



# City of Richmond

*Where History Meets Opportunity*

## Special Scheduled City Commission Meeting (in person)

**600 Morton Street**

**Richmond, Texas 77406**

Wednesday, August 11, 2021 at 4:30 P.M.

And

**via Video/Telephone Conference call  
(pursuant to Texas Government Code,  
Section 551.125)**

Join Zoom Meeting

<https://us06web.zoom.us/j/87612504648>

Meeting ID: 876 1250 4648

One tap mobile

+13462487799,,87612504648# US (Houston)

+12532158782,,87612504648# US (Tacoma)

Dial by your location

+1 346 248 7799 US (Houston)

+1 253 215 8782 US (Tacoma)

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Meeting ID: 876 1250 4648

Find your local number: <https://us06web.zoom.us/j/87612504648>

Mayor Rebecca K. Haas

Commissioner Terry Gaul

Commissioner Carl Drozd

Commissioner Barry Beard

Commissioner Alex BeMent

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*11Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.*

City Commission Meeting Agenda

August 11, 2021

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## **AGENDA**

- A1. Call to Order, Quorum Determined and Meeting Declared Open.
- A2. Public comments (Public comment is limited to a maximum of 3 minutes per item. No Deliberations with the Commission. Time may not be given to another speaker.)
- A3. Review and consider taking action on Resolution No. 365-2021, Granting Conditional Consent to create a Municipal Utility District No. 251.
- A4. Review and accept 2021 Certified Appraisal Roll.
- A5. Review and discuss FY 2021-22 Annual Budget Workshop to discuss Tax Rate and Additional Budget Discussions.
- A6. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.071, Attorney Consultation and Section 551.087, Economic Development Negotiations.

## **EXECUTIVE SESSION**

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A) (Open Meetings Law), "The City Commission may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following sections"; Sections 551.071, Attorney Consultation and 551.087, Deliberation regarding Economic Incentives.

- E1. Attorney Consultation.
- E2. Deliberation regarding Economic Development Negotiations.

## **OPEN MEETING**

- C1. Reconvene into Open Meeting, and take action on items, if necessary.
  - A. Project Slice.
  - B. MOU on Battleship.
- C2. Adjournment.

If, during the course of the meeting covered by this Agenda, the Commission shall

<sup>11</sup>Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

determine that an executive session of the Commission, should be held or is required in relation to any item included in this Agenda, then such executive session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Agenda concerning any and all subjects and for any and all purposes permitted by Sections 551.071-551.090 of the Texas Government Code, including, but not limited to, Section 551.071 – for purpose of consultation with attorney, on any or all subjects or matters authorized by law.

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETING**

The City of Richmond City Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at (281) 342-5456 ex. 504 for needed accommodations.

If you have any questions, please let me know.  
Terri Vela

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600 Morton Street

Monday, August 11, 2021 at 4:30 p.m.

A1. Call to Order, Quorum Determined, Meeting Declared Open.



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- A2. Public Comments (Public Comments is limited to a maximum of 3 minutes per item. No Deliberations with the Commission. Time may not be given to another speaker.)



# City of Richmond

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## **Special Scheduled City Commission Meeting**

600 Morton Street

Monday, August 11, 2021 at 4:30 p.m.

- A3. Review and consider taking action on Resolution No. 365-2021, Granting Consent to create a Municipal Utility District No. 251.



## **RRESOLUTION NO. 365-2021**

### **A RESOLUTION OF THE CITY COMMISSION OF CITY OF RICHMOND, TEXAS, GIVING CONDITIONAL CONSENT TO THE CREATION OF A MUNICIPAL UTILITY DISTRICT**

Pursuant to Chapter 7915A, Texas Special District Local Laws Code, Fort Bend County Municipal Utility District No. 251 ("District") is proposed to be created over approximately 234.872 acres of land located partially within the extraterritorial jurisdiction of the City of Richmond, Texas (the "City").

300 Acres, LLC, wishes to develop the property with the District.

Pursuant to Section 7915A.0104, Texas Special District Local Laws Code, and Section 54.016 of the Texas Water Code, provides that land within the extraterritorial jurisdiction of a city may not be included within the District without the written consent of such city, and that the District may not hold a confirmation election until such city has provided such consent.

The general nature of the work to be done in the District is the purchase, construction, extension, improvement, maintenance and operation of a waterworks and sanitary sewer system and a storm sewer and drainage system, recreational facilities (if allowed by applicable law), road facilities and, subject to the laws of the State of Texas and the rules of the Texas Commission on Environmental Quality, firefighting facilities.

The City Commission of the City of Richmond desires to adopt Resolution No. 365-2021 as set forth herein for the purpose of conditionally consenting to the creation of the District;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF RICHMOND, TEXAS:**

Section 1. The matters and facts set out in the preamble hereof are true and correct.

Section 2. The City Commission of the City hereby specifically gives its written consent as conditioned in Sections 3 and 4 hereof, as provided by Chapter 7915A, Texas Special District Local Laws Code, and Section 54.016 of the Texas Water Code, to the creation of the District partially within the extraterritorial jurisdiction of the City of Richmond, the boundaries of such land being described by metes and bounds in Exhibit A attached hereto and made a part hereof for all purposes.

Section 3. The City Commission of the City hereby specifically imposes the conditions set forth in Exhibit B attached hereto and made a part hereof for all purposes.

Section 4. The consent provided by this Ordinance is conditioned on the City's approval of a Development Agreement and Strategic Partnership Agreement related to the property proposed to be included in the District. This consent shall automatically be withdrawn and be of no further validity if a Development Agreement and Strategic Partnership Agreement related to the property proposed to be included in the District is not approved by the City Commission of the City on or before October 18, 2021, and the District shall be obligated to cancel any scheduled confirmation and/or bond election that may have been called for the District prior to the withdrawal of the City's consent provided herein.

Section 5. This Resolution shall be effective upon its passage and approval.

PASSED AND APPROVED on this 11<sup>th</sup> day of August 2021.

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Rebecca K. Haas, Mayor

ATTEST:

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Laura Scarlato, City Secretary



## Exhibit "A"

### **TRACT 1 of 2 (145.368 acres)**

Being a tract containing 145.368 acres of land located in the Jane Wilkins One League Grant, Abstract No. 96, Fort Bend County, Texas. Said 145.368 acres being a call 145.368 acre tract of land, styled as Tract III, recorded in the name of the 300 Acres LLC under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2017087205. Said 145.368 acres of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

**BEGINNING** at a 5/8 inch capped iron rod (stamp illegible) found at the southwest corner of said 145.368 acre tract, the northwest corner of a call 317.812 acre tract of land, styled as Tract One, recorded in the name of RES/VLS Real Estate Limited Partnership under F.B.C.C.F. No. 2018058651 and being on the east right-of-way (R.O.W.) line of Harlem Road (width varies) as recorded in F.B.C.C.F. Nos. 2011015402 and 2015075797 and Volume 63, Page 203 of the Fort Bend County Deed Records (F.B.C.D.R.), from which a 5/8 inch capped iron rod stamped "1943 4349 5829" bears South 86 degrees 49 minutes 01 seconds West, a distance of 122.03 feet;

**THENCE**, with said east R.O.W. line, the following eight (8) courses:

1. North 02 degrees 07 minutes 03 seconds West, a distance of 1,332.59 feet to a 5/8 inch iron rod found (disturbed) at a point of curvature to the left;

2. 100.26 feet along the arc of said curve, having a radius of 23,989.95 feet, a central angle of 00 degrees 14 minutes 22 seconds, and a chord which bears North 02 degrees 14 minutes 14 seconds West, a distance of 100.26 feet to a 5/8 inch iron rod found at a point of tangency;

3. North 02 degrees 21 minutes 25 seconds West, a distance of 229.64 feet to a point of curvature to the left from which point a 5/8 inch iron rod found bears North 09 degrees 27 minutes 04 seconds East, a distance of 0.42 feet;

4. 100.66 feet along the arc of said curve, having a radius of 10,506.91 feet, a central angle of 00 degrees 32 minutes 56 seconds, and a chord which bears North 02 degrees 37 minutes 53 seconds West, a distance of 100.65 feet to a 5/8 inch capped iron rod stamped "Landtech" found at a point of tangency;

5. North 02 degrees 54 minutes 21 seconds West, a distance of 500.14 feet to a 5/8 inch iron rod found at a point of curvature to the left;

6. 100.67 feet along the arc of said curve, having a radius of 10,758.45 feet, a central angle of 00 degrees 32 minutes 10 seconds, and a chord which bears North 03 degrees 10 minutes 26 seconds West, a distance of 100.67 feet to a 5/8 inch capped iron rod stamped "Landtech" found at a point of tangency;

7. North 03 degrees 26 minutes 31 seconds West, a distance of 577.51 feet to a 5/8 inch capped iron rod (stamp illegible) found;

8. North 07 degrees 26 minutes 39 seconds East, a distance of 74.13 feet a 5/8 inch iron rod found at the northwest corner of said 145.368 acre tract and on the south line of a call 70 foot drainage canal (Fourth Tract) recorded in the name of Fort Bend County Drainage District in Volume 331, Page 468, F.B.C.D.R.;

**THENCE** with the south line of said 70 foot drainage canal, the following seventeen (17) courses:

1. South 60 degrees 53 minutes 52 seconds East, a distance of 306.17 feet to a 5/8 inch iron rod found;
2. South 69 degrees 40 minutes 19 seconds East, a distance of 478.71 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
3. South 52 degrees 56 minutes 36 seconds East, a distance of 366.41 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
4. South 45 degrees 25 minutes 47 seconds East, a distance of 500.58 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
5. South 57 degrees 59 minutes 59 seconds East, a distance of 355.33 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
6. South 63 degrees 30 minutes 30 seconds East, a distance of 557.67 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
7. South 56 degrees 32 minutes 29 seconds East, a distance of 237.63 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;
8. South 47 degrees 43 minutes 07 seconds East, a distance of 235.69 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
9. South 36 degrees 54 minutes 04 seconds East, a distance of 578.06 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
10. South 51 degrees 53 minutes 46 seconds East, a distance of 306.04 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
11. South 79 degrees 35 minutes 06 seconds East, a distance of 224.59 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
12. South 70 degrees 32 minutes 04 seconds East, a distance of 118.34 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
13. South 57 degrees 43 minutes 30 seconds East, a distance of 259.63 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
14. South 72 degrees 42 minutes 40 seconds East, a distance of 146.64 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
15. North 86 degrees 24 minutes 38 seconds East, a distance of 227.86 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
16. North 77 degrees 35 minutes 31 seconds East, a distance of 163.54 feet to a 5/8 inch capped iron rod stamped "Texas GLO" found;
17. North 72 degrees 52 minutes 13 seconds East, a distance of 112.09 feet to a T-post found on the west line of a call 143.287 acre tract of land, styled as Tract IV, recorded in the name of 300 Acres LLC under F.B.C.C.F. No. 2017087205;

**THENCE**, with said west line, South 02 degrees 59 minutes 48 seconds East, a distance of 333.45 feet to the north line of a call 107.128 acre tract of land, styled as Tract 9B, recorded in the name of RES/VLS Real Estate Limited Partnership under F.B.C.C.F. No. 9632563, from which point a 5/8 inch iron rod found (disturbed) bears North 02 degrees 59 minutes 48 seconds West, a distance of 1.86 feet;

**THENCE**, with said north line and the north line of aforesaid 317.812 acre tract, South 86 degrees 49 minutes 01 seconds West, a distance of 4,213.36 feet to the **POINT OF BEGINNING** and containing **145.368 acres of land**.

**TRACT 2 of 2 (89.504 net acres)**

Being 143.287 acres of land in the Jane Wilkins One League Grant, Abstract No. 96, and the Jesse H. Cartwright One League Grant, Abstract No. 16, Fort Bend County, Texas. Said 143.287 acres of land being that certain call 7.39 acre (Tract Six) tract of land and that certain call 100.16 acre (Tract Seven) tract of land recorded in the name of State of Texas, for the use and benefit of the Permanent School Fund, under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2004060103 and amended under 2004075320, and that certain call 35.72 acre (Part 2) tract of land recorded in the name of State of Texas, for the use and benefit of the Permanent School Fund, under F.B.C.C.F. No. 2004060102 and amended under 2008106694. Said 143.287 acres also being a portion of that certain tract of land described as 957 acres in a deed dated February 19, 1908 from Mollie C. Riddick to the Board of Penitentiary Commissioners of the State of Texas as recorded in Volume 43, Page 209 of the Fort Bend County Deed Records (F.B.C.D.R.); said 143.287 acres of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

**BEGINNING** at a 5/8 inch capped iron rod found in the Southwesterly line of a call 97.179 acre (Parcel 9) tract of land for controlled access highway facility (State Highway No. 99; locally known as Grand Parkway) recorded in the name of Texas Transportation Commission under F.B.C.C.F. No. 9203043, for the Northwest corner and call Point of Beginning of said 35.72 acres;

**THENCE**, with said Southwesterly line and the Northeasterly line of said 35.72 acres and said 100.16 acres, the following three (3) courses:

1. South 23 degrees 18 minutes 03 seconds East (call South 20 degrees 38 minutes 03 seconds East), at 864.59 feet (call 864.65 feet) pass a 5/8 inch capped iron rod set for the Northeast corner of said 35.72 acres and the Northwest corner of said 100.16 acres, and continuing for a total distance of 3,526.81 feet to a TXDOT disc found for the beginning of a tangent curve to the left;

2. 1,941.45 feet (call 1,941.59 feet), along the arc of said curve to the left, having a radius of 5,879.58 feet, a central angle of 18 degrees 55 minutes 09 seconds (call 18 degrees 55 minutes 14 seconds), and a chord which bears South 32 degrees 45 minutes 37 seconds East (call South 30 degrees 05 minutes 42 seconds East), a distance of 1,932.64 feet (call 1,932.80 feet) to a concrete monument found for tangency;

3. South 42 degrees 13 minutes 12 seconds East (call South 39 degrees 32 minutes 48 seconds East), a distance of 771.91 feet (call 771.54 feet) to the North line of a call 52.12 acre tract (Fifth Tract) recorded in the name of Sandra Ann Smith Austin in Volume 663, Page 770 F.B.C.D.R., for the Southeast corner of said 100.16 acres, from which point a found 5/8 inch iron rod bears South 86 degrees 49 minutes 34 seconds West, a distance of 0.42 feet;

**THENCE**, with said North line and the South line of said 100.16 acres, South 86 degrees 49 minutes 34 seconds West, a distance of 861.83 feet (call 861.54 feet) to the Northwest corner of said 52.12 acres, same being the Northeast corner of a call 107.128 acre tract (Tract 9B) recorded in the name of RES/VLS Real Estate Limited Partnership under F.B.C.C.F. No. 9632563, from which point a found 5/8 inch iron rod bears North 02 degrees 39 minutes 48 seconds West, a distance of 0.38 feet;

**THENCE**, with the North line of said 107.128 acres and the South line of said 100.16 acres, said 7.39 acres, and said 35.72 acres, South 86 degrees 49 minutes 01 seconds West, at 1,509.50 feet pass the Southwest corner of the aforementioned 7.39 acres and the Southeast corner of the aforementioned 35.72 acres, from which point a found 5/8 inch iron rod bears North 02 degrees 59 minutes 48 seconds West, a distance of 1.68 feet and continuing for a total distance of 1,809.52 feet to the Southwest corner of said 35.72 acres and the Southeast corner of a call 154.59 acre tract recorded in the name of State of Texas, for the use and benefit of the Permanent School Fund under F.B.C.C.F. No. 2004060103 and amended under F.B.C.C.F. No. 2004075320, from which point a found 5/8 inch iron rod bears North 02 degrees 59 minutes 48 seconds West, a distance of 1.86 feet;

**THENCE**, with the West line of said 35.72 acres, North 02 degrees 59 minutes 48 seconds West, at 333.45 feet pass the Northeast corner of said 154.59 acres and continuing for a total distance of 5,591.90 feet (call 5,591.99 feet) to the **POINT OF BEGINNING** and containing 143.287 acres of land.

**SAVE AND EXCEPT the following two tracts:**

**Tract A:** Being a tract containing 9.477 acres of land located in the Jane Wilkins One League Grant, Abstract No. 96, in Fort Bend County, Texas. Said 9.477 acres being a portion of a call 143.287 acre tract of land, styled Tract IV, recorded in the name of 300 Acres LLC in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2017087205. Said 9.447 acres of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

**BEGINNING** at a 5/8 inch iron rod found at the most northerly corner of said 143.287 acre tract and being on the westerly Right-of-Way (R.O.W.) line of Grand Parkway (S.H. 99), a controlled access highway facility (width varies) and a call 97.179 acre tract of land, styled Parcel 9, recorded in the name of Texas Transportation Commission under F.B.C.C.F. No. 9203043, from which a 5/8 inch capped iron rod stamped "Texas GLO" found at the southeast corner of a call 168.253 acre tract of land, styled Tract 1, recorded in the name of Grand Parkway 1358 LP under F.B.C.C.F. No. 2014037769 bears North 23 degrees 18 minutes 03 seconds West, a distance of 5,435.63 feet;

**THENCE**, with said westerly R.O.W. line and west line of said 97.179 acre tract, South 23 degrees 18 minutes 03 seconds East, at a distance of 864.57 feet pass a 5/8 inch iron rod found, and continuing for a total distance of 1,815.94 feet to the northwest intersection of said Grand Parkway and Owens Road (100- foot width) as described in F.B.C.C.F. No. 2016063197;

**THENCE**, with the north R.O.W. line of said Owens Road, North 61 degrees 03 minutes 29 seconds West, at a distance of 0.55 feet pass a 5/8 inch capped iron rod stamped "Town & Country" found and continuing for a total distance of 742.55 feet to a 5/8 inch capped iron rod stamped "Town & Country" found on the west line of said 143.287 acre tract;

**THENCE**, with said west line, North 02 degrees 59 minutes 48 seconds West, a distance of 1,310.29 feet to the **POINT OF BEGINNING** and containing 9.477 acres of land.

**Tract B:** Being a tract containing 44.306 acres of land located in the Jane Wilkins One League Grant, Abstract No. 96, in Fort Bend County, Texas. Said 44.306 acres being a portion of a call 143.287 acre tract of land, styled Tract IV, recorded in the name of 300 Acres LLC in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2017087205. Said 44.306 acres of land being more particularly described by metes and bounds as follows (Bearings are referenced to the Texas Coordinate System of 1983, South Central Zone, as derived from GPS observations):

**BEGINNING** at a 5/8 inch iron rod found at the intersection of the west line of said 143.287 acre tract and the south Right-of-Way (R.O.W.) line of Owens Road (100-foot width) as described in F.B.C.C.F. No. 2016063197 from which a 5/8 inch iron rod found at the most northerly corner of said 143.287 acre tract and being on the westerly Right-of-Way (R.O.W.) line of Grand Parkway (S.H. 99), a controlled access highway facility (width varies) and a call 97.179 acre tract of land, styled Parcel 9, recorded in the name of Texas Transportation Commission under F.B.C.C.F. No. 9203043 bears North 02 degrees 59 minutes 48 seconds West, a distance of 1,428.13 feet;

**THENCE**, with said south R.O.W. line, South 61 degrees 03 minutes 29 seconds East, at a distance of 808.78 feet pass a 5/8 inch capped iron rod stamped "Town & Country" found and continuing for a distance of 809.33 feet to the southwest intersection of said Owens Road and said Grand Parkway;

**THENCE**, with the westerly R.O.W. line of said Grand Parkway and west line of said 97.179 acre tract, the following two (2) courses:

- 1.) South 23 degrees 18 minutes 03 seconds East, a distance of 1,547.55 feet to a Texas Department of Transportation (TXDOT) disc found at a point of curvature to the left;
- 2.) 332.80 feet along the arc of said curve, having a radius of 5,879.58 feet, a central angle of 03 degrees 14 minutes 35 seconds, and a chord which bears South 24 degrees 55 minutes 20 seconds East, a distance of 332.75 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set;

**THENCE**, through and across said 143.287 acre tract, South 87 degrees 00 minutes 12 seconds West, a distance of 1,348.06 feet to a 5/8 inch capped iron rod stamped "GBI Partners" set on the west line of said 143.287 acre tract and at the southwest corner of the herein described tract from which a T-post found on said west line and at the northeast corner of a call 145.368 acre tract of land, styled Tract III, recorded in the name of 300 Acres LLC in F.B.C.C.F. 2017087205 bears South 02 degrees 59 minutes 48 seconds East, a distance of 1,642.09 feet;

**THENCE**, with said west line, North 02 degrees 59 minutes 48 seconds West, at a distance of 2,188.22 feet to the **POINT OF BEGINNING** and containing 44.306 acres of land.

The total acreage of Tract 2 being 143.287 acres, save and except 9.477 acres and 44.305 acres, for a total of 89.504 acres.

The total acreage of the district being 234.872 acres, consisting of 145.368 in Tract 1 and 89.504 acres in Tract 2.

## Exhibit "B"

A. The District may issue bonds only for the purpose of acquiring, purchasing or constructing waterworks systems, wastewater systems, storm water systems, drainage facilities, roads, and recreational facilities, or parts of such systems or facilities, and to make any and all necessary purchases, construction, improvements, extensions, additions and repairs thereto, and to purchase or acquire all necessary land, right-of-way easements, sites, equipment, buildings, plants, structures and facilities therefor, and to operate and maintain the same, and to sell water, wastewater and other services within or without the boundaries of the District, unless otherwise agreed to by the City. Such bonds shall expressly provide that the District shall reserve the right to redeem said bonds on any interest payment date subsequent to the tenth (10th) anniversary of the date of issuance without premium and shall only be sold after the taking of public bids therefor, other than refunding bonds, which may be sold on a negotiated basis, and none of such bonds, other than refunding bonds, shall be sold for less than ninety-five (95) percent of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, shall not exceed two (2) percent above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the first date notice of the sale of such bonds is published, and bids for the bonds shall be received not more than forty-five (45) days after notice of sale of the bonds if so published. The resolution or order authorizing the issuance of the District's bonds will contain, if applicable, a provision that the pledge of the revenues from the operation of the District's water and wastewater and/or drainage systems to the payment of the District's bonds will terminate if and when the City annexes the District or takes over the assets of the District and assumes all of the obligations of the District. No land will be added or annexed to the District until the City has given its written consent by action of the City Commission on such addition or annexation. No bonds of the District may be issued without specific City consent if the City has given notice to the District that it intends to annex and/or dissolve the District within 365 or fewer days after such notice. The District will promptly provide the City with the Official Statement regarding the issuance of the bonds, once it is complete. The District must obtain City approval to issue refunding bonds. Refunding bonds must comply with all City ordinances pertaining the sale of refunding bonds by a District within the City's boundaries or its extra-territorial jurisdiction, as such ordinances may be amended from time to time.

B. Before the commencement of any construction within the District, the District, its directors, officers, or developers and/or landowners shall submit to the City all plans and specifications for the construction of water, wastewater, drainage, and recreational facilities and related improvements to serve the District and obtain the City's written approval of such plans and specifications. All water wells, water meters, flushing valves, valves, pipes and appurtenances thereto, installed or used within the District, shall conform exactly to the then applicable specifications of the City. All water service lines, wastewater service lines, lift stations, wastewater treatment facilities and appurtenances

thereto installed or used within the District, as well as any recreational facilities to be accepted by the City, shall comply with the City's standards, the approved plans and specifications and the then applicable ordinances, resolutions, or regulations of the City, unless otherwise agreed to in writing by the City and the District. Prior to the construction of such facilities within or by the District, the District or its engineer shall give written notice by registered or certified mail to the City Manager, or her designee, stating the date on which such construction will be commenced. The construction of the District's water, wastewater, drainage, recreational and road facilities shall be in accordance with the approved plans and specifications and with applicable standards and specifications of the City and as approved by the City Engineer and the Director of Public Works of the City. During the progress of the construction and installation of such facilities, a designated representative of the City may make periodic on-the-ground inspections in order to determine that the installation and construction conform with the approved plans and specifications and the applicable standards and specifications of the City. In the event that it is determined by the representative of the City that construction and/or installations are not being performed in conformance with the approved plans and specifications and with the applicable standards and specifications of the City, upon being so informed by a duly designated City representative, the District agrees to discontinue further construction and installation of all facilities until the cause of the noncompliance is resolved.

C. In the event that the District operates a wastewater treatment plant, the District agrees it will employ a wastewater plant operator holding an applicable, valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality ("TCEQ"). If the District operates the plant, the District shall make periodic analyses of its discharge pursuant to the rules of the TCEQ and shall send copies of all such effluent data to the Department of Public Works of the City, as well as to the TCEQ. Representatives of the City may supervise the continued operations of the wastewater treatment facility by making periodic inspections thereof.

D. The District shall not provide water, wastewater or drainage facilities to any tract of land until the owner or developer of said tract has, prior to the sale of any subdivided lots or parcels of land, duly recorded a plat in the map and plat records of the county in which the District lies and which plat has been previously approved by the City. If the District contracts with the City for water supply or wastewater treatment services, the District may not provide service to any land outside its boundaries without the prior written consent of the City.

E. The District shall maintain a tax rate sufficient to cover the maintenance and operations expenses and the interest and sinking funds for the fiscal year.

CERTIFICATE OF RESOLUTION NO. \_\_\_\_\_  
CITY OF RICHMOND, TEXAS

I, the undersigned City Secretary of the City of Richmond, Texas hereby certify that the attached and foregoing is a true and correct copy of Resolution No. \_\_\_\_\_ of City of Richmond, Texas, Giving Conditional Consent to Creation of a Municipal Utility District to be known as Fort Bend County Municipal Utility District No. 251. I further certify that said Resolution was passed and approved by the City Commission of the City of Richmond on August 11, 2021.

WITNESS MY HAND AND SEAL OF THE CITY OF RICHMOND, TEXAS, this \_\_\_\_\_ day of August, 2021.

\_\_\_\_\_  
Laura Scarlato  
City Secretary, City of Richmond





# Richmond Agrihood




June 14th, 2021

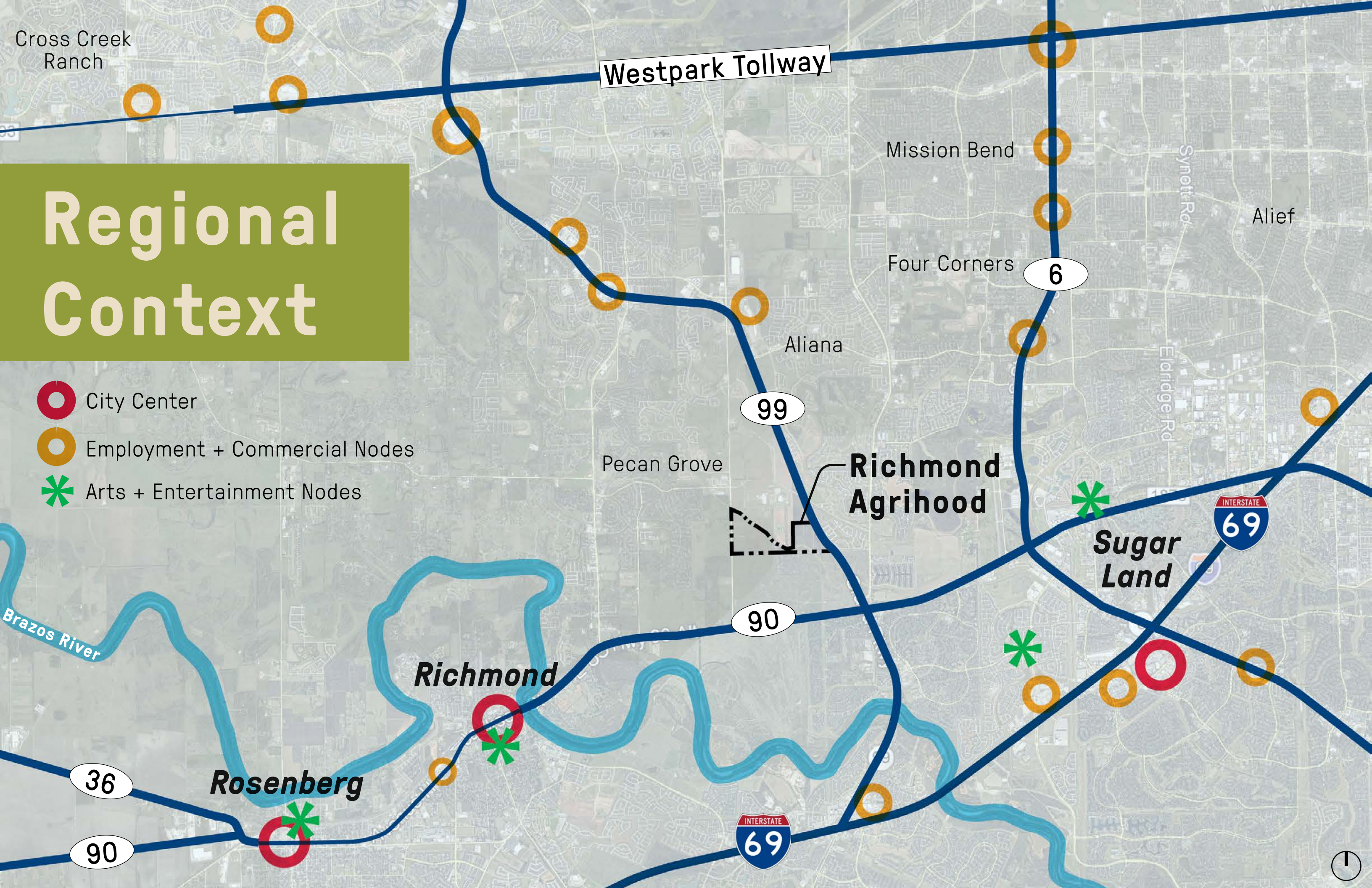


# Introduction

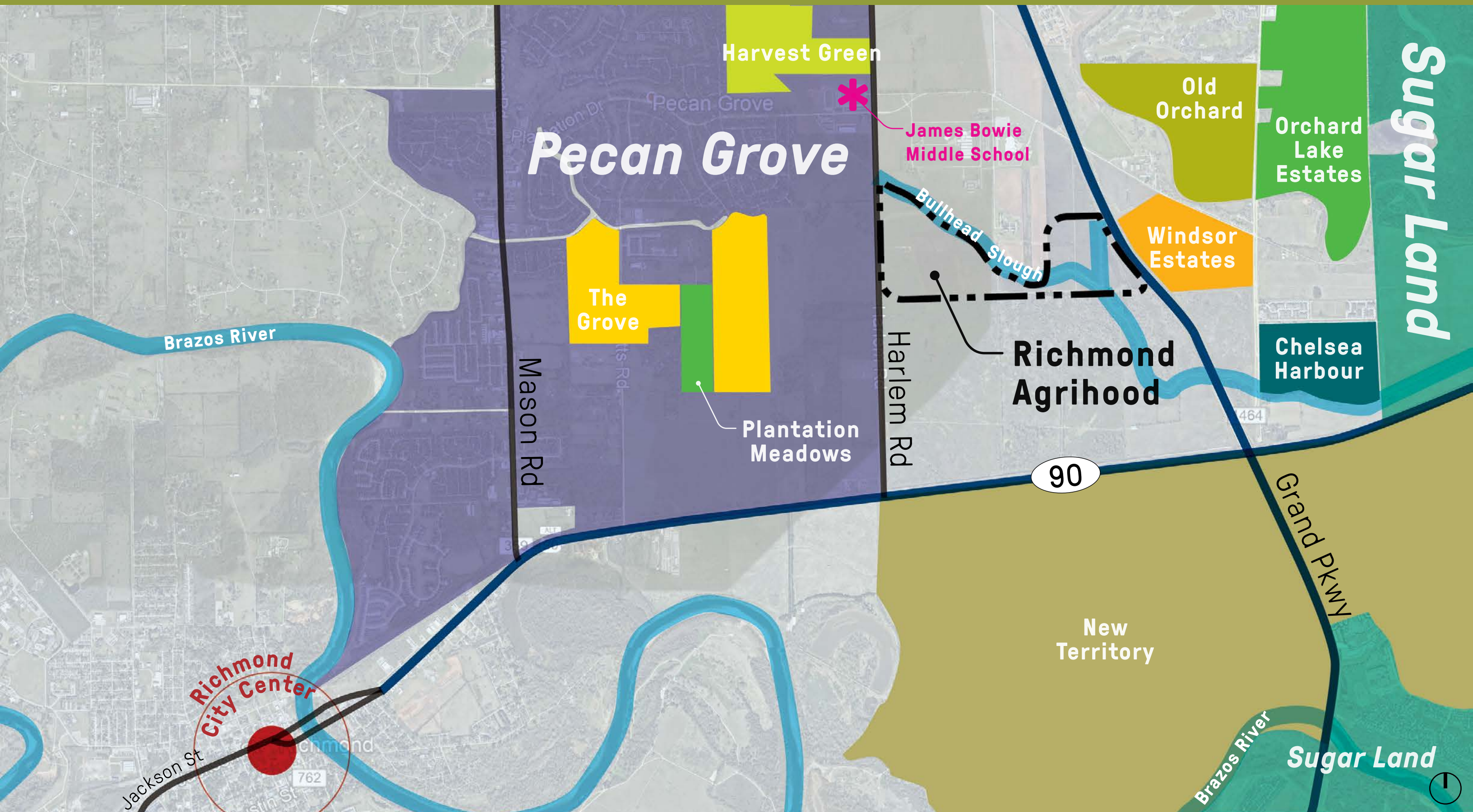


# Regional Context

-  City Center
-  Employment + Commercial Nodes
-  Arts + Entertainment Nodes



# Local Setting



# Community Design Principles

1. Celebrate the **connection** of people to the land, food and each other.
2. Create a **walkable** public realm.
3. Incorporate architecture that encourages **relationships** to be forged.
4. Offer **innovative** and **diverse** housing choices that are uniquely embedded throughout the neighborhood.
5. Utilize the site's **natural** water resources as a valued amenity for the community.
6. Create a **vibrant** mixed-use core at the heart of the community.
7. Establish a **wellness**-driven community centered around healthy lifestyle choices.
8. Build **resiliency** into every facet of the community through thoughtful planning, diversity, redundancy, adaptability and authenticity.

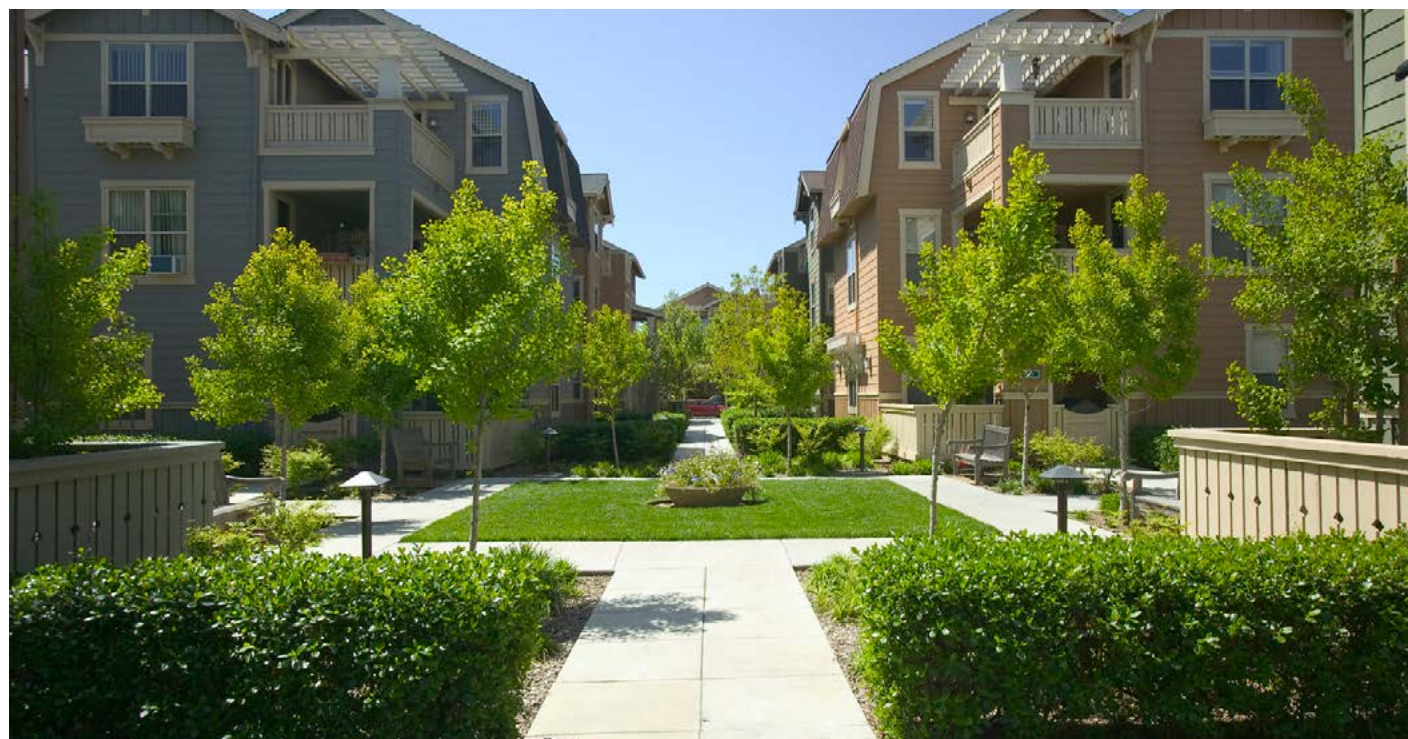
# Community Design Principles

1. Celebrate the **connection** of people to the land, food and each other.



# Community Design Principles

## 2. Create a **walkable** public realm.



# Community Design Principles

3. Incorporate architecture that encourages **relationships** to be forged.





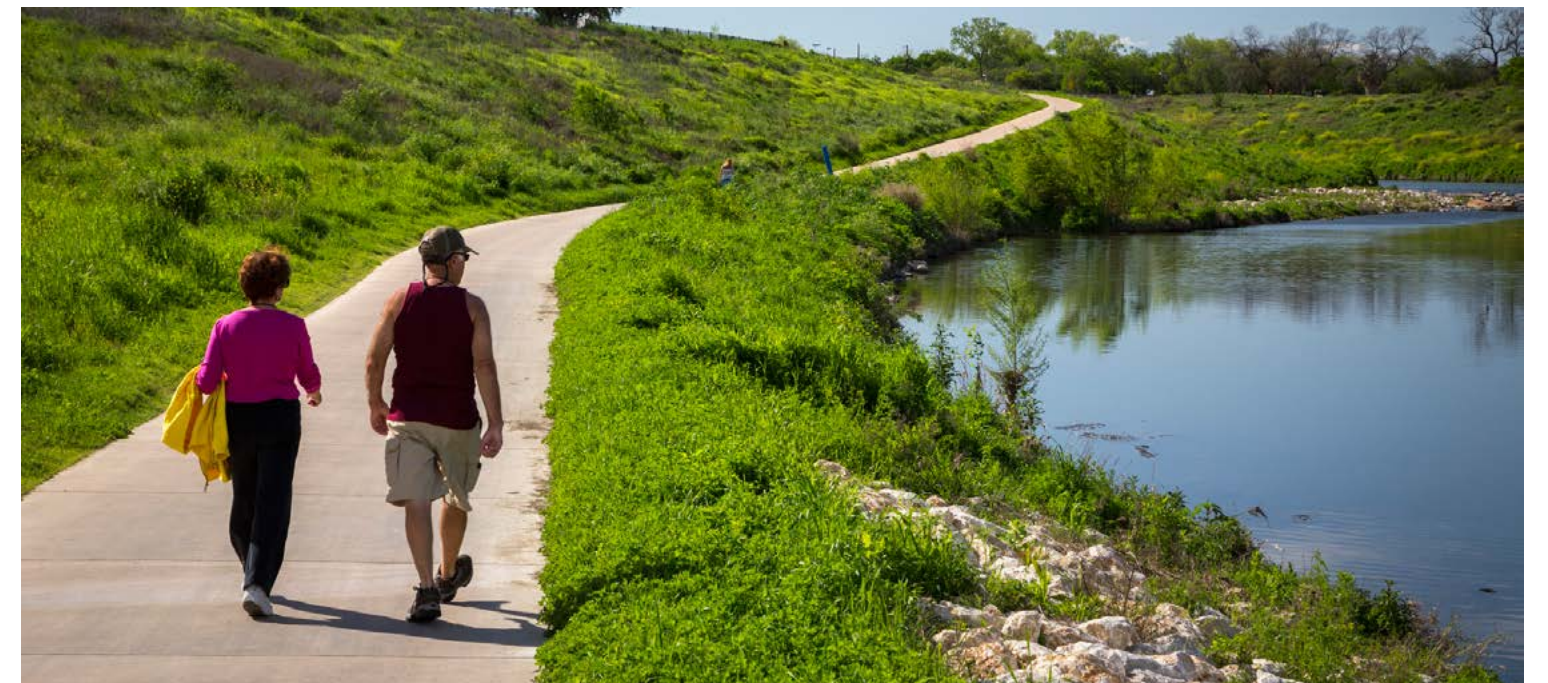
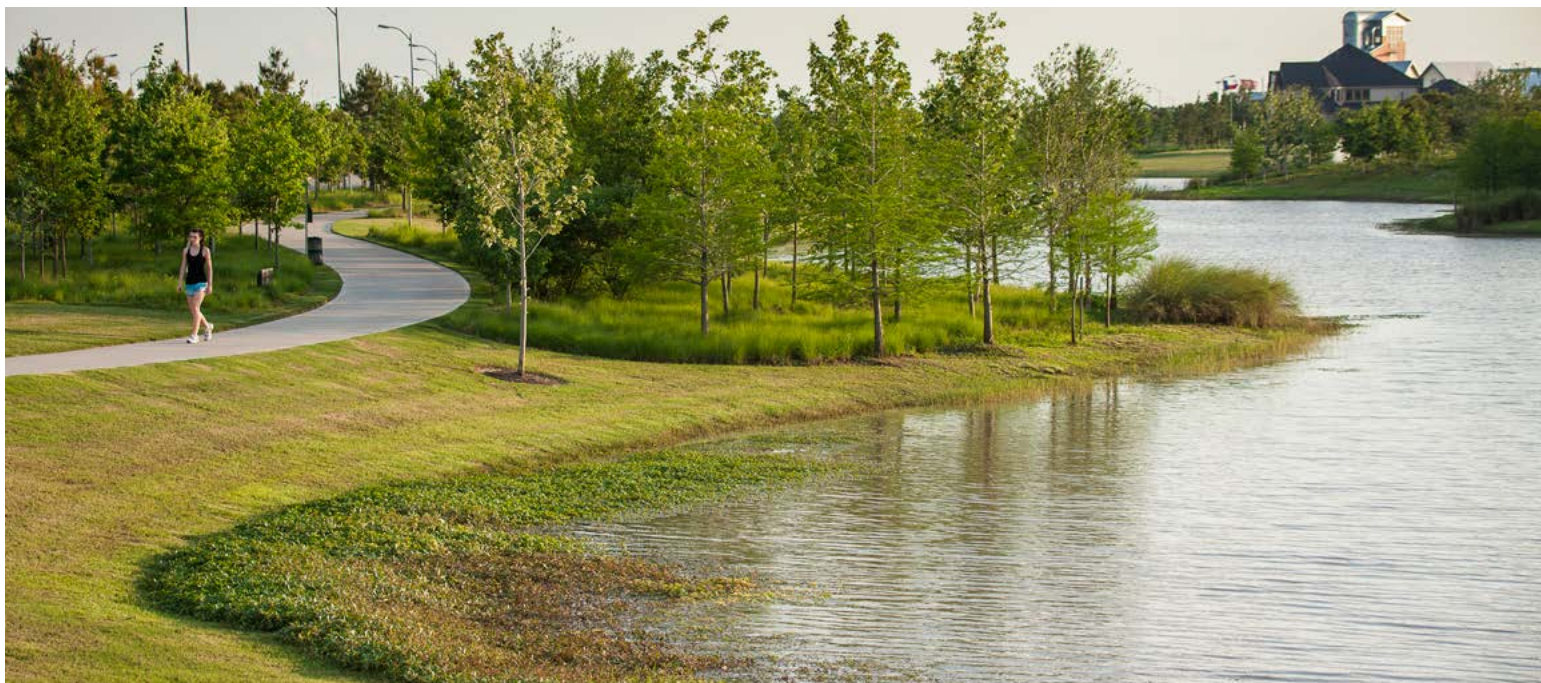
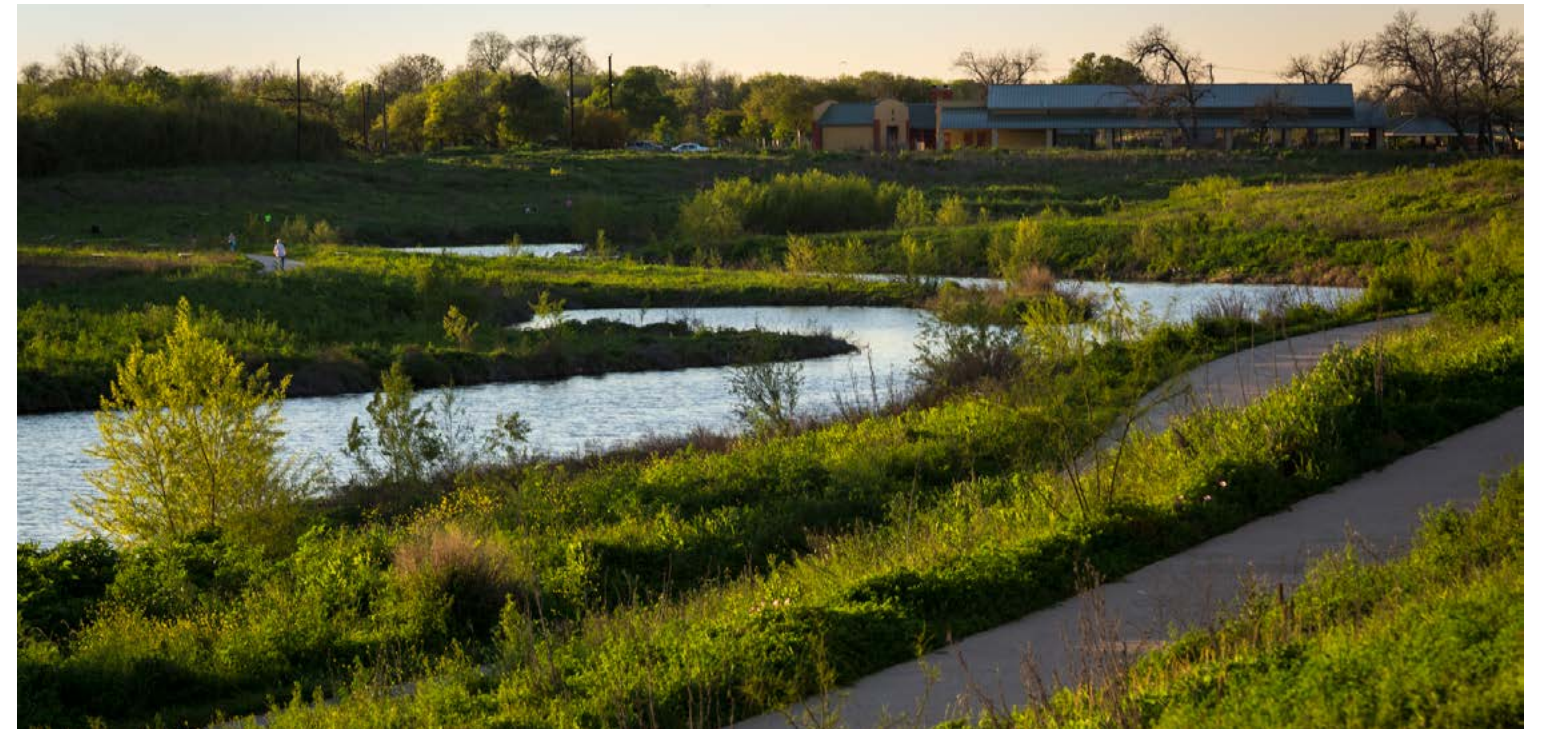
# Community Design Principles

4. Offer **innovative** and **diverse** housing choices that are uniquely embedded throughout the neighborhood.



# Community Design Principles

5. Utilize the site's **natural** water resources as a valued amenity for the community.



# Community Design Principles

6. Create a **vibrant** mixed-use core at the heart of the community.



# Community Design Principles


7. Establish a **wellness**-driven community centered around healthy lifestyle choices.




# Community Design Principles

8. Build **resiliency** into every facet of the community through thoughtful planning, diversity, redundancy, adaptability and authenticity.





# Framework Plan



# Framework Plan

**45%**  
open space

Approximately 104 acres of the site's 233 acres is anticipated to remain as Open Space.

**Neighborhood Farm + Village Core**



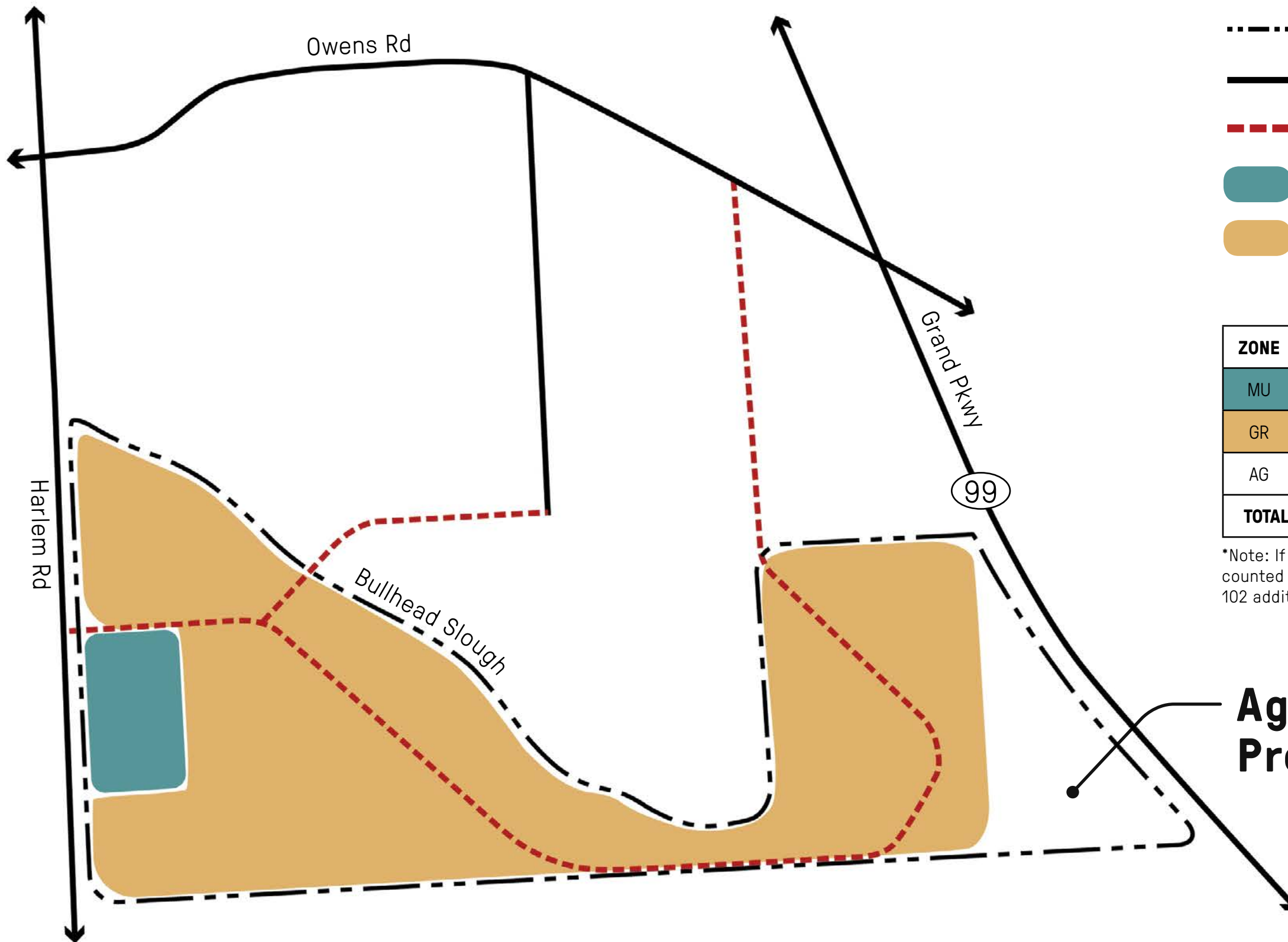
**KEY:**

- Site Boundary
- Existing Roads
- - - Proposed Street
- Residential
- Farm
- Open Space, Recreation & Drainage
- Waterway

**Farm + Solar Array**



# Zoning Plan



**KEY:**

- Site Boundary
- Existing Roads
- - - Proposed Street
- MU (Mixed-Use)
- GR (General Residential)

ZONE	ACRES	DU	SQ. FT.
MU	16	144	258,572
GR	193	826	-
AG	24	-	-
<b>TOTAL</b>	<b>233</b>	<b>970</b>	<b>258,572</b>

\*Note: If acreage of Ag Preserve is counted as part of General Residential, 102 additional units could be achieved.

**Ag Preserve**



# Phasing Plan





# A Day in the Life



# Prospective Buyer Profiles

**600** survey participants in the Richmond, Sugarland and Missouri City area

**Family**

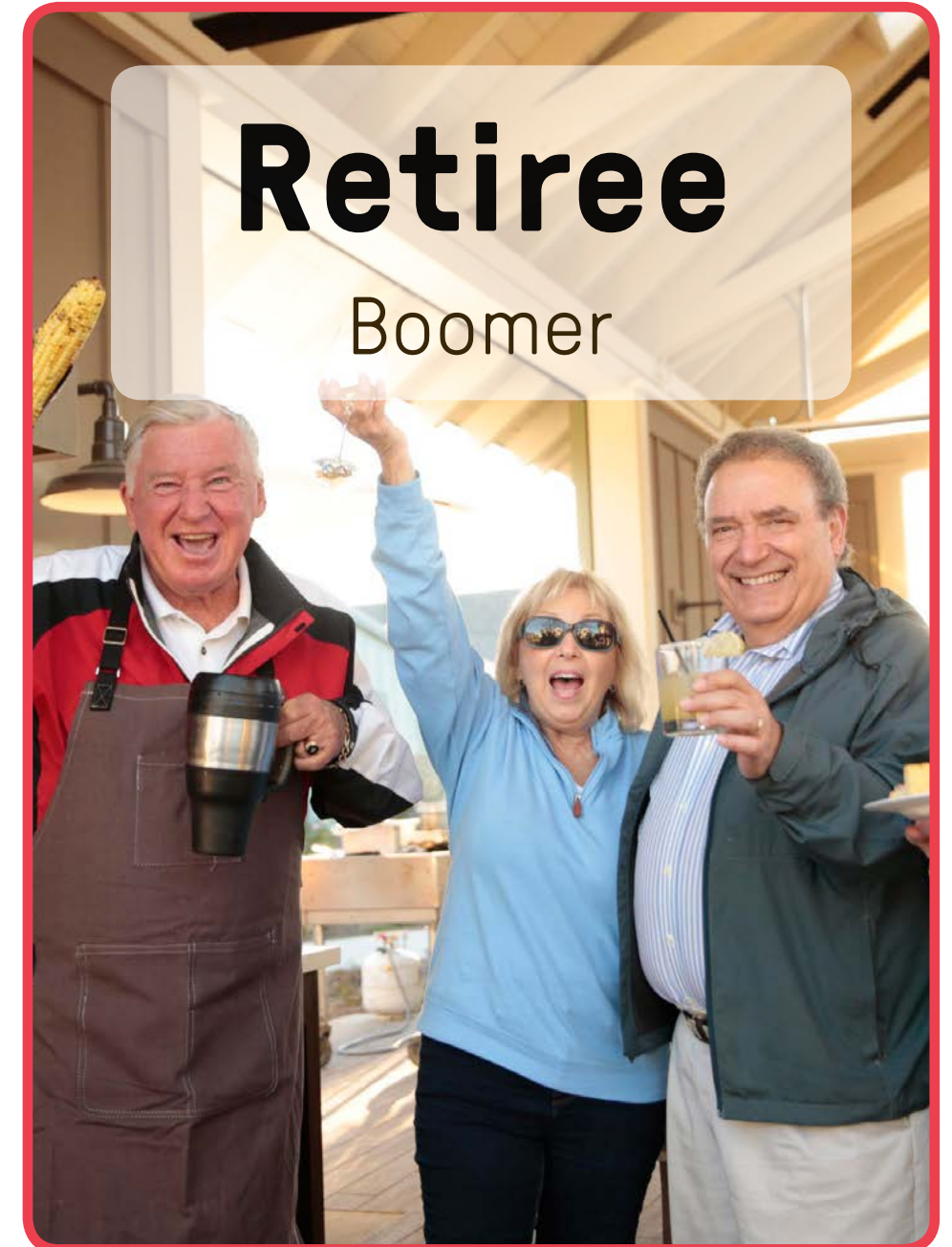
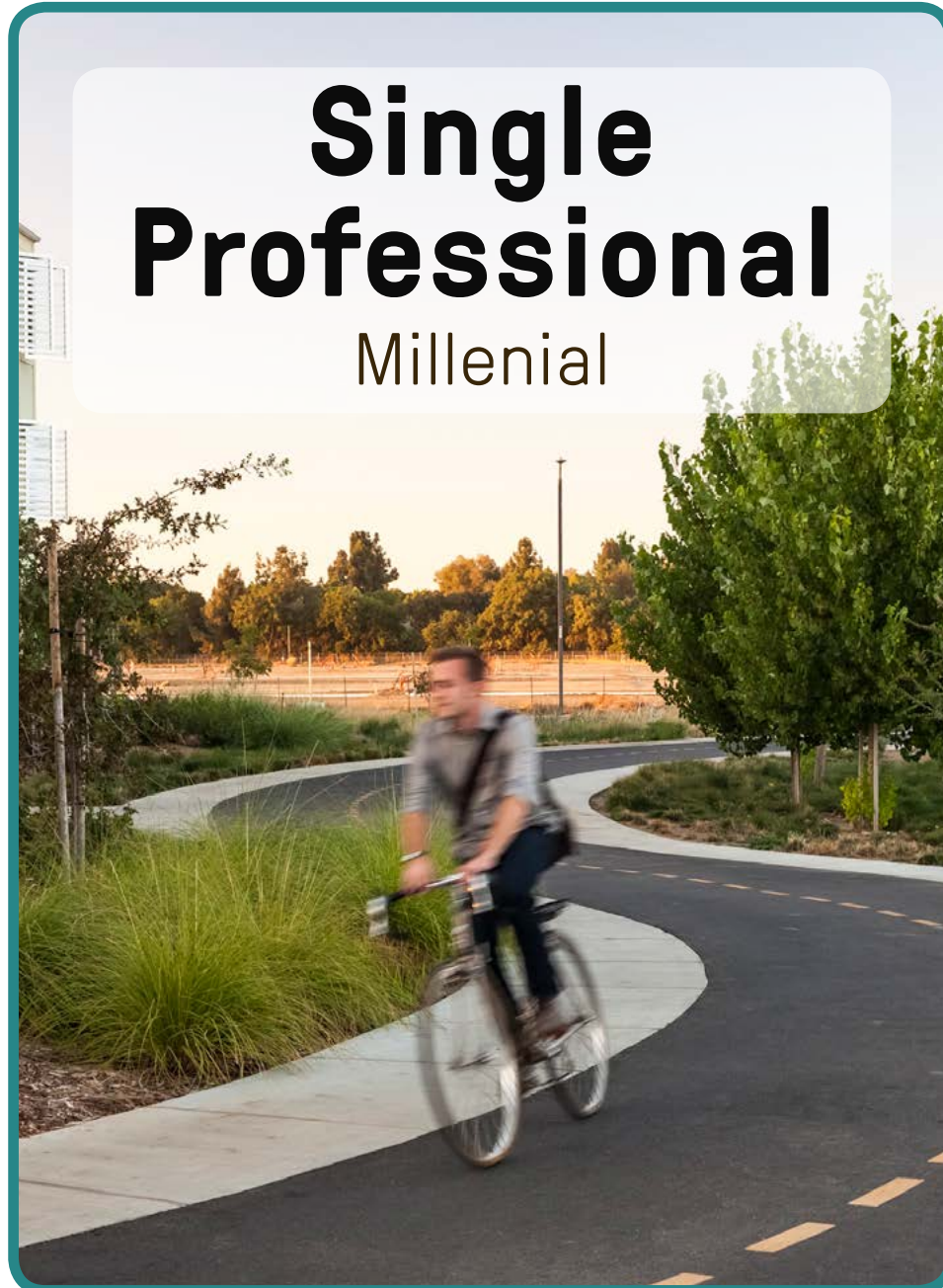
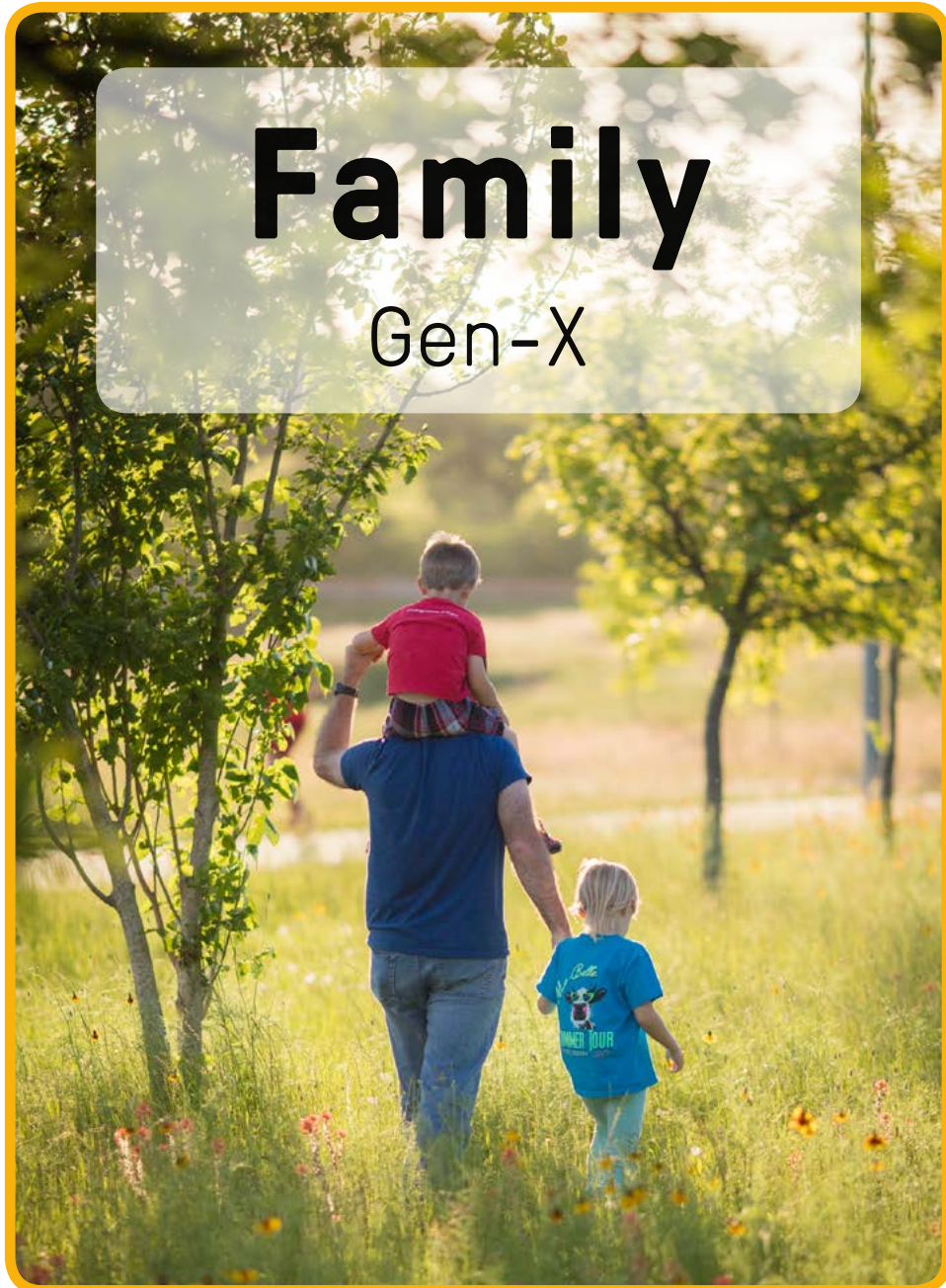
Gen-X

**Single Professional**

Millennial

**Retiree**

Boomer



“I like the community idea because it encourages friendships between neighbors”

**PRAGMATIC PATHFINDERS**

**15%**  
OF THE U.S. POPULATION

Kantar U.S. National Marketing Database

**60%**  
OF XER POPULATION

Kantar U.S. National Marketing Database

“Striving for excellence is my mantra and I'm confident that I'll fulfill my dreams through hard work without leaving my roots behind.”

## Pragmatic Pathfinders

(61% of Gen-X in Richmond/Sugar Land/Missouri City)

### Defining Characteristics

*I want to leave a legacy that I achieved all my goals and made the world a better place at the same time*

#### Top 3 Desired/Important Public Amenities:

1. Walkable village center with retail stores, local shops, restaurants and other small businesses
2. Farm-to-table restaurants, including local brewery and eatery with indoor/ outdoor seating
3. Civic spaces, such as post office, fire, police and library

#### Top 3 Desired/Important HOA Amenities:

1. Trail systems (sidewalks + nature trails)
2. Neighborhood parks, gathering spaces and greenspaces
3. Hard surface play/ sports parks

#### Purchasing Power

HHI	% LIKELY to buy
\$50-\$75k	20%
\$75-100K	21%
\$100-\$150k	30%
\$150-\$200k	15%
\$200k+	15%

# Family

***Wake up at 6:30am to get the kids ready for school***

- Single-family detached home
- Avg. 3,000 s.f. unit
- Avg. 3 bed, 3 bath



# Family

***Morning coffee run to the Village Core***



# Family

## **Off to work!**

*(one parent commutes while the other continues working from home)*



# Family

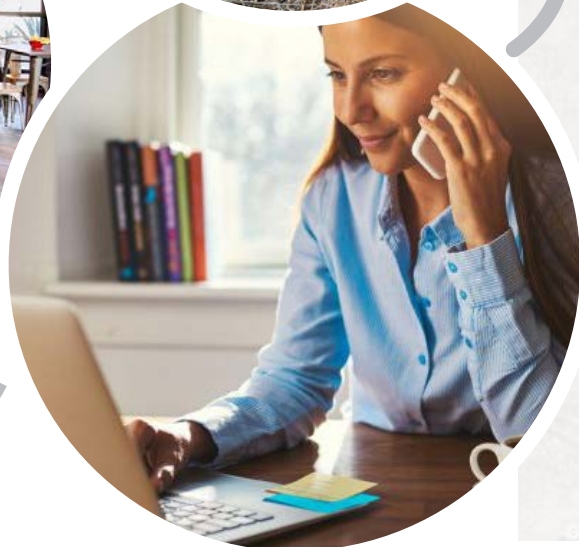
***Evening stroll through the village with kids and arrive at farm to tend the gardens***





# Family

*Walk to Village Core for ice cream afterwards*



# Family

*Return home after a fun night at the village!*



# Single Professional

“I like a suburban area with easy access to the city. I want to have enough space to grow my own food, have a pet and in the future for my children to play. I want to be close to good schools, nice parks and a reasonable travel time to shops”



**TRAIL BLAZERS**

**9%**  
OF THE U.S. POPULATION

Kantar U.S. National Marketing Database

**30%**  
OF MILLENNIAL POPULATION

Kantar U.S. National Marketing Database

“I strive to be the best I can and never turn down an opportunity to learn something new that can better myself.”

## Trail Blazers

(41% of Millennials in Richmond/Sugar Land/Missouri City)

### Defining Characteristics

*I am in control and my future is bright!*

#### Top 3 Desired/Important Public Amenities:

1. Walkable village center with retail stores, local shops, restaurants and other small businesses
2. Farm-to-table restaurants, including local brewery and eatery with indoor/ outdoor seating
3. On-site school

#### Top 3 Desired/Important HOA Amenities:

1. Trail system (sidewalks + nature trails)
2. Neighborhood parks, gathering spaces and green spaces
3. Community pool

### Purchasing Power

\*Consumer segment with highest income

HHI	% Likely to Buy
\$50-\$75k	12.3%
\$75-100k	19.2%
\$100-\$150k	32.5%
\$150-\$200k	17.6%
\$200k+	18.4%

# Single Professional

***Wake up at 7:30am to get ready for the day***

- Townhomes
- Avg. 1,600 s.f. unit
- Avg. 2 bed, 2 bath



# Single Professional

*Go for a long, refreshing morning jog around the neighborhood*



# Single Professional

***Grab a coffee from the Village Core before heading to work***



# Single Professional

**Off to work!** (commute to city)



# Single Professional

***Stop by the farm to pick up CSA box before heading back home***





# Single Professional

*Meet up with friends for a drink after dinner at the brew pub in Village Core*



# Single Professional

***Walk across the street to their townhome***



“I enjoy interacting with the people I live around. It makes me feel a lot more safe”

**FULL THROTTLES**

**8%**  
OF THE U.S. POPULATION

Kantar U.S. National Marketing Database

**26%**  
OF BOOMER POPULATION

Kantar U.S. National Marketing Database

“ I work hard, play hard and, even though the birthdays add up, I've got my sights set on planning and enjoying this next phase of life.”

## Boomer Buyers

(37% of Boomers in Richmond/Sugar Land/Missouri City)

### Defining Characteristics

*I live my life in a pretty disciplined way - driven by a desire to succeed but I also am motivated to look good, be fit and constantly keep up with things.*

#### Top 3 Desired/Important Public Amenities:

1. Walkable village center with retail stores, local shops, restaurants and other small businesses
2. Coffee shop/bakery
3. Civic spaces, such as post office, fire, police and library

#### Top 3 Desired/Important HOA Amenities:

1. Neighborhood parks, gathering spaces and greenspaces
2. Trail systems (sidewalks + nature trails)
3. Community activities, festivals and events

#### Purchasing Power

HHI	% LIKELY to buy
\$50-\$75k	17%
\$75-100K	20%
\$100-\$150k	32%
\$150-\$200k	16%
\$200k+	15%

# Retiree

## *Wake up at 7:00am*

- Alley-loaded home
- Avg. 2,400 s.f. unit
- Avg. 3 bed, 2.5 bath



# Retiree

***Stroll through the neighborhood  
on a leisurely morning***



# Retiree

***Stop to sit at the cafe to enjoy a morning cup of coffee/tea in the Village Core***



# Retiree

*Spend a few hours in the morning volunteering at the community farm*



# Retiree

*Enjoy a casual lunch with friends at the brew pub*





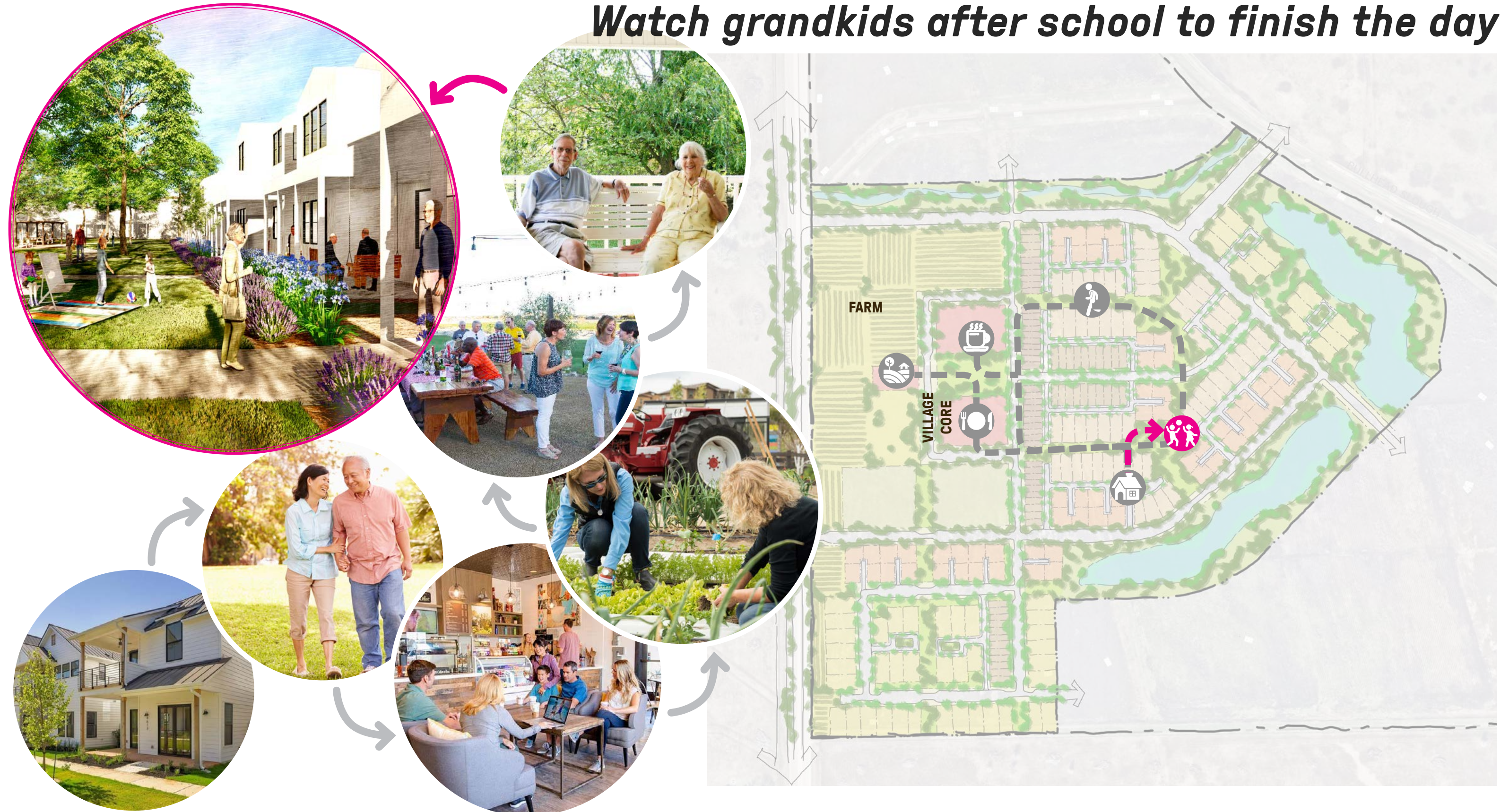
# Retiree

*Return home to socialize and chat with neighbors on their front porch*



# Retiree

*Watch grandkids after school to finish the day*



# Prospective Buyer Summary

Collected from 600 survey participants in the Richmond, Sugarland and Missouri City area:

## Differences

FAMILY

- Love to engage with different cultures
- Making choices based on positive benefits/impact

SINGLE PROFESSIONAL

- In need of fun escape from work
- Searching for convenience and cool factor

RETIREE

- Have a good handle on financial future
- Ready to plan and enjoy the next phase of life

## Similarities

- **Health** and **wellness** is very important
- In search of a place with a **sense of community**; friendships with neighbors
- Top desired public amenity is a **walkable village center with retail stores, local shops, restaurants** and **small businesses**
- Top desired HOA amenities are **trail systems, neighborhood parks, gathering spaces** and **green spaces**
- Income group with the **highest likelihood of buying** (30%+) is between **\$100-\$150k**



# Phase 1



# Phase 1 - Overview



# Mixed-Use District



**No restrictions on the Land Use mix allowed or required vertical mixed-use**

**25' Setback from Residential District**

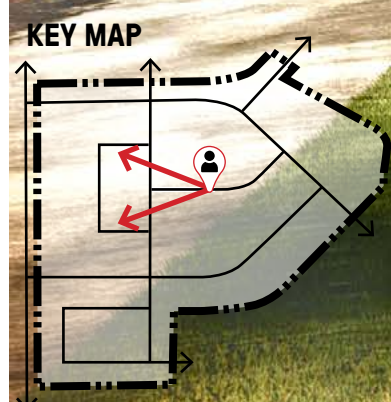
**0' Minimum Setbacks**

**Access from road with Minor Residential classification**

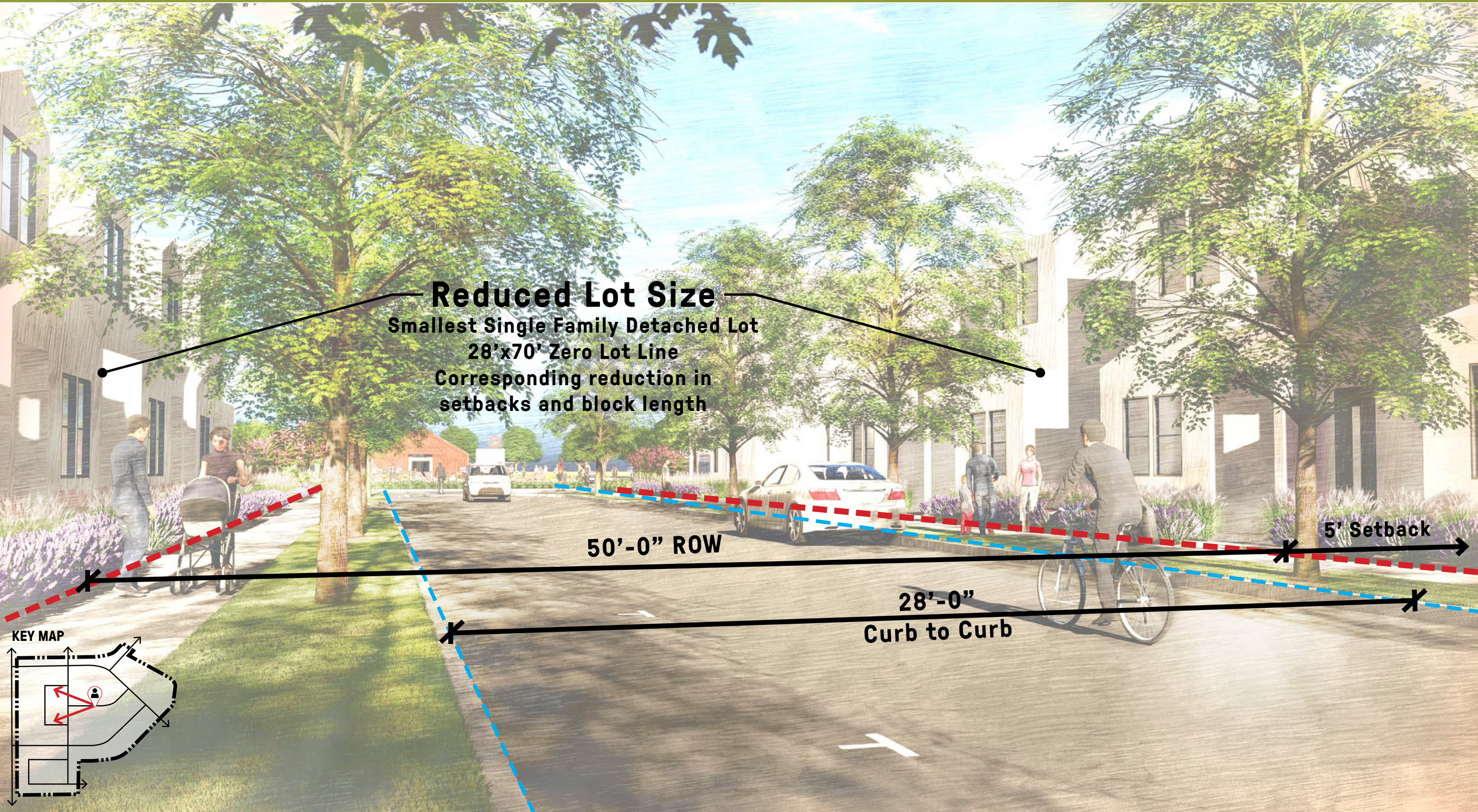
Harlem Road

# Residential Main Street

*“I like the community idea because it encourages friendships between neighbors”*



# Residential Main Street



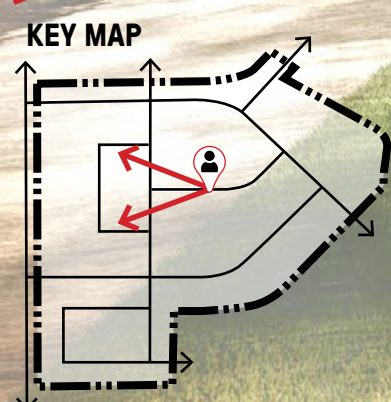
## Reduced Lot Size

Smallest Single Family Detached Lot  
28'x70' Zero Lot Line  
Corresponding reduction in  
setbacks and block length

50'-0" ROW

28'-0"  
Curb to Curb

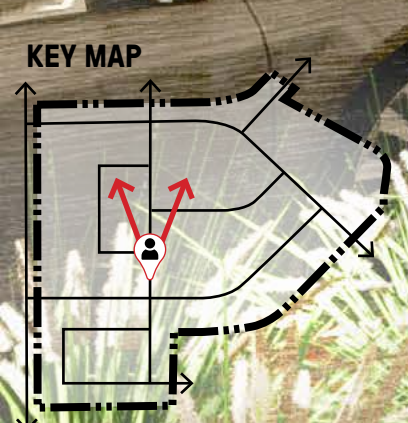
5' Setback



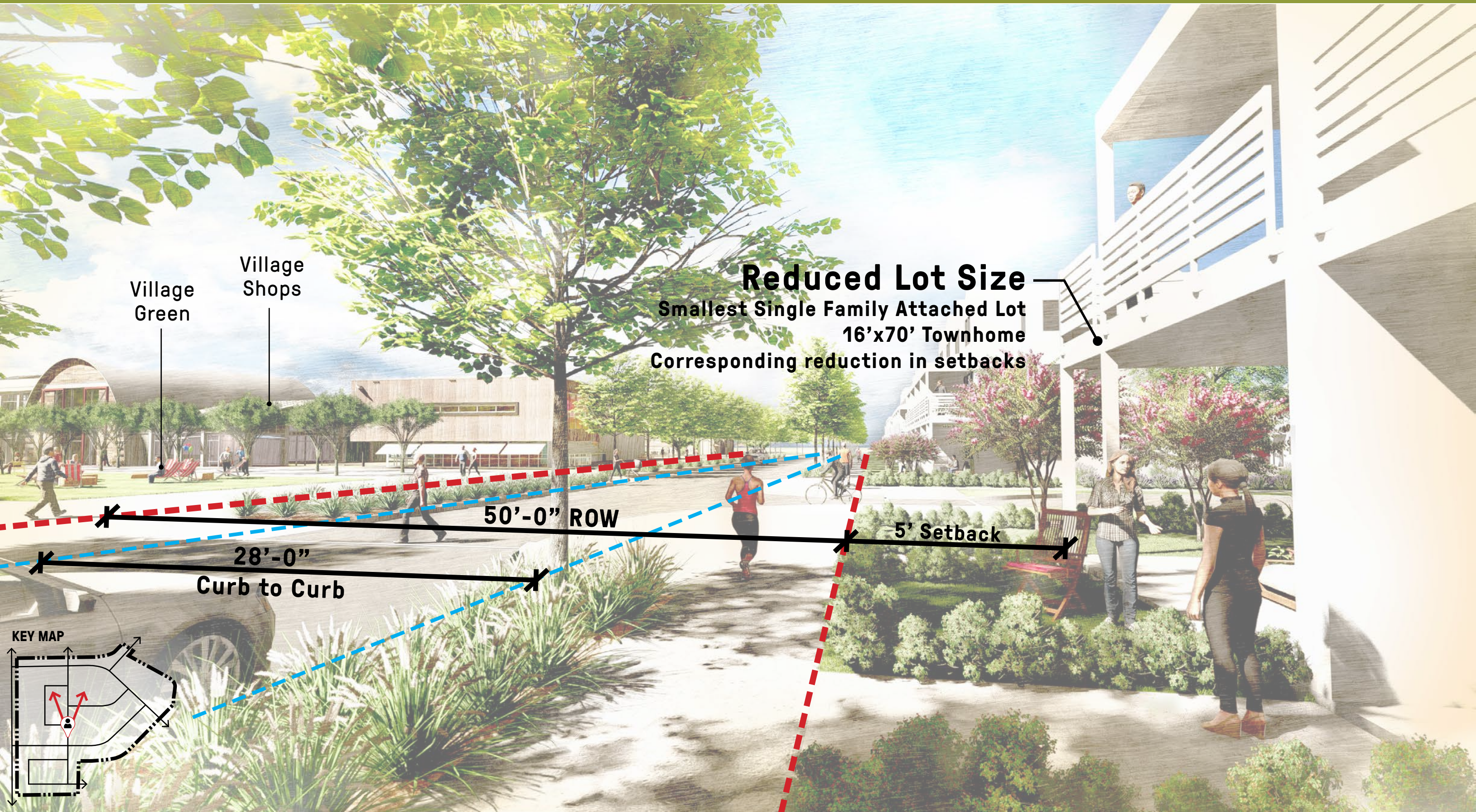


# Village Core

*“I like the aspect of the community being a team of sorts with a shared goal.”*



# Village Core



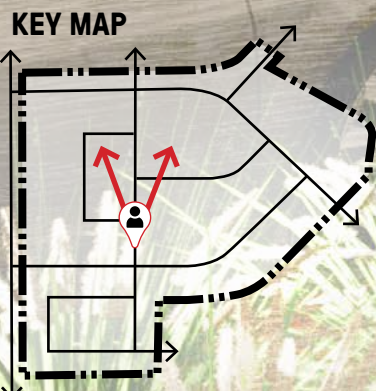
Village Green  
Village Shops

**Reduced Lot Size**  
Smallest Single Family Attached Lot  
16'x70' Townhome  
Corresponding reduction in setbacks

50'-0" ROW

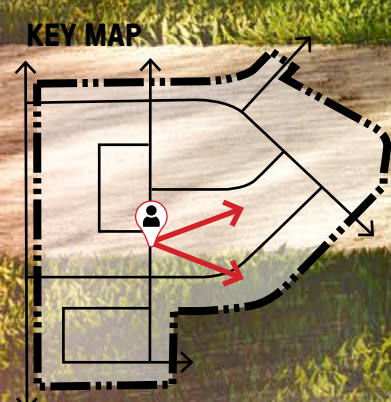
28'-0"  
Curb to Curb

5' Setback



# Residential Mews

*“I like the focus on health and wellness which is very important at this stage of life”*

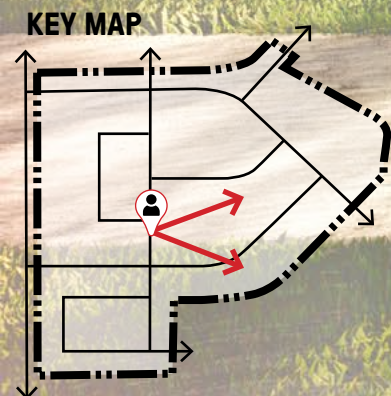


# Residential Mews

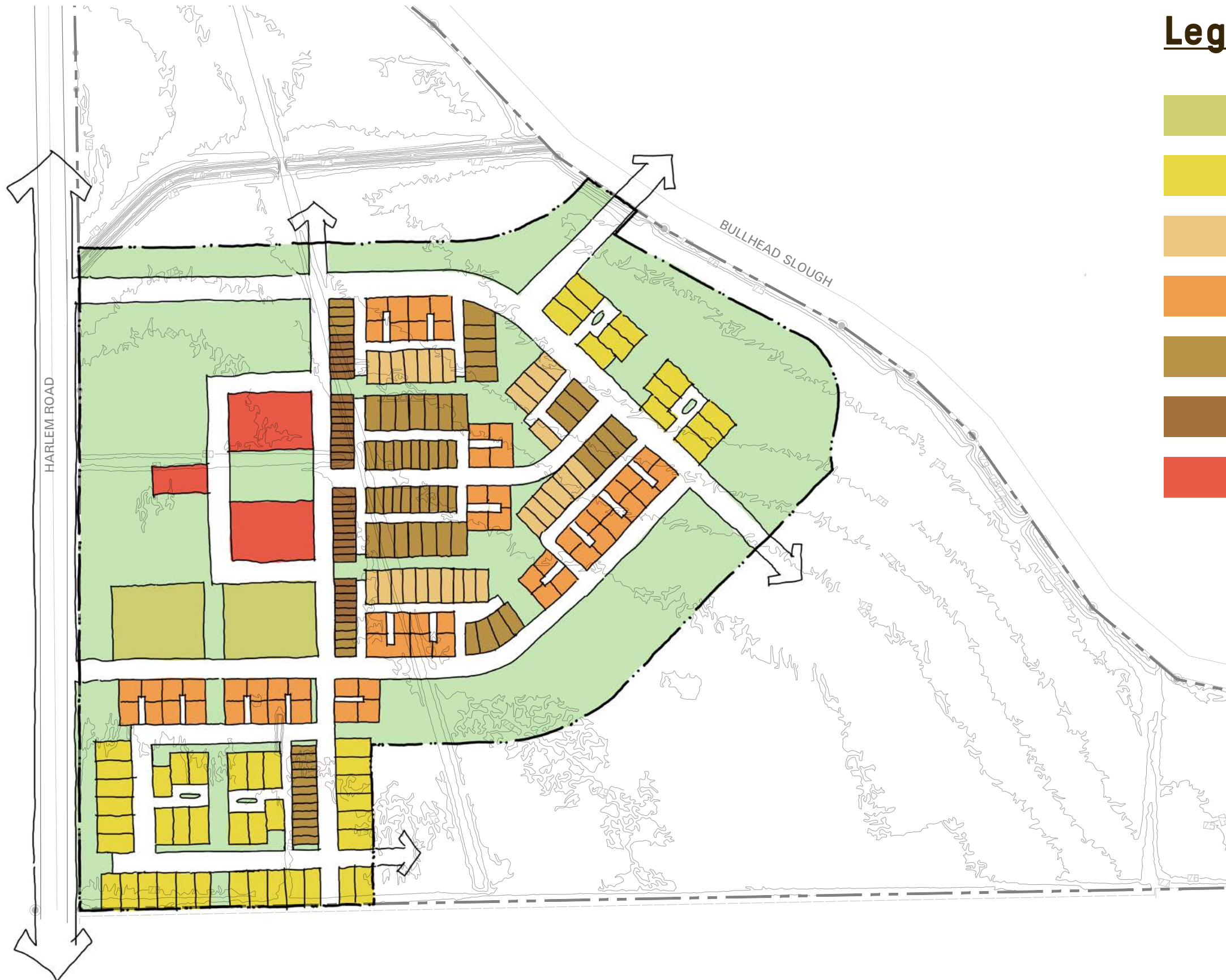
**Non-Conventional Lot Types**  
Fronting towards Open Space, Atypical Lots, etc.

40' Green Corridor/Mew







5' Setback



# Lotting Plan



## Legend

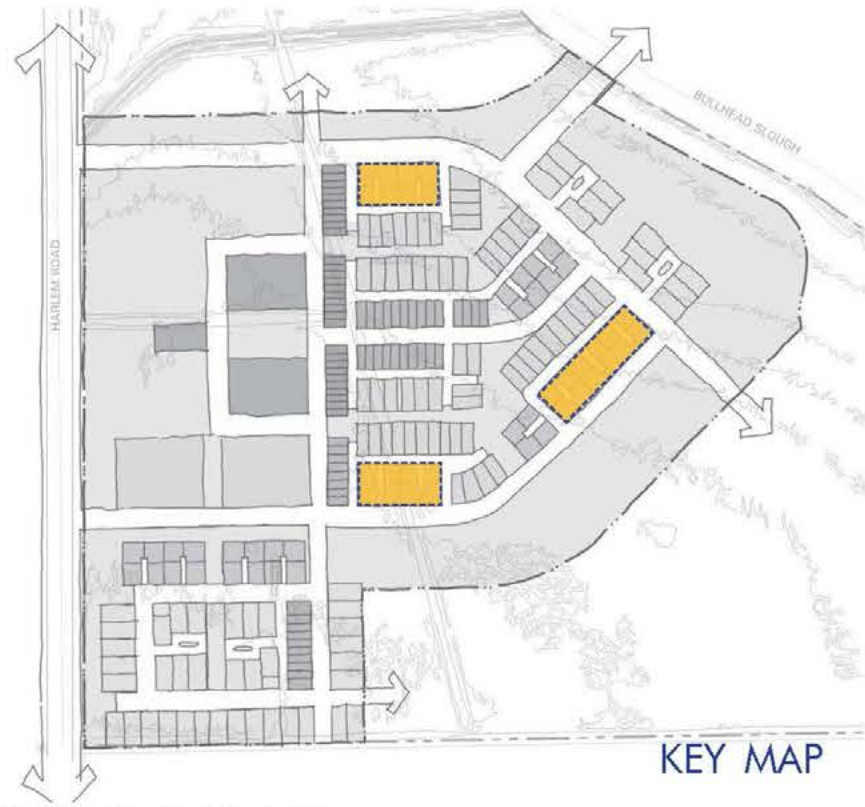
-  Cottages
-  Single Family Detached (50'x100')
-  Alley Loaded (40'x90')
-  Clusters (60'x60' Atypical Lot)
-  Zero-Lot Line (28'x70', 35'x90')
-  Townhomes (16'x70')
-  Commercial



# Lot & Setback

CLUSTER 'A'   PASEO		
	PROPOSED	UDC*
LOT SIZE	60 x 60	
WIDTH (MIN.)	60'	50'
DEPTH	60'	120
LOT AREA	3,600 sf	6,000 sf
DENSITY (NET):	5.6 dua	4.6 dua
DENSITY (GROSS):		
UNIT RANGE	2,200 sf - 2,800 sf	N/A
SETBACKS		
FRONT	9'	25'
REAR	5'	15'
SIDE	5'	5' / 15'

\* Table 3.1.102A Single-Family Detached Lot and Building Standards:  
Planned Residential Neighborhood (Planned General 2)



MERISTEM COMMUNITIES



# Lot & Setback



## ARCHITECTURAL ELEMENTS

- 1 FRONT PORCH / PATIO
- 2 SINGLE STORY EDGES
- 3 RECESSED MASSING AT FRONT
- 4 VARIED ROOF PLANES

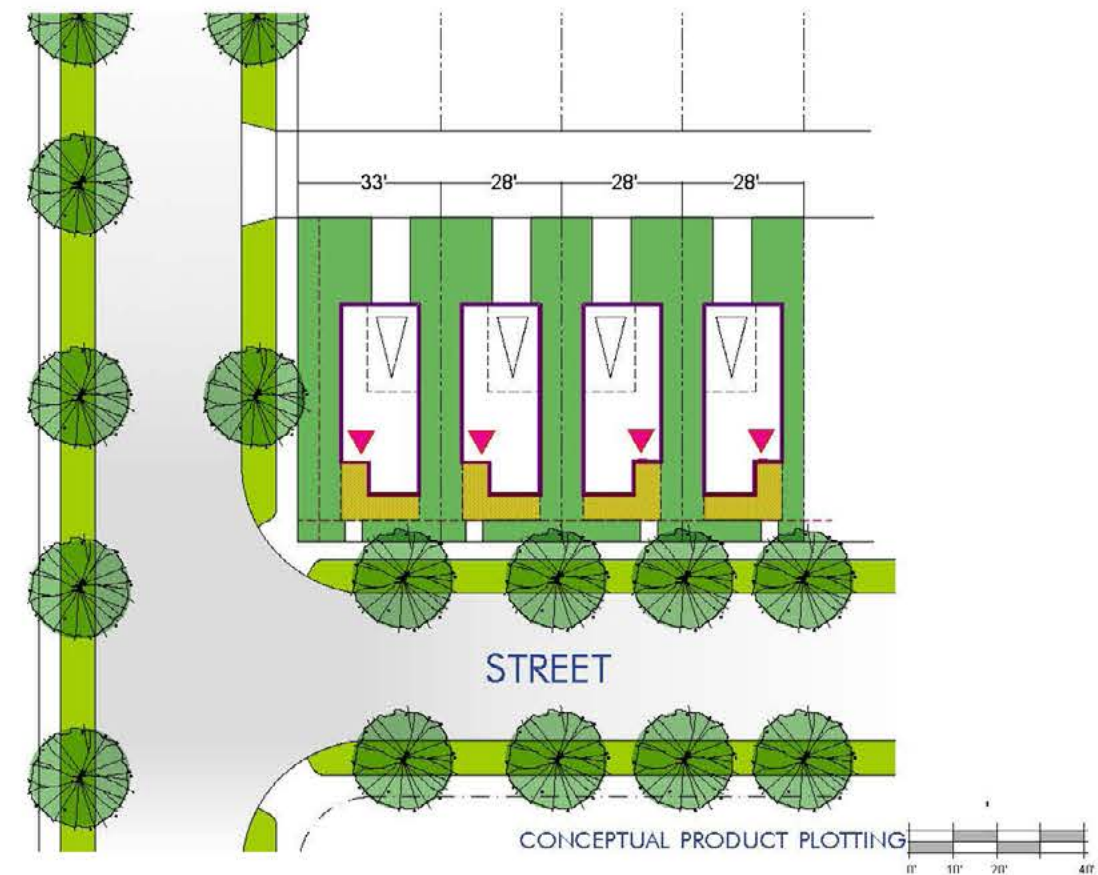
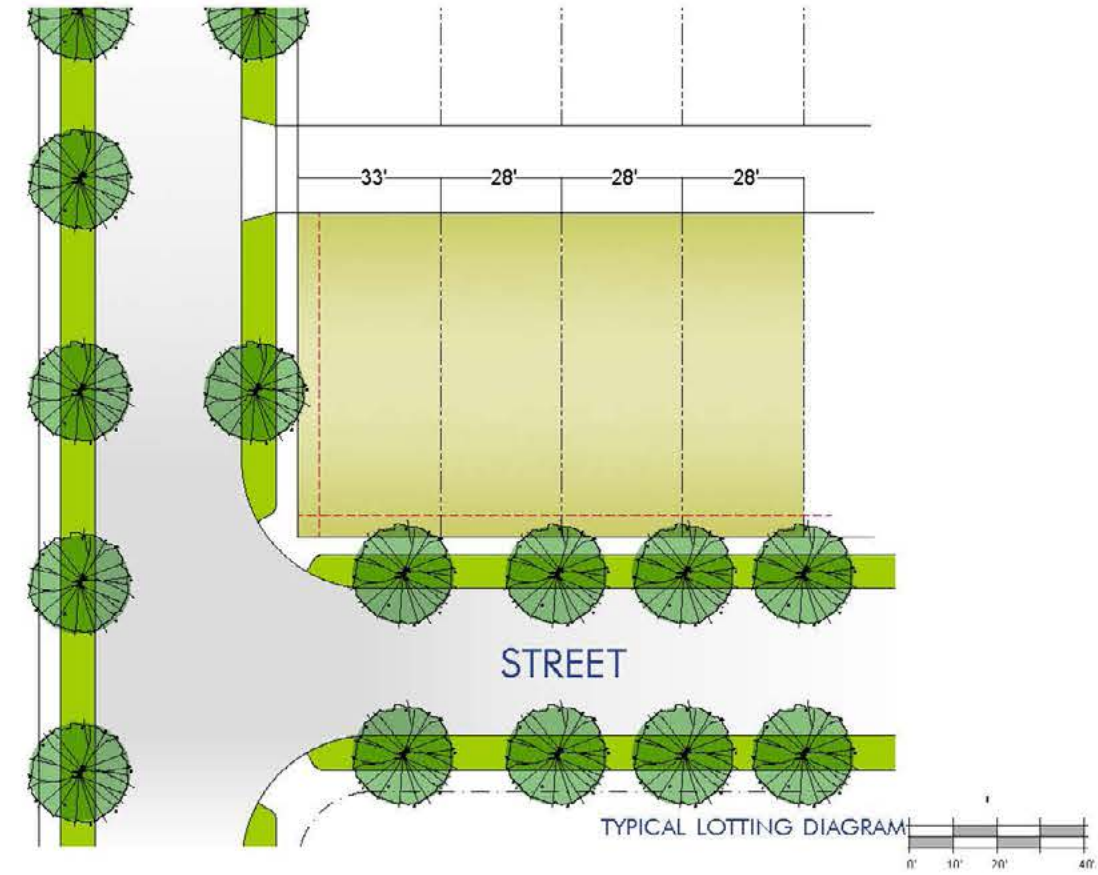
# Lot & Setback

ZERO LOT ALLEY   28 x 70		
	PROPOSED	UDC*
LOT SIZE	28 x 70	
WIDTH (MIN.)	28'	50'
DEPTH	70'	120
LOT AREA	1,960 sf	3,000 sf
DENSITY (NET):		
DENSITY (GROSS):		
UNIT RANGE	1,300 sf - 1,850 sf	
SETBACKS		
FRONT	9'	25'
REAR	5'	15'
SIDE	5'	5' / 15'
HEIGHT	2 & 3 story	35'
DRIVEWAY APRON	5'	

\* Table 3.1.102A Single-Family Detached Lot and Building Standards:  
Planned Residential Neighborhood (Planned General 2)



MERISTEM COMMUNITIES

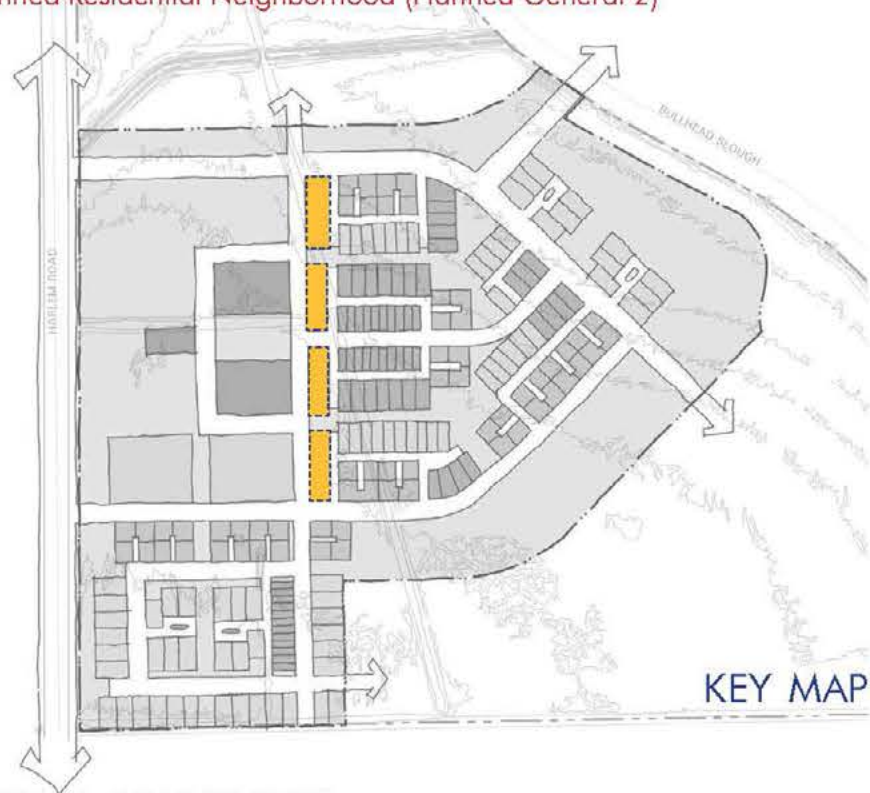




# Lot & Setback

TOWNHOME   16 x 70		
	PROPOSED	UDC*
LOT SIZE	16 x 70	
WIDTH (MIN.)	16'	90'
DEPTH	70'	33.3'
LOT AREA	1,120 sf	3,000 sf
DENSITY (NET):		
DENSITY (GROSS):		
UNIT RANGE	1,400 sf - 2,100 sf	
SETBACKS		
FRONT	5'	40'
REAR	5'	50'
SIDE	5'	8' / 18'
HEIGHT	2 & 3 story	35'
DRIVEWAY APRON	5'	

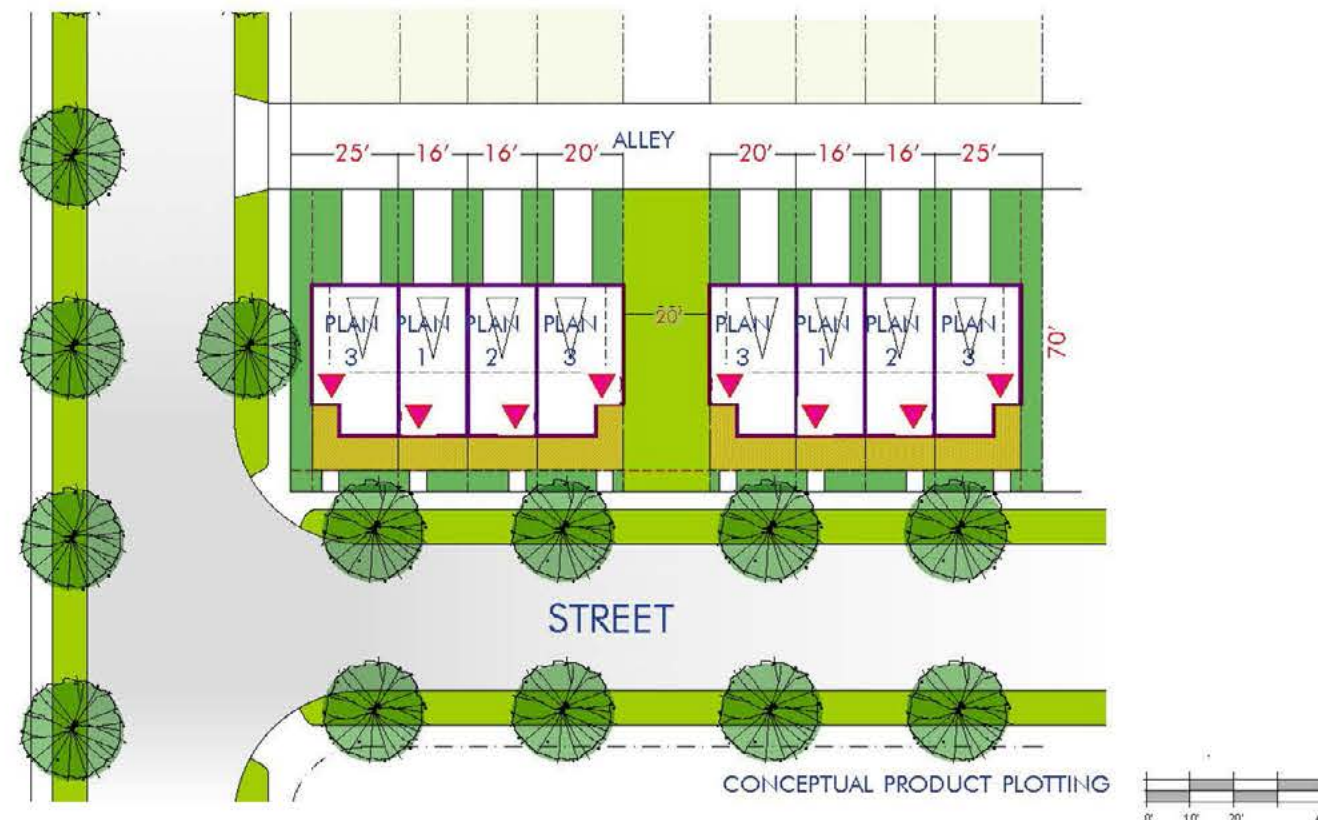
\* Table 3.1.102A Single-Family Detached Lot and Building Standards:  
Planned Residential Neighborhood (Planned General 2)



MERISTEM COMMUNITIES



ALLEY LOADED TOWNHOMES | 20' X 70'



# Streetscape Principles

## 1. Safe Streets for all Modes of Transportation (walk, bike, vehicle, wheelchair, others):

- Slower speeds lead to fewer deaths (Table 1)
- Narrow travel lanes and on-street parking slow driver's speeds (Table 2)
- Bulb-outs at intersections, narrow turn radii and short sight triangles make pedestrian crossings safer

## 2. Bring Livability to the Street:

- Usable front porches
- Living spaces to front of house
- Garages on alley

## 3. Beautiful Streetscapes:

- Trees
- Terminating vistas
- Landscaping
- Porches (architecture) - not garages or cars in driveways

Table 1

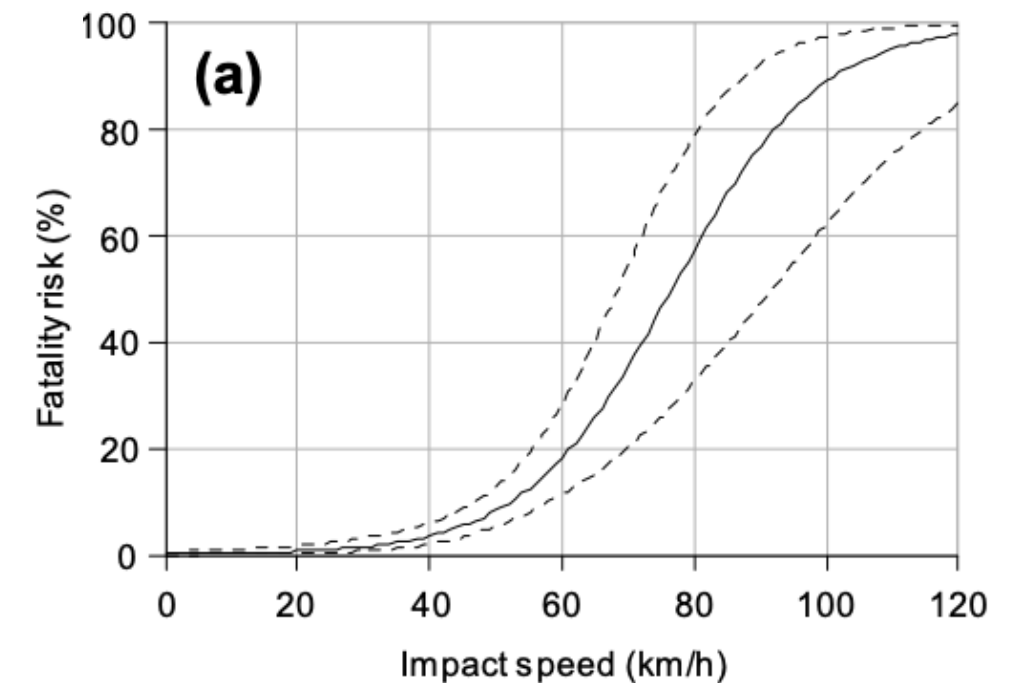
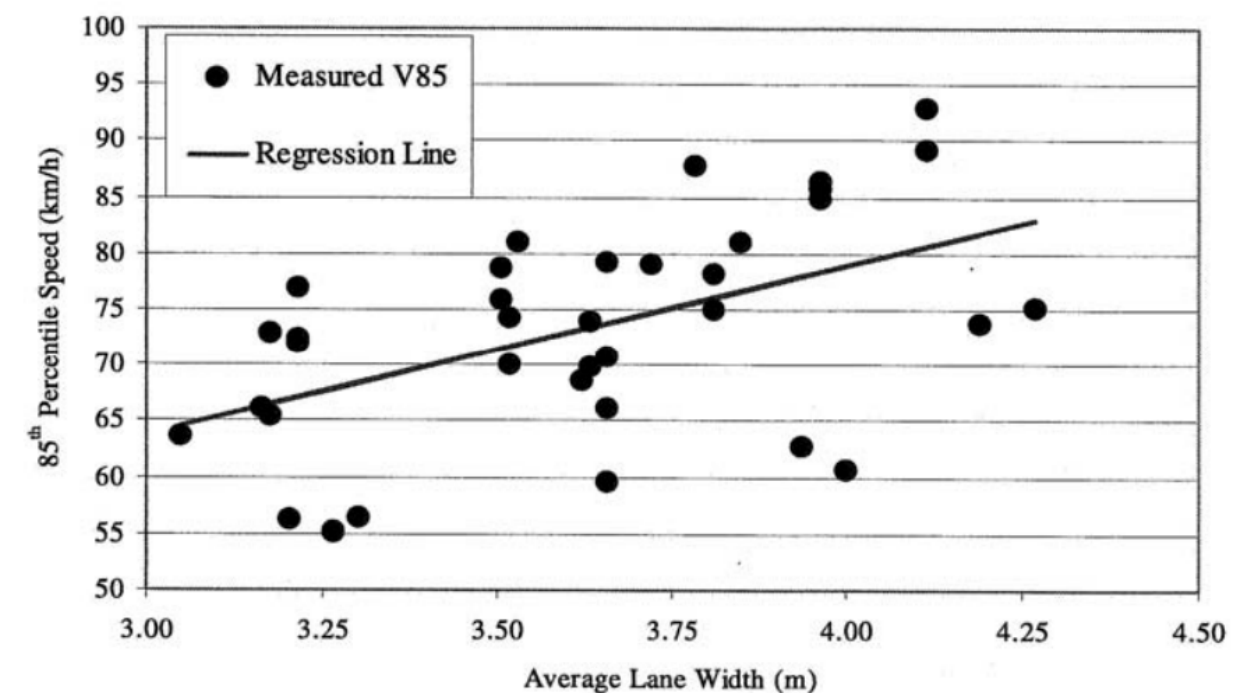


Table 2

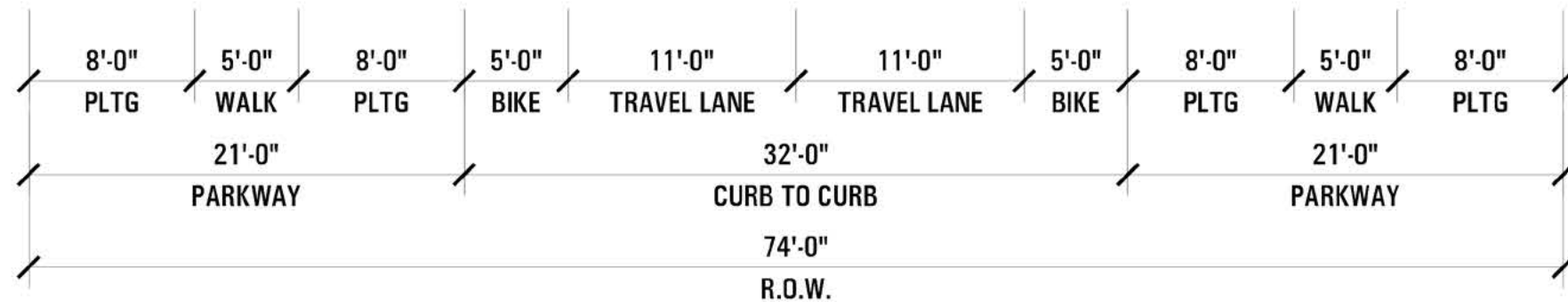
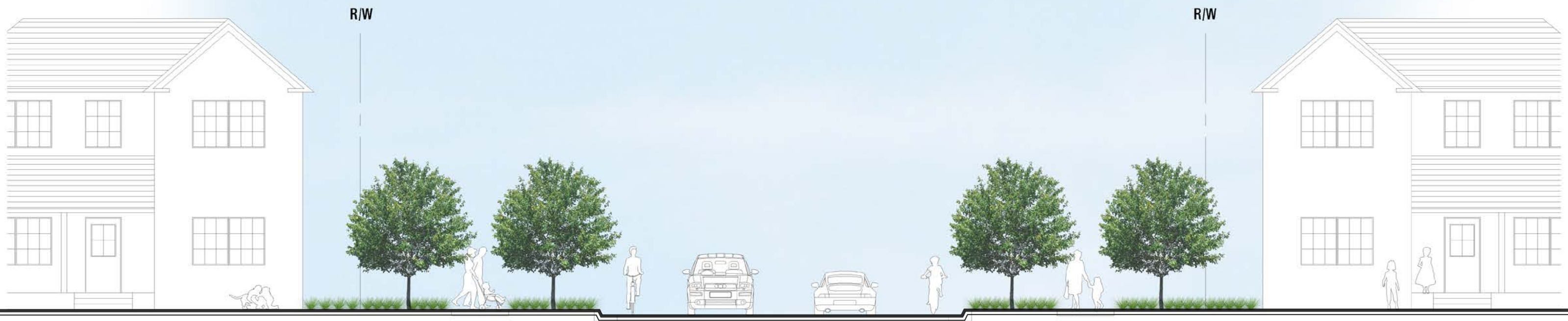
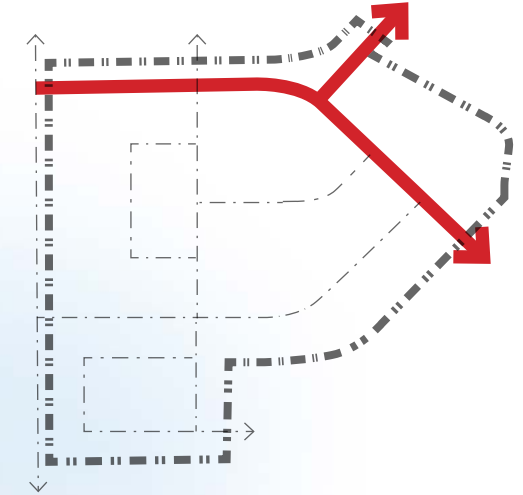


# Streetscape Typologies

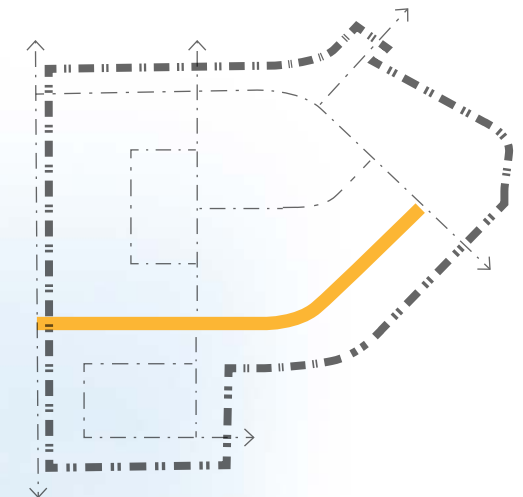


KEY	<i>Richmond Agrihood Street Classification</i>	<i>UDC Street Classification</i>
	Entry Corridor - Primary	Collector
	Entry Corridor - Secondary	Minor Residential
	Local	Minor Residential

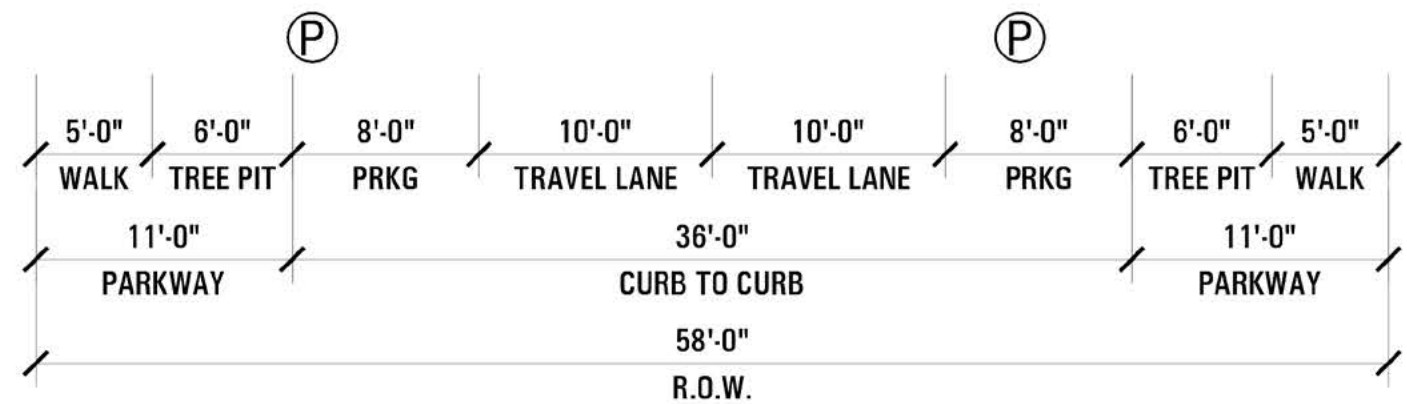
# Entry Corridor - Primary



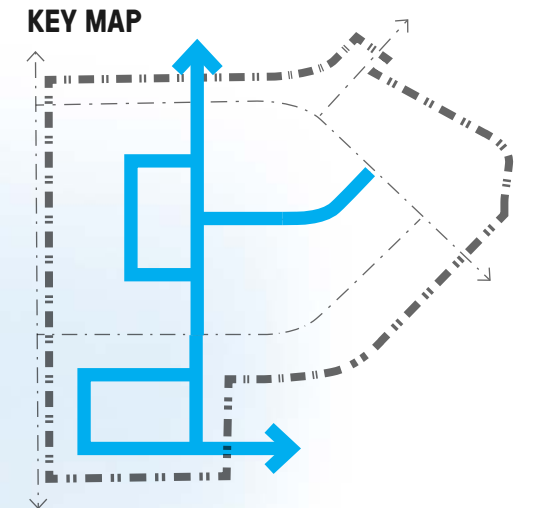
# Entry Corridor - Secondary



FARM /  
OPEN SPACE



# Local






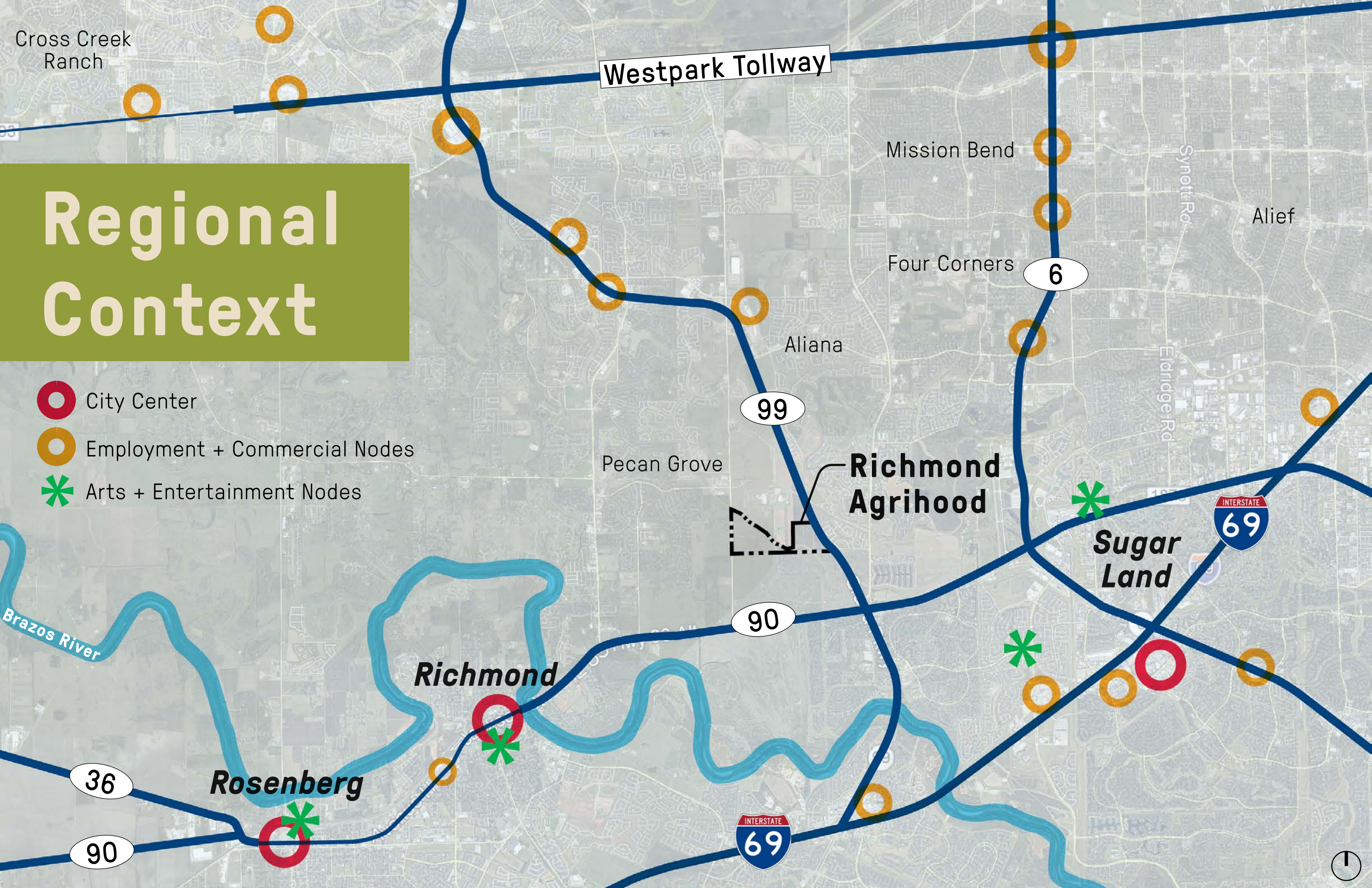
# Richmond Agrihood

***“A sense of community that is missing from today’s world.”***



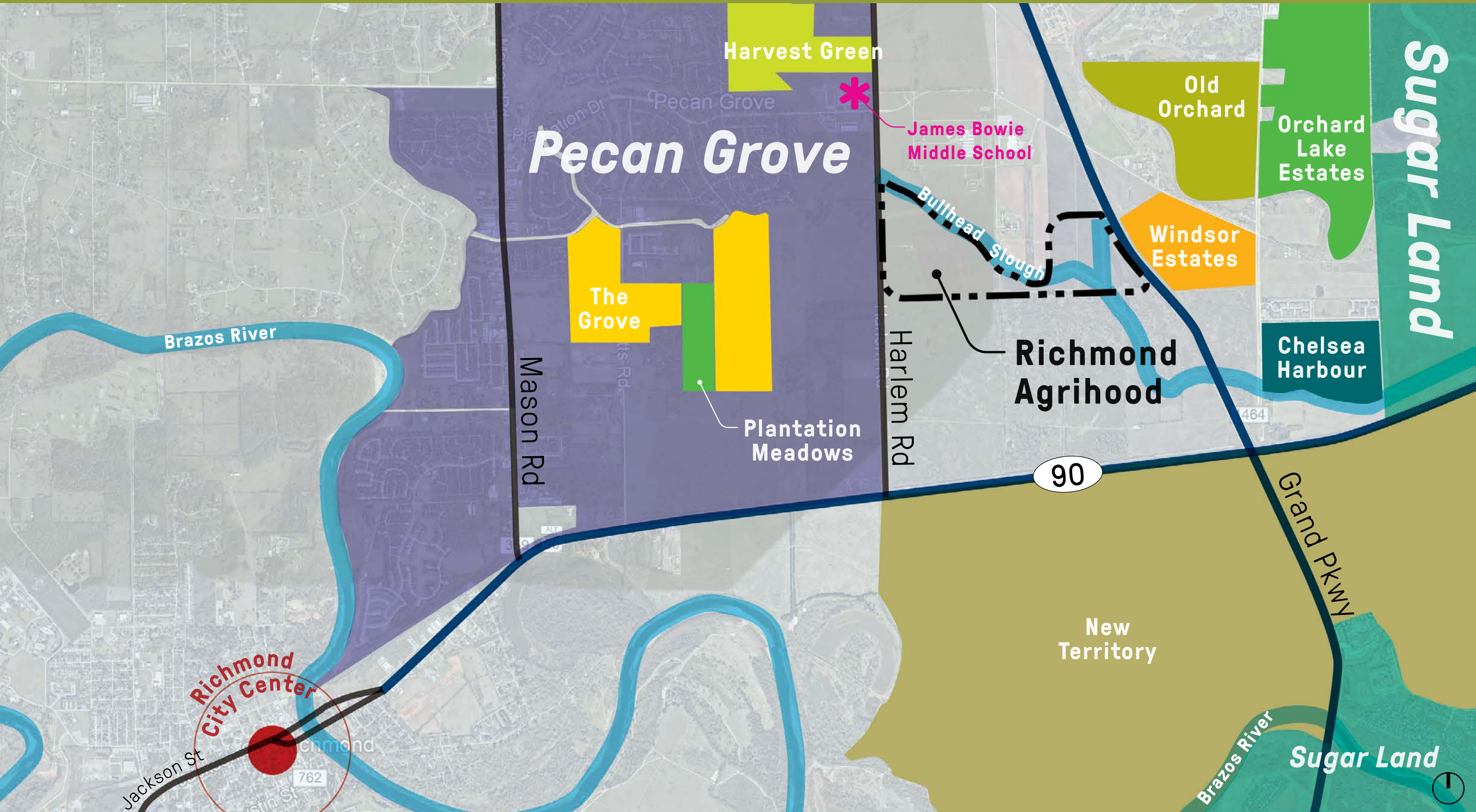
# Regional Context

-  City Center
-  Employment + Commercial Nodes
-  Arts + Entertainment Nodes





# Local Setting



# Framework Plan

**45%**  
open space

Approximately 104 acres of the site's 233 acres is anticipated to remain as Open Space.

**KEY:**

- Site Boundary
- Existing Roads
- - - Proposed Street
- Residential
- Farm
- Open Space, Recreation & Drainage
- Waterway

**Neighborhood Farm + Village Core**



**Farm + Solar Array**





# City of Richmond

*Where History Meets Opportunity*

## **Special Scheduled City Commission Meeting**

600 Morton Street

Monday, August 11, 2021 at 4:30 p.m.

A4. Review and accept 2021 Certified Appraisal Roll.



# City of Richmond

*Where History Meets Opportunity*

## **Special Scheduled City Commission Meeting**

600 Morton Street

Monday, August 11, 2021 at 4:30 p.m.

- A5. Review and discuss FY 2021-22 Annual Budget Workshop to discuss Tax Rate and Additional Budget Discussions.



# City of Richmond

*Where History Meets Opportunity*

## **Special Scheduled City Commission Meeting**

600 Morton Street

Monday, August 11, 2021 at 4:30 p.m.

- A6. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.071, Attorney Consultation and Section 551.087, Economic Development Negotiations.



# City of Richmond

*Where History Meets Opportunity*

## Special Scheduled City Commission Meeting

600 Morton Street

Monday, August 11, 2021 at 4:30 p.m.

### EXECUTIVE SESSION

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A.) (Open Meetings Law), "The Board of Directors may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following section"; Sections 551.071, Attorney Consultation and 551.087, Deliberation Regarding Economic Incentives.

- E1. Attorney Consultation.
- E2. Deliberation regarding Economic Development Negotiations.

- C1. Reconvene into Open Meeting, and take action on items, if necessary.
  - A. Project Slice
  - B. MOU on Battleship

- C2. Adjournment.