



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Special/Workshop Session on September 20, 2021, at 9:00 a.m.

Mayor Becky Haas proceeded to call the meeting to order at 9:02 a.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 (Zoom)
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 Becky Haas proceeded to open the Consent Agenda item A13 and request items to be pulled for conversation.

Agenda item A7. CONSENT AGENDA

Commissioner Gaul - Nothing
Commissioner Beard A13. (3) (10)
Commissioner Drozd – Nothing
Commissioner BeMent –A13. (2) (3)
Mayor Haas – A13. (2)

- ❖ (2) Mayor Haas stated that it is very good news to see the Fire Inspections increase from 20 in July 2021 to 123 in August 2021.
- ❖ (2). Commissioner BeMent Inquired about the Total Calls by District Report for stations 1, 2, and 3. He requested additional information regarding the funding we receive from the County for Fire Protection Services City Manager Vela stated the information would be provided next month.

- ❖ (3). Police Department Report.
Commissioner BeMent requested information regarding National Night Out. City Manager Terri Vela stated it will be October 5th with 10-25 participants. The City will host one event at the City Hall Plaza. More information to follow. It was noted that Beat 10 was missing which Chief Craig replied additional training was needed and the report for Beat 10 will be included next month.

Commissioner Beard stated that within Beat 3, Officer C. Wertheimer reported that in visiting with Mr. Lalu the cashier of DL Grocery located at 611 Pultar, he enjoys working in Richmond more because the people here are much nicer. Commissioner Beard noted we are maintaining the Richmond Way.

- ❖ (10). Code Enforcement Report. Commissioner Beard stated he has received nothing but positive comments from the citizens with regards to the clean up of the City.

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.

Commissioner Drozd and Beard expressed they are glad to see the project moving forward. Commissioner Gaul stated he has had concerns from the beginning. The imbalance of revenue to the City being capped at \$50,000 with the services that we provide. The Foundation offset will end in three years with the City continuing to provide services beyond the three years. There was a lengthy discussion with City Attorney Gary Smith stating he will contact the Texas Department of Housing and their attorney for clarification of the language.

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 lengthy discussion period with comments from Beard and Gaul. City Manager Vela stated the City needs to go one step further with a mobility plan which would allow a better strategy for moving people around.

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*

Commissioner Drozd stated the City doesn't want to impede the legitimate businesses. City Planner Abraham stated the definition of massage excludes the legal establishments.

Commissioner Gaul stated in order to avoid a loophole, language should be added to provide for unobstructed windows for the lobbies. Following a discussion, the language will be reviewed and brought back to the 4:30 Regular Commission Meeting.

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>

Brief discussion and the item was closed.

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

There was a conversation regarding the wording that appears that the tax rate increases due to the decrease in the tax rate being offset by the increase in property values which in effect raises the taxes. City Attorney Smith stated the language is a requirement "as stated" that is provided in the State Tax Code. The published language stated the maximum rate, it was asked why we don't publish the lower rate when we are reasonably assured it will be lower. Finance Director Justin Alderete stated the City doesn't want to be in a situation that would invalidate the tax rate. City Manger Vela stated until the certified values are received, it can't be determined where the tax rate will fall. Following a discussion, the agenda item was closed.

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. City Attorney Gary Smith stated the legislature in Local Government Code Sec. 102.007(c)

"(c) Adoption of a budget that will require raising more revenue from property taxes than in the previous year requires a separate vote of the governing body to ratify the property tax increase reflected in the budget. A vote under this subsection is in addition to and separate from the vote to adopt the budget or a vote to set the tax rate required by Chapter 26, Tax Code, or other law."

No further discussion, the agenda item was closed.

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.

It was requested to see an exhibit with the streets listed. Assistant City Manager Howard Christian stated one would be provided. ACM Christian stated the City requests, "as much as we can to utilize the whole budget and we can ask Fort Bend County to do as much as they will do". The amount will have to be carried forward to accommodate their schedule. The fund balance gets carried forward each year. With regards to the curbing inquiry, ACM Christian stated the Street Department does the curbing prior to the overlay. The drainage is also considered.

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. There was a question regarding the discrepancy in the acreage and if a traffic study was completed. City Planner Abraham stated there would be a discussion based on the threshold of the Unified Development Code.

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.

There was a brief discussion regarding the street names, reason for the replat, ownership and no objection letter requirement from the Homeowners Association.

Agenda item A23. Review and consider taking action on Resolution No. 368-2021, approving and authorizing an agreement for the temporary closure of Texas Department of Transportation right of way.

There were questions about the details of the parade and road closure. Mobile signs have been placed on Hwy 90 providing for the road closure the morning of September 24, 2021. City Manager Vela stated there had been no communication with Judge KP George regarding the parade. The Mayor stated, "they made a mistake and we have fixed their mistake".

Agenda item A24. Review and consider taking action on authorizing the City Manager to execute an Engineering Services Contract to Garver Engineering for the East Wastewater Treatment Plant for conceptual design and permitting.

There was a lengthy discussion with one Commissioner expressing concerns. ACM Christian stated there will be a detention pond to help mitigate flood issues. The City purchased 29 acres off Pitts Road. The initial footprint of the regional plant is three acres, the additional acreage can be sold off or used for other needs. This is an 18-month project but will take almost three years to complete.

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.

It was clarified that the law firm is compensated on the money that they collect. It was asked if the contract was the same as the past with comparable terms which City Manager Vela stated that it was the same.

Agenda Item A26. Excuse from Attendance – No discussion.

Agenda item A27. Consider taking action on requests for future agenda items – No discussion.

At this time additional information was requested concerning A12. The presentation of Risk Rating 2.0. City Manager described the topic of the presentation, the concerns of the proposed legislation.

Agenda items A28. Adjournment.

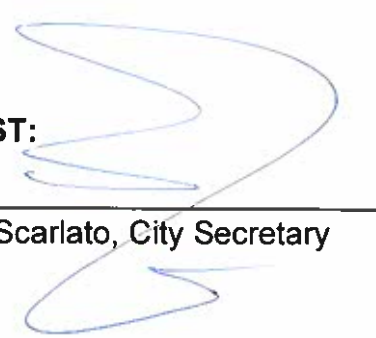
With no further business to discuss, Mayor Haas declared the meeting adjourned at 10:40 a.m.

APPROVED:



Becky K. Haas, Mayor

ATTEST:



Laura Scarlato, City Secretary