



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular Session on January 18, 2022 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. Mayor Haas led the pledges.

Agenda item A3. Employee Recognition for Service with the City of Richmond:

- Devlin Campbell – 5 Years – Facility Department.
- Evan Pinales – 5 Years – Fire Department.
- Hunter Winkelmann – 5 Years – Fire Department.

All honorees were present and photographed with Mayor Haas. Congratulations to all.

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

- Commissioner Beard commended the Keep Richmond Beautiful team for how beautiful the flower beds are at the City Hall Annex.

Agenda item A5. Public Comments.  
Deferred to speak at Agenda item A12.

Agenda item A6, Presentation on Homestead Exemption.

Finance Director Justin Alderete provided the presentation for the over 65 and homestead exemptions requested by Mayor Haas. The timeline for adoption would need to be prior to July 1, 2022. The current exemption is \$6000 for over 65 individuals. It was requested that a comparison between peer cities be provided. It was stated to avoid an amount that would be a marginal relief to the citizens but a detriment to the City. There was a brief discussion, and the agenda item was closed.

Agenda item A7, Presentation on upcoming Fee Resolution with Timeline.

The presentation was provided jointly by Finance Director Alderete and Fire Marshal Chris Legington. It was stated that compared to peer cities, Richmond's fees are much lower. If the new fee structure is added, it will add \$44,000 to the budget. Fees for new construction, reinspection fees and fire protection fees are being reviewed. The increases would provide a safer environment for citizens. Following a brief discussion, the agenda item was closed.

Agenda item A8, Update of the upcoming Bond Issuance with Timeline.

Director Aldrete asked for feedback on the reuse agreement and the Fire Department request. The current interest rate is at two percent and is forecast to increase. It was stated that if only one fire truck is purchased, another will need to be purchased the following year. The reuse project is presented on a take or pay basis. There was a discussion with Commissioner BeMent asking the amount of closing costs expense in the event the take or pay agreement cannot be obtained. The agenda item was closed.

Agenda item A9, Review and consider taking action on Ordinance No. 2021-31, Reclaimed Water Agreement with MUD No. 215 Take or Pay Provision with Veranda. Assistant City Manager (ACM) Howard Christian reviewed the Reclaimed Water Agreement. There was discussion as to the terms of the Take or Pay Provision. The agenda item was closed.

Agenda item A10. Public Hearing to receive comments for or against a Strategic Partnership Agreement with Municipal Utility District No. 251.

There were no comments or discussion, the agenda item was closed.

Agenda item A11, Review and consider taking action on Resolution No. 398-2022 approving and authorizing a Strategic Partnership Agreement with Fort Bend County Municipal Utility District No. 251.

City Manager Vela introduced the resolution and discussed the agreement provisions. It was stated that it was genius how the agreement was structured which was directed to Finance Director Alderete and staff. Commissioner Beard made the motion to approve Resolution No. 398-2022 approving and authorizing a Strategic Partnership Agreement with the Fort Bend County Municipal Utility District No. 251. Commissioner BeMent seconded the motion, and the vote was unanimous to approve.

Agenda item A12, Public Hearing to receive comments for or against a request by the Fleming family to rename the section of 10<sup>th</sup> Street, which is part of the FM 762/10<sup>th</sup> Street extension and improvement project to Arizona Fleming Street.

- Robert Haas ~ 1716 Magnolia Lane ~ Richmond, Texas  
Mr. Haas made note that he is for the name change but needs to be a proper form. Possibly change the existing Fleming Street name or consider an alternative to avoid confusion.

Agenda item A13, Staff update on a request by the Fleming family to rename the section on 10<sup>th</sup> Street, which is part of the FM 762/10<sup>th</sup> Street extension and improvement project to Arizona Fleming Street.

City Manager Vela and City Planner Abraham provided an update stating the request had been reviewed by the Planning and Zoning Commission. The requirement is to receive consent from 80% of the property owners. The possibility of the conflict with the existing Fleming Street is a concern. The consensus was the request or decision is premature. There was a brief discussion, and the agenda item was closed.

Agenda A14, Consent Agenda.

No discussion for this item as it was discussed this morning at the workshop. Commissioner Drozd made the motion to approve the Consent Agenda A14. (1-12). Commissioner Gaul seconded the motion, and the vote was unanimous to approve.

Agenda item A15, Review and consider taking action on the Quarterly Monthly Financial Report and Quarterly Investment Report.

Finance Director Alderete stated the revenue collections are higher than the budgeted amount. Property tax collections are lower but there is a timing issue but it is expected to receive more as the delinquent date is February 1<sup>st</sup>. Expenditures in the salaries category are trending lower due to salary savings from vacancies. The utility fund is trending as expected. The Quarterly Investment Report was presented and discussed. Commissioner Beard made a motion to approve the monthly Financial Report and

Quarterly Investment Report. Commissioner BeMent seconded the motion and the vote was unanimous to approve.

Agenda item A16, Review and consider taking action on Resolution No. 389-2021, appointment of Board Member to the Fort Bend Subsidence District.

Commissioner Beard made the motion to postpone Resolution No. 389-2021, appointment of Board Member to the Fort Bend Subsidence District. Commissioner Drozd seconded the motion, and the vote was unanimous to approve.

Agenda item A17, Review and consider taking action on Ordinance No. 2022-01, adopting Article V "Vacant Commercial Structures" of Chapter 22 "Nuisances" of the City Code to provide regulations for the registration of vacant commercial structures.

City Manager Vela introduced the item and Assistant Building Official Scott Fajkus stated the collaboration of several departments has given staff the opportunity to enter vacant buildings and do annual inspections. It was requested to define "vacant" more clearly. There was no action taken on this item, therefore it was closed.

Agenda item A18, Review and consider taking action on Ordinance No. 2022-02, amending Section 22-19 "Definitions and Applicability" relating to junked vehicle in the City Code.

A redline version will be forwarded to the Commission for review. There was no action taken on this item, therefore it was closed.

Agenda item A19, Review and consider taking action on Ordinance No. 2022-03, amending Article IV "Weeds and Rubbish" of Chapter 22 "Nuisances of the City Code to rename the Article and amend provisions related to public nuisances.

City Manager Vela introduced the ordinance and changes being suggested. Commission cautioned not to adopt something that will not be enforced. There was no action taken on this item, therefore it was closed.

Agenda item A20, Review and consider taking action on Ordinance No. 2022-04, amending Article II "Quasi-Judicial Enforcement of Health and Safety Ordinances," of Chapter 1 "General Provisions," of the City Code to authorize the Building and Standards Commission to serve as the appeals board for the technical codes and the electrical code and providing other amendments relating to procedures relating to substandard structures and the Building and Standards Commission. City Manager Vela introduced the ordinance and proposed changes. The Commission suggested the language be revised to flow better and revise the descriptions to be more specific. There was no action taken on this item, therefore it was closed.

Agenda item A21, Review and consider taking action on Ordinance No. 2022-05, amending Section 32-19.3 of the City Code regulating the placing of the things that may obstruct sight along streets.

A redline version will be provided to Commission for review. There was a brief discussion, and the agenda item was closed with no action.

Agenda item A22. Review and consider taking action on Ordinance No. 2022-06, amending Chapter 6 “Animals” of the City Code to provide regulations relating to the care and control of animals.

Based on current changes to the laws regarding animals, amendments need to be made to the ordinance. A redline version will be provided to Commission. There was no action taken on this item, therefore it was closed.

Agenda item A23, Review and consider taking action on Resolution No. 399-2022, Interlocal Cooperation Agreement for the Election Service with Fort Bend County Elections Office.

City Manager Vela provided the background in that the City contracts every year with Fort Bend County with an interlocal agreement to provide elections services for the two Commissioner positions on May 7, 2022. There are two locations provided for the citizens, Richmond Water Maintenance Facility, and the George Library. Commissioner Drozd made the motion to approve Resolution No. 399-2022, Interlocal Cooperation Agreement for the Election Service with Fort Bend County Elections Office. Commissioner Gaul seconded the motion, and the vote was unanimous to approve.

Agenda item A24, Review and consider taking action on Ordinance No. 2022-07, calling a general election for the purpose of electing a Commissioner to Position 2 and electing a Commissioner to Position 4.

City Manager Vela reviewed the ordinance and provided the time frame for registering as a candidate to run for the two positions as 01.19.22 – 02.18.22. The current Commissioners holding Position 2, Barry Beard and Position 4, Alex BeMent abstained from the discussion and vote to avoid the perceived conflict of interest. Commissioner Drozd made the motion to approve Ordinance No. 2022-07, calling a general election for the purpose of electing a Commissioner to Position 2 and electing a Commissioner to Position 4. Commissioner Gaul seconded the motion, and the vote was as follows:

|                         |            |
|-------------------------|------------|
| Mayor Becky Haas        | <u>For</u> |
| Commissioner Carl Drozd | <u>For</u> |
| Commissioner Terry Gaul | <u>For</u> |

Agenda item A25, Review and consider taking action on the second reading of Resolution No. 395-2021, authorizing the expenditure of funds by the Development Corporation of Richmond for a feasibility study for a hotel/convention center project.

City Manager Vela introduced however there was no discussion. Commissioner Beard made the motion to approve the second reading of Resolution No. 395-2021, authorizing the expenditure of funds by the Development Corporation of Richmond for a feasibility study for a hotel/convention center project. Commissioner Drozd seconded the motion, and the vote was unanimous to approve.

Agenda item A26, Review and consider taking action on an Amending Plat – OSP NW 359 Reserve “A” – 4.3164 acres of land – 1 Block – 0 Lots – 1 Reserve. The subject site is located on the west side of Mason Rd and south of the Richmond Fire Station 3.

City Planner Abraham provided the background for the plat amendment. There was a brief discussion regarding the elevation and drainage concerns. Commissioner Drozd made the motion to approve Amending Plat – OSP NW 359 Reserve “A” – 4.3164 acres of land – 1 Block – 1 Reserve with conditional approval that the elevation of neighboring properties are not affected. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A27, Review and consider taking action on a Partial Replat – Winston Terrace Section One Partial Replat of Lot 7, Block 3 – 0.212 acres of land – 1 Block 1 Lot – 0 Reserves. The subject site is located along Burnet Street within Winston Terrace residential subdivision.

City Planner Jose Abraham stated the entire site is located on three lots to the west from the northern corner of Winston Drive and Burnet Street. Commissioner BeMent made the motion to approve the Partial Replat – Winston Terrace Section One Partial Replat of Lot 7, Block 3 – 0.212 acres of land – 1 Block 1 Lot – 0 Reserves with the condition that the applicant provide metes and bounds description of the proposed Lot 7A as depicted by the proposed partial replat of Lot 7, Block 3 Winston Terrace, Section 1 by McKim and Creed Job No. 08734-002 dated December 20, 2021. Commissioner Drozd seconded the motion, and the vote was unanimous to approve.

Agenda item A28, Review and consider taking action on Resolution No. 400-2022 regarding consent of 29.422 acres of land into Pecan Grove Municipal Utility District.

There was a lengthy discussion, with City Attorney Gary Smith fielding the questions. City Manager Vela stated there is currently an administration building and a park on

this property. It was stated that not approving potentially limits the city's ability to annex that tract at a later time. There are both pros and cons.

- Steve Crow ~ 2411 Hopewell Court ~ Richmond, Texas 77406  
Was present to answer questions on behalf of Pecan Grove.

Commissioner BeMent made the motion to approve Resolution No. 400-2022 regarding the consent to annex 29.422 acres of land into the Pecan Grove Municipal Utility District. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A29. Excuse from Attendance at Regular City Commission Meeting. There were no absences to consider.

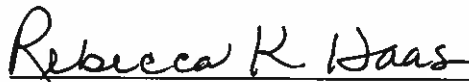
Agenda item A30. Consider taking action on requests for future agenda items.

Mayor Haas requested action be taken regarding the Homestead Exemption and over 65 exemptions.

Commissioner BeMent made the motion to approve the future items suggested for the next meeting with Commissioner Beard seconding the motion. The vote was unanimous to approve.

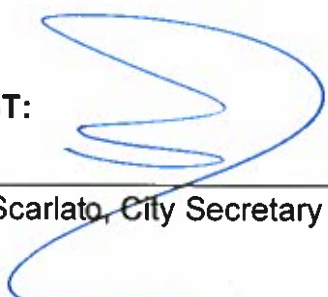
With no further business to discuss, Mayor Haas declared the meeting adjourned at 6:54 p.m.

**APPROVED:**



Becky K. Haas, Mayor

**ATTEST:**

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Laura Scarlato, City Secretary