



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular Session on October 18, 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 - Absent
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. The Cub Scouts of Pack 1000 led the Commission in the pledges. Following, the young men recited the Cub Scout Oath.

Agenda item A3. Presentations.

Employee Recognition for Service with the City of Richmond.

Joe Medina, Jr. - 15 years of service – Information Technology Department

The employee was present to receive his service award and took pictures with Mayor Haas.

Proclamations:

Breast Cancer Awareness Month, October 2021.

Scout Awareness Month, October 2021.

Mayor Haas read both proclamations encouraging citizens to be vigilant with their health and that early detection is the key. Also, to support your children in Cub Scouting as it is a rewarding and beneficial organization.

Promotions:

Scott Fajkus, Assistant Building Official.
Jose Medina, Sr., Street Crew Chief.

Congratulations were extended to both individuals.

Agenda item A4. Public Comments.

- Trey Reichert, Johnson Development of Veranda

Mr. Reichert expressed gratitude as to how much he had enjoyed working with the City of Richmond and staff through the development process. This agenda contained the final subdivision plat for submittal. Over the past four and half years, 1,274 homes have been sold at an average price of \$366,000. In the year 2021, 241 homes were sold at an average price of \$430,000. "Staff has been wonderful to work with", stated Mr. Reichert.

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 refine the plan and receive future input. The location should be determined, and a planning and design cost estimate finalized. The project type also needs to be defined; mixed use, multi family or industrial. There was a brief conversation, and the agenda item was closed.

A6. Presentation and update on Grants applied for by the City. Finance Director Alderete stated there are currently three grants that are being pursued. The Texas General Land Office (GLO) Community Block Grant Disaster Recovery Mitigation (CDBG-MIT), the CDBG: Fort Bend County Subrecipient and the American Rescue Plan Act (ARPA).

- The City is currently working to Procure a Grant Administrator that will assist the City with awarded funds. No definitive action has been provided, just that the application is in process.
- A resolution was approved on 04.19.21 authorizing the CDBG Grant Application for the Ferry Street Water and Wastewater Line Replacement Project. The FY22 Budget for CIP totaled \$184,981. An Interlocal agreement is anticipated to be completed with Fort Bend County by December 2021.
- The City has been awarded \$3.116M in total funding for the ARPA and it will be distributed in two tranches. Staff is currently soliciting requests for an administrator to assist with the process.

A7. Update on Street Sweeping Contract and expansion plans for the streets without curbs. According to Howard Christian, ACM the City remains under contract with the current street sweeper. It was stated that the streets with curbs are easier to maintain than no curbs. The leaves fill up the ditches which then have to be recut every year.

A8. Update on TimeLine for water and wastewater needs for the east side of the Brazos River including Economic Development updates. ACM Howard Christian provided a chart reflecting 1,300 connections on the east side for MUD 140 and MUD 145. There is an estimate of 3,171 connections projected for 2027. ACM Christian provided the estimated requirements and the two options that are available. The City currently has three years of water credits. An in-depth review of the status of the wastewater utilities was provided which did not include Mandola and the Wall Street Project. It was stated that 100 connections is equivalent to 25,000 gallons of wastewater. There was a lengthy discussion and the agenda item was closed.

A9. Update on the Fire Protection Agreement Analysis. City Manager Terri Vela requested the item be postponed for additional time to provide a more robust presentation.

A10. Public Hearing to receive comments for or against a proposed annexation of a 1.7709-acre tract of land owned by A-L 148 FM 762 Berry Pkwy, L.P., located on the east side of FM 762 north of Circle Oak Parkway and the right of way of FM 762 adjacent to said tract and the existing city limits from the said tract to the existing city limits near Dowling Street. There were no citizens signed up to speak therefore, the agenda item was closed.

A11. Public hearing to receive comments for or against a proposed annexation of a 45.135-acre tract of land owned by Meritage Homes of Texas, LLC, located in the Jane H. Long League, Abstract No. 55, south of FM 2218 at Wall Street. There were no citizens signed up to speak therefore, the agenda item was closed.

A12. CONSENT AGENDA

- ❖ Commissioner Beard A12. (3) Thanked the Richmond Police Department for hosting the National Night Out which is a community event for the entire City. Commissioner Beard stated, "There was a very good turn out and it was very much appreciated".
- ❖ City Manager Vela A12. (13) There will be a Special Workshop Meeting on November 1, 2021, at 4:30 p.m.

Commissioner BeMent made the motion to approve the Consent Agenda items A12 (1-13), with Commissioner Drozd seconding the motion. The vote was unanimous to approve.

REGULAR AGENDA

A13. Review and consider taking action on Ordinance No. 2021-23, annexing a 1.7709-acre tract of land owned by A-L 148 FM 762 Berry Pkwy, L.P., located on the east side of FM 762 north of Circle Oak Parkway and the right of way of FM 762 adjacent to said tract and the existing city limits from the said tract to the existing city limits near Dowling Street. City Planner Jose Abraham introduced the item which is currently designated as Suburban Residential. The property is being proposed as a retail center and is currently under construction. The property is not part of Del Webb, but it will expand the City's Extra Territorial Jurisdiction. Commissioner BeMent made the motion to approve Ordinance No. 2021-23 annexing a 1.7709-acre tract requested by A-L 148 FM 762 Berry Pkwy, L.P., the owner thereof, and the right of way of FM 762 (Thompson Highway) from the existing City Limits line to the southern corner of the 1.7709 acre tract being in the Jane H. Long League, Abstract No. 55 in Fort Bend County, Texas, Pursuant to the owner's request for annexation; providing for the extension of certain boundary limits of the City of Richmond, Texas; containing findings and other provisions relating to the foregoing subject; adopting a service plan for such area; and providing for severability. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

A14. Review and consider taking action on Ordinance No. 2021-24, annexing a 45.135-acre tract of land owned by Meritage Homes of Texas, LLC, located in the Jane H. Long League, Abstract No. 55, south of FM 2218 at Wall Street. City Manager Vela introduced the subject property as being a proposed single-family property referred to as the Wall Street Project. The property is designated as Business Park on the Future Land use Plan and will need to be rezoned to General Residential.

Commissioner Drozd asked City Attorney Smith if it is necessary to read the entire heading when making the motion which Attorney Smith replied that it is not necessary.

Commissioner Drozd made the motion to approve Ordinance No. 2021-24, annexing a 45.135-acre tract of land owned by Meritage Homes of Texas, LLC, located in the Jane H. Long League, Abstract No. 55, south of FM 2218 at Wall Street. Commissioner BeMent seconded the motion, and the vote was unanimous to approve.

A15. Review and consider taking action on a proposed amendment to the Concept Plan for Harvest Green– 1,686.4+ acres of land out of the William Morton Survey, A-62 and Jane Wilkins Survey, A-96. The proposed expansion includes additional acreage extending from the current eastern boundary to Grand Parkway. City Manager Vela introduced Oanh Nguyen, Planner II with the Planning Department to address the agenda item. Planner Nguyen stated the amendment will include an additional 644 acres to the overall development. The acreage lies in the ETJ's of Richmond, Houston, and Fort Bend County outside of any ETJ. Commissioner BeMent made the motion to approve the amendment to the Concept Plan for Harvest Green with Commissioner Beard seconding the motion. The vote was unanimous to approve.

A16. Review and consider taking action on a Preliminary Plat – Harvest Home Drive Street Dedication – 9.4 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is a section within the amendment of the Harvest Green development. Planner Nguyen addressed the Commission regarding the item which is an extension of Harvest Home Drive located on the west side of Harlem Drive. There was no discussion. Commissioner BeMent made the motion to approve the Preliminary Plat – Harvest Home Drive Street Dedication – 9.4 acres of land – 1 Block – 0 Lots – 1 Reserve. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

A17. Review and consider taking action on a Preliminary Plat – Harvest Home Section Forty-One – 14.8 acres of land – 2 Blocks – 63 Lots – 3 Reserves. The subject site is a section within the proposed Harvest Green expansion. Planner Nguyen introduced the Preliminary Plat being located east of Harlem Drive and south of the proposed Harvest Home Drive Street extension. Commissioner Drozd made the motion to approve the Preliminary Plat – Harvest Home Section Forty-One – 14.8 acres of land – 2 Blocks – 63 Lots – 3 Reserves. Commissioner Beard seconded the motion and the vote was unanimous to approve.

A18. Review and consider taking action on Resolution No. 369-2021, authorizing a contract for grant administration services for the Community Development Block Grant-Mitigation grant. Commissioner Drozd stated the analysis that was forwarded was appreciated. Commissioner Beard made the motion to approve Resolution No. 369-2021, authorizing a contract for grant administration services for the Community Development Block Grant – Mitigation Grant. Commissioner BeMent seconded the motion, and the vote was unanimous to approve.

A19. Review and consider taking action on Resolution No. 370-2021, adopting the Investment Policy of the City. Finance Director Alderete addressed the Commission stating this adoption is an annual requirement with no changes being made to the policy. There was a discussion with questions answered by Finance Director Alderete. Commissioner Drozd made the motion to approve Resolution No. 370-2021, adopting

the Investment Policy of the City. Commissioner BeMent seconded the motion, and the vote was unanimous to approve.

A20. Review and consider taking action on Resolution No. 371-2021, adopting the Investment Strategy for the City. Finance Director Alderete stated there were no changes to the Investment Strategy. Commissioner BeMent made the motion to approve Resolution No. 371-2021, adopting the Investment Strategy of the City. Commissioner Drozd seconded the motion, and the vote was unanimous to approve.

A21. Review and consider taking action on Resolution No. 372-2021, appointing the Investment Officers for the City.

Finance Director stated there are three staff members that have completed the ten hours of training that is required annually. Those Officers named are as follows:

- Justin Alderete, Finance Director
- Augusto Isaias Preza, Assistant Finance Director
- Tyson Lopez, Financial Analyst

There was no discussion. Commissioner Beard made the motion to approve Resolution No. 372-2021 with Commissioner BeMent seconding the motion. The vote was unanimous to approve.

A22. Review and consider taking action on Resolution No. 373-2021, naming the Investment Brokers for the City. Finance Director Alderete indicated the process was competitive with the City receiving four bids. He provided the four brokers stating they all met the requirements and are authorized to engage in investment transaction with the City. Those listed in rank order were Hilltop Securities, Wells Fargo, Multi-Bank Services, Inc. (MBS), and FHN Financial Capital Markets. Commissioner Drozd made the motion to approve Resolution No. 373-2021, naming the Investment Brokers for the City. Commissioner BeMent seconded the motion, and the vote was unanimous to approve.

A23. Review and consider taking action on Resolution No. 374-2021 approving the annexation of additional property into Fort Bend County Municipal Utility District No. 116 and providing conditions for such approval. City Manager Vela provided the background of the item. Commissioner Beard made the motion to approve Resolution No. 374-2021 approving the annexation for additional property into Fort Bend County MUD No. 116 with Commissioner Drozd seconding the motion. The vote was unanimous to approve.

A24. Review and consider taking action on Resolution No. 375-2021, approving a Development Agreement with 300 Acres LLC for land within the boundaries of the proposed Fort Bend County Municipal Utility District No. 251. City Manager Vela introduced the item providing the background. The attorney with MUD 251, Richard Muller provided the information regarding the time constraint that was imposed by the City of Richmond.

Mayor Haas called for the Commissioner to adjourn to Executive Session at 6:05 p.m., as authorized by Texas Government Code, Section 551-071, Attorney Consultation.

The Commissioner reconvened at 6:43 p.m.

Commissioner Beard, Commissioner Drozd, and Commissioner BeMent made statements regarding the project. The action was deferred until the November 1, 2021, Special Workshop Meeting.

A25. Review and consider taking action on Proposed Holiday Schedule for Calendar Year 2022. City Manager Vela presented the Proposed Holiday Schedule stating one addition is the recently created federal holiday being Juneteenth. The new holiday will be observed on June 20th to commemorate the end of slavery in the United States. Commissioner BeMent made the motion to approve the Holiday Schedule for Calendar Year 2022. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

A26. Review and consider taking action on Resolution No. 376-2021 approving delaying the requirement of Pecan Grove Municipal Utility District to construct a sidewalk along Pitts Road. ACM Christian provided the background of the resolution stating that Pecan Grove would like to defer the building of sidewalks in front of the Pecan Grove administration building until development occurs. Commissioner Drozd made the motion to approve Resolution No. 376-2021 approving delaying the requirement of Pecan Grove Municipal Utility District to construct a sidewalk along Pitts Road to be reviewed every two years. Commissioner BeMent seconded the motion, and the vote was unanimous to approve.

A27. Review and consider taking action on Resolution No. 377-2021, supporting the Texas Term Sheet for Opioid Settlement. City Manager Vela provided the background of the item stating that by supporting the Settlement (three major opioid distributors) and releasing claims, the City increases the funds coming into Texas and will be entitled to a portion of the funds that Texas receives. The Term Sheet provides that Richmond will receive \$77, 606 to be used to develop an education and outreach program on opioid drug use/abuse, prevention, and interventions. Commissioner BeMent made the motion

to approve Resolution No. 377-2021, supporting the Texas Term Sheet for Opioid Settlement. Commissioner Beard seconded the motion. The vote was unanimous to approve.

A28. Review and discuss Parks and Recreation Board Recommendations. ACM Howard Christian, liaison for the Parks and Recreation Board provided the two recommendations. One recommendation is to partner with Lamar Consolidated School District (LCISD) to create a neighborhood park adjacent to Seguin Elementary. Another recommendation is to construct a soft surface trail along Rabb's Bayou from Golfview to Richmond Parkway. There was no action taken on this item.

A29. Review and consider taking action on Resolution No. 378-2021, approving HGAC Board Member Appointment for FY 2022. Mayor Haas reappointed Commissioner Beard as the Representative to the General Assembly of the HGAC and reappointed Commissioner BeMent as the Official Alternate to the General Assembly of the HGAC. Commissioner Drozd made the motion to approve Resolution No. 378-2021, approving HGAC Board Member Appointments for FY 2022. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

A30. Review and consider taking action on Resolution No. 379-2021, approving Board of Ethics and Compliance Board Members Appointments. Commissioner BeMent introduced the item stating in an effort to keep the continuity of the Board, past members applications were considered first. All applicants that reside in the City Limits were interviewed with a selected few from the ETJ. Commissioner Beard made the motion to approve Resolution No. 379-2021, approving Board of Ethics and Compliance Board Members Appointments with Commissioner Drozd seconding the motion. The vote was unanimous to approve.

A31. Review and consider taking action on Monthly Financial Report and Quarterly Investment Report. Finance Director Alderete provided a detailed analysis of the General Fund Revenues for sales tax, property taxes, service charges and license and permit fees. The expenditures were provided and a comparison of actual to budgeted. The summary of current investments for the 4th Quarter Fiscal Year 2021 was reviewed as well. Commissioner Beard made the motion to approve the Monthly Financial Report and Quarterly Investment Report. Commissioner Drozd seconded the motion, and the vote was unanimous to approve.

A32. Review and discuss next steps of the Comprehensive Master Plan Amendment. City Planner Jose Abraham reviewed this item and the stages since the amendment discussion was initiated in 2019. The three components that need to be reviewed is the Downtown Plan, Strategic Annexation Plan and the Mobility Plan. There was no action required, discussion only. The agenda item was closed.

A33. Review and consider taking action on approving the Citizens Participation Plan. City Manager Vela introduced the plan that requires the City's participation. ACM Christian has been involved with this process. Commissioner BeMent made the motion to approve the Citizens Participation Plan with Commissioner Drozd seconding the motion. The vote was unanimous to approve.

A34. Review and discuss Risk Rating 2.0 and the next steps. Former Congressman Pete Olson was present to review the new methods for the federal flood insurance rating. Mr. Olson explained the role of Hance Scarborough in assisting the City of Richmond as well as the costs involved. The effects to the citizens in Fort Bend County and the City were reviewed as well as the impending timeline. It was stated that the Risk Rating 2.0 does not impact the City, only the citizens. There was a question-and-answer period and the agenda item was closed.

A35. Excuse from Attendance at Regular City Commission Meeting. Commissioner Gaul was absent but it will be addressed at the November 2021 meeting.

A36. Consider taking action on requests for future agenda items.

- Discuss visioning at a retreat as it relates to how we can achieve a consensus going forward.

Commissioner Beard made the motion to request the discussion for the vision for the City and Comprehensive Master Plan to achieve a consensus. Commissioner BeMent seconded the motion, and the vote was unanimous to approve.

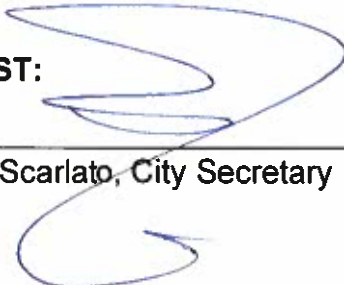
With no further business to discuss, Mayor Haas declared the meeting adjourned at 7:59 p.m.

APPROVED:



Becky K. Haas, Mayor

ATTEST:



Laura Scarlato, City Secretary