



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Special Session on March 28, 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:

- Christine Cappel – 5 Years – Public Works Department.
- Ida Miller – 15 Years – Customer Service Department.

Christine was present to be honored and took pictures with the Mayor.

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

- Commissioner BeMent remembered A.D. Eversole, longtime resident, business owner, former Commissioner and barber passed away and was touched by the representation by the City of Richmond that were present at the service.
- Commissioner BeMent announced that after many months, he had donated his hair

though Roucou Salon. There were several comments regarding his new haircut.

- Mayor Haas congratulated the Development Corporation on the recent business breakfast with more than 75 business owners in attendance.
- April 1<sup>st</sup> is the Farmers Market in Richmond.
- April 1<sup>st</sup> will be the Light of Hope by Child Advocates
- April 1<sup>st</sup> Movie night – Peter Rabbit 2
- April 2<sup>nd</sup> Artwalk and Motor Madness, Bark in the Park

Agenda item A5. Public Comments. No citizens were signed up to speak.

Agenda item A6, Discussion on residential rental property registrations.

ACM Howard Christian provided the presentation to the Commission stating the registration helps retain property values and assists with safety. There was a brief discussion with suggestions to start a conversation with neighboring cities with registration programs.

Agenda item A7, Discussion of the use of fire trucks on medical emergency call (EMS) as to the wear and tear and the efficient use of equipment.

Fire Chief Mike Youngblood was available for questions. There was a discussion as to why and when the large apparatuses are dispatched to the calls versus the smaller vehicles. The Commission encouraged the use of the smaller units, when possible, to lower costs.

Agenda item A8, Public hearing to receive comments for or against a request by Aaron Groff, representing Abigail's Place, to rezone an approximate 0.5-acre tract of land from Suburban Commercial (SC) to General Residential (GR) 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 1305 Clay Street, along the east side of Collins Road, near the southeast corner of Clay Street and Collins Rd intersection and is part of the Friends of North Richmond Community Center site.

No citizens were present or signed up to speak.

Agenda item A9, Public Hearing to receive comments for or against text amendments to the Unified Development Code, to include certain changes to restaurants in OT, Olde Town. The specific sections to be amended could include;

1. Table 2.2.104, Commercial Uses;
2. Section 2.2.203, Commercial Limited and Conditional Use Standards;

No citizens were present or signed up to speak.

Agenda item A10, Consent Agenda.

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

No items were pulled for discussion.

Commissioner BeMent made the motion to approve Consent Agenda items A10, 1 -13. Commissioner Gaul seconded the motion, and the vote was unanimous to approve.

Agenda item A11. Review and consider taking action on Ordinance No. 2022-13, rezoning an approximate 0.5 acre tract of land from Suburban Commercial (SC) to General Residential (GR) 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 1305 Clay Street, along the east side of Collins Road, near the southeast corner of Clay Street and Collins Rd intersection and is part of the Friends of North Richmond Community Center site.

City Planner Jose Abraham provided the background and introduced the applicant Aaron Groff representing Abigail's Place and Brandon Baca, CEO of Attack Poverty. Two duplex units are being proposed for the vacant lot next to Attack Poverty. There was a lengthy discussion with a motion being made by Commissioner Gaul to discuss Agenda items A11 and A12 together and then come back and consider them individually. The future plans of the project were discussed, as well as concerns.

Commissioner Beard made the motion to approve Ordinance No. 2022-13, rezoning an approximate 0.5-acre tract of land from Suburban Commercial (SC) to General Residential (GR) 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 1305 Clay Street, along the east side of Collins Road, near the southeast corner of Clay Street and Collins Rd intersection and is part of the Friends of North Richmond Community Center site. Commissioner Drozd seconded the motion, and the vote was as follows:

Commissioner Gaul	Favor
Commissioner Beard	Favor
Commissioner Drozd	Favor
Commissioner BeMent	Against

Agenda item A12, Review and consider taking action on a Replat and associated plat variances – Neighborhood Resource Center – 1.50 acres of land – 1 Block – 5 Lots – 1 Reserve. The subject site is located at 1305 Clay Street, along the east side of Collins

Road, near the southeast corner of Clay Street and Collins Rd intersection and is part of the Friends of North Richmond Community Center.

Commissioner Drozd made the motion to approve a Replat and associated plat variances – Neighborhood Resource Center – 1.5 acres of land – 1 Block – 5 Lots – 1 Reserve contingent upon staff recommendations. The subject site is located at 1305 Clay Street, along the east side of Collins Road, near the southeast corner of Clay Street and Collins Rd intersection and is part of the Friends of North Richmond Community Center. Commissioner Gaul seconded the motion, and the vote was as follows:

Commissioner Gaul	Favor
Commissioner Beard	Favor
Commissioner Drozd	Favor
Commissioner BeMent	Against

Agenda item A13, Review and consider taking action on Ordinance No. 2022-14, adopting text amendments to the Unified Development Code to include certain changes to restaurants in OT, Olde Town. The specific sections to be amended includes;

1. Table 2.2.104, Commercial Uses;
2. Section 2.2.203, Commercial Limited and Conditional Use Standards;

Mayor Haas recused herself from the agenda item due to owning businesses in Olde Town along with her family. Commissioner Drozd abstained due to a conflict of interest. Mayor Pro Terry Gaul led the discussion of the Agenda item. City Planner Jose Abraham provided the current rules of the UDC regarding restaurants in Olde Town. The amendment would allow for restaurants in OT. Commissioner BeMent made the motion to approve Ordinance No. 2022-14, adopting text amendments to the Unified Development Code to include certain changes to restaurants in Olde Town. Commissioner Beard seconded the motion and the votes were as follows:

Commissioner BeMent	Favor
Commissioner Beard	Favor
Mayor Pro Tem/Commissioner Gaul	Favor

Agenda item A14, 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 no further discussion from this morning. Commissioner Gaul made the motion to approve 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 as revised from the 9:00 a.m. meeting and distributed by the City Attorney. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A15, 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 no further discussion from this morning. Commissioner Drozd made the motion to approve 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 as revised from the 9:00 a.m. meeting and distributed by the City Attorney. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A16, 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 provide definitions and regulations related to the prohibition, notification, enforcement and abatement of weeds and rubbish.

There was no further discussion from this morning. Commissioner BeMent made the motion to postpone the agenda item until the City Manager brings back to the Commission. Commissioner Beard seconded the motion and the vote was unanimous to approve.

Agenda item A17, 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 was no further discussion from this morning. Commissioner Drozd made the motion to postpone the agenda item until the City Manager brings back to the Commission. Commissioner Gaul seconded the motion, and the vote was unanimous to approve.

Agenda item A18, Review and consider taking action on the Police Department Annual Report for 2021.

Police Chief Jeff Craig presented the Annual Report for 2021 reviewing the statistics in the report. There was discussion with Chief Craig fielding questions. The Commission expressed appreciation for the report. Commissioner Gaul made the motion to approve the Police Department Annual Report for 2021 with Commissioner Beard seconding the motion. The vote was unanimous to approve.

Agenda item A19, Review and consider taking action on Ordinance No. 2022-15, granting Historic Property Tax Exemption for Darst-Yoder House located at 300 S. 9<sup>th</sup> Street for the year 2022.

There was no discussion. Commissioner Beard made the motion to approve Ordinance No. 2022-15 granting Historic Property Tax Exemption for the Darst-Yoder House located at 300 S. 9<sup>th</sup> Street for the year 2022. Commissioner BeMent seconded the motion, and the vote was unanimously approved.

Agenda item A20, Review and consider taking action on Ordinance No. 2022-16, granting Historic Property Tax Exemption for Morton-McCloy House located at 402 N. 2<sup>nd</sup> Street for the year 2022.

There was no discussion. Commissioner Beard made the motion to approve Ordinance No. 2022-16, granting Historic Property Tax Exemption for the Morton-McCloy House located at 402 N. 2<sup>nd</sup> Street for the year 2022. Commissioner Drozd seconded the motion and the vote was unanimous to approve.

Agenda item A21, Review and consider taking action on Ordinance No. 2022-17, granting Historic Property Tax Exemption for Peareson-Winston House located at 404 S. 9<sup>th</sup> Street for the year 2022.

There was no discussion. Commissioner Drozd made the motion to approve Ordinance No. 2022-17, granting Historic Property Tax Exemption for the Peareson-Winston House located at 404 S. 9<sup>th</sup> Street for the year 2022. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A22, Review and consider taking action on Resolution No. 402-2022, approving and authorizing the City Manager to enter into a Memorandum of Understanding to participate in the United States Marshals Service Houston Area – Fort Bend Gulf Coast Violent Offenders and Fugitive Task Force.

Police Chief Jeff Craig reviewed the Memorandum of Understanding and the specifics of the task force. There were various questions from the Commission regarding the task force such as cost vs benefit along with others. Commissioner Beard made the motion to approve Resolution No. 402-2022, authorizing the City Manager to enter into a Memorandum of Understanding to participate in the United States Marshals Service Houston Area – Fort Bend Gulf Coast Violent Offenders and Fugitive Task Force subject to milestone or evaluation from the Chief submitted to the Commission on a semi-annual basis. Commissioner BeMent seconded the motion, and the vote was unanimous to approve.

Agenda item A23, Review and consider taking action on Resolution No. 403-2022 approving and authorizing a temporary resale of raw water under the System Water Availability Agreement with Brazos River Authority.

There was no discussion. Commissioner Drozd made the motion to approve Resolution No. 403-2022 authorizing a temporary resale of raw water under the System Water Availability Agreement with Brazos River Authority. Commissioner BeMent seconded the motion, and the vote was unanimous to approve.

Agenda item A24, Review and consider taking action on Resolution No. 404-2022 approving and authorizing a temporary resale agreement with Dow Chemical Company.

There was no discussion. Commissioner BeMent made the motion to approve Resolution No. 404-2022 authorizing a temporary resale agreement with Dow Chemical Company. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A25, Review and consider taking action on authorizing City Manager to negotiate contract for street rehabilitation Phase I with Cobb Fendley.

ACM Howard Christian stated that during 2021 the City requested RFQ's for Engineering Services to design the 2022 Street Rehabilitation Capital Improvement Plan. The project is in conjunction with the 2020 Fort Bend County Mobility Plan where five projects were approved for funding. The five street segments approved for Phase I are Chestnut, Teakwood, Cedar, Mulberry. Phase II will include Long Drive and Winston. An inter-local agreement with the County is forth coming. Commissioner Drozd made the motion to authorize the City Manager to negotiate a contract for street rehabilitation Phase I with Cobb Fendley. Commissioner Gaul seconded the motion, and the vote was unanimous to approve.

Agenda item A26, Review and consider taking action on the request from Hillcrest Estates Homeowners Association for the turnaround at the west end of Hillcrest Drive.

Commissioner Gaul recused himself from the agenda item as he resides on Hillcrest Drive. City Manager Vela stated additional research needs to be done prior to making a decision. There were several concerns stated from the Commission regarding the utility easements, abandonment of the cul-de-sac, ownership, drainage and erosion.

Commissioner Drozd made the motion to postpone the agenda item for two Regular Commission Meetings with the two items being brought back as two separate items for discussion. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A27, Review and consider taking action on authorizing Integrity Ambulance Transportation to provide emergency medical within City of Richmond City Limits.

There was a brief discussion with Commissioners sharing their thoughts and concerns. Commissioner BeMent made the motion to postpone the item until the next meeting. Commissioner Drozd seconded the motion and the vote was unanimous to approve.

Agenda item A28, Review and discuss Annexation Policy and Strategy.

City Manager Vela introduced the item stating the policy has been in the works for quite some time however a new caveat has been inserted due to a change in the law. The language will be different based on new allowances. It was stated that the Comprehensive Master Plan provides for quality sustainable growth that meets the vision of the plan. The Mayor and Commissioners all voiced comments. City Manager Vela stated a fiscal impact analysis and annexation strategy would be prepared and a workshop would be held on this topic only.

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.

- Commissioner BeMent requested staff review General Residential (GR) zoning designations within the City and what is being allowed.
- Commissioner Gaul requested Municipal Court reach out to surrounding cities to obtain ideas to reduce outstanding warrants.


At 7:30 p.m. the Mayor adjourned to Executive Session, as authorized by Texas Government Code, Section 551.071, Consultation with Attorney

The Commission reconvened at 8:02 p.m.

There was no action taken in Executive Session as announced by Mayor Haas.

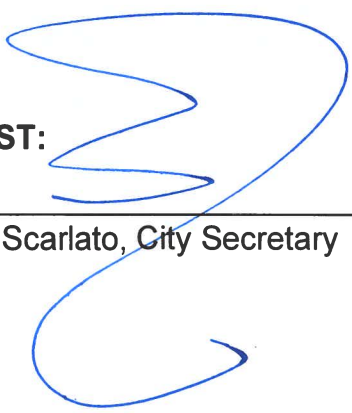
With no further business to discuss, Mayor Haas declared the meeting adjourned at 8:02 p.m.

**APPROVED:**

  
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Becky K. Haas, Mayor



**ATTEST:**



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Laura Scarlato, City Secretary