



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular Session on February 21, 2022, at 4:30 p.m.

Mayor Becky Haas proceeded to call the meeting to order at 4:29 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

- ❖ City Manager Terri Vela had to leave the meeting at 6:30 p.m., at that time ACM Howard Christian served as City Manager.

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:

- Jose Abraham – 5 Years – Planning Department.
- Angelica Galvan – 5 Years – Municipal Court Department.

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

A proclamation was read by the Mayor Honoring Fort Bend County Commissioner Precinct 1, Commissioner Vincent Morales.

Commissioner Morales was present to receive the Proclamation and was gracious as always.

A proclamation was read honoring Black History Month focusing on the African American citizens and employees of the City of Richmond.

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

City Manager Vela announced Safe Harbor Days on March 24<sup>th</sup> and March 31 for individuals to pay their outstanding warrants with not threat of being arrested.

Agenda item A5. Public Comments.

There were no citizens signed up to speak therefore, the agenda item was closed

Agenda item A6, Presentation on Homestead Exemption.

Finance Director Justin Alderete provided the presentation based on prior feedback focusing on the local homestead exemption and/or over 65 exemptions. Commissioner Gaul presented what the Audit Committee recommended. It was stated if you add exemptions, the City will most likely need to raise the tax rate. The impact per home based on last year's tax roll would be \$34 with the impact to the City budget being \$54,000. Commissioner Drozd stated a homestead exemption at this time is premature.

Agenda item A7a, Update on the upcoming Bond Issuance.

City Manager Vela stated the City still has time to reduce or reallocate. The Commissioners all agreed with the flexibility to reallocate and the current low interest, in favor of moving forward.

Agenda item A7b, Update from GFL (Green for Life) waste haul and recycling and recycling program.

City Manager Vela stated GFL would like to present a six-month update since being awarded the contract. Tony Emilio, Matt Cartier, and Suzanne Haboush were all present to address the Commission with Mr. Emilio speaking and fielding questions. GFL took over August 1, 2021 servicing 4,464 homes. The company has had a 99.873% success rate of resolving the service calls. The number of calls has drastically declined/improved since the transition period. It was stated that Richmond staff has been one of the easiest to work with and this was one of the smoothest transitions GFL has had. There were various questions regarding commercial dumpsters and recycling.

It was commented how courteous and professional the drivers have been. Assistant City Manager Christian stated everything has been great.

Agenda item A8, Consent Agenda.

No items were pulled for discussion. Commissioner Beard made the motion to approve Consent Agenda A8. (1) – (14) with Commissioner Gaul seconding the motion and the vote was unanimous to approve.

Commissioner BeMent made note of the Commission meeting being held on March 28, 2022 versus March 21, 2022.

Agenda item A9, Review and consider taking action on Ordinance No. 2022-08, granting a petition for inclusion of an approximate 234.872-acre tract of land (less approximately 83 acres of the subject tract is currently within City of Richmond ETJ). The subject tract is proposed to be developed as a mixed-use development called Agrihood and is out of the Jane Wilkins Survey Abstract No. 96 and Jesse H. Cartwright Survey, Abstract No. 16 and is located between Harlem Road and Grand Parkway, south of Owens Road.

There was no discussion for agenda item A9. Commission BeMent made the motion to approve Ordinance No. 2022-08, granting a petition for inclusion of an approximate 234.872 acre tract of land (less approximately 83 acres of the subject tract is currently within City of Richmond ETJ). Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A10, Review and consider taking action on a Final Plat and associated Plat Variance – Veranda Section 35 – 17.40 acres of land – 3 Blocks – 90 Lots – 3 Reserves. The subject site is located within the Veranda Master Planned Community, and along Richmond Parkway and abuts the Huntington Senior Living that is currently under construction to the east.

There was no discussion for agenda item A10. Commissioner Gaul made the motion to approve a Final Plat and associated Plat Variance – Veranda Section 35 – 17.40 acres of land – 3 Blocks – 90 Lots – 3 Reserves. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A11, 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 for registration of and regulations for the vacant commercial structures.

The Commission had no additional comments from this morning but stated the suggestions would be provided to the City Manager for inclusion in the language.

Commissioner BeMent made the motion to defer to the City Manager to include Ordinance No. 2022-01 at a future meeting. Commissioner Drozd seconded the motion, and the vote was unanimous to approve.

Agenda item A12, Review and consider taking action on Ordinance No. 2022-02, amending Article II “Wrecked, Junked and Inoperative Motor Vehicles,” of Chapter 22 “Nuisances” of the City Code relating to junked vehicles in the City Code.

The Commission had no additional comments from this morning but stated the suggestions would be provided to the City Manager for inclusion in the language. Commissioner BeMent made the motion to defer to the City Manager to include Ordinance No. 2022-02 at a future meeting. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A13, 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.

The Commission had no additional comments from this morning but stated the suggestions would be provided to the City Manager for inclusion in the language. Commissioner BeMent made the motion to defer to the City Manager to include Ordinance No. 2022-03 at a future meeting. Commissioner Beard seconded the motion, and the vote was unanimous to approve

Agenda item A14, 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.

The Commissioners found the language to be acceptable with no discussion. Commissioner Beard made the motion to approve 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. Commissioner Drozd seconded the motion, and the vote was unanimous to approve.

Agenda item A15, Review and consider taking action on Ordinance No. 2022-05, amending Section 32-19.3 of the City Code regulating the placing of things that may obstruct sight along streets.

The Commissioners found the language to be acceptable with no discussion. Commissioner Beard made the motion to approve Ordinance No. 2022-05, amending Section 32-19.3 of the City Code regulating the placing of things that may obstruct sight along streets. Commissioner Drozd seconded the motion and the vote was unanimous to approve.

Agenda item A16, 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 including provisions related to dangerous dogs.

The Commission had no additional comments from this morning but stated the suggestions would be provided to the City Manager for inclusion in the language. Commissioner BeMent made the motion to defer to the City Manager to include Ordinance No. 2022-06 at a future meeting. Commissioner Beard seconded the motion, and the vote was unanimous to approve

Agenda item A17, Review and consider taking action on the Racial Profiling Report.

Police Chief Jeff Craig stated that law enforcement has a policy that prohibits traffic and motor vehicle stops based on race. It was noted that there were zero complaints made in 2021 against the Richmond Police Department. The report identifies 13 tier two data collection categories of individuals stopped to include gender, race/ethnicity, reason for the stop and the result of the stop. Each category was reviewed, and data provided. Commissioner Beard made the motion to *accept* the Racial Profiling Report with Commissioner Gaul seconding the motion. The vote was unanimous to *accept*.

Agenda item A18, Review and consider taking action on Ordinance No. 2021-31. Reclaimed Water Agreement with MUD No. 215 Take or Pay Provision with Veranda.

City Manager Vela introduced stating Municipal Utility District 215 had accepted all terms. Commissioner Beard stated it would be helpful to know these items are for information only and that no action is needed. The agenda item was closed.

Agenda item A19, Review and discuss Ordinance No. 2022-09, revisions to MUD No. 215 (Veranda) Water and Wastewater Agreement.

City Manager Vela provided the revisions and the stated the information is for communication purposes only and no action is necessary.

Agenda item A20, Review and consider taking action on Resolution No. 401-2022, consent to include additional 10 acres to Fort Bend County Municipal Utility District No. 145.

There was a lengthy discussion with questions regarding the request for inclusion of the 10 acres adjacent to Rio Vista into the MUD. Commissioner Beard made the ***motion to take no action*** with Commissioner BeMent seconding the motion. The vote was unanimous to approve.

Agenda item A21, Review and consider taking action on granting an electric easement to Centerpoint, said easement is located along a portion of the east line of the wastewater treatment plant site off of Williams Way.

City Manager Vela provided the details of both agenda items A21 and A22, both items were discussed simultaneously. The Commissioners expressed concerns and provided feedback. Mayor Haas requested a motion; no motion was made, and the item failed for lack of a motion. No action was taken for Agenda item A21 or A22.

Agenda item A22, Review and consider taking action on Ordinance No. 2022-10, granting a petition for inclusion of an approximate 17.49-acre tract of land in the City of Richmond's Extraterritorial Jurisdiction (ETJ). The subject tract is located at 5439 FM 762, in the Joseph Kuykendall League, Abstract 49, Richmond, Fort Bend County, Texas, immediately east of and adjacent to the City's wastewater treatment plant.

City Manager Vela provided the details of both agenda items A21 and A22, both items were discussed simultaneously. The Commissioners expressed concerns and provided feedback. Mayor Haas requested a motion; no motion was made, and the item failed for lack of a motion. No action was taken for Agenda item A21 or A22.

Agenda item A23, Mayor announces appointment of Richmond's Board Member to represent the City on the Fort Bend County Subsidence District.

Mayor Haas Appointed Michael Scherer to represent the City of Richmond on the Fort Bend County Subsidence District.

Agenda item A24, Review and consider taking action on Ordinance No. 2022-12, approving a Homestead Exemption.

There was no further discussion. Commission Gaul made the motion to approve Ordinance No. 2022-12, approving a 1 ½% Homestead Exemption with a \$5,000 cap. Commissioner Beard seconded the motion, and the vote was as follows:

Commissioner Gaul	For
Commissioner Beard	For
Commissioner Drozd	Against
Commissioner BeMent	Against
Mayor Haas	For

Mayor Haas thanked everyone for the passing of the exemption.

Agenda item A25, Review and consider taking action on the replacement of a generator for the Ransom Road water plant due to weather event.

ACM Christian provided the specifics of the replacement with the current generator being over 40 years old. There was a brief discussion with questions and concerns being addressed. Commissioner Beard made the motion to approve the replacement of a generator for the Ransom Road water plant due to a weather event. Commissioner Gaul seconded the motion, and the vote was unanimous to approve.

Agenda item A26, Review and discuss strategy and timeline for request from Hillcrest Estates Homeowners Association for the turnaround at the west end of Hillcrest Drive.

Commissioner Gaul abstained from any conversation as his residence is on Hillcrest Drive. There was a brief discussion with City Attorney Gary Smith and ACM Christian providing feedback to the Commission. There was no action taken on this item.

Agenda item A27, Review and consider taking action on the Comprehensive Annual Finance Report (CAFR) for Year Ending September 30, 2021.

John Manning, Pattillo, Brown and Hill, L.L.P. was online to present the Independent Auditor's Report of the financial statements for the City of Richmond. It was stated the City of Richmond, City Commission and Staff are good stewards of taxpayer's funds. Thanks, and congratulations were given to City Manager Vela, Finance Director Justin Alderete and Commissioner Gaul. Commissioner Beard made the motion to **accept** the Comprehensive Annual Finance Report for Year Ending September 30, 2021. Commissioner Gaul seconded the motion, and the vote was unanimous to approve.


Agenda item A28, Excuse from Attendance at Regular City Commission Meeting. There were no absences to excuse.

Agenda item A29, Consider taking action on requests for future agenda items.

- Commissioner Gaul requested an analysis of the use of fire trucks on medical emergency calls (EMS) as to the wear and tear. Is there a more efficient use of equipment.
- Commissioner Beard requested a discussion of residential rental property registrations.

With no further business to discuss, Mayor Haas declared the meeting adjourned at 7:12 p.m.

**APPROVED:**

  
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Becky K. Haas, Mayor

**ATTEST:**

  
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Laura Scarlato, City Secretary