



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Special Session at 600 Morton Street on August 2, 2021, at 4:30 p.m.

Mayor Becky Haas proceeded to call the meeting to order at 4:33 p.m. The meeting was broadcast via video conference call. All members of the public may participate in the meeting and 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 A2, Public Comments were opened and there were no citizens signed up to speak therefore the agenda item was closed.

Agenda item A3, Review Proposed Development Agreement with Meritage Homes – Wall Street. City Manager Terri Vela introduced the agenda item and David Jordan with Meritage to discuss the 44.5-acre tract proposed residential development. There will be 3.5 acres allocated for commercial development. The lot size averages at least 6,000 square feet with the minimum 50 feet width requirement. The agreement contains performance-based milestones with the City reimbursing a portion of the \$2.5 million. Commissioner Gaul inquired as to how the experience with the Mandola project has been. City Manager Vela stated the City has not made any reimbursement payments but there have been no variance requests and all UDC rules are being followed. Commissioner Beard questioned the density and conflicting language in Section 4. It was stated the agreement is being reviewed by outside bond counsel and financial advisor. Commissioner Drozd inquired if the two detention ponds could be joined. ACM Howard Christian stated the suggestion has been reviewed and it was found that having two are more advantageous. Commissioner BeMent inquired about

the commercial piece being pulled out of the agreement and it was stated that the portion is held by a different property owner. It was stated there would be no possibility of multi family units. City Manager Vela stated in the future there would be annexations into the City Limits. Mayor Becky Haas voiced her excitement to have the project moving forward and looks forward to working with the developer. City Manager Vela stated this item was to gather input from the Commission so additional information could be provided. The agenda item was closed.

Agenda item A4, Review and consider taking action on Resolution No. 364-2021, Interlocal Agreement 2021-22 School Year with the Fort Bend Subsidence District for the Water Conservation Education Program. ACM Howard Christian stated the City has participated in the water conservation program for a number of years providing water kits to all the 4<sup>th</sup> and 5<sup>th</sup> graders in the City's service area. The program is held in conjunction with Lamar Consolidated Independent School District Earth Day program that is a weeklong educational curriculum. In return for providing the water kits, the City receives water conservation credits equal to 84,000 gallons of groundwater for each program sponsorship. A thousand sponsors equate to 84 million gallons of groundwater credits. Commissioner Beard inquired if there had ever been a study completed to determine the value of the program other than the water credits the City receives. Commissioner Drozd stated that part of the kits reduces the flow of water which reduces water use. ACM Christian stated there are several elements that help in conservation of water effecting the City. Commissioner Drozd made the motion to approve and authorize the Mayor to execute an Interlocal Agreement with Fort Bend Subsidence District for the Waterwise Program for the 2021-2022 Year. Commissioner Beard seconded the motion and the vote was unanimous to approve.

Agenda A5. Review and discuss FY 2021-22 Annual Budget Workshop to discuss Revenue and Expenditures. Finance Director Justin Alderete provided the workshop for the budget with a tremendous amount of detailed information. The approach that was taken by staff was provided and the key assumptions for the future. There were several questions from the Commissioners with answers being provided by Finance Director Alderete and City Manager Vela. Commissioner BeMent stated, "this is a lot of work, great presentation, thank you". Mayor Haas agreed with Commissioner BeMent. There was no action necessary therefore, the agenda item was closed.

Agenda A6. Review and accept 2021 Certified Appraisal Roll. City Manager Vela indicated the City did not receive the report from the County until late that day, therefore requested the item be postponed. There was no discussion and the item was closed.

Agenda A7. Review and consider taking action on the proposed Farmer's Market Agreement with the Development Corporation of Richmond. Economic Development Director Jerry Jones addressed the Commission regarding the agenda item stating the City would like to do a contract with Jessica Huang. Ms. Huang is a community advocate with a tremendous amount of experience on boards, charities and would be a benefit in promoting the Farmer's Market. The compensation would be \$1,000 a month

for a period of nine months with the ability to retain the vendor fees at \$100 each. The market will begin on September 1, 2021 located in the parking lot of the St. John's Methodist Church. The market will be held on the first Friday of each month. There was a lengthy discussion. Commissioner Gaul complimented City Attorney Smith and Economic Director Jones that the agreement was much more acceptable than the first draft. Commissioner Drozd requested the market be a true Farmer's Market and not a craft market. Commissioner Beard requested the goals of the market. Commissioner BeMent echoed Commissioner Drozd with the only comment being for the market to be consistent and if it scheduled, it needs to happen. Mayor Haas stated this is a fresh start and has confidence in the new leaders and the opportunities ahead. Commissioner Beard made the motion to approve the Farmer's Market Agreement with the Development Corporation of Richmond. Commissioner BeMent seconded the motion, and the vote was unanimous to approve.

With no further business to discuss, Mayor Haas declared the meeting adjourned at 6:28 p.m.

APPROVED:



Rebecca K. Haas, Mayor

Attest:

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Laura Scarlato, City Secretary