



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular Session on June 27, 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 in-person meeting.

A quorum was present, with the following members in attendance:

Becky Haas, Mayor  
Terry Gaul, Commissioner P1  
Barry Beard, Commissioner P2 – Arrived at 4:47 p.m.  
Carl Drozd, Commissioner P3  
Alex BeMent, Commissioner P4 – Via Zoom  
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:

- Dixie Brzozowski – 30 Years – Police Department.
- Bradley McNeal – 5 Years – Police Department. - Not present.
- Derek Watson – 5 Years – Public Works Department.

Dixie Brzozowski was present to be honored and took pictures with the Mayor. The Mayor told a story from Dixie’s past and thanked her for her 30 years of service to the City. Derek Watson was present to be honored and took pictures with the Mayor.

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

- Commissioner BeMent congratulated Assistant Police Chief Brzozowski for her 30 years of service.
- Mayor Haas indicated she had attended the Juneteenth Rodeo and Celebration in Kendleton, Tx and it was nice to see traditions still alive.

Agenda item A5, Public Comments. There were no citizens signed up to speak.

Agenda item A6, Presentation on Proposed General Fees Changes.

Finance Director Justin Alderete provided the presentation to the Commission specifying the different categories of permits. The original fee and the proposed cost were made available. The explanation for the thought process of the changes was given. There was a lengthy discussion with the Commission providing input. City Manager Vela invited Commissioner Gaul to the staff meeting to discuss the fee changes and to provide his comments.

Agenda item A7, Presentation on Delinquent Court Fines and Fees.

Michael Siwierka, Perdue Brandon Fielder Collins & Mott LLP provided the collection report and answered questions from the Commission. Michael Darlow was present as well. Of the total outstanding fines and fees, 42% have been cleared as of May 22, 2022. An aging summary was reported with 70 -80% cleared each year. Following a question period, the agenda item was closed.

Agenda item A8, Discuss Multifamily and define warehouse within our Unified Development Code.

City Planner Jose Abraham discussed the definition and land use allowances for warehouse and consideration of single-family rental communities as multi-family use. The new type of development, build to rent was discussed and how the communities are approaching them. Some locations started as residential and have transitioned into rental properties. There was a brief question and answer period, then the agenda item was closed.

Agenda item A9, Public hearing to receive comments for or against a text amendment to the Unified Development Code, to revise minimum slab elevation requirement based on updated Fort Bend County and Federal Emergency Management Agency regulations. The specific sections to be amended may include:

- Sec. 4.3.203, Standards for Flood Hazard Reduction.
- Chapter 7, Measurements and Words.

There were no citizens present to speak, therefore the public hearing was closed.

Agenda item A10, Consent Agenda.

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

Commissioner Beard pulled A10. (3) Police Department.

Mayor Haas pulled A10. (2), (7) and (8).

A10. (3) Police Department.

Commissioner Beard stated he had to look up the word “affiniton” contained in Officer Horelica’s report. It was stated that Officer Anderson is a great advocate for the businesses in his beat and should be a writer. The officers’ goals were enjoyable to read with the following being a standout:

**“I will always strive to seek opportunities to create positive interactions with the younger members of the community. Passing out RPD stickers, playing basketball or tossing a baseball around, allowing kids to check out the police car and the emergency lights. I believe those types of interactions will help build trust in the community between the Richmond Police Department and the people we serve.”**

The Commissioner appreciates the culture that is being fostered at the Police Department. There was mention of the possibility of an active shooter situation and the agency that would be in control. Assistant Police Chief Dixie Brzozowski stated Richmond PD would be meeting with LCISD Police.

A10. (2) Fire Department.

Mayor Haas inquired what the training hours for Battery Emergencies entails. Chief Mike Youngblood stated that batteries can be a fire hazard, they generate hotter fires and are difficult to suppress.

A10. (7) Public Works.

Mayor Haas inquired what is the reason for the main water breaks and repairs. ACM Howard Christian stated the majority are due to contractor damage, soil type and construction materials used long ago are a contributing factor.

Commissioner Beard stated the 30% in water credits lends to a false sense of security, 60% would be more in line.

Mayor Haas inquired the reason for the traffic study at Houston and 7<sup>th</sup> Street.

Assistant Public Works Director Jim Whitehead indicated the study was to determine if the intersection is a candidate for a four way stop. Whitehead also stated the overpass on Hwy 90A has been postponed.

A10. (8) Planning Department.

Mayor Haas requested the status of the platting process for the Williams Ranch Business Park which it was stated would be presented to Planning and Zoning in August 2022.

Commissioner Gaul made the motion to approve Consent Agenda items A10, 1 -12. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A11, Consider appointment of Mayor Pro Tem. Per Section 3.04, Charter "Mayor and Mayor Pro Tem" (4) The Mayor Pro Tem shall be a Commission Member appointed by the Mayor at the first regular meeting after each election of Commission Members.

Mayor Haas appointed Commissioner Alex BeMent as Mayor Pro Tem until May 2023. It was noted that Commissioner BeMent is replacing Commissioner Gaul who has done an excellent job.

Agenda Item A12, Review and consider taking action on Resolution No. 408-2022, confirming the appointment of a Commission member to the Development Corporation of Richmond.

Commissioner Beard made the motion to postpone agenda item A12 taking action on Resolution No. 408-2022. Commissioner Drozd seconded the motion, and the vote was unanimous to approve.

Agenda item A13, Mayor appointment of Commissioner interview committee for the Building and Standards Commission.

Commissioner Beard made the motion to table the appointment of an interview committee. The delay is in order for staff to develop a process and also to review the alternate positions for each board. Commissioner Gaul seconded the motion, and the vote was unanimous to table.

Agenda item A14, Review and consider taking action on Ordinance No. 2022-06, amending Chapter 6 "Animals" of the City Code to provide regulations relating to the care and control of animals including provisions related to dangerous dogs.

The Commission agreed the ordinance was in acceptable form and ready to move forward. Commissioner Gaul made the motion to approve 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. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A15, Review and consider taking action on Ordinance No. 2022-19, adopting text amendments to the Unified Development Code, to revise minimum slab elevation requirement based on updated Fort Bend County and Federal Emergency Management Agency regulations. The specific sections to be amended may include:

- Sec. 4.3.203, Standards for Flood Hazard Reduction.
- Chapter 7, Measurements and Words.

City Planner Abraham and the City Engineer Duane Whitehead with Kaluza Inc. addressed the questions from the Commission regarding the elevation and drainage issues that may occur. Commissioner Beard made the motion to approve Ordinance No. 2022-19, adopting text amendments to the Unified Development Code, to revise minimum slab elevation requirement based on updated Fort Bend County and Federal Emergency Management Agency regulations. Commissioner Drozd seconded the motion, and the vote was unanimous to approve.

Agenda item A16, Review and consider taking action on Resolution No. 409-2022, authorizing professional service provider(s) selection for design of drainage projects for the Texas Community Development Block Grant Disaster Recovery – Hazard Mitigation Program.

ACM Howard Christian provided the background of the item indicating seven statements of qualifications had been received for the GLO grant projects. The drainage projects are Rabbs Bayou Improvements, Elevation of Second Street and the Newton Dip with estimated costs of \$5.3 million (total received \$7.64 million). Commissioner Drozd made the motion to approve Resolution No. 409-2022, authorizing professional service provider be awarded to Costello Engineering for design of drainage projects for the Texas CDBG Disaster Recovery – Hazard Mitigation Program. Commissioner Beard seconded the motion, and the vote was unanimous to approve.

Agenda item A17, Review and consider taking on Resolution No. 410-2022, authorizing professional service provider(s) selection for utility projects for the Texas Community Development Block Grant Disaster Recovery – Hazard Mitigation Program.

ACM Christian addressed the Commission stating this was the second half of the grant process and was for the utility projects which include Raising North Second Street lift station base elevation and driveway access, Eliminating North Seventh Street lift station and construct gravity sewer line for Ferry Street, and Relocation of Greenwood lift station to a site with higher elevation with estimated costs of \$2.28 million (total received \$7.64 million). Commissioner Beard made the motion authorizing profession service provider be awarded to KIT Engineering for design of utility projects for the Texas CDBG Disaster Recovery – Hazard Mitigation Program. Commissioner Gaul seconded the motion, and the vote was unanimous to approve.

Agenda item A18, Review and consider taking action on Resolution No. 411-2022, approving and authorizing an Interlocal Agreement with Fort Bend County Clay/Second St. Road Improvement Project.

ACM Christian afforded the specifics of the agreement providing new concrete streets, underground storm drainage, and an extension of the City's hike and bike trail on Clay Street at Collins to Second Street down to Wessendorff Park. The estimated costs total \$8.9 million with the breakdown of each project specified. Commissioner Drozd made the motion to approve Resolution No. 411-2022, authorizing an Interlocal Agreement with Fort Bend County Clay/Second St. Road Improvement Project. Commissioner Beard seconded the motion, and the vote was unanimous to approve. (Project No. 17107).

Agenda item A19, Review and consider taking action on Resolution No. 412-2022, agreeing to accept the Henderson-Wessendorff Foundation's donation of property Blocks 144 and 145 of the City of Richmond and authorizing the City Manager to take steps to accept the donation.

City Manager Vela offered the details of the property that is currently being utilized by the City for storage of pipe and materials through a lease with Henderson Wessendorff Foundation since 2012. The adjacent parcels are utilized by the Episcopal Church as a community garden. There was a discussion regarding the agreement and future plans for the property. Commissioner Drozd made the motion to approve Resolution No. 412-2022, agreeing to accept the Henderson-Wessendorff Foundation's donation of property Blocks 144 and 145 of the City of Richmond and authorizing the City Manager to take steps to accept the donation. Commissioner Gaul seconded the motion, and the vote was unanimous to approve.

Agenda item A20. Review and consider taking action on a Preliminary Plat – Indigo Village Core – 12.79 acres of land – 1 Block – 0 Lots -1 Reserve. The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road.

City Planner Jose Abraham provided the background of the development indicating Planning and Zoning recommended approval with numerous conditions. This is the second subdivision the City has received from the Developer with the section being commercial reserve with 12.79 acres.

- Commissioner Gaul made the motion to approve Preliminary Indigo Village Core – 12.79 acres of land – 1 Block – 0 Lots -1 Reserve. The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road. Commissioner Drozd seconded the

motion. The vote was unanimous to approve.

- Commissioner Drozd made the motion to reconsider or bring back the motion to the table to add the conditions of the plat.
- Commissioner Gaul made the motion to approve Preliminary Indigo Village Core – 12.79 acres of land – 1 Block – 0 Lots -1 Reserve. The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road subject to the conditions as provided for on the Preliminary Plat. Commissioner Drozd seconded the motion. The vote was unanimous to approve.

Agenda item A21. Review and consider taking action on a Final Plat – E Lox Biz Park – 3.7980 acres of land – 1 Block – 0 Lots – 2 Reserves. The subject site is located on the west side of F.M. 359 south of Blaisdale Road.

City Planner Abraham reviewed the background of the Final Plat indicating the plat had been approved in 2017 with conditions. Several changes have been made to the plat since then therefore it needs to be approved by the Commission again. It was noted that the property is not contiguous to the City boundaries. There was a discussion regarding the well and septic system. Commissioner Gaul made the motion to approve Final Plat – E Lox Biz Park – 3.7980 acres of land – 1 Block – 0 Lots – 2 Reserves subject to the conditions recommended by Planning and Zoning Commission. Commissioner Drozd seconded the motion, and the vote was as follows:

Commissioner Gaul	For
Commissioner Beard	Abstain
Commissioner Drozd	For
Commissioner BeMent	For

Agenda item A22, Review and consider taking action on Resolution No. 413-2022, consenting to the addition of property, within the Extraterritorial Jurisdiction of Richmond, to Fort Bend County Municipal Utility District No. 134D, Harvest Green, conditioned upon executing a Strategic Partnership Agreement.

City Manager Vela introduced the item offering the background of the Strategic Partnership Agreement and discussion with the MUD. There was a lengthy discussion of the property/development. City Attorney Gary Smith provided guidance with regard to the agreement. Commissioner Beard made the motion to approve Resolution No. 413-2022, consenting to the addition of property, within the Extraterritorial Jurisdiction of Richmond, to Fort Bend County Municipal Utility District No. 134D, Harvest Green, conditioned upon executing a Strategic Partnership Agreement. Commissioner Gaul seconded the motion, and the vote was unanimous to approve.

Agenda item A23, Review and discuss Ordinance No., establishing a residential rental property registrations program.

Building Official Scott Fajkus was available for discussion however, Mayor Haas requested the item be deferred to a workshop in lieu of an agenda item. City Manager Vela indicated no additional staff would be added but would like to begin the process of developing a program. It was discussed how to move forward with various options. No action was taken on this item.

Agenda item A24, Excuse from Attendance at Regular City Commission Meeting.

There were no absences to be considered.

Agenda item A25, Consider taking action on requests for future agenda items.

- Commissioner BeMent requested an update on the Fire Protection Fees and the status of the discussions with Fort Bend County. Commissioner BeMent made the motion with Commissioner Beard seconding the motion. All approved.
- Commissioner Gaul requested an update on the project of intersection Front/Fort Street and Richmond Parkway. It was proposed the City Manager forward a packet with an update. The item was not approved to be on a future agenda.
- Mayor Haas requested the Planning Department provide an explanation or guidance on Preliminary Plats. Mayor Haas made the motion with Commissioner Beard seconding the motion. All approved.

City Manager Vela announced that City Planner Jose Abraham would no longer be with the City of Richmond as this would be his last meeting. Commissioner Beard thanked City Planner Abraham for his contributions to the City and stated he will be greatly missed.

Agenda item A26, the Mayor adjourned to Executive Session, as authorized by Texas Government Code, Section 551.071, Consultation with Attorney. The time was 7:23 p.m.

The Commission reconvened at 7:53 p.m.

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

Commissioner Beard made the motion to approve the George Foundation's request for the City's written response to the MUD 207's request to provide interim, out-of-District



service to the Butler Tract "Tract" until the Tract is annexed into the District for service. Request for Service to the 35.46-acre tract as defined by the Butler Tract pursuant to the Water Supply and Wastewater Services Contract entered into November 18, 2013, is subject to negotiating a Strategic Partnership Agreement for the tract and continued discussions on strategic annexation policy/plan for the District.

The motion was seconded by Commissioner Gaul and the vote was unanimous to approve.

With no further business to discuss, Mayor Haas declared the meeting adjourned at 7:57 p.m.

**APPROVED:**

Rebecca K. Haas  
Becky K. Haas, Mayor

**ATTEST:**

Laura Scarlato, City Secretary