the plat had been approved. Intex Warehouse had an issue with their design team that they are working through. Commissioner Beard inquired if Abigail's Place conforms to the UDC. City Planner Abraham stated the project needs to be rezoned and replatted. Currently, it does not conform to the UDC. The status was requested of the Conditional Use Permit (CUP) requirement for the illicit massage business. A proposed text amendment for the UDC is being prepared. The proposed daiquiri bar concept at FM 762 and Golfview currently is not conforming to the UDC. Plans will have to be provided establishing adequate parking and an extensive rehab to the inside of the establishment. Mayor Haas expressed gratitude for the additional PZ Snippets that were added to the end of the Planning Report.

A6. (10) Code Enforcement Report – Commissioner Beard asked if there would be mowing at 705 Foster Drive. The weeds and grass are very high. Code Compliance Supervisor Scott Fajkus explained a "force mow" is submitted to the City Manager for approval. Mayor Haas thanked Supervisor Fajkus for the efforts that were made to the building behind Whataburger on FM 1640.

A6. (11) Emergency Management Report – Commissioner Beard inquired as to if Jim Whitehead had been appointed the Emergency Management Director. City Manager Vela stated the Director was still being selected.

A6. (12) Preliminary Plat DPEG Williams Way Multifamily Plat – Commissioner Gaul inquired as to the services that potentially could be provided to the development and if annexation is an option or if it would be beneficial to annex. City Planner Abraham stated the property is located in the ETJ and MUD 116. The development would be receiving services from the MUD. City Manager Vela stated it would have to come to the City to get consent and that it is also non-contiguous therefore it would be difficult to annex. Fire protection is a possibility if the City enters into a Fire Protection Agreement.

A6. (13) Preliminary Plat – Rinzim Ranch – Commissioner Beard inquired if the zoning designation was being changed. City Planner Abraham stated this property is located in the ETJ and the City does not regulate the land use in the ETJ. The Future Land Use Plan is different from Zoning. The original plan for the property was an event center but the property owner is now proposing a home and continue to use the remainder of the property as Agriculture land.

REGULAR AGENDA

A7. Amend the Rules of Commission. Commissioner Gaul stated the language should refer to a number of days prior to a meeting versus the Tuesday prior to the Regular Meeting. It was also stated that there should be a distinction between Regular and Special Meetings. However, Commissioner Gaul in general was not in favor of this change to the rules. Commissioner Drozd stated he does not support imposing additional duties on staff. It was stated it would lead to questions and twice the work.

A8. Traffic Impact Analysis – Golfview Drive. Assistant Public Works Director Jim Whitehead presented the statistics of the traffic study. Commissioner Gaul pointed out a mathematical error. It was stated that 85% of the vehicles are traveling at 47 mph in the 30-mph zone. It was recommended to install two digital traffic signs along Golfview. Commissioner Drozd inquired about where the measurement locations were located and how they were determined. The response was that the locations were based on the complaints that were received.

A9. Resolution No. 362-2021 – Fort Bend History Grant. Commission Gaul inquired why such a small amount to be paid by the Development Corporation requires approval by the City Commission. City Manager Vela stated that the Commission is required to approve all expenses not budgeted and require a budget amendment. It was stated that changes can be made to add flexibility in the proposed budget for next year. Commissioner Beard stated appreciation for the accountability but doesn't feel that enough is being done. Decker Park is showing significant decline. Commissioner Beard stated an amount should be budgeted to provide assistant equal to the value the park provides for the City. City Manager Vela stated the by laws for the Development Corporation are currently being reviewed and adjustments can be made. Commissioner Drozd stated to keep in mind the City does not own these assets and to proceed with caution. Commissioner Beard stated for the record that he agreed with Commissioner Drozd. Mayor Becky Haas stated that Richmond is ready to explode.

A10. Ordinance No. 2021-10, Amend Board of Ethics and Compliance appointment – Commissioners stated they had nothing to add.

A11. Ordinance No. 2021-11, Amend Construction Board of Adjustments and Appeals appointment – Commissioners stated they had nothing to add.

A12. Ordinance No. 2021-12, Amend Electrical Board of Adjustments and Appeals – Commissioners stated they had nothing to add.

A13. Ordinance No. 2021-13, Amend Parks and Recreation Board appointments – Commissioners stated they had nothing to add.

A14. Ordinance No. 2021-14, Amend Building and Standards Commission – Commissioners stated they had nothing to add.

A15. Commission Interview Committees and policy. Commission Gaul stated the application form was excellent, the descriptions behind the application need consistent formatting. Also, the use of the word “advisory” to describe the Historical Commission was mentioned by Commissioner Beard. Commissioner Drozd expressed concerns of the two interview committees and the way they were divided. The two Commissioners on the committee with Planning and Zoning and Development Corporation of Richmond would have a greater influence over the financial part of the City. It was suggested to reassign the two interview committees. Commissioner Beard expressed concern over the word “required” which are the desired capabilities but not required. Commissioner Drozd stated the points are well taken and Commissioner BeMent stated to balance the influence would be preferable.

A16. Excuse from Attendance – No Discussion.

A17. Future Agenda Items - No Discussion.

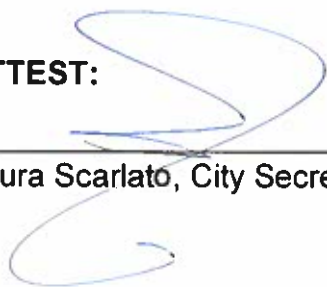
With no further business to discuss, Mayor Haas declared the meeting adjourned at 10:20 a.m.

APPROVED:



Becky K. Haas, Mayor

ATTEST:



Laura Scarlato, City Secretary