



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 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
Laura Scarlato, City Secretary

Agenda item A1. Call to order, Quorum Determined and Meeting Declared Open.

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

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.

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, Discussion on residential rental property registrations. City Manager Vela stated there will be a presentation this evening to obtain feedback based on a request for the item to be placed on the agenda. No Discussion.

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. No Discussion.

Agenda items A8 and A9 were passed over.

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.

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;

Agenda item A10, Consent Agenda.

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

Commissioner BeMent A10 (2), (3), (6)

Commission Drozd pulled nothing

Commissioner Beard pulled A10 (4), (7), (8)

Commissioner Gaul pulled A10. (12)

A10. (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. The Commission would like to know if the contracts cover the costs and if there is a benefit to the citizens. A financial analysis was requested.

A10. (3) Police Department Report

Commissioner BeMent inquired about the Beat Reports and if the officers are required to remain in their Beats. Chief Craig stated the philosophy is to create ownership but not always in that area. The officers are 100% responsible for policing the community. The department is currently in the process of restructuring the beats. There was a brief discussion regarding accidents and the causes.

A10. (4) Municipal Court Report

Commissioner Beard commented the outstanding warrants continue to increase. The practices of other cities to reduce outstanding warrants was discussed and the suggestion was made to explore those options of surrounding cities.

A10. (6) Finance Department

Finance Director Justin Alderete stated the Sales Tax Report remains trending above what was budgeted. The negative adjustment that will occur over the next 24-month period was planned for and the funds remained in place. The total amount agrees with what the Texas Comptroller reflects however the City has had the benefit of earning interest.

A10. (7) Public Works Report

There was a discussion as to at what point does the City negotiate with the municipal utility districts to purchase capacity. ACM Christian stated the moment the City buys into the plant, the City will be responsible for all operation and maintenance of the plants. City Manager Vela stated a workshop is forthcoming to review this issue. A waterline repair in Rosenberg was also mentioned. Congratulations on receiving the HGAC Solid Waste Grant. Compliments to staff were given for the project review report providing updated statuses.

A10. (8) Planning Department

There was a discussion regarding the Zoning Board of Adjustment approving an electronic message center without the approval of the Commission. City Manager Vela stated the Board was appointed by the Commission, giving them the authority to approve the message center and also to review the UDC sign ordinance. It does not need to come before the Commission if has been approved by the Zoning Board of Adjustment. The vacant property abutting Liberty Center along Richmond Parkway was also discussed and the request for rezoning.

Commissioner Drozd needed to leave the meeting at 9:41 a.m. and returned at 9:59 a.m.

A10. (12) Review and consider taking action on a Preliminary Plat – Market Center at Harvest Green – 7.423 acres of land – 1 Block 10 Lots – 2 Reserves. The subject site is located at the southeast corner of Harlem Road and Harvest Drive intersection.

There was a question of the City having a Strategic Partnership Agreement, however City Manager Vela stated that not all of the acreage of Harvest Green is in the ETJ. Additional conversations will be needed.

The Consent Agenda was closed at this time.

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.

There was a lengthy discussion with the Commission expressing concerns. City Manager Vela stated the applicant would be available at the 4:30 meeting to answer questions.

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.

There was a very detailed discussion regarding setbacks, sewer lines, ownership of the property, water meter operations and the agreement between Attack Poverty and Abigail's Place. The Commission was reminded of what they were approving.

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;

The Mayor recused herself of the discussion due to owning property as well her family owning property in the Olde Town (OT) District. Commissioner Gaul served as Mayor Pro Tem. The question was asked as to the negatives of having restaurants in OT which were noise and light pollution. The UDC is constantly reviewed and amended to evolve with the ever-changing stages of the City.

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.

City Attorney Gary Smith stated he had revised the definition of "vacant". Economic Development Director Jerry Jones spoke regarding incentive programs being discussed for vacant buildings and City Manager Vela stated the difficulty in locating owners and

gave the example of Richmond Bone and Joint being in Delaware. It was suggested to change the “property manager term”.

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.

City Manager Vela stated staff continues to work through the language to arrive at an ordinance that is enforceable. There was a discussion of the use of the term “attractive nuisance” which was explained as a legal term. Trailers were noted as not a motor vehicle and are inoperative.

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.

City Manager Vela stated this ordinance is not being considered for approval tonight but is for information and discussion only. There was a question as to the intent as to the wording of one section and if it is the city’s intent to enter a house to discover hoarding. The intent is to not be visible from the street.

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.

City Manger Vela stated that this ordinance is not in final form and is for discussion only as well. The Judge has had input due to changes in laws recently, staff has reviewed, and input has been received from the Police Department as to enforcement. Chief Craig stated it is not the intention of the Police Department to issue citations at parades and festivals. It was stated that 90% of the animal issues are a result of dogs barking. City Attorney Smith interjected information on the subject of feral cats.

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

It was stated that arrests had increased since COVID due to people getting out more. Chief Craig will provide a detailed presentation at the 4:30 meeting. The Chief was extended gratitude for the report and that is was a nice report.

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.

Mayor Haas skipped to Agenda item A22 since the Police Chief was at the podium. City Manager Vela introduced the item stating because the City had higher violent crime numbers, Richmond was considered for the program. The City was identified to assign a task force. There was a discussion regarding cost vs. benefits, federalization of police force and the ability to discontinue the MOU agreement. All concerns were addressed.

Agenda items A19, A20, and A21 were discussed together. City Manager Vela stated the ordinances are the same as last year with a request for 25% exemption. The requests have gone through the Historical Commission and recommending approval. It was suggested in the future if no changes that the ordinances be placed on the Consent Agenda or authorize the City Manager to approve. Commissioner Drozd was in support of the exemption due to the high cost of maintaining historical homes.

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. 9th Street for the year 2022.

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. 2nd Street for the year 2022.

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. 9th Street for the year 2022.

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.

City Manager Vela presented the agenda item stating the resolution is similar to previous years where the water is reassigned to Brazos River Authority and then they subsequently reassign to Dow Chemical. There was a brief discussion as to when this arrangement will discontinue.

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

This agenda item goes hand in hand with item A23, there was a brief discussion.

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

City Manager Vela and ACM Christian addressed the Commission regarding this item. Commissioner Drozd inquired about the final two candidates, what stood out about the awarded contract. It was stated that the other candidate misunderstood the project to

be an asphalt rehab versus and overlay. ACM Christian explained the bid process and how they are evaluated. The streets that were chosen were based on a street assessment performed by an engineering firm.

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 due to residing on Hillcrest Drive. City Manager Vela reviewed the item and provided pictures of the areas of concern. The question of responsibility was discussed. There was a lengthy discussion with thoughts and concerns being shared.

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

City Attorney Smith provided the background for the item. The company is asking for approval to transport patients to Richmond for non-emergency services such as doctor appointments for treatments and then transport them back to their homes. The company has been licensed less than two years. At two years, they no longer need the cities approval. There is a remaining ten months. There was a discussion on the item.

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

City Manager Vela stated the policy was being developed so that the City would be able to provide a policy to developers as well as an internal document for staff. Feedback is being requested at this time.

Agenda item A29, Excuse from Attendance at Regular City Commission Meeting.

No Discussion

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

No Discussion

Agenda item A31. Adjourn to Executive Session, as authorized by Texas Government Code, Sections 551.071 Consultation with Attorney.

With no further business to discuss, Mayor Haas declared the meeting adjourned at 1:11 p.m.

APPROVED:

Rebecca K. Haas
Becky K. Haas, Mayor

ATTEST:



Laura Scarlato, City Secretary