



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 9:00 a.m.

Mayor Becky Haas proceeded to call the meeting to order at 9:00 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 – via Zoom  
Laura Scarlato, City Secretary

Agenda items A2- A5 were passed over, the meeting started with Agenda item A6

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.

Proclamations:

- Fort Bend County Commissioner Precinct 1, Commissioner Vincent Morales
- Black History Month

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

Agenda item A5. Public Comments.

Agenda item A6, Presentation on Homestead Exemption. No Discussion

Agenda item A7, Update on the upcoming Bond Issuance. No Discussion

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

City Manager Vela stated it has been six months since GFL became the new garbage provider. GFL requested to obtain feedback from the Commission and discuss a possible larger roll-off type recycling program. There will be Code Enforcement issues possibly but would like to discuss this afternoon.

Agenda item A8, Consent Agenda.

Mayor Haas requested items to be pulled for discussion from the Consent Agenda.

Commissioner Gaul pulled A8. (13)

Commissioner Beard pulled A8 (2), (3), (4), (6), (7), (8), (10), (13)

Commission Drozd pulled nothing

Commissioner BeMent pulled nothing

A8. (2) Fire Department Report

Commissioner Beard stated that the majority of the calls are at Fire Station 2 and 3. Chief Mike Youngblood indicated that most calls are outside of the city limits due to mutual aid service agreements. It was requested to have an analysis done of the costs to maintain stations 2 and 3.

A8. (3) Police Department Report

Commissioner Beard inquired the definition of larceny. Chief Craig defined larceny as basic theft, such as shoplifting at Wal-Mart. Comments were made regarding Beat 10 which is Officer Christian Wertheimer's area, the Commission appreciates the stories and comments.

A8. (4) Municipal Court Report

Commissioner Beard expressed the desire to reduce the outstanding warrants to less than 4000. City Manager Vela stated the City will be participating in Safe Harbor Day which will hopefully allow people to pay their warrants. It has been a successful program in the past. The City is working with Rosenberg and will be advertising on billboards, social media and other outlets.

A8. (6) Finance Department Report

Finance Director Justin Alderete explained that when the City decides to sell bonds or use cash, the cash position is examined. The ability to repay, bond rating and 90 day emergency fund are

also reviewed. Commissioner Drozd stated that the Commission needs to always stay open to opportunities that may arise that may not have been budgeted for and allow staff to take advantage of those opportunities and manage the operational side.

#### A8. (7) Public Works Report

There was a discussion that the majority of the parks budget is allocated to the George Park. Thousands of people utilize the George Park that are not citizens or Richmond or even the ETJ. The City needs to capitalize on those visitors. City Manager Vela stated that the City is working with the league presidents to form partnerships during softball tournaments to encourage patronizing the local hotels and restaurants. ACM Christian stated the park use agreements are currently being revamped as they are outdated.

There was mention of the Richmond South WWTF. Mayor Haas stated great job on the CDBG-MIT award from the Texas General Land Office (GLO).

#### A8. (8) Planning Department

There was a discussion regarding the replat of the Neighborhood Resource Center. City Planner Jose Abraham stated the project is proposed duplex buildings at the Friends of North Richmond site near Collins Rd and Clay St. intersection. This will require a rezoning of the property.

#### A8. (10) Code Enforcement

Commissioner Beard complemented Code Enforcement for closing out more cases than were opened. In driving around the City, one can definitely see a difference and it is appreciated. Commissioner Drozd opened a discussion regarding political signs. Assistant Building Official Scott Fajkus stated if the signs are not in compliance they will be removed and retained until pick up.

A8. (13) Review and consider taking action on a Preliminary Plat – Circle Oak Section 1 – 35.93 acres of land – 4 Blocks – 0 Lots – 5 Reserves. The subject site is located at the southwest corner of U.S. 59 and F.M. 762 intersection.

There was a discussion regarding the background of the proposed subdivision that is located at the southeast corner of U.S. 59 and F.M. 762. City Planner Abraham reviewed the stages and discussions that have occurred with the developer.

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.

No discussion.

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 a lengthy discussion as to the use to the land being non-traditional. The section will be a rental community and represents 5.25% of the total lots in Veranda. This does not exceed the total 25% non-traditional product allowance.

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.

There was a lengthy discussion with suggestions for revisions to the language. Favorable comments were made as to how the language has shifted to being able to take action. The designation of a local property manager was discussed.

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.

There was a lengthy discussion as to who tows the vehicle, when is it determined abandoned, and the legalities of towing. City Manager Vela stated the City has a clear path for dealing with junk vehicles between the Police Department and Code Enforcement.

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”.

There was a lengthy discussion with the general comments related to the language being inconsistent. Weeds and Rubbish are in the same section as swimming pools and flea markets. The language lacks connectivity.

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.

There was no discussion, everyone was comfortable with the language as written.

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.

There was no discussion, everyone was comfortable with the language as written.

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.

There were numerous comments and suggestions for changes to the ordinance from the Commissioners. The recommendations will be provided in writing to the City Manager.

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

City Manager Vela stated that Police Chief Craig will provide the presentation at the 4:30 meeting. There was a brief discussion with Chief Craig fielding the questions. It was suggested to have an outside firm provide the Racial Profiling Report.

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 stated that return comments had been received and the main concern expressed to the City was that services would continue to be provided if a natural disaster would occur. Would the City still be able to provide if it was beyond our control. Commissioner Gaul stated the details need to be specified. Also, it was noted this item is an update not an action item.

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

There was a brief discussion with a request to view the original agreement.

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.

City Manager Vela stated that discussion have been held with property owners, the property is contiguous, and the City does have the ability to provide utilities. There was a discussion regarding with direction provided to staff.

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.

A21 and A22 were discussed together with City Manager Vela explaining the background. There was a lengthy discussion regarding both items, the easement and the petition to annex.

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.

Was discussed with A21 in length.

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

The Mayor stated the appointment will go to Michael Scherer.

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

City Manager Vela stated that the Finance Advisory Committee had met and preferred to reduce the tax rate for the benefit of all citizens. The Committee would consider a small exemption for the over 65 and review the effects on the budget. It was stated the City is not ready to offer the exemption and it will impede the City's operations.

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

There was a brief discussion regarding the costs and bid process with Assistant City Manager Howard Christian fielding the questions.

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.

There was a discussion regarding the Homeowners Association Meeting that was held recently and the requests that were presented to the City. Code Enforcement is addressing some of the issues. The reverter clause for the turnaround is being reviewed by legal and the new property owner.

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

No discussion. It was stated the City changes Independent Auditor Firms every 5 years.

Agenda item A28, Excuse from Attendance at Regular City Commission Meeting.

No discussion.

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

No discussion.

With no further business to discuss, Mayor Haas declared the meeting adjourned at 12:33 p.m.

**APPROVED:**



Becky K. Haas, Mayor

**ATTEST:**

  

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Laura Scarlato, City Secretary