



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in a Special/Workshop Session on December 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  
Terri Vela, City Manager  
Howard Christian, Assistant City Manager "ACM"  
Gary Smith, City Attorney  
Laura Scarlato, City Secretary

Agenda item A1-A5 was not discussed.

Agenda item A6. Update on the upcoming Bond Issuance with Timeline

Finance Director Justin Alderete led the discussion and fielded questions from the Commission. The approval of the sale of bonds does not obligate the City to the Capital Projects, but there is limited flexibility. Commissioner Beard had several questions about the capital funded projects.

Agenda item A12. CONSENT AGENDA

Commissioner Beard pulled A12. (3) (7) and (8), discussed (5) as well.

A12 (3). Police Department. It was asked if there is an accepted criteria for rating the City against peer cities as to being a "Safe City". Chief Craig stated there is not a standard scale to measure the safety of cities and determine the rank. It will be researched. The map reflecting hot spots for crashes appears to be the same from month to month. It was asked what the plan to remedy these hot spots. Chief Craig stated in the short term he is tasking officers to patrol and spend additional time in these

areas. In the long term, the plan is to develop a safety plan, make these areas direct enforcement areas and determine specific times of the crashes.

A12 (5) Finance Department. Finance Director Alderete stated the sales tax anomalies that the City receives is being monitored and a separate ledger is maintained.

A12 (7) Public Works Department. ACM Howard Christian responded to surface water production having excess capacity that is not used. The City receives credit for the over and above that is produced. The GLO grant status is pending due to adopting the Federal Procurement Policy. It was stated that once the notice was given on the Wayside Horns, the railroad replied with a request for a 60-day notice. The requirement is a 21-day notice, but the railroad is asking for 60.

A12 (8) Planning Department. City Planner Jose Abraham stated that political signage is guided by the Unified Development Code (UDC) and what the state of Texas allows for displaying signs. The Code Enforcement Department, UDC and the state are all in sync.

## **Regular Agenda**

Agenda item A13. Review and consider taking action on Resolution No. 386-2021, appointment of Board Members to the Richmond Historical Commission  
There was a brief discussion regarding the interview and nomination process. Ben Mund was asked to interview for Zoning Board of Adjustment although he had signed up for Planning and Zoning. Mr. Mund qualified for both, and the Zoning Board of Adjustment did not have enough applicants. The two boards that had very few qualified applicants were mentioned, Construction Board of Adjustments and Appeals and Electrical Board of Adjustments and Appeals. Robert Haas offered a history of the two boards.

Agenda items A14 and A15. There was no discussion.

Agenda item A16. Review and consider taking action on Resolution No. 389-2021, appointment of Board Member to the Fort Bend Subsidence District. City Manager Terri Vela indicated that Karl Baumgartner resigned before his term ending in January 2023. It was confirmed by City Attorney Gary Smith that the Board Member is required to live in the city limits because the language in the statute that created the district states, "from the mayor's city". It is the responsibility of the Mayor to appoint the member. The Mayor indicated that Carlos Garcia would like to become more involved.

At this time, 10:27 a.m. the Mayor adjourned to Executive Session, as authorized by Texas Government Code, Section 551.074, Personnel Matters

The Executive Session reconvened into open session at 11:07 a.m.  
A discussion was held regarding the agenda item.

Agenda item A17. Review and discuss proposed changes to the Substandard Structure Ordinance and Junk Vehicle, Mowing, Trash Removal and other Nuisance Ordinances.

There was a lengthy discussion regarding the proposed changes to the ordinance. Several suggestions were made regarding swimming pools, trees and sidewalks.

Agenda item A18. Review and consider taking action on Resolution No. 390-2021, selecting a grant administrator to assist the City in its administration of funding from the U.S. Department of Treasury for the American Rescue Plan Act of 2021. There was a brief discussion. Staff was complimented on a good evaluation process.

Agenda item A19. Review and discuss taking action on Resolution No. 391-2021, provide notice of Intent to issue Certificates of Obligation Bonds. Finance Director Alderete stated the resolution is a requirement to direct the City Secretary to publish the notice of sale. Finance Director Alderete fielded questions and addressed the addition of a second fire truck. City Manager Vela stated the replacement of apparatus is based on maintenance records. There was a lengthy discussion of reuse water and the benefits of ordering two fire trucks at this time.

Agenda item A20. Review and consider taking action on Resolution No. 392-2021, providing a notice of intent to reimburse the City for any cost incurred prior to the sale of bonds for capital projects. Finance Director Alderete provided the specifics and there was no discussion.

Agenda item A21. Review and consider taking action on Resolution No. 393-2021, adopting a Federal Procurement Policy. The resolution is needed to comply with 2 CFR Sec. 200.317—327 and Appendix II of Part 200. There was no discussion.

Agenda item A22. Review and consider taking action on Resolution No. 394-2021, Interlocal Cooperation Agreement for the Collection of Taxes with Fort Bend County Tax Assessor/Collector. City Manager Vela stated the agreement is one that the City has done with the county for the past 20 years. One change was addressed in Section 4.02. There was a brief discussion.

Agenda item A23. Review and discuss Ordinance No. 2021-31, Reclaimed Water Agreement with MUD No. 215, Veranda. There was a discussion with City Manager Vela stating the City would reach out for guidance from Tom Sage, Bond Counsel.

Agenda item A24. Review and consider taking action on Ordinance No. 2021-27, rezoning an approximate 45.135-acre tract of land from Business Park (BP) to General Residential (GR) and to the extent the zoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located along F.M. 2218 at Wall Street, south of Wal-Mart. The property has been annexed into the City limits; the rezoning is the next step to adhere to the Future Land Use Plan. It was requested that the steps be combined at the time of the annexation.

Agenda item A25. Review and consider taking action on Ordinance No. 2021-28, rezoning an approximate 1.7709-acre tract of land from Suburban Residential (SR) to General Commercial (GC) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Master Plan, to provide for an amendment thereto. The subject site is located at the northern corner of F.M. 762 (Thompson Road) and Circle Oak Parkway intersection. City Planner Abraham stated that if a property has no zoning designation at the time of annexation, the property automatically assumes the zoning of the Future Land Use Plan. There was a brief discussion.

Agenda item A26. Review and consider taking action on Ordinance No. 2021-29, adopting text amendments to the Unified Development Code to include certain changes to fence regulations. The specific sections to be amended includes:

1. Section 5.2.101, Fences and Walls;
2. Section 6.3.311, Fence Permit;
3. Chapter 7, Measurements and Words.

No discussion.

Agenda item A27. Review and consider taking action on Ordinance No. 2021-30, adopting text amendments to the Unified Development Code parking requirements and standards. The proposed changes primarily pertain to allowance of on-street parking within OT, Old Town District. The specific section to be amended includes:

1. Section 4.2.103, Alternatives of Modifications to Required Parking.

No discussion.

Agenda item A28. Review and consider taking action on the first reading of Resolution No. 395-2021, authorizing the expenditure of funds by the Development Corporation of Richmond for a hotel/convention center project. City Manager Vela stated that the Development Corporation requires two readings to allow the funds to be spent. The Memorandum of Understanding has been approved. There was a brief discussion.

Agenda item A29. Review and consider taking action on Resolution No. 396-2021, approving the Groundwater Reduction Plan Participation Agreement with Aqua Texas, Inc. for Shadow Grove subdivision. City Manager Vela stated the resolution would allow the company to participate in the Groundwater Reduction Plan. There was a lengthy discussion.

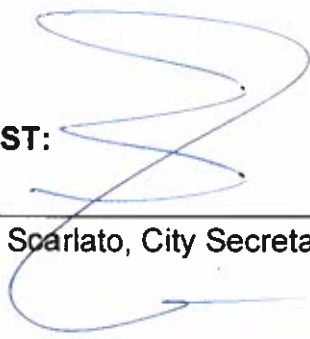
Agenda item A30 and A31 were not discussed.

With no further business to discuss, Mayor Haas declared the meeting adjourned at 12:18 p.m.

**APPROVED:**

  
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Becky K. Haas, Mayor

**ATTEST:**

  
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Laura Scarlato, City Secretary