



City of Richmond

Where History Meets Opportunity

Special Scheduled City Commission Workshop

600 Morton Street

Richmond, Texas 77406

Tuesday, May 10, 2022 at 11:00 A.M.

Join Zoom Meeting

<https://us06web.zoom.us/j/86577086303>

Meeting ID: 865 7708 6303

One tap mobile

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+1 301 715 8592 US (Washington DC)

Meeting ID: 865 7708 6303

Find your local number: <https://us06web.zoom.us/j/86577086303>

Mayor Rebecca K. Haas

Commissioner Terry Gaul

Commissioner Barry Beard

Commissioner Carl Drozd

Commissioner Alex BeMent

AGENDA

- A1. Call to Order, Quorum Determined and Meeting Declared Open.
- A2. Review and discuss zoning designation, General Residential and Residential Rental Communities.
- A3. Receive and discuss final strategic plan and steps moving forward.
- A4. Discuss and approve City Commission priorities for Proposed Budget FY 2022-23.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

City Commission Special Meeting Agenda

May 10, 2022

Page 1 of 2

A5. Discuss creation of a PID or other overlaying district and extension of necessary utilities.

A6. Adjournment.

If, during the course of the meeting covered by this Agenda, the Commission shall determine that an executive session of the Commission, should be held or is required in relation to any item included in this Agenda, then such executive session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Agenda concerning any and all subjects and for any and all purposes permitted by Sections 551.071-551.090 of the Texas Government Code, including, but not limited to, Section 551.072 – for purpose of deliberating regarding real property on any or all subjects or matters authorized by law.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Richmond City Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at (281) 342-5456 ex. 504 for needed accommodations.

If you have any questions, please let me know.
Terri Vela

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A1. Call to Order, Quorum Determined, Meeting Declared Open.



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Tuesday, May 10, 2022 11:00 a.m.

- A2. Review and discuss zoning designation, General Residential and Residential Rental Communities.



**CITY COMMISSION
AGENDA ITEM COVER MEMO**

DATE: May 10, 2022

Staff Review:

City Manager _____

City Attorney _____

Finance _____

Fire Department _____

Police Department _____

Public Works _____

AGENDA ITEM:

**SUBMITTED BY: Jose Abraham, Planning Director
Planning Department**

SYNOPSIS

This agenda item discusses residential use allowance for GR, General Residential District and single-family residential rental communities. At recent regular City Commission meetings, staff was directed to review and provide information on residential allowances in the UDC especially with respect to single-family attached units and single-family residential rental communities (Build-to-rent asset class). This report presents a preliminary overview on the subject with detailed discussion to follow. This report presents the following:

- Introduction to the residential zoning districts
- Land use allowance for single-family attached dwelling in GR, General Residential district.
- General information regarding Single-family rental community
- Key discussion points.

COMPREHENSIVE PLAN 2017 GOALS ADDRESSED

D.2. Continuously re-evaluate the City's incentives, policies, and regulations – while at the same time – setting quality and character standards that are compatible with the historic character and future trajectory of the community.

BACKGROUND

Attached Staff Report provides details.

BUDGET ANALYSIS

FUNDING SOURCE	ACCOUNT NUMBER	PROJECT CODE/NAME	FY 2021-2022 FUNDS BUDGETED	FY 2021-2022 FUNDS AVAILABLE	AMOUNT REQUESTED
N/A	N/A	N/A	N/A	N/A	N/A

BUDGET AMENDMENT REQUIRED? YES _____ NO X

Requested Amendment: N/A

Budgeted funds estimated for FY 2021-2022: N/A

Purchasing Review: N/A

Financial/Budget Review: N/A

FORM CIQ: N/A

FORM 1295 N/A

SUPPORTING MATERIALS

A report has been submitted by the Planning Department for review by the Mayor and City Commission.

STAFF'S RECOMMENDATION

No Action Needed.

City Manager Approval: _____



CITY COMMISSION

Staff Report: Residential Zoning Allowances.

Agenda Date: May 10, 2022

Agenda Item: A2.

Agenda Item Subject: Discuss Unified Development Code (UDC) allowances for GR, General Residential Zoning District and Single-family residential rental communities.

NO ACTION IS REQUIRED ON THIS AGENDA ITEM.

Presenter: Jose Abraham, Planning Director

SUMMARY

This report is in response to an agenda request to discuss residential use allowance for GR, General Residential District and seek guidance regarding single-family residential rental communities. At recent regular City Commission meetings, staff received direction to review and provide information on residential allowances in the UDC especially with respect to single-family attached units and single-family residential rental communities (Build-to-rent asset class). This report presents a preliminary overview on the subject with detailed discussion to follow. This report presents the following:

- Introduction to the residential zoning districts
- Land use allowance for single-family attached dwelling in GR, General Residential district.
- General information regarding Single-family rental community
- Key discussion points.

UDC RESIDENTIAL ZONING DISTRICTS

UDC defines Residential as *“any use, building or structure (or portion of a building or structure) that is used for premises that contain habitable rooms for non-transient occupancy, designed primarily for living, sleeping, cooking, and eating. Residential uses are typically contained within single-family detached, single-family attached, and multi-family dwelling units. The term “residential” does not mean “overnight accommodations.”* UDC provides for two residential zoning districts for single-family residential units: (a) Suburban Residential and (b) General Residential.

The purpose of the Suburban Residential (SR) district is to provide for the development, and sometimes preservation, of residential neighborhoods with suburban character. The purpose of the General Residential (GR) district is to provide for the development, and sometimes preservation, of residential neighborhoods with auto-urban character. Generally, most of the residential lots in the city are zoned GR and SR district is characterized by large acreage lots, eg., lots along Hillcrest Dr. UDC provides different minimum standards for area of development, lot size, and yards for new residential neighborhood development. Minimum lot size requirements provided by the UDC for GR district is 50 foot wide lots with 6,000 sq. ft. lot area. Additionally, based on Section 3.1.103.C., minimum lot size requirement for any

parcels of land zoned residentially that were undeveloped as of the effective date of the UDC is 50 foot lot width and 6,000 sq. ft. lot area.

LANDUSE ALLOWANCE FOR RESIDENTIAL ZONING DISTRICTS

Section 2.2.100 of the UDC provides the landuse allowances for various zoning districts. Landuses are allowed as Permitted, Limited, or allowed as a Conditional Use. Landuses that are not allowed are specified as *Prohibited*. *Permitted uses* are allowed as a use by right and is approved administratively by staff. *Limited Uses* are allowed in a limited capacity if the use meets requirements provided in the UDC for the specified zoning district. Limited uses are approved administratively by staff. *Conditional Uses* are allowed based on specific requirements provided in the UDC and City Commission approval after a public hearing.

Table 2.2.102A of the UDC provides the Landuse allowance for each zoning district:

<http://online.encodeplus.com/regs/richmond-tx/doc-viewer.aspx#secid-653>

- Within SR district, duplexes are allowed as a limited use and all other single-family attached dwelling type are prohibited. Within GR district, duplexes, triplexes, and townhomes are allowed as a limited use and Live/Work units are prohibited.
- Limited Use requirement include providing Type A Bufferyard between adjoining single-family detached units.
- Apartments are prohibited within both SR and GR district.
- Industrial Housing and Manufactured home are allowed as a limited use. Manufactured Home is allowed if the use existed at the time of adoption of the UDC and Industrial housing is allowed based on meeting exterior finishes matching houses in the neighborhood and taxable value exceeding the median value of houses within 500 feet from the lot.

Table 2.2.102A Residential and Commercial Uses of the Home													
P = Permitted Use; L = Limited Use; C = Conditional Use; -- = Prohibited Use													
Land Use	Limited and Conditional Use Standards	Zoning Districts											
		Residential		Nonresidential									
		SR	GR	SC	GC	OT	DN	BP	IN	MU	PI	RV	
Single-Family Detached													
- Cottage	Sec. 2.2.201	--	--	--	--	--	--	--	--	--	L ¹	--	--
- Industrialized Housing	Sec. 2.2.201	L	L	--	--	L	L	--	--	--	L ¹	--	--
- Single-Family Detached	Sec. 2.2.201	P	P	--	--	L	L	--	--	--	L ¹	--	--
- Manufactured Home	Sec. 2.2.201	L	L	--	--	--	--	--	--	--	--	--	--
Single-Family Attached													
- Duplex	Sec. 2.2.201	L	L	--	--	L	--	--	--	--	L ¹	--	--
- Triplex	Sec. 2.2.201	--	L	--	--	L	--	--	--	--	L ¹	--	--
- Townhouse	Sec. 2.2.201	--	L	--	--	L	L	--	--	--	L ¹	--	--
- Live-Work Unit	Sec. 2.2.201	--	--	--	--	L	L	--	--	--	L ¹	--	--
Multi-Family													
- Apartment	Sec. 2.2.201	--	--	--	--	--	--	--	--	--	L ¹	--	--
- Downtown Lofts	N/A	--	--	--	--	--	P	--	--	--	--	--	--

- Section 2.2.100 also allows certain non-residential uses within SR and GR district. The allowed non-residential uses include commercial use of a home and other types of uses that maybe be established in proximity to residential neighborhoods if specific requirements to mitigate the negative impacts of these uses are met.

Following tables provides a list of residential dwelling types and non-residential uses allowed within SR and GR district:

Suburban Residential (SR) Landuse Allowance		
<i>Permitted Uses</i>	<i>Limited Uses</i>	<i>Conditional Uses</i>
Single-Family Detached	Industrialized Housing	Child-Care Facility, Group Home
Child-Care Facility, Residential (foster home/agency foster home)	Manufactured Home	Child-Care Facility, Residential (other)
Standard Residential Neighborhood	Duplex	Home Business
Planned Residential Neighborhood	Child-Care, Family Home	Manufactured Home Park or Subdivision
Recreation Fitness, Outdo	Home Occupation	Schools, Private
Public Utilities	Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)	Schools, Public
	Power Generation, Small-scale (Renewable; Noncombustible)	Golf Course/Club
	WTF, Attached	Recreation and Fitness, Indoor
	WTF, Freestanding Stealth	
	Garage Sales	
	Neighborhood Special Event	
	Model Home/On-Site Real Estate Office	
	Portable Storage Units	
	Temporary Construction Dumpster	

General Residential (GR) Landuse Allowance		
<i>Permitted Uses</i>	<i>Limited Uses</i>	<i>Conditional Uses</i>
Single-Family Detached	Industrialized Housing	Child-Care Facility, Group Home

Child-Care Facility, Residential (foster home/agency foster home)	Manufactured Home	Child-Care Facility Residential (other)
Standard Residential Neighborhood	Duplex	Home Business
Planned Residential Neighborhood	Triplex	Manufactured Home Park or Subdivision
Recreation and Fitness, Outdoor	Child-Care, Family Home	Schools, Private
Public Utilities	Home Occupation	Schools, Public
	Place of Public Assembly (event facilities; meeting halls; fraternal organizations; places of worship)	Golf Course/Club
	Power Generations, Small-scale (Renewable; Noncombustible)	Recreation and Fitness, Indoor
	WTF, Attached	
	WTF, Freestanding Stealth	

Key Discussion Points:

1. Concerns regarding current residential and non-residential landuse allowances.
2. City Commission input regarding effective landuse management within Residential zoning district with respect to single-family attached and non-residential uses.
3. Potential changes that can remove any lack of clarity and facilitate easy understanding and application of residential development standards.

SINGLE FAMILY RENTAL COMMUNITY/ BUILD-TO-RENT

- Single-family rental communities or Build-to-Rent is a new asset class that is gaining popularity across the country. These communities are developed with single-family attached and detached homes that are only available for renting. These communities operate like apartments in terms of ownership, maintenance, and are usually gated with common recreational facilities.
- Rental communities are being proposed in the Houston area at multiple locations. Camden properties is developing a community near Long Meadows Farms along the north side of Grand Parkway. This proposed development is at the platting stage with Fort Bend County. Veranda includes a proposed rental community abutting the Huntington Senior Living along Richmond Parkway. Wan Bridge is a builder and operator of several rental communities in Texas.
- The recent growth of rental communities is argued to be a result of multiple market forces such as growing trends in family renters, household structures, housing preferences, increasing cost of homeownership and maintenance, mismatch between the supply of and the demand for family-oriented rental housing, and better returns to investment.

- Although, Rental communities are gaining popularity, Cities and real estate experts have raised several concerns such as reduced trends of homeownership, impact on supply of homes for purchase, overall quality of the development, and the future of rental communities that are constructed if the trend changes.
- The UDC currently does not specifically address this new asset class as distinct landuse type. Rental communities are generally platted as a single reserve/lot and not like the traditional single-family development where lots are platted individually. Based on the current provisions of the UDC a rental community may be developed within residential zoning districts if subdivided as individual lots that meet the minimum lot size requirements.
- Several cities treat rental communities as multi-family or Planned Unit Development based on a definition that treats multi-family as multiple dwelling units on a lot. Rental communities would not fit the UDC definition of multi-family development.
- Legal guidance suggest that rental communities cannot be regulated based on ownership.

Key Discussion Points:

1. Addressing the lack of specific landuse classification/definition for rental communities. Rental communities are similar to single-family development in its layout and is similar to multi-family development in its operation. Rental communities may be approached as a low-density multi-family use or a higher density single-family development.
2. Consideration of design and development standards that are appropriate for rental communities to achieve quality and value if allowed within City limits.
3. Input from City Commission regarding specific information needed for a better understanding of rental communities.

----- *End of Report* -----



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Special Scheduled City Commission Meeting

600 Morton Street

Tuesday, May 10, 2022 at 11:00 a.m.

A3. Receive and discuss final strategic plan and steps moving forward.

Definitions of Terms

POLICY –

is an issue that needs direction or a policy decision by the Commission; or needs a major funding decision by the Commission; or an issue that needs Commission leadership by the governing body in the community; or with other governmental bodies (city government, other city governments, state government, federal government) – questions of “WHAT: IS THE DIRECTION; IS THE GOAL; IS THE BUDGET OR RESOURCES; IS THE CITY'S POLICY OF REGULATION?”

MANAGEMENT –

a management action which the Commission has set the overall direction and provided initial funding (e.g., phased project), may require further Commission action on funding; or a major management project particularly multiple years (e.g., upgrade to the information system) – questions of “HOW: DO WE ADDRESS THE ISSUE, MANAGE THE CITY; IMPLEMENT A DECISION OR PROGRAM; CAN WE IMPROVE THE MANAGEMENT OR ORGANIZATIONAL PROCESS?”

MANAGEMENT IN PROGRESS –

a management or organization action which Commission has set the direction, needs staff work before going to Commission for direction next year or beyond, no choice mandated by an outside governmental agency or institution, management process improvement budgeted or funded by the Commission.

MAJOR PROJECT –

a capital project funded in the CIP or by Commission action, which needs design, or to be constructed (e.g., Road project, city facility project, park project, etc.).

ON THE HORIZON –

an issue or project that will not be addressed during the year by management or the Commission but should be addressed in the next five years; it could become an action item for this year if another party moves the issue or project forward-it depends on them.

GOAL

ACTIONS

Policy: M/CC Actions Needed, Direction, Funding, Policy Adoption, Message to Others	Management May Require Some M/CC Action/Funding; M/CC Set Direction, Management Focus
--	--

Management in Progress
Implementation, Internal/
Administrative, Compliance,
Study – Funded

Major Projects
Construction, Physical Project
CIP

ON THE HORIZON
Not This Year, Others May Pursue This Year, Wait and See, Other Actions Must Come First.

Goals 2027
City of Richmond

**FINANCIALLY RESPONSIBLE CITY GOVERNMENT
STRIVING FOR MUNICIPAL SERVICES EXCELLENCE**

=====

GREAT COMMUNITY TO LIVE

=====

**HISTORIC DOWNTOWN/VIBRANT CORRIDOR
DEVELOPMENT**

=====

INVESTMENT IN RICHMOND'S FUTURE

Policy Agenda 2022 Targets for Action City of Richmond

TOP PRIORITY

Grants Program: Goals, Report with Options, Direction and Funding

City Hall: Short-Term Action Plan, Long-Term Direction and Funding Mechanisms

Community Proactive Communications Strategy/ Actions: Implementation

Fire Service in County: Review and Agreement

Hotel and Conference/Convention Center:
Goals, Feasibility Study, Report with Options, Direction, City Action and Funding Mechanism

Fort Bend Subsidence District Unified Policy/Action: Funding and Direction

HIGH PRIORITY

Annexation and ETJ Policy: Review, Report and Direction

Trail Master Plan: Implementation and Funding

Fort Bend County Strategy: Agreement and Projects

Non-Taxable Properties Strategy: Identification, Report with Options and Direction

Police Services, Deployment and Staffing: Report with Needs and Options, Direction and Funding

Comprehensive Tree Policy: UDC Amendments and Tree Program Funding

Economic Development Policy and Activities: Review, and Direction

Management Agenda 2022 Targets for Action City of Richmond

TOP PRIORITY

Long-Term, Five-Year Financial Model/Plan – Phase 2: Development and Update

Downtown Railroad: Issues and Direction

City Buildings Security: Access Control Direction and Funding

Cyber Security: Update, Direction and Funding

Comprehensive Plan Update: Development

Drainage Study Implementation: Project Design

Utility (Water/Wastewater) Master Plans: Review and Update

HIGH PRIORITY

10th Street Project: Next Steps: Phase 1 – ROW Acquisition; Phase 2 – Funding

Planning Staffing: Service Level, Workload, Direction and Funding

Comprehensive Citywide Compensation

Policy/Plan: Market Analysis, Report, Direction and Funding

Information Technology Master Plan (5-Year): Development, Direction and Funding
Mechanism

City Strategic Plan: Development and Institutionalization

Retail Attraction Strategy/Actions: Goals, Report with Options, Direction and City Actions

Vacant Building Policy: Adoption

**City of Richmond
Action Outlines 2022**

GOAL 1	FINANCIALLY RESPONSIBLE CITY GOVERNMENT STRIVING FOR MUNICIPAL SERVICES EXCELLENCE
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<p>ACTION: Grants Program: Goals, Report with Options, Direction and Funding</p> <p><u>Key Issues</u></p> <ul style="list-style-type: none"> • Targeted Opportunities • Grant Availability • Funding for Specific Projects • Third Party Service 	<p><u>Activities/Milestones</u></p> <ol style="list-style-type: none"> 1. Identify grant opportunities 2. Develop budget proposal 3. BUDGET WORKSHOP: Budget FY 23 Discussion and Direction 4. DECISION: Budget FY 23 – Funding 	<table border="1"> <tr> <td>PRIORITY</td> </tr> <tr> <td><i>Policy – Top</i></td> </tr> </table> <p><u>Time</u></p> <p>Ongoing</p> <p>5/22</p> <p>8/22</p> <p>9/22</p>	PRIORITY	<i>Policy – Top</i>
PRIORITY				
<i>Policy – Top</i>				
Responsibility: City Manager				

ACTION: City Hall: Short-Term Action Plan, Long-Term Direction and Funding Mechanisms

PRIORITY
<i>Policy – Top</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
	A. SHORT TERM	
<ul style="list-style-type: none"> • Current Space Needs • Maximizing Current Space Utilization • One Stop Shop • Plan • Costs • Funding • Future Space/Staffing 5-Year Projections 	<ol style="list-style-type: none"> 1. Review staffing and space needs 2. Prepare overview Report 3. WORKSHOP: Presentation, Discussion and Direction 4. Issue RFQ 5. DECISION: Award Contract 6. Develop a Short-Term Space Plan and Action Plan, including costs and funding mechanism 7. Submit to City Manager 8. WORKSHOP: Presentation, Discussion and Direction 	<p>7/22</p> <p>8/22</p> <p>9/22</p> <p>11/22</p> <p>1/23</p> <p>4/23</p> <p>5/23</p> <p>6/23</p>
	B. LONG TERM – CITY HALL AND CAMPUS	
<ul style="list-style-type: none"> • Location • Property Acquisition Opportunity • Concept Definition • Lien Property 	<ol style="list-style-type: none"> 1. Review existing space plans 2. Complete inventory of City-owned or other properties 3. Define City Hall campus concept and define locations 4. Prepare Report 5. Determine potential cost and funding 6. Finalize Report 7. DECISION: Direction and Funding 	<p>10/22</p> <p>10/22</p> <p>10/22</p> <p>10/22</p> <p>10/22</p> <p>10/22</p> <p>1/23</p>

Responsibility: Development Services Director

ACTION: Community Proactive Communications Strategy/
 Actions: Implementation

PRIORITY
<i>Policy – Top</i>

Key Issues

- Branding
- Marketing

Activities/Milestones

Time

- | | | |
|--|--|---------|
| A. COMMUNICATION STRATEGIC PLAN | | |
| 1. Finalize Communications Strategic Plan | | 4/22 |
| 2. DRC: Review | | 5/22 |
| 3. WORKSHOP: Presentation, Discussion and Direction | | 6/22 |
| 4. DECISION: Direction and Funding for Implementation | | 7/22 |
| B. SOCIAL MEDIA EXPANSION | | |
| 1. Develop videos (5 per month) | | Ongoing |
| C. CITY APP | | |
| 1. Investigate resident report portal | | 1/23 |
| 2. Report with option and costs | | 3/23 |
| 3. DECISION: Direction and Actions | | 6/23 |
| D. CITY WEBSITE ENHANCEMEN | | |
| 1. Complete City website enhancements | | 9/22 |
| E. COMMUNITY SURVEY | | |
| 1. Meet with DCR members and Mayor-City Commission members | | 5/22 |
| 2. Develop Community Survey | | 7/22 |
| 3. Conduct Community Survey | | 8/22 |
| 4. Prepare a Survey Findings Report | | 11/22 |
| 5. WORKSHOP: Presentation and Discussion | | 11/22 |
| F. COMMUNITY ALERTING SYSTEM | | |
| 1. Launch new System | | 3/22 |

Responsibility: DCR Director

ACTION: Fire Service in County: Review and County Agreement

PRIORITY
<i>Policy – Top</i>

Key Issues

- Fire Protection Fire
- Cost Analysis
- Framework for Agreement
- Revenues to the City
- Alternative Fire Service Providers
- Density
- Calls for Service
- Number of Call in the County
- Available Data
- Construction of County EOC
- Equipment Needed to Serve County Building

Activities/Milestones

1. Finalize full cost of service analysis
2. **WORKSHOP:** Presentation
3. **DECISION:** Direction
4. Contact County Commissioner
5. Present to County Commission
6. **DECISION:** Agreement

Time

- 2/22
4/22
4/22
5/22
5/22
6/22

Responsibility: Fire Chief/Finance Director

ACTION: Fort Bend County Strategy: Agreements and Projects

PRIORITY
<i>Policy – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Intergovernmental Agreement	1. REPORT: 10 th Street Project Update	2/22
• Clay and 2 nd Project	2. Receive draft Agreement from Fort Bend County	3/22
• Street Rehabilitation	3. DECISION: Agreement Approval	5/22
• 10 th Street Project	4. COUNTY DECISION: Agreement Approval	6/22
• Appearance of County Buildings		
• County Contributions for City Services		

Responsibility: City Manager

ACTION: Non-Taxable Properties Strategy: Identification, Report with Options and Direction

PRIORITY
<i>Policy – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Property Identification	1. Compile inventory of non-taxable properties	3/22
	2. Prepare Report 4/22	4/22
	3. WORKSHOP: Presentation	5/22

Responsibility: Finance Director

ACTION: Police Services, Deployment and Staffing: Report with Needs and Options, Direction and Funding

PRIORITY
<i>Policy – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Police Services	1. Develop Annual Report and Trend Analysis	2/22
• Police Deployment	2. REPORT: Presentation, Discussion and Direction	2/22
• Police Staffing	3. Develop Safe City Report and Leveraging Opportunities	3/22
• Use of Technology	4. REPORT: Presentation, Discussion and Direction	3/22
• City Staffing	5. Prepare budget proposal	5/22
• Partnerships with other Law Enforcement Agencies	6. BUDGET WORKSHOP: Budget FY 23 Discussion and Direction	8/22
• Funding	7. DECISION: Budget FY 23 Funding	9/22

Responsibility: Police Chief

ACTION: HOT Revenues Direction

PRIORITY
<i>Policy</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
<ul style="list-style-type: none">• Revenue Amount• Potential Use of Funds• Goals/Desired Outcomes	<ol style="list-style-type: none">1. Prepare Report on HOT revenues2. WORKSHOP: Report Presentation, Discussion and Direction	<p>5/22 7/22</p>

Responsibility: Finance Director

ACTION: Long-Term, Five-Year Financial Model/Plan –
Phase 2: Development and Update

PRIORITY
<i>Mgmt – Top</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
<ul style="list-style-type: none"> • MUD’s • Annexation Impacts • Bond Rating Guidance • Revenue Projections • Expenditure Projects • City Hall • City Infrastructure • Land Acquisitions • Master Plan 	<ol style="list-style-type: none"> 1. Review MUD Districts for the next 5 years 2. SPRING RETREAT: Presentation 	<p>3/22</p> <p>3/22</p>

Responsibility: Finance Director

ACTION: City Buildings Security: Access Control Direction and Funding

PRIORITY
<i>Mgmt – Top</i>

Key Issues

Activities/Milestones

Time

- | | |
|--|-------|
| 1. Install initial Control Access | 6/22 |
| 2. Evaluate current condition and needs | 7/22 |
| 3. Develop comprehensive and integrated Access Control System Plan | 9/22 |
| 4. Present to City Manager | 10/22 |
| 5. Develop Budget FY 24 proposal | 5/23 |

Responsibility: Development Services Director/IT Director

ACTION: Cyber Security: Update, Direction and Funding

PRIORITY
<i>Mgmt – Top</i>

Key Issues

- Back-up Recovery
- Cost
- Funding

Activities/Milestones

1. Develop Cyber Security Plan and budget proposal
2. **BUDGET WORKSHOP:** Presentation and Direction
3. **DECISION:** Budget FY 23 Funding

Time

- 8/22
- 8/22
- 9/22

Responsibility: IT Director

ACTION: Planning Staffing: Service Level, Workload, Direction and Funding

PRIORITY
<i>Mgmt – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Volume of Workload	1. Review Plan Review by outside contractor and options	3/22
• Variable Workload	2. Recommend to City Manager	3/22
• Use of Contract Services	3. MANAGEMENT DECISION: Direction	4/22
• Departmental Reorganization	4. Orientation for contractor	4/22
• Use of Technology	5. Onboard and Functioning	5/22

Responsibility: Planning Director

ACTION: Comprehensive Citywide Compensation Policy/Plan:
Market Analysis, Report, Direction and Funding

PRIORITY
<i>Mgmt – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Staffing Needs – Citywide	1. Finalize Compensation Report	2/22
• Competitive Employment Market	Update with Recommendations	
• City Affordability	2. Complete departmental review	3/22
• Comparable Cities	3. Finalize Report	4/22
• Position in the Market	4. REPORT: Presentation and Discussion	7/22
• Compensation for Certification and Education	5. BUDGET WORKSHOP: Budget FY 24 Discussion and Direction	8/22
• Innovative Benefits	6. DECISION: Budget FY 23 Funding	9/22

Responsibility: Human Resources Director

ACTION: Information Technology Master Plan (5-Year):
Development, Direction and Funding Mechanism

PRIORITY
<i>Mgmt – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Road Plan	1. Complete development of IT Master Plan	9/22
• Milestones	2. Present to City Manager	10/22
• Costs		
• Funding		

Responsibility: IT Director

ACTION: City Strategic Plan: Development and Institutionalization

PRIORITY
<i>Mgmt – High</i>

Key Issues

Activities/Milestones

Time

- | | |
|--|------|
| 1. Prepare draft Final Reports | 2/22 |
| 2. Finalize Strategic Planning Reports | 2/22 |
| 3. DECISION: Strategic Plan 2022-2027-2037 and Action Agenda 2022 | 3/22 |
| 4. Develop community information, and monitoring and reporting process | 3/22 |

Responsibility:

ACTION: Financial Policies: Review and Refinement

PRIORITY
<i>Mgmt</i>

Key Issues

- Fund Balance Policy

Activities/Milestones

- | | | | | | | | | | | | |
|---|--|-------------|--|------|--|------|--|------|--|------|--|
| <ol style="list-style-type: none"> 1. Review Fund Balance Policy 2. Develop Report with Options and Recommendations 3. BUDGET WORKSHOP:
Presentation and Direction 4. DECISION: Policy Adoption | <table border="0"> <tr> <td style="text-align: right;"><u>Time</u></td> <td></td> </tr> <tr> <td style="text-align: right;">3/22</td> <td></td> </tr> <tr> <td style="text-align: right;">7/22</td> <td></td> </tr> <tr> <td style="text-align: right;">8/22</td> <td></td> </tr> <tr> <td style="text-align: right;">9/22</td> <td></td> </tr> </table> | <u>Time</u> | | 3/22 | | 7/22 | | 8/22 | | 9/22 | |
| <u>Time</u> | | | | | | | | | | | |
| 3/22 | | | | | | | | | | | |
| 7/22 | | | | | | | | | | | |
| 8/22 | | | | | | | | | | | |
| 9/22 | | | | | | | | | | | |

Responsibility: Finance Director

► Management in Progress 2022			TIME
1	1. Development Work Flow Chart: Development	B	9/22
1	2. Website for Reporting: Development	B	9/22
1	3. Health Inspections Cross Training: Completion	B	8/22
1	4. Supervisory Training: Completion	HR	Ongoing
1	5. Public Wifi	CM	2023
1	6. Digital Agenda Packets Conversion: Completion	CS	7/22
1	7. Election Agreement: Completion	CS	2/22
1	8. Code Enforcement Website Update: Completion	CC	5/22
1	9. Code Communications and Outreach Programs Refinements	CC	8/22
1	10. Nuisance Abatement Procedures Refinement: Completion	CC	8/22
1	11. HR Software: Implementation	HR	5/22
1	12. Accounts Payable Software: Solutions	DS	9/22
1	13. Fee Impact Analysis: Completion	FIN	6/22
1	14. Incode 9 ERP to Version 10 Conversion: Completion	FIN	12/22
1	15. Banking Services: RFP and Selection (CITY COMMISSION)	FIN	5/22
1	16. ARPA Funding Management/Selection of Grant Administrator	FIN	Ongoing
1	17. CDBG/Migration Funding Management/Selection of Grant Administrator	FIN	Ongoing
1	18. Electricity Contract/Strategy: Review and Recommendations (CITY COMMISSION)	FIN	12/22
1	19. Fire District Response Time: Analysis and Plan	FIRE	3/22
1	20. Citywide Cancer Screening Program: Re-Institute Funding (CITY COMMISSION)	FIRE	9/22
1	21. Fire Public Outreach Expansion	FIRE	10/22
1	22. PTSD Measure and Follow-Up Improvement	FIRE	10/22
1	23. Fire Vehicles Needs Analysis and Report	FIRE	5/22
1	24. Fire Department Accreditation: Research and Funding (CITY COMMISSION)	FIRE	9/22
1	25. Fire Vendors List: Update	FIRE	10/22
1	26. Fire Employee Scheduling System: Implementation	FIRE	2024
1	27. Citywide Safety and Risk Program: Development	HR	9/22
1	28. Performance Evaluation Program Re-Vamp: Direction	HR	6/22
1	29. Recruitment Process Expansion and Refinement	HR	Ongoing

			TIME
► Management in Progress 2022 (continued)			
1	30.	457 Plan Review	HR 3/22
1	31.	2022 CORE Planning Employee Engagement Events	HR 2/22
1	32.	Employee Policy and Procedures Manual: Development	HR Ongoing
1	33.	Employee Recognition and Retirement: Development	HR 2/22
1	34.	Workers' Compensation Claims Process: Update and Streamlining	HR 3/22
1	35.	2022 WOW: Planning	HR 2/22
1	36.	CDL Program Updates	HR 2/22
1	37.	CAD/RMS Software Upgrade	POLICE 9/22
1	38.	Crime Liaison Position: Description and Grant Funding	POLICE 9/22
1	39.	Racial Profiling Data Collection and Analysis	POLICE 2/22
1	40.	Police Equipment: Analysis and Upgrade (Body Cameras, Ticket Writers)	POLICE 3/22 IT
1	41.	Violent Offender Task Force MOU Decision (CITY COMMISSION)	POLICE 4/22
1	42.	IT Network Redundancy System – SCADA: Funding	IT 12/23

GOAL 2	GREAT COMMUNITY TO LIVE
---------------	--------------------------------

ACTION: Annexation and ETJ Policy/Strategic Framework:
Review, Report and Direction

PRIORITY
<i>Policy – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• ETJ	1. Review existing policies and analyze options	4/22
• MUD’s	2. Gather community information	6/22
• Costs and Benefits of Annexations	3. Review Report by City Manager	6/22
• Commercial Annexations	4. WORKSHOP: Presentation, Discussion and Direction	6/22
• Residential Annexations	5. Develop framework for future annexation	9/22
• Service Capacity	6. WORKSHOP: Presentation, Discussion and Direction	10/22
• Infrastructure Needs	7. DECISION: Framework Adoption	11/22
• Revenues to the City		
• Guidelines for Annexations		
• Link to Financial Model(s)		
• Link to Comprehensive Master Plan Update		
• Best Practices		

Responsibility: Planning Director

ACTION: Trail Master Plan: Implementation and Funding

PRIORITY
<i>Policy – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
<ul style="list-style-type: none"> • Walkable Community • Projects • Project Priorities • Phasing • Costs • Funding • UDC Requirements • Variety of Materials 	<ol style="list-style-type: none"> 1. Review Plan and identify projects with recommendations 2. Parks and Recreation Advisory Board: Review and Priorities 3. BUDGET WORKSHOP: Budget 23 Discussion and Direction 4. DECISION: Budget FY 23 Funding 	<p>3/22</p> <p>4/22</p> <p>8/22</p> <p>9/22</p>

Responsibility: Development Services Director

ACTION: Comprehensive Tree Policy: UDC Amendments and Tree Program Funding

PRIORITY
<i>Policy – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Goals/Outcomes	1. Complete tree inventory	4/22
• Who is Responsible	2. Review current policy and UDC	4/22
• UDC Revisions/Amendments	3. Prepare Report with Options and UDC Recommendations	5/22
• Tree Inventory	4. WORKSHOP: Presentation, Discussion and Direction	6/22
• Tree Planting	5. Finalize UDC	8/22
• Tree Trimming	6. Planning and Zoning Commission: Review	9/22
• Tree Preservation	7. DECISION: UDC Amendments	9/22
• City Role	8. BUDGET WORKSHOP: Budget FY 23 Direction	8/22
• Degree of Regulations	9. DECISION: Budget FY 23 Funding	9/22
• Tree Species		

Responsibility: Development Service Director/Planning Director

ACTION: Community Events/Festivals Enhancement: Goals, Current Events Assessment, Report with Options, Partners, Direction and City Actions

PRIORITY
<i>Policy</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
• Goals/Outcomes	1. Review and evaluate current events/festivals during 2022	10/22
• City Roles	2. Define goals/outcomes and purposes	10/22
• Partners	3. Prepare Report with Findings and Options	12/22
• Resident Level of Participation	4. WORKSHOP: Presentation, Discussion and Direction	1/23
• Guest Level of Participation		
• Private Sector Role		
• Farmers Market		
• Miracle on Morton Street		
• Community Focus		
• Economic Development Focus		
• Guidelines for Events and Festivals		
• Costs		
• Funding Mechanism		
• After Action Event Evaluation		

Responsibility: DCR Director

ACTION: Micro-Mobility Framework: Research and Direction

PRIORITY
<i>Policy</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
<ul style="list-style-type: none"> • Definition • Golf Carts • Electric Bikes • Scooters • Best Practices • City Role • Trends • ATV 	<ol style="list-style-type: none"> 1. Research best practices and options for Richmond 2. Prepare Report with definition and option 3. WORKSHOP: Presentation, Discussion and Direction 	<p>6/22</p> <p>8/22</p> <p>10/22</p>

Responsibility: Police Chief/Development Services Director
--

ACTION: City Facilities Wi-Fi Phase 1 and Phase 2: Report with Findings and Direction

PRIORITY
<i>Policy</i>

Key Issues

- Projects
- Funding
- Fiber Access

Activities/Milestones

1. Prepare Report
2. **DECISION:** Direction and Funding
3. Prepare budget proposal for Phase 2 – Park
4. **BUDGET WORKSHOP:** Budget FY23 Discussion and Direction
5. **DECISION:** Budget FY23

Time

- 2/22
3/22
5/22
8/22
9/22

Responsibility: IT Director

ACTION: Comprehensive Master Plan Update: Development

PRIORITY
<i>Mgmt – Top</i>

Key Issues

Activities/Milestones

Time

- | | |
|--|-------|
| 1. Issue RFQ for services | 3/22 |
| 2. DECISION: Award Contract for Services | 5/22 |
| 3. Kick-off process | 6/22 |
| 4. Complete Plan Update | 12/22 |
| 5. WORKSHOP: Presentation, Discussion and Direction | 1/23 |

Responsibility: Planning Director

ACTION: Vacant Building Policy: Adoption

PRIORITY
<i>Mgmt – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
<ul style="list-style-type: none">• Definition: Vacant• Degree of Enforcement• Safety• Code Enforcement/Compliance• Private Property Rights• Registration• Fees	<ol style="list-style-type: none">1. Finalize Policy recommendations2. DECISION: Policy Adoption	<p>3/22 4/22</p>

Responsibility: Code Compliance/Building

ACTION: Workforce Housing Waters at Richmond: Annexation and Development Agreement

PRIORITY
<i>Mgmt</i>

Key Issues

Activities/Milestones

Time

- | | |
|---|------|
| 1. Receive feedback on Development Agreement | 5/22 |
| 2. Finalize Development Agreement and Annexation | 6/22 |
| 3. DECISION: Agreement and Annexation Approval | 9/22 |

Responsibility: City Manager/City Attorney

ACTION: Animal Ordinance: Revision and Adoption

PRIORITY
<i>Mgmt</i>

Key Issues

- Vicious Dogs
- Leashed Cats
- Barking Dogs

Activities/Milestones

1. Finalize Animal Ordinance
2. **DECISION:** Ordinance Adoption

Time

- 3/22
4/22

Responsibility: Police Chief/Municipal Judge/City Attorney

ACTION: Building and Standards Ordinance: Revision and Adoption

PRIORITY
<i>Mgmt</i>

Key Issues

Activities/Milestones

Time

1. **DECISION:** Ordinance Adoption

2/22

Responsibility: Building

ACTION: MUD 251 Development Agreement and Strategic Partnership Agreement

PRIORITY
<i>Mgmt</i>

Key Issues

- ETJ Extension\
- GRD Agreement

Activities/Milestones

1. Finalize Agreement
2. **DECISION:** Agreement Approval

Time

- 2/22
3/22

Responsibility: City Manager

ACTION: Weeds and Rubbish Ordinance: Development and Adoption

PRIORITY
<i>Mgmt</i>

Key Issues

Activities/Milestones

Time

- | | |
|--|------|
| 1. Finalize Weed and Rubbish Ordinance | 3/22 |
| 2. DECISION: Ordinance Adoption | 4/22 |

Responsibility: Code Compliance/City Attorney

ACTION: Sign Ordinance: Review and Enforcement

PRIORITY
<i>Mgmt</i>

Key Issues

Activities/Milestones

Time

- | | |
|---|------|
| 1. Review and revise UDC | 8/22 |
| 2. Planning and Zoning Commission:
Review | 9/22 |
| 3. DECISION: UDC Amendment
Adoption | 9/22 |

Responsibility: Planning Director

ACTION: Junk Vehicles Ordinance: Development and Adoption

PRIORITY
<i>Mgmt</i>

Key Issues

Activities/Milestones

Time

- | | |
|--|------|
| 1. Finalize Junk Vehicle Ordinance | 3/22 |
| 2. DECISION: Ordinance Adoption | 4/22 |

Responsibility: Code Compliance/City Attorney

ACTION: Mural Grant Policy: Direction and Funding

PRIORITY
<i>Mgmt</i>

Key Issues

- Goals/Outcomes
- City Role
- Funding
- Projects
- Maintenance

Activities/Milestones

- | | | | | | | | |
|---|--|-------------|------|------|------|------|------|
| <ol style="list-style-type: none"> 1. Develop policy framework with options and recommendations, funding mechanism 2. DCR Board: Review 3. DECISION: Policy Framework 4. BUDGET WORKSHOP: Budget 23 Discussion and Direction 5. DECISION: Budget 23 Funding | <table border="0"> <tr> <td style="text-align: right;"><u>Time</u></td> </tr> <tr> <td style="text-align: right;">6/22</td> </tr> <tr> <td style="text-align: right;">6/22</td> </tr> <tr> <td style="text-align: right;">7/22</td> </tr> <tr> <td style="text-align: right;">8/22</td> </tr> <tr> <td style="text-align: right;">9/22</td> </tr> </table> | <u>Time</u> | 6/22 | 6/22 | 7/22 | 8/22 | 9/22 |
| <u>Time</u> | | | | | | | |
| 6/22 | | | | | | | |
| 6/22 | | | | | | | |
| 7/22 | | | | | | | |
| 8/22 | | | | | | | |
| 9/22 | | | | | | | |

Responsibility: DCR Director

			TIME
► Management in Progress 2022			
2	1. Vacant Structure and Lots List Compilation: Completion	CC	6/22
2	2. Park Use Agreements: Completion	DS	7/22
	a. Little League		
	b. Girls Softball		
	c. Youth Football		
	d. Soccer		
	e. Youth Football		
2	3. Development Review and Application Process Improvements	PLAN	12/22
2	4. Historic District Information Packets: Development	PLAN	4/22
2	5. Crime Analysis Software Acquisition: Funding (CITY COMMISSION)	POLICE	9/22
2	6. Traffic Safety and Commercial Vehicles Enforcement Unit: Funding (CITY COMMISSION)	POLICE	9/22

GOAL 3	HISTORIC DOWNTOWN/VIBRANT CORRIDOR DEVELOPMENT
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<p>ACTION: Hotel and Conference/Convention Center: Goals, Feasibility Study, Direction, City Action and Funding Mechanism</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">PRIORITY</td> </tr> <tr> <td style="text-align: center;"><i>Policy – Top</i></td> </tr> </table>	PRIORITY	<i>Policy – Top</i>				
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<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>					
<ul style="list-style-type: none"> • Goals/Outcomes • Project • Conference Center/Convention Center • City Role • City Incentives • Funding Mechanism 	<ol style="list-style-type: none"> 1. Receive Feasibility Study 2. DCR: Review 3. WORKSHOP: Presentation, Discussion and Direction 	<p>11/22</p> <p>12/22</p> <p>1/23</p>					
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Responsibility: DCR Director							

ACTION: Economic Development Policy and Activities: Review and Actions

PRIORITY
<i>Policy – High</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
<ul style="list-style-type: none"> • City Role • Overall Incentives Framework • Incentives for Commercial Development • Expectations • DCR Role • Guidelines • Fiscal Impact Model 	<ol style="list-style-type: none"> 1. Prepare Update Report 2. DCR: Update 3. REPORT: Update 	<p>8/22</p> <p>9/22</p> <p>9/22</p>

Responsibility: DCR Director

ACTION: Downtown Railroad: Issues and Direction

PRIORITY
<i>Mgmt – Top</i>

<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>
<ul style="list-style-type: none"> • Goals/Outcomes • Underpass/Overpass • Quiet Zone • Bridge Replacement • Double Track • Working with Union Pacific (UP) • City Role • City Actions • Old Bridge Lead Paint/Maintenance/Structural Integrity • Pedestrian Bridge • Old Bridge Location 	<ol style="list-style-type: none"> 1. Litigation resolution 2. Notice of Wayside/Quiet Zone 3. Bridge Replacement Project completion 4. Double Track 	<p>Ongoing</p> <p>2/22</p> <p>2022-2024</p> <p>TBD</p>

Responsibility: Development Services Director/City Manager/City Attorney
--

ACTION: Drainage Study Implementation: Project Design

PRIORITY
<i>Mgmt – Top</i>

Key Issues

Activities/Milestones

Time

- | | |
|---|------|
| 1. Complete Contract for Grant Administrator | 2/22 |
| 2. Issue RFQ | 4/22 |
| 3. DECISION: Award Design Projects (6) | 7/22 |
| 4. Complete Design | 2/23 |

Responsibility: Development Services Director

- ACTION:** 10th Street Project: Next Steps
- a. Phase 1 – ROW Acquisition
 - b. Phase 2 – Funding

PRIORITY
<i>Mgmt – High</i>

Key Issues

Activities/Milestones

Time

- 1. County ROW Acquisition

12/22

Responsibility: Development Services Director

ACTION: Retail Attraction Strategy/Actions: Goals, Report with Options, Direction and City Actions

PRIORITY
<i>Mgmt – High</i>

Key Issues

Activities/Milestones

Time

- | | |
|--|---------|
| 1. Reach out to potential retail businesses | Ongoing |
| 2. Receive Retail Strategy Report – Executive Summary | 3/22 |
| 3. DCR: Review | 4/22 |
| 4. WORKSHOP: Presentation, Discussion and Direction | 4/22 |

Responsibility: DCR Director

► **Management in Progress 2022**

			TIME
3	1. Myrtle Street Small Business Accelerator	DCR	12/22
3	2. Old Fire Station Restaurant Development	DCR	9/22
3	3. Economic Development Website Redesign: Completion	DCR	5/22
3	4. McCall Meadery	DCR	3/23

GOAL 4	INVESTMENT IN RICHMOND’S FUTURE
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<p>ACTION: Fort Bend Subsidence District Unified Policy/Action: Funding and Direction</p> <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left; border: none;"><u>Key Issues</u></th> <th style="text-align: left; border: none;"><u>Activities/Milestones</u></th> <th style="text-align: left; border: none;"><u>Time</u></th> </tr> </thead> <tbody> <tr> <td style="border: none;"> <ul style="list-style-type: none"> • Goals/Outcomes • Working with Other Cities • Surface Water Treatment Plant Expansion </td> <td style="border: none;"> <ol style="list-style-type: none"> 1. Mayor appoints City Representative 2. Prepare briefing script 3. WORKSHOP: Update and Discussion </td> <td style="border: none; vertical-align: top;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; padding: 2px;">PRIORITY</th> </tr> <tr> <td style="text-align: center; padding: 2px;"><i>Policy – Top</i></td> </tr> </table> <div style="display: flex; justify-content: space-between;"> 2/22 2/22 3/22 </div> </td> </tr> </tbody> </table>	<u>Key Issues</u>	<u>Activities/Milestones</u>	<u>Time</u>	<ul style="list-style-type: none"> • Goals/Outcomes • Working with Other Cities • Surface Water Treatment Plant Expansion 	<ol style="list-style-type: none"> 1. Mayor appoints City Representative 2. Prepare briefing script 3. WORKSHOP: Update and Discussion 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center; padding: 2px;">PRIORITY</th> </tr> <tr> <td style="text-align: center; padding: 2px;"><i>Policy – Top</i></td> </tr> </table> <div style="display: flex; justify-content: space-between;"> 2/22 2/22 3/22 </div>	PRIORITY	<i>Policy – Top</i>	
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ACTION: Sidewalk Policy/Plan: Repair Projects

PRIORITY
<i>Policy</i>

Key Issues

- Sidewalk Policy
- Projects
- Project Priorities
- Funding Mechanism
- Link to Trails Master Plan

Activities/Milestones

1. Complete Second Repair Project
Priority #2

Time

6/23

Responsibility: Development Services Director

ACTION: Utility (Water/Wastewater) Master Plan: Review and Update

PRIORITY
<i>Mgmt – Top</i>

Key Issues

- New Rate Model

Activities/Milestones

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Prepare budget proposal 2. BUDGET WORKSHOP: Budget FY 23 Presentation, Discussion and Direction 3. DECISION: Budget FY 23 Funding 4. Issue RFQ 5. DECISION: Award Contract for Plan Review and Update 6. Complete Plan Update | <p><u>Time</u></p> <p>5/22</p> <p>8/22</p> <p>9/22</p> <p>10/22</p> <p>12/22</p> <p>6/23</p> |
|--|--|

Responsibility: Development Services Director

ACTION: Future Water Supply: Report with Options and Direction

PRIORITY
<i>Mgmt</i>

Key Issues

- Water Reuse

Activities/Milestones

1. Prepare Report on Long Term Water (50 years)
2. **REPORT:** Presentation and Discussion

Time

5/22

6/22

Responsibility: Development Services Director

			TIME
► Management in Progress 2022			
4	1. Street Rehabilitation Agreement with Fort Bend County: Completion	DS	4/22
4	2. Re-Use Agreements: Completion a. MUD 187 b. MUD 215	DS	12/22
4	3. Re-Use Sale: Bond Issuance (City Commission)	DS	2/22

			TIME
► Major Projects 2022			
4	1. Clay Street through Second Street Project	DS	2022
4	2. East Wastewater Treatment Plant Project: Permitting, Site Location, Preliminary Design and Costs	DS	12/22
4	3. New Groundwater Well at Surface Water Treatment Plant Project: Design	DS	9/22
4	4. New Surface Water Transmission Line Project: Design	DS	9/22
4	5. Water Storage Tank Rehabilitation Project: Design	DS	9/22
4	6. Second Street Raising Project: Design	DS	9/22
4	7. Rabbs Bayou Drainage Project: Design	DS	9/22
4	8. Lift Station Rehabilitation Project: Design	DS	9/22
4	9. 10 th Street Realignment Project: Design	DS	9/22
4	10. Motor Control Rehabilitation: Completion	DS	9/22
4	11. Police Spaces Need Assessment Report: Completion	DS	5/22
4	12. Well Rehabilitation Project (ARPA): Design	DS	8/22
4	13. Motor Control Rehabilitation Project: Design and Construction	DS	1/23
4	14. Wastewater Treatment Plant Repairs: Design and Construction	DS	3/23
4	15. Water Line Rehabilitation Project: Design	DS	1/23

Policy Calendar 2022

MONTH

February 2022

1. **REPORT:** 10TH Street Project Update

2. **REPORT:** Police Annual Report

3. **DECISION:** Building and Standards Ordinance

4. **DECISION:** Bond Issuance for Re-Use Sale

- 5.

- 6.

- 7.

- 8.

- 9.

- 10.

MONTH

March 2022

1. **REPORT:** Safe City Report

2. **SPRING RETREAT:** Five-Tear Financial Model

3. **DECISION:** Strategic Plan 2022-2027-2037 Adoption

4. **DECISION:** MUD 251 Development Agreement

5. **WORKSHOP:** Fort Bend Subsidence District

- 6.

- 7.

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MONTH

April 2022

1. **WORKSHOP/DECISION:** Fire Service in County Direction
2. **DECISION:** MOU for Violent Offender Task Force
3. **DECISION:** Vacant Building Policy
4. **DECISION:** Animal Ordinance
5. **DECISION:** Weed and Rubbish Ordinance
6. **DECISION:** Junk Vehicle Ordinance
7. **WORKSHOP:** Retail Attraction Strategy
- 8.
- 9.
- 10.

MONTH

May 2022

1. **DECISION:** Fort Bend County Agreement

2. **WORKSHOP:** Non-Taxable Properties Report

3. **DECISION:** Banking Services

4. **DECISION:** Award Contract for Comprehensive Master Plan

- 5.

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MONTH

June 2022

1. **WORKSHOP:** Strategic Communications Plan
2. **DECISION:** County Fire Service Agreement
3. **WORKSHOP:** Annexation Discussion and Initial Direction
4. **WORKSHOP:** Tree Policy
5. **REPORT:** Future Water Supply
6. **WORKSHOP:** HOT Direction
- 7.
- 8.
- 9.
- 10.

MONTH

July 2022

1. **DECISION:** Strategic Communications Plan Implementation

2. **DECISION:** Mural Grants Policy

3. **DECISION:** Award Contract for Drainage Project

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MONTH

August 2022

1. **BUDGET WORKSHOP: Budget FY 23 Discussion and Direction**
 - a. Grants Program
 - b. Police Staffing
 - c. Cyber Security
 - d. Compensation Policy and Plan
 - e. Citywide Cancer Screening
 - f. Fire Department Accreditation
 - g. Trail Master Plan Projects
 - h. Tree Policy Implementation
 - i. City Facilities WiFi Phase 1
 - j. Mural Grants
 - k. Utility Master Plan

2. **BUDGET WORKSHOP: Financial Policies Update – Fund Balance**

- 3.

- 4.

- 5.

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MONTH

September 2022

1. **WORKSHOP:** City Hall – Short Term

2. **DECISION:** UDC Amendments Tree Policy

3. **DECISION:** Waters at Richmond Development Agreement and Annexation

4. **DECISION:** Sign Ordinance

5. **REPORT:** Economic Development Policy

- 6.

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MONTH

October 2022

1. **WORKSHOP:** Annexation and ETJ Policy Framework

2. **WORKSHOP:** Micro-Mobility Definition and Options

- 3.

- 4.

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MONTH

November 2022

1. **WORKSHOP:** Community Survey

2. **DECISION:** Annexation and ETJ Policy Framework

- 3.

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MONTH

December 2022

1. **DECISION:** Award Contract for Utility Master Plan
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- 3.
- 4.
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MONTH

January 2023

1. **DECISION:** City Hall Short Term Award Contract

2. **WORKSHOP:** Community Events and Festivals Enhancements

3. **WORKSHOP:** Comprehensive Master Plan

4. **WORKSHOP:** Hotel and Conference/Convention Center Feasibility Study

- 5.

- 6.

- 7.

- 8.

- 9.

- 10.



City of Richmond

Where History Meets Opportunity

Special Scheduled City Commission Meeting

600 Morton Street

Tuesday, May 10, 2022 at 11:00 a.m.

- A4. Discuss and approve City Commission priorities for Proposed Budget FY 2022-23.




Budget Assumptions & Priorities Workshop

May 10, 2022



Overview of Major Assumptions



Global
Assumptions

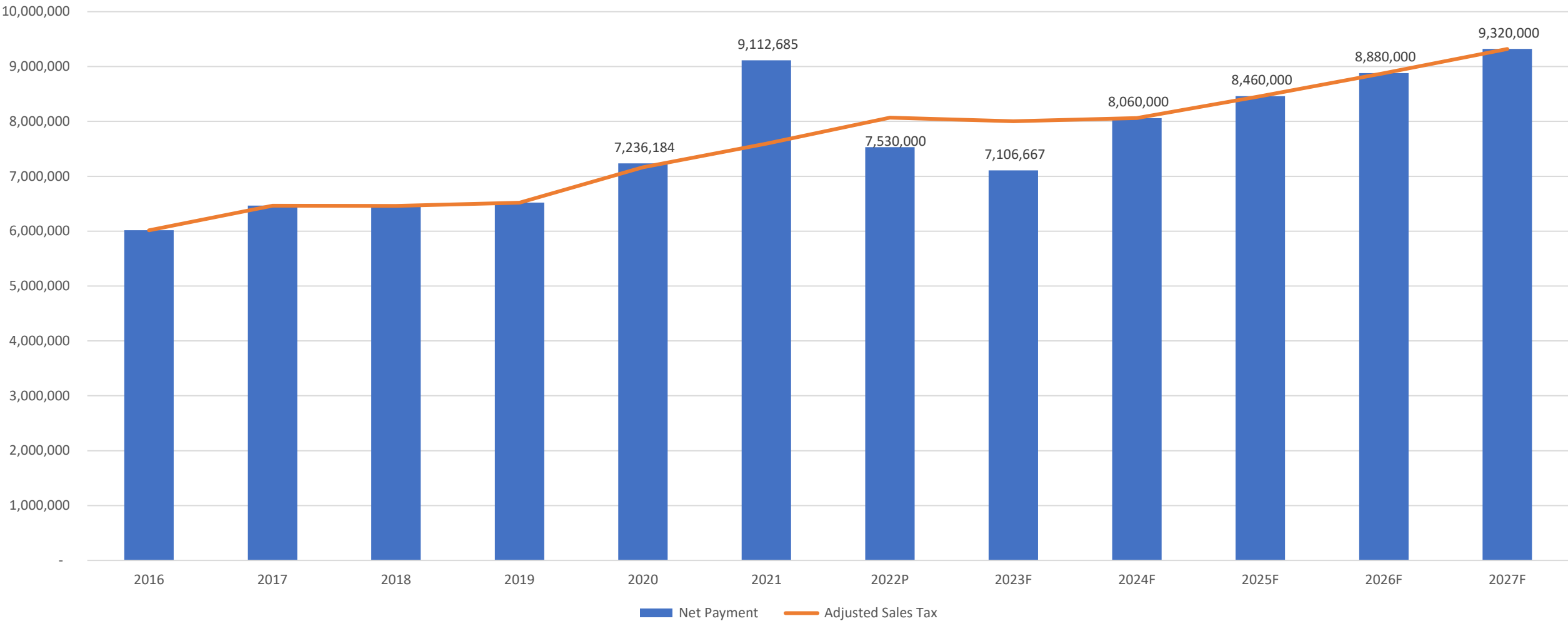
Assumptions	Value Increase/ (Decrease)
General Salaries & Benefits	4.5%
Base Adjustments	3%-5%
Fleet Replacement	13% to 25%
Debt Service Rate (new debt)	4%

General
Fund
Assumptions

Assumptions	Value Increase/ (Decrease)
Levy (from revaluation)	3.5%
Homestead Exemption	1.5%
Over 65	\$6,000

Sales Tax

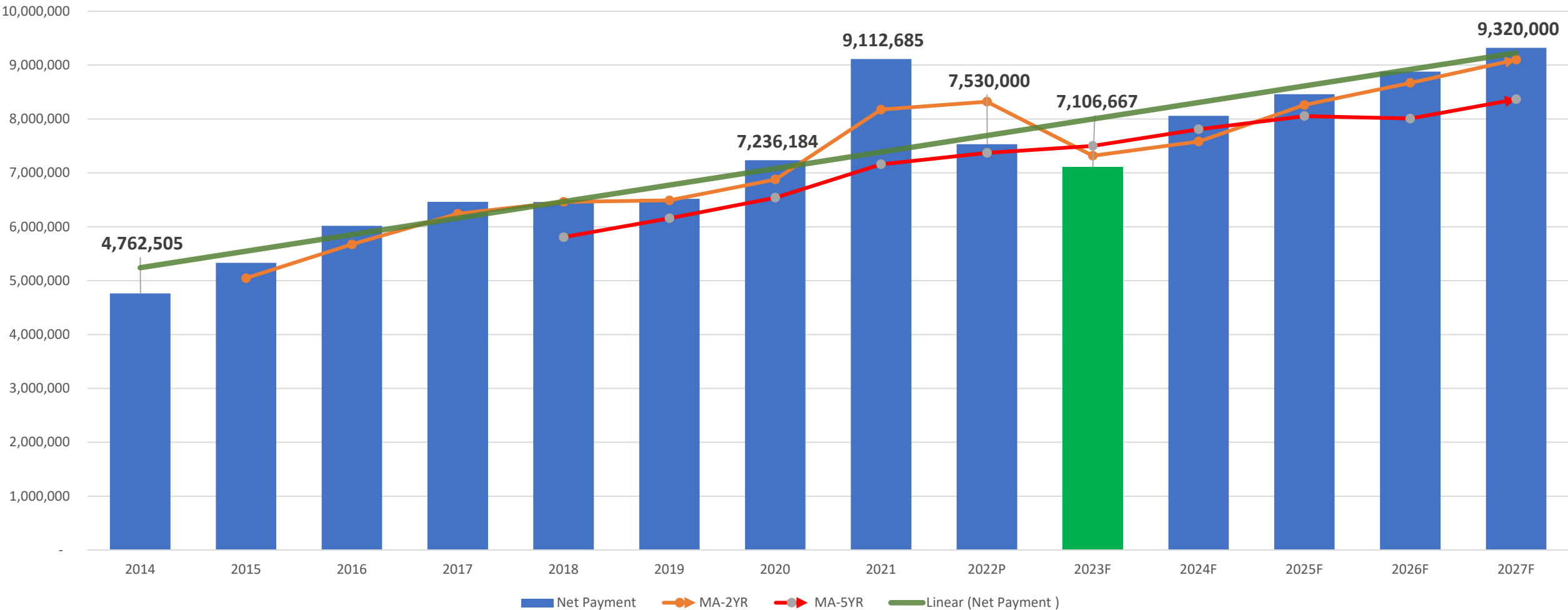
Sales Tax



Sales Tax

Historical Collections & Moving Averages [Convergence & Divergence]

$y = 306850x + 5E+06$
 $R^2 = 0.8302$

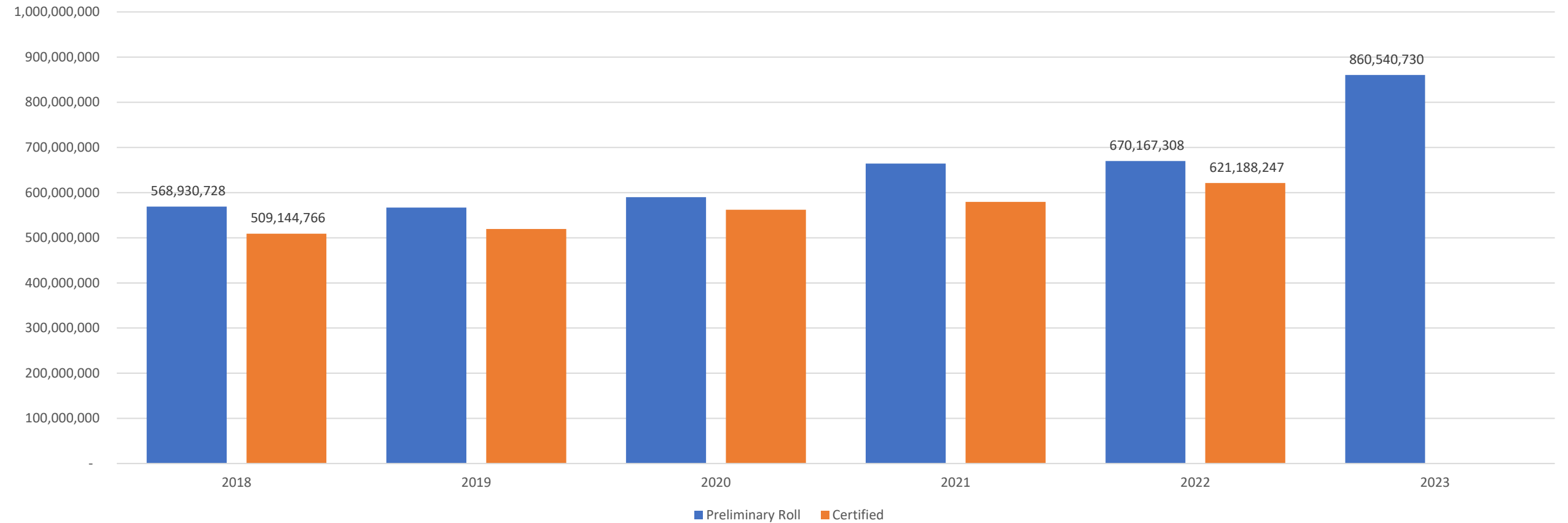


Sales Tax Expectations

Type	FY2022 Budget	FY2022 Projection	FY2023 Forecast
Net Collections	\$7,500,000	\$7,530,000	\$7,106,667
SPA Sales Tax Expense	692,000	812,074	836,000
Net of SPA	6,808,000	6,717,926	6,270,667
General Fund Budget	5,798,000	5,850,519	5,539,000
General Fund Net	5,106,000	5,038,444	4,703,000
DCR Budget	1,702,000	1,679,481	1,567,667

Property Tax

Preliminary Vs. Certified Values



Property Tax

Fiscal Year	Preliminary Roll	Certified	Variance
2018	568,930,728	509,144,766	-10.51%
2019	567,026,047	519,335,480	-8.41%
2020	589,886,180	562,107,243	-4.71%
2021	664,327,431	579,690,282	-12.74%
2022	670,167,308	621,188,247	-7.31%
2023	860,540,730	-	-

Property Tax

Fiscal Year	2023	2023	Variance
2023 Preliminary 2022 Certified	860,540,730	621,188,247	38.53%
New Value Added to the Roll *	69,443,740		
Value from Revaluation of Property	791,096,990	621,188,247	27.35%

* Estimated preliminary new value from Veranda in-city and Mandola Farms

Property Tax

Fiscal Year	2023
Est. value from revaluation of property	791,096,990
Reduction from preliminary roll	(9%)
Est. value of property subject to revaluation	725,777,055
New Value	69,443,740
Est Revaluation & New Value	795,220,795

Property Tax

Fiscal Year	2023*	2022	Variance*
O&M Rate	0.4365*	0.508554	(0.05)
Debt Service Rate	0.1665*	0.171446	0.00
Total	0.6300*	0.680000	0.05

*Estimated forced reduction in the tax rate based on rising market values. Estimates on the impact of the tax rate are for illustrative purposes only, and many unknown variables exist at this stage in the budget process. The actual tax rate will materialize after the certification process is complete on or near July 25th.

General Fund Revenue Expectations

- Tighter Revenues – expect little to no growth in FY23
 - Sales Tax repayment agreement
 - Property Tax Limitations
 - Cap on property tax growth of 3.5%
 - Rate will float to meet 3.5% cap despite any substantial growth in value
 - New property tax value from Mandola & Veranda expected to trigger Infrastructure repayment, which will shift tax rate to debt service

General Fund Expenditure Expectations

- Diminished capacity
 - Salaries & Benefits Increase
 - Operations and Maintenance due to inflation
 - Limited capacity for enhanced services or pay-as-you-go capital

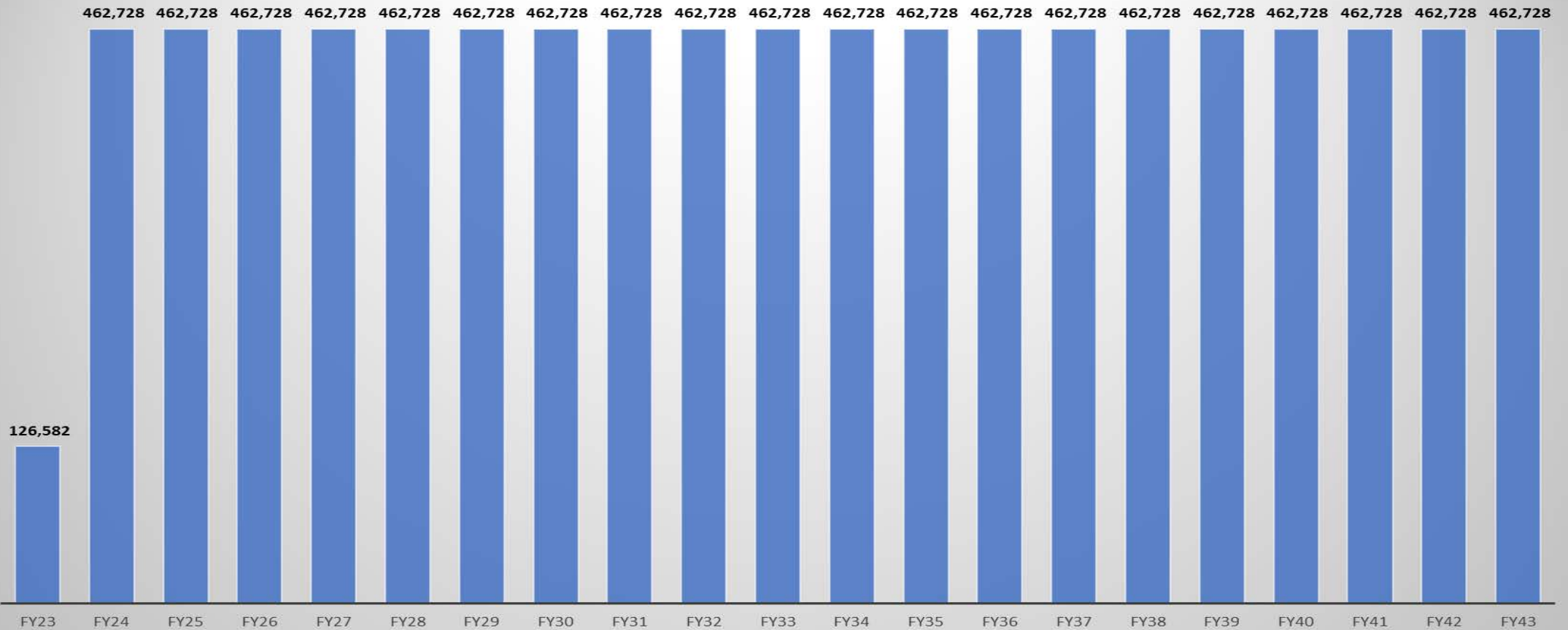
Reimbursement Expected in FY23

New Development	Preliminary Valuation	Installment % of Purchase Price Per Agreement	FY2023 Reimbursement Amount (Funded by Debt Issuance)	Maximum/Estimated Reimbursement
Mandola	\$31,232,870	15.0	\$2,082,191	\$6,500,000 ^t
Veranda In-City	38,210,870	9.2	4,153,355	\$7,174,753*
TOTAL	\$69,443,740		\$6,235,546	

* Estimated cost of Infrastructure for reimbursement from development agreement

t Maximum reimbursement under development agreement

Estimated Debt Service from Reimbursement



Utility Fund Assumptions

Assumptions	Value Increase/ (Decrease)
Water & Wastewater Rate Increase	3.00%
Surface Water Rate Increase	11.00%

Capital Projects

Proposed

Municipal – Facility Assessment

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	-	\$175,000	\$175,000
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	-	-	\$175,000	\$175,000

Municipal – Traffic Mobility Study

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	\$100,000	-	-	-	-	\$100,000
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	\$100,000	-	-	-	-	\$100,000

Municipal – EOC Relocation

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	-	\$102,000	\$102,000
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	-	-	\$102,000	\$102,000

Municipal – Street Barn Renovation

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	-	\$50,000	\$50,000
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	-	-	\$50,000	\$50,000

Municipal – Mandola Developer Reimbursement

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	\$2,125,000	-	\$2,125,000
2024	-	-	-	\$2,275,000	-	\$2,275,000
2025	-	-	-	\$1,850,000	-	\$1,850,000
2026	-	-	-	\$250,000	-	\$250,000
2027	-	-	-	-	-	-
Grand Total	-	-	-	\$6,500,000	-	\$6,500,000

Municipal – Veranda In-City Developer Reimbursement

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	\$4,250,000	-	\$4,250,000
2024	-	-	-	\$2,924,753	-	\$2,924,753
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	-	\$7,174,753	-	\$7,174,753

Drainage – Northside Drainage Improvements

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	\$7,647,605	-	-	\$7,647,605
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	\$7,647,605	-	-	\$7,647,605

Streets – Clay Street/Second Street Drainage Improvements (Phase I and Phase II)

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	\$2,470,000	-	-	\$350,000	\$2,820,000
2024	-	-	-	-	\$2,247,000	\$2,247,000
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	\$2,470,000	-	-	\$2,597,000	\$5,067,000

Streets – Street Rehabilitation Phase I and Phase II

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	\$3,750,000	-	-	-	\$3,750,000
2024	-	-	-	\$2,100,000	-	\$2,100,000
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	\$3,750,000	-	\$2,100,000	-	\$5,850,000

Surface Water – Membrane Replacement

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	\$100,000	-	-	-	-	\$100,000
2024	\$100,000	-	-	-	-	\$100,000
2025	\$100,000	-	-	-	-	\$100,000
2026	\$100,000	-	-	-	-	\$100,000
2027	\$100,000	-	-	-	-	\$100,000
Grand Total	\$500,000	-	-	-	-	\$500,000

Wastewater – Regional Wastewater Rehab

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	\$575,000	-	\$575,000
2024	-	-	-	\$4,054,000	-	\$4,054,000
2025	-	-	-	\$10,329,000	-	\$10,329,000
2026	-	-	-	\$13,639,000	-	\$13,639,000
2027	-	-	-	-	-	-
Grand Total	-	-	-	\$28,597,000	-	\$28,597,000

Wastewater – Wastewater Rehab

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	\$606,632	\$90,000	-	\$696,632
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	\$606,632	\$90,000	-	\$696,632

Wastewater – Well Rehabilitation at Edgar Water Well

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	\$331,000	-	\$331,000
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	-	\$331,000	-	\$331,000

Wastewater – Project Normandy

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	-	\$2,200,000	\$2,200,000
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	-	-	\$2,200,000	\$2,200,000

Wastewater – South WWTP

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	-	\$3,000,000	\$3,000,000
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	-	-	\$3,000,000	\$3,000,000

Wastewater – Mandola Commercial Sewer Line

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	\$1,950,000	-	\$1,950,000
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	-	\$1,950,000	-	\$1,950,000

Water – Water Line Rehabilitation

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	\$531,675	-	-	\$531,675
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	\$531,675	-	-	\$531,675

Water – Ground Storage Tank Rehabilitation

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	\$395,000	-	\$395,000
2024	-	-	-	\$300,000	-	\$300,000
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	-	\$695,000	-	\$695,000

Water – Water Rehab

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	\$605,000	\$90,000	-	\$695,000
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	\$605,000	\$90,000	-	\$695,000

Water – Utility Master Plan

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	\$300,000	-	-	-	-	\$300,000
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	\$300,000	-	-	-	-	\$300,000

Water – Ransom Road Generator

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	\$120,000	-	\$120,000
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	-	\$120,000	-	\$120,000

Water – SCADA Upgrade

	Cash (PAYG)	County Mobility Bonds	State/Federal Grant	Tax/Revenue Bonds	TBD (PAYG/Debt/Other)	Grand Total
2023	-	-	-	\$180,000	-	\$180,000
2024	-	-	-	-	-	-
2025	-	-	-	-	-	-
2026	-	-	-	-	-	-
2027	-	-	-	-	-	-
Grand Total	-	-	-	\$180,000	-	\$180,000

Hotel Occupancy Tax Funds



Hotel Occupancy Tax

- As of March 31, 2022:

Type	Amount
Fund Balance	\$583,215
Revenue YTD	\$92,370

Use of Tax Revenue (351.101)

Funding with these categories must still be tied to directly promoting tourism and hotel and the convention center industry

- Funding the establishment, improvement, or maintenance of a convention center or visitor information center
- Paying the administrative cost for facilitating convention registration
- Paying for advertising, solicitations, and promotions that attract tourists and convention delegates to the City or its vicinity
- Expenditures that promote the arts

Use of Tax Revenue (351.101)

- Funding Historic restoration and preservation programs
- Funding certain expenses, including promotional expenses, directly related to a sporting event within counties with a population under 1 million
- Funding the enhancement or upgrading of existing sports facilities or sports fields for certain municipalities
- Funding transportation systems for tourists
- Signage directing tourists to sights and attractions that are visited frequently by hotel guests in the municipality



Hotel Revenue Allocation (351.103)

- A City with a population of less than 200,000
 - Not less than 1% of hotel tax rate on advertising
 - Not more than 15% on art programs
 - Not more than 50% on historic preservation



Hotel Occupancy Tax

- **Potential Uses**
 - Hotel Convention Center
 - Other Priorities?

City Manager: Operational Priorities

Staffing

- City Engineer (New: offset by reduction in contract services)
- Information Technology (Possible new position)
- Executive Secretary/Paralegal (Fill existing position)
- Water Quality Position (Fill existing position)

Compensation

- Continue work on compensation
 - Certification Pay
 - General Salaries Increase

Space planning

- Maximizing use of existing space

Old Fire Station Buildout

Master Plan Priorities

Use	Use annexation as a strategic growth tool to expand Richmond's population and tax base.
Leverage	Leverage public investments to enhance the existing community and promote growth.
Strengthen	Strengthen transportation connections and increase choices between ways to travel.
Elevate	Elevate the appearance, quality, and compatibility of development.
Create	Create mixed-use activity centers that serve as community destinations.

Master Plan Priorities

Rehabilitate
and
preserve

Rehabilitate and preserve Richmond's existing neighborhoods and community assets.

Partner

Partner with existing local businesses to assist in their success and improve access to resources.

Diversify

Diversify Richmond's business and employer mix through innovation and strategic recruitment.

Enhance
and
preserve

Enhance and preserve Richmond's natural amenities.

Strengthen

Strengthen the awareness and image of Richmond throughout the region.

City Commission Priorities

Operations

TBD

Capital

TBD

Other

TBD

Questions or Comments?



City of Richmond

Where History Meets Opportunity

Special Scheduled City Commission Meeting

600 Morton Street

Tuesday, May 10, 2022 at 11:00 a.m.

- A5. Discuss creation of a PID or other overlaying district and extension of necessary utilities.



Public Improvement Districts

Mechanisms for Funding Development

Public Improvement Districts

- **Public Improvement Districts (PID) are special districts created pursuant to Chapter 372 Local Government Code**
- **Allows for the creation of a PID by a Municipality**
 - **Municipality can either initiate; or**
 - **Receive petition requesting creation**
- **Can be created inside the City or the ETJ**

Public Improvement Districts

- **Petition must state (Summary):**
 - **General nature of the proposed improvement**
 - **Estimated cost of the improvement**
 - **Boundaries of the proposed assessment district**
 - **Method of assessment**
 - **Apportionment of cost between the PID & the municipality**
 - **Management type can be:**
 - **Municipally Managed**
 - **Privately Managed**
 - **Public Private Partnership**
 - **Generally - consent must consist more than 50% of property owners**

Public Improvement Districts

- **Assessments**
 - **Cost of an improvement may be assessed:**
 - **Equally per front foot or square foot;**
 - **According to the value of the property as determined by the governing body**
 - **In any manner that results in imposing equal shares of the cost on property similarly benefitted**
 - **City can contract with County, similar to property taxes for collection purposes**

Public Improvement Districts

- **Authorized Improvements**
 - **Governing body may undertake improvement that promotes its interest**
 - **Such as (not an all inclusive list):**
 - **Parks, landscaping, fountains, lighting, art & signs**
 - **Acquiring or constructing streets sidewalks or ROW**
 - **Acquiring or constructing water, wastewater or drainage facilities or improvements**
 - **Supplemental services such as public safety, security, advertising and cultural enhancement**

Public Improvement Districts

- **How are improvements financed?**
 - **Issuance of Bonds**
 - **Reimbursement agreements with developers**
- **To protect the City, most developments are structured on a reimbursement basis**
 - **The developer pays the cost for constructing infrastructure**
 - **Once a pre-determine value is achieved the City would issue bonds or CO's to acquire the infrastructure at cost plus accrued interest**

Public Improvement Districts

- **Pros**
 - **Easily and quickly created & dissolved by the City**
 - **Controlled exclusively by the City Commission**
 - **Assessments can be structured to decline over time**
 - **Minimal impact on City operations**
 - **No additional boards**
 - **City adopts a Service and Assessment plan annually**
- **Cons**
 - **May be difficult to structure extremely large developments**



I-69 Corridor



Hwy 90-A Corridor



Questions or
Comments



City of Richmond

Where History Meets Opportunity

Special Scheduled City Commission Meeting

600 Morton Street

Tuesday, May 10, 2022 at 11:00 a.m.

A6. Adjournment.