



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular Session on September 20, 2021, at 4:30 p.m.

Mayor Becky Haas proceeded to call the meeting to order at 4:34 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 A1. Call to order, Quorum Determined and Meeting Declared Open.

Agenda item A2. Recite the Pledge of Allegiance to the U.S. Flag and the Texas Flag. Mayor Haas led the Commission in the pledges.

Agenda item A3. Presentations:

- a. **Employee Recognition for Service with the City of Richmond.**
1. Roy Bailey, 10 years of service – Police Department. – Not Present
 2. Philip Graham, 20 years of service – Surface Water Department. - Not Present.
 3. Chad Petty, 15 years of service – Police Department. – Present.
 4. Ruben Robles Jr., 5 years of service – Police Department. – Present.

The employees that were present received their service awards and took pictures with Mayor Haas.

Proclamations:

Childhood Cancer Awareness Month, September 2021.
Fort Bend County Fair Day on September 24, 2021.

Mayor Becky Haas read both proclamations bringing awareness to children with cancer and the 85th Annual Fort Bend County Fair. Commissioner Beard commented he appreciated the City taking on the initiative to host the parade along with the City of Rosenberg.

Promotions:

Monte Silhavy, Street Foreman. – Not present.

Agenda item A4. Public Comments. There were no citizens signed up to speak therefore, the agenda item was closed.

A5. Presentation on Economic Development Opportunities to fund a City Hall. Finance Director Justin Alderete provided an update to the new City Hall funding stating that staff has met with the City's Bond Counsel and Financial Advisor to determine the footprint of the project with regards to acreage and square footage. There was a brief discussion, and the agenda item was closed.

A6. Public Hearing to receive comments for or against a proposed amendment to the Unified Development Code to adopt a Conditional Use Permit requirement with associated standards for massage establishments.

- Joe Madison, 3435 Sheldon Drive, Pearland, Texas

Mr. Madison praised the City for taking a proactive approach with regard to illicit massage establishments that exploit women. The City is leading the charge in Fort Bend County and will be used as a model for other cities and Demand Disruption is extremely grateful for the steps taken.

A7. Public Hearing to receive comments for or against a proposed amendment to the Major Thoroughfare Plan of the Comprehensive Plan to adopt a recent amendment made to the Fort Bend County Major Thoroughfare Plan. The proposed amendments include the following changes:

- Remove proposed extension of Golfview Dr. to FM 359;
- Reclassify Edgewood Dr. and Baudet Drive from Minor Arterial to Collector St.

There were no citizens signed up to speak therefore, the agenda item was closed.

A8. Public Hearing to receive comments for or against an application proposed to be filed with the Texas Department of Housing and Community Affairs for Housing Tax

Credits by Atlantic Housing Foundation, Inc. for the construction of an affordable multifamily rental development containing approximately 224 units.

There were no citizens signed up to speak therefore, the agenda item was closed.

A9. Public Hearing to receive comments for or against a request by Ryan Moeckel on behalf of Blasdel Farmhouse LLC, to replat as part of a Preliminary Plat an approximate 4.4019-acre tract of land being all of Lots 8, 9, and 10 of Edgewood Annex No.3 recorded in Vol. 252 Page 335 of the Fort Bend County Deed Records.

There were no citizens signed up to speak therefore, the agenda item was closed.

A10. Public Hearing to receive comments for or against a request by Andrew Allemand on behalf of John Severance, to replat approximately 6.874-acre tract of land being Lot 51 & 52, Block 3 of Grand River Replat No. 1, a subdivision of Fort Bend County, Texas according to the plat thereof, recorded in Slide No. 1867/B, 1868/A, 1868/B, 1869/B plat records of Fort Bend County, Texas, in order to reconfigure the lot layout.

There were no citizens signed up to speak therefore, the agenda item was closed.

A11. Public Hearing on Proposed Tax Rate for the year 2021.

There were no citizens signed up to speak therefore, the agenda item was closed.

A12. Presentation on Risk Rating 2.0 from Hance Scarborough LLP. Pete Olson provided a presentation regarding the price setting method for flood insurance that has been in place since 1968. The new premiums will be based on a property's value, risk of flooding and other factors, rather than the property's elevation in a flood zone. The new rules will result in drastic increases for some people with Texas being affected the most in the United States. Mr. Olson explained the push is to delay the ruling until April 1, 2022. It was noted that during the flood of Harvey, it was the federal reservoirs that failed, not the Fort Bend County flood resistant structures that were in place.

Agenda item A13. CONSENT AGENDA

Mayor Haas asked for items to pull for discussion:

Commissioner Beard – Nothing
Commissioner Gaul - Nothing
Commissioner Drozd – Nothing
Commissioner BeMent – Nothing

Mayor Haas – Commented on the Fire Department Report, the Annual Fire Inspections have increased from 20 in July 2021 to 123 in August 2021 which is very good news.

The motion was made by Commissioner Beard to approve A13 (1) – (13). Commissioner BeMent seconded the motion, and the vote was unanimous to approve.

REGULAR AGENDA

Agenda item A14. Review and consider taking action on Resolution No. 366-2021, confirming no objection to the application of Atlantic Housing Foundation, Inc. to the Texas Department of Housing and Community Affairs for Housing Tax Credits for a 224-unit multifamily affordable housing development. City Manager Vela stated this project has been in the works for several years now and that the application will allow them to apply for funding. Kent Foster with Atlantic Housing was present for discussion. City Attorney Gary Smith spoke regarding the conversation with the Texas Department of Housing. There was a brief discussion. Commissioner Beard made the motion to approve the application of Atlantic Housing Foundation, Inc. to the Texas Department of Housing and Community Affairs for Housing Tax Credits for a 224-unit multifamily affordable housing development. Commissioner Beard amended his motion to include Resolution No. 366-2021. Commissioner Drozd seconded the motion, and the vote was unanimous to approve.

Agenda item A15. Review and consider taking action on Ordinance No. 2021-18, amending the Comprehensive Master Plan by Amending the Major Thoroughfare Plan. City Planner Jose Abraham provided the background for the agenda item. There was a brief question and answer period. Commissioner Drozd made the motion to approve Ordinance No. 2021-18, amending the Comprehensive Master Plan by Amending the Major Thoroughfare Plan. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A16. Review and consider taking action on Ordinance No. 2021-19, adopting text amendments to the Unified Development Code to include a Conditional Use Permit requirement with associated standards for massage establishments. The specific sections include:

- 1) Table 2.2.104, *Commercial Uses*
- 2) Table 2.2.203, *Commercial Limited and Conditional Use Standards*
- 3) *Division 7.1.300 Definitions*

City Planner Jose Abraham discussed the agenda item stating the City had two options with the direction taken being the Conditional Use Permit. This will provide for every establishment that applies to the City will have to be considered on a case-by-case basis. A revision to the language was made to include a window requirement for the lobby areas. Commissioner Gaul made the motion to approve Ordinance No. 2021-19 with language as revised, adopting text amendments to the Unified Development Code to include a Conditional Use Permit requirement with associated standards for massage establishments. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A17. Review and consider taking action on Ordinance No. 2021.20, adopting a budget for fiscal year 2021-2022.

<https://www.richmondtx.gov/home/showpublisheddocument/14214/637641991206900000>

There was no discussion, and the following vote was taken to approve. Commissioner Gaul made the motion to approve Ordinance No. 2021-20, adopting a budget for fiscal year 2021-2022. Commissioner Drozd seconded the motion.

Commissioner Gaul	For
Commissioner Beard	For
Commissioner Drozd	For
Commissioner BeMent	For
Mayor Haas	For

Agenda item A18. Review and consider taking action on Ordinance No. 2021-21, levying a property tax rate for the year 2021.

No discussion was held, and the following vote was taken to approve. Commissioner Drozd made the motion to approve Ordinance No. 2021-21 stating I move that the property tax rate be increased by the adoption of a tax rate of \$0.6800, which is effectively a 1.45 percent increase in the tax rate for the year 2021. Commissioner Gaul seconded the motion.

Commissioner Gaul	For
Commissioner Beard	For
Commissioner Drozd	For
Commissioner BeMent	For
Mayor Haas	For

Agenda item A19. Review and consider taking action on Ordinance No. 2021-22, ratifying the tax rate reflected in the 2021-22 fiscal year budget.

There was no discussion, and the following vote was taken to approve. Commissioner Beard made the motion to approve Ordinance No. 2021-22, ratifying the tax rate reflected in the 2021-22 fiscal year budget. Commissioner Gaul seconded the motion.

Commissioner Gaul	For
Commissioner Beard	For
Commissioner Drozd	For
Commissioner BeMent	For
Mayor Haas	For

Agenda item A20. Review and consider taking action on Resolution No. 367-2021 approving an Interlocal Agreement with Fort Bend County for the patch and asphalt overlay of certain streets. Assistant City Manager Howard Christian addressed the Commission stating approximately 15 street segments totaling slightly less than one mile of street to be repaired. The existing budgeted funds will be utilized this year. The streets were listed in the resolution. Commissioner BeMent made the motion to approve Resolution No. 367-2021 approving an Interlocal Agreement with

Fort Bend County for the patch and asphalt overlay of certain streets. Commissioner Drozd seconded the motion, and the vote was unanimous to approve.

Agenda item A21. Review and consider taking action on a Preliminary Plat – Blasdel Farmhouse – 4.4019 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is located at the northeastern corner of the intersection of Baudet Lane and Edgewood Dr. City Planner Jose Abraham stated staff met with the applicant and the proposed use is for an event center. In response to questions, City Planner Abraham stated that a traffic impact study has not been performed, the property currently has a well and septic, no deed restrictions and explained the small difference in acreage. Commissioner Gaul made the motion to approve the Preliminary Plat – Blasdel Farmhouse – 4.4019 acres of land – 1 Block – 0 Lots – 1 Reserve. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A22. Review and consider taking action on a Replat – Grand River Replat No. 7 – 6.874 acres of land – 1 Block – 2 Lots – 0 Reserves. The subject site is part of the Grand River Residential Subdivision located south of FM 359. The subject site includes two existing lots located at 1402 Bordens Bluff. City Planner Abraham stated the purpose of the Replat is to change the lot line between two existing lots to reconfigure the lots. There was no discussion. Commissioner Beard made the motion to approve the Replat – Grand River Replat No. 7 – 6.874 acres of land – 1 Block – 2 Lots – 0 Reserves. Commissioner BeMent seconded the motion and the vote was unanimous to approve.

Agenda item A23. Review and consider taking action on Resolution No. 368-2021, approving and authorizing agreement for the temporary closure of Texas Department of Transportation right of way. City Manager Vela stated the agreement was submitted to TxDOT to Close Hwy 90A from 8:00 a.m. to 12:30 p.m. on Friday, September 24 in preparation for the Fort Bend County “Tradition Returns” Parade presented by the City of Richmond and the City of Rosenberg. Commissioner Beard made the motion to approve Resolution No. 368-2021, approving and authorizing the agreement for the temporary closure of Texas Department of Transportation right of way. Commissioner Drozd seconded the motion, and the vote was unanimous to approve.

Agenda item A24. Review and consider taking action on authorizing the City Manager to execute an Engineering Services Contract with Garver Engineering for the East Wastewater Treatment Plant for conceptual design and permitting. Assistant City Manager Howard Christian indicated as the City prepares for expansion and development in the Extra Territorial Jurisdiction (ETJ), a primary concern will be providing water and wastewater services (WWTP). The City’s Utility Master Plan calls for an East WWTP to be constructed on the east side of the Brazos River to serve future development and relieve capacity issues at the Regional WWTP as it occurs. The City purchased 29 acres off Pitts Road in 2019. As a result of the RFQ, eight firms submitted qualifications and experience. Of those eight, three were selected to be interviewed. Of those three, Garver Engineering was chosen. The elements for the different phases were provided and questions were answered. Commissioner Drozd made the motion to approve the authorization of the City Manager to execute an Engineering Services Contract to Garver Engineering for the East WWTP for conceptual design and permitting. Commissioner Gaul seconded the motion, and the vote was as follows:

Commissioner Gaul	For
Commissioner Beard	Opposed
Commissioner Drozd	For
Commissioner BeMent	For

Agenda item A25. Review and consider taking action on Ordinance No. 2021-23, execute Fee Contract with Perdue, Brandon, Fielder, Collins and Mott, LLP for the collection of delinquent government receivables. City Attorney Gary Smith provided the need for the disclosure statement due to the contract being a contingency contract. There was no discussion. Commissioner BeMent made the motion to approve Ordinance No. 2021-23 allowing for the execution Fee Contract with Perdue, Brandon, Fielder, Collins and Mott, LLP for the collection of delinquent government receivables. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A26. Excuse from Attendance at Regular City Commission Meeting. There were no excuses to approve.

Agenda item A27. Consider taking action on requests for future agenda items.

- Update on grants that have been applied for or requested by the City. Commissioner BeMent made the motion with Commissioner Beard seconding. Vote was unanimous.
- Update on the status of the street sweeping contract and expansion plans for additional streets that do not have curbs. Commissioner Drozd made the motion with Commission Gaul seconding. Vote was unanimous.
- A timeline for the water and wastewater plants on the east side of the Brazos River. What are the steps to be taken and when? Commissioner Beard made the motion with Commissioner BeMent seconding the motion. Commissioner Beard amended his motion to include the economic development piece for the east side to the agenda item as well. Commissioner Drozd seconded the motion, and the vote was unanimous.
- Continue the analysis of the Fire Protection Agreements outside of the City Limits, what the County pays and the inequities. Commissioner Gaul made the motion with Commissioner Beard seconding. The vote was unanimous.

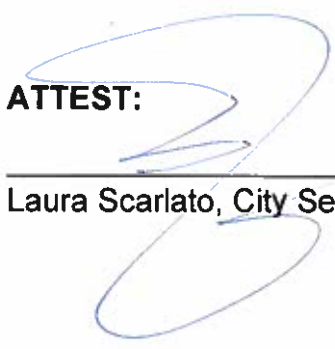
With no further business to discuss, Mayor Haas declared the meeting adjourned at 6:16 p.m.

APPROVED:



Becky K. Haas, Mayor

ATTEST:



Laura Scarlato, City Secretary