



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular Session on November 15, 2021, at 4:30 p.m.

Mayor Becky Haas proceeded to call the meeting to order at 4:30 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.

Agenda item A3. Presentations.

**Employee Recognition for Service with the City of Richmond.**

Clifton Holik. - 5 years of service – Utilities Field Operations Department.

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

**Proclamations:**

Men's Health Awareness Month, November 2021.

Mayor Haas read the proclamations encouraging citizens to be vigilant in their healthcare and to get tested early.

**A4. Mayor, City Commissioners and City Staff Announcements per Sec. 551.0415 of the Texas Government Code.**

11.19.21 Movie Night at Wessendorff Park  
11.21.21 Pecan Harvest Festival  
11.21.21 Baking Contest at the Festival  
11.21.21 Little Miss Pecan Contest at the Moore Home  
11.21.21 Car Show at the Festival  
12.03.21.& 12.04.21 Miracle on Morton and Annual Tree Lighting  
12.03.21 Farmers Market

The Candlelight Tours at the Fort Bend County Museum was added  
December 3, 4 10, and 11, 2021

**Agenda item A5. Public Comments.** No citizens were signed up to speak, the agenda item was closed.

**Agenda item A6. Update on the Fire Protection Agreement Analysis.**  
Finance Director Justin Alderete stated the analysis was performed due to a request from the Commission to review any discrepancies of rates. The study reviewed both the Extraterritorial Jurisdiction and within the City Limits. The Richmond Fire Department provides service to 60 square miles. The weighted average the Municipal Utility Districts pay per month for fire protection is \$14.17. The City receives payment for the unincorporated areas of the county. Director Alderete provided 5 approach strategies to equalize the discrepancies. There was a question and answer period and the agenda item was closed.

**Agenda item A7. CONSENT AGENDA**

There were no items pulled for discussion.

Commissioner Beard made the motion to approve the Consent Agenda items A7 (1-15), with Commissioner Drozd seconding the motion. The vote was unanimous to approve.

**REGULAR AGENDA**

**Agenda item A8. Review and consider taking action on Resolution No. 381-2021, appointment of Board Members to the Development Corporation of Richmond.**  
Commissioner Gaul provided the interview process giving priority to the positions currently serving on the Board. The top candidates were interviewed from a large pool of applicants and selections were made which are being recommended. Commissioner Gaul made the motion to approve Resolution No. 381-2021, appointment of Board Members to the Development Corporation as listed on the Resolution No. 381-2021.

Commissioner BeMent seconded the motion and the vote was unanimous to approve. The members as appointed are as follows:

Position 1	Kit Jones	11.15.21 – 11.30.23
Position 2	Joe Bonham	11.15.21 – 11.30.22
Position 3	Nancie Rain	11.15.21 – 11.30.23
Position 4	Tim Jeffcoat	11.15.21 – 11.30.22
Position 5	William Morefield	11.15.21 – 11.30.23

Agenda A9. Review and consider taking action on Resolution No. 382-2021, appointment of Board Members to the Parks and Recreation Board. It was indicated the same procedure that was used for Parks and Recreation was used as for the DCR Board. Commissioner Drozd stated the changes to the dates of the terms should be noted in the motion as amended. Commissioner BeMent made the motion to approve Resolution No. 382-2021, appointment of Board Members to the Parks and Recreation Board as listed on the Resolution No. 381-2021 as amended with regards to the terms. Commissioner Gaul seconded the motion and the vote was unanimous to approve. The members as appointed are as follows:

Position 1	Susan Farris	11.15.21 – 07.31.23
Position 2	Robert Haas	11.15.21 – 07.31.24
Position 3	Ruben Cortinas	11.15.21 – 07.31.23
Position 4	Barbara Johnson	11.15.21 – 07.31.24
Position 5	Veronica Torres	11.15.21 – 07.31.23
Position 6	Robert Hodge	11.15.21 – 07.31.24
Position 7	Pat Pittman	11.15.21 – 07.31.23
Alternate	David Pella	11.15.21 – 07.31.24

Agenda item A10, Review and consider taking action on Resolution No. 385-2021, Fort Bend Central Appraisal District Board of Directors Election Ballot for 2021-2022. City Manager Vela reviewed the annual requirement. There were five candidates and five positions with the chief appraiser nominating the candidates. It was stated by a Commissioner that he does not agree with the methodology. The Mayor requested a motion three times with no response. The motion died.

Agenda item A11, Review and discuss proposed Fort Bend County Municipal Utility District No. 251. City Planner Jose Abraham described the project as a unique concept promoting walkability. The significant issues of street congestion and the challenge of reduced space for utility placement were discussed. It was noted both concerns had been addressed since the last meeting. City Manager Vela stated the Fire Chief and Fire Marshal had reviewed the issues and all issues were resolved. There was a lengthy discussion with no action being taken.

Agenda item a12, Review and consider taking action on Resolution No. 383-2021, amending Resolution No. 365-2021 and restating conditional consent to the creation of Fort Bend County Municipal Utility District No. 251. City Attorney Gary Smith provided some guidance as to procedure and making a recommendation to approve A12 prior to A13. Commissioner Beard made the motion to approve Resolution No. 383-2021, amending Resolution No. 365-2021 and restating conditional consent to the creation of Fort Bend County Municipal Utility District No. 251. Commissioner Gaul seconded the motion and the vote was unanimous to approve. Attorney Smith and Attorney Richard Muller conversed to provide the amended language for the motion to be made.

Commissioner Beard made the motion with Commissioner Gaul seconding to reverse Agenda items A12 and A13. For less confusion, they are noted in chronological order for the minutes.

Agenda item A13, 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 provided the changes to identify two of the concerns in the Development Agreement. In response to a question from Commissioner BeMent, City Attorney Smith stated the Development Agreement provides the City and the Developer the certainty of what should happen. Scott Snodgrass, with The Edible Group, spoke on behalf of the Agrihood Development. There was a discussion that included the Developer's Attorney, Richard Muller stating the Development Agreement covers the entire boundaries of the district. It was stated, "The Developer will have a presubmittal consultation and the Developer will make a good faith effort to work with the City of Richmond". It was also stated and agreed to by the Developer as to the "Intent and Objective" of the Development Agreement. Commissioner Beard made the motion to approve Resolution No. 375-2021 approving a Development Agreement with 300 Acres LLC for land within the boundaries of the proposed Fort Bend Municipal Utility District No. 251 and amended as to - *Material Change* means by way of example, a change of more than 10% in the land area proposed for each land use (i.e. single-family residential, multifamily, commercial; agricultural, or recreational use; an increase in the number of residential lots by more than 10%, erecting a gate and making streets private, increasing the density of the development by more than 5%; and/or an increase to the number of major thoroughfares, and does not include, by way of example, minor changes such as a decrease in the number of residential lots, street and lot layout within the Tract, and/or relocation of detention or drainage or park facilities and to include a limitation on the rental of single family residential property. The consent provided by this Resolution is conditioned on the District's approval of the Strategic Partnership Agreement attached as Exhibit D to the Development Agreement related to the property proposed to be included in the District on or before February 15, 2022. If the District does not approve the Strategic Partnership Agreement by February 15, 2022, any election(s) called by the District in 2021 shall be voidable by the City. Commissioner

BeMent seconded the motion and the vote was unanimous to approve. Agenda item A14, Review and consider taking action on Ordinance No. 2021-26, adopting a Depository Policy. Finance Director Justin Alderete addressed the Commission. There was a discussion regarding a standard termination clause or a possible "out" in five years. Commissioner Drozd made the motion to approve Ordinance No. 2021-26, adopting a Depository Policy with Commissioner Gaul seconding the motion. The vote was unanimous to approve.

Agenda item A15, Review and consider taking action on the first reading of Resolution No. 384-2021, to approve installation of a mural for Mercy Goods. Economic Development Director Jerry Jones stated the mural was previously approved by the Development Corporation of Richmond "DCR". The price has increased since the beginning of the project back in March of 2020 by \$1,500. The maintenance responsibility was discussed being Mercy Goods, St Johns United Methodist Church which owns the property, or the City of Richmond. Zach Lambert, director of Mercy Goods was present to field questions. It was stated a future policy needs to be established and brought before DCR and the Commission. City Manager Vela stated staff is currently working with the Finance Department and the policy will be consistent with other funding policies. Commissioner Gaul made the motion to approve the first reading of Resolution No. 384-2021, approving the installation of a mural for Mercy Goods. Commissioner BeMent seconded the motion and the vote was as follows:

Commissioner Terry Gaul - Favor  
Commissioner Barry Beard – Against  
Commissioner Carl Drozd – Favor  
Commissioner Alex BeMent – Favor

The motion passed and the agenda item was closed.

Agenda item A16, Review and consider taking action on the Logo and Brand name for the Development Corporation of Richmond. Executive Director Jerry Jones stated the DCR had approved the proposed logo and new brand name of Develop Richmond to better identify with the City and City logo of the bridge. The possibility of the bridge being replaced was mentioned with City Manager Vela stating the bridge or some component would possibly be moved to Wessendorff Park. Commissioner Drozd made the motion to approve the Logo and Brand name for the Development Corporation of Richmond with Commissioner Gaul seconding the motion. The vote was unanimous to approve.

Agenda item A17, Introduction of our Strategic Planning Facilitator, Lyle Sumek. City Manager Vela introduced Mr. Sumek who joined the meeting via Zoom. Mr. Sumek provided his background and goal for the workshop being to drive the City into the

future. A five year plan will be developed in order to get the City to a destination with a policy agenda and a management agenda. There was a brief discussion with everyone looking forward to meeting and working with Mr. Sumek. No action was taken.

Agenda item A18, Excuse from Attendance at Regular City Commission Meeting. Commissioner Gaul was excused from the October 18, 2021 Meeting due to an eye injury. Commissioner Beard made the motion to approve the absence of Commissioner Gaul with Commissioner Drozd seconding the motion. The vote was unanimous to approve.

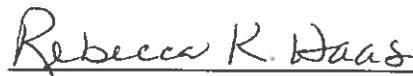
Agenda item A19, Consider taking action on requests for future agenda items.

- Fort Bend Subsidence District replacement for Karl Baumgartner, the representative for the City of Richmond that is stepping down.
- Discussion on time lines of bond sales.

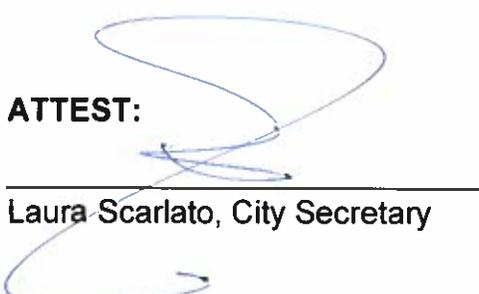
Commissioner Beard made the motion to approve the two items as recommended for future agenda items. Commissioner BeMent seconded the motion, and the vote was unanimous to approve.

With no further business to discuss, Mayor Haas declared the meeting adjourned at 7:06 p.m.

**APPROVED:**

  
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Becky K. Haas, Mayor

**ATTEST:**

  
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Laura Scarlato, City Secretary