



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Special Session on July 18, 2022, at 9:00 a.m.

Mayor Becky Haas proceeded to call the meeting to order at 9:02 a.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  
Carl Drozd, Commissioner P3  
Alex BeMent, Commissioner P4  
Terri Vela, City Manager  
Howard Christian, Assistant City Manager "ACM" - Absent  
Gary Smith, City Attorney  
Laura Scarlato, City Secretary

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

**The Mayor proceeded to Skip Agenda items A2 – A5.**

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:

- Elton Bellard – 10 Years – Wastewater Treatment Department.
- John Schoellmann – 5 Years – Water Distribution Department.

Proclamation:

Presentation to Honor the Richmond Fire Department and Fort Bend County Sheriff's Office from Del Webb Sweetgrass Neighborhood Watch Program.

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

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

Agenda item A6, Update on Fire Protection with the discussion with Fort Bend County.

City Manager Terri Vela provided that the City had met with Fort Bend County Emergency Management Coordinator Mark Flathouse along with the Fire Chief Mike Youngblood. A discussion was held regarding the disparity of the fire protection services that are provided to the county and what is received. There was a lengthy discussion of strategies to proceed with the County.

Agenda item A7, Presentation on FY 2023 Proposed Bond Issue.

Finance Director Justin Alderete addressed the question of how the bonds could be reflected as good investments on a revenue stream basis with the number of years and costs being paid down. It was stated the Fiscal Impact Model would provide this information.

Agenda item A8, File Proposed FY 2022-23 Budget per Charter, Section 7.02. Commission shall name the date and place of a public hearing and shall have published in official newspaper no less than 10 days before – Set public hearing for Budget, Per Section 7.05 for September 8, 2022, at City Hall Annex, 600 Morton Street.

There was no discussion regarding this item.

Agenda item A9, Public hearing to receive comments for or against a request by Liz Guevara Backman to rezone an approximate 0.145-acre tract of land from General Residential (GR) to Olde Town (OT) and to the extent the rezoning deviates from the Future land Use Plan of the Comprehensive Plan, to provide for an amendment thereto. The subject site is located at 1203 Main Street, at the southwest corner of the Main Street and the South 12<sup>th</sup> Street intersection.

There was no discussion regarding this item.

Agenda item A10, Consent Agenda.

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

Commissioner Beard pulled A10. (4) (6) (8) and (9)

A10. (4) Municipal Court

Commissioner Beard expressed gratitude for the decline in warrants from the previous month. Also, the billable hours from the Municipal Judge were discussed.

#### A10. (6) Public Works

Commissioner Beard questioned the number of after hour calls in the Extraterritorial Jurisdiction. Building Official Scott Fajkus indicated the calls could be water leaks which could be caused by the drought the area is experiencing. City Manager Vela stated the calls are billed back to the MUDs. Mayor Haas requested a timeline of the overpass project at Lane Drive and 90A. Commissioner Gaul indicated the map for the intersection at Front/Fort Street was confusing and requested a revised drawing.

#### A10. (8) Building Department

Commissioner Beard inquired with the amount of growth the City is experiencing, does the department need additional personnel or inspectors. Building Official Fajkus stated it is being discussed. There was a discussion regarding code violations. City Manager Vela stated the right of ways being purchased by the County for the Tenth Street project need to be better maintained.

Agenda item A11, Review and consider taking action on a Final Plat – Kingdom Heights Section Seven 72.591 acres of land – 6 Blocks – 159 Lots – 5 Reserves. The subject site is a section within the Kingdom Heights Master Planned Community located along the east side of FM 723.

City Manager Vela introduced the new Planner Helen Landaverde and stated Mason Garcia, Planning Director will be starting soon. A form was discussed that would track each plat whether it has a Development Agreement, conditions have been met, and other criteria.

Agenda Item A12, Review and consider taking action on a Preliminary Plat – Indigo Village Cottages – 1.356 acres of land – 1 Block – 17 Lots – 4 Reserves. The subject site is a section within the Indigo Master Planned Community located between Harlem Road and Grand Parkway, south of Owens Road.

There was a discussion as to if the constraints have been met so as not to endanger the residents. Chief Youngblood stated he understood the concerns and the plans are being monitored to assure the developer is following the stipulations. There were discussions regarding the garbage and fire trucks being able to safely enter the streets as well as the utilities in the setbacks.

Agenda item A13, Review and consider taking action on a Final Plat – Wall Street Village – 45.131 acres of land – 4 Blocks – 150 Lots – 10 Reserves. The subject site is located at the southeastern portion of FM 2218 and Wall St. intersection, south of Walmart.

Commissioner Beard commented to assure the Commission that the Final Plat is in compliance with the Development Agreement.

Agenda item A14, Review and consider taking action on Ordinance No. 2022-22, to rezone an approximate 0.145-acre tract of land from General Residential (GR) to Olde Town (OT) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan, to provide for an amendment thereto. The subject site is located at 1203 Main Street, at the southwest corner of the Main Street and the South 12<sup>th</sup> Street intersection.

There was a discussion regarding reviewing an entire area versus approving individual requests for rezoning. It was stated that a request for rezone needed to be made in order to rezone. Future information will be provided upon research.

A15. Review and consider taking action on the Quarterly Financial Report and Quarterly Investment Report (copies are enclosed).

Finance Director Alderete reviewed several of the line items for the Development Corporation as that was the major concern of the Commission.

Agenda item A16, Review and consider taking action on 10/20 Year Write Off per Texas Property Tax Code Section 33.05 "Limitation on Collection of Taxes" and review Delinquent Tax Report provided by Linebarger, Goggan, Blair and Sampson.

There was discussion regarding the names on the list that the Commission was familiar with that were very small amounts. The Commission requested future explanations for how the process is being conducted.

Agenda item A17, Review and consider taking on Resolution No. 418-2022, adopting a schedule of fees and charges for permit, licenses, and reviews.

There was a discussion regarding the filmmaking fees and the possibility of a fee for photographers that take photographs within the City. City Manager Vela stated this has been an ongoing discussion.

A18. Review and consider taking action on Resolution No. 419-2022, amending the policy on Board Member Appointment and Eligibility relating to vacancies.

City Manager Vela stated the modifications were being made to the existing policies to further meet the Commission's vision. Commissioner Gaul showed concerns if the language allowed for the moving up of alternates and requested additional language be included.

Agenda item A19, Review and consider taking action on Ordinance No. 2022-21, amending Sec. 2-304 of the Richmond Code to provide for the appointment of two alternates for the Parks and Recreation Board.

There was no discussion regarding this item.

Agenda item A20. Review and discuss Ordinance No. 2022-20, establishing a residential rental property registration program.

City Manager Vela addressed the Commission that the item is in the beginning stages of discussion to provide staff direction. Whether existing staff could handle the program or if additional staff would be needed. Penalties were discussed and if they would be enforceable. There was a lengthy discussion with it being a 2-3 year ownership program. Building Official Fajkus stated that with an annual program, it allows a relationship to be established and keeps staff on target with inspection. City Manager Vela stated it is easy to lose contact with the owners.

Agenda item A21. Review and consider taking action on Resolution No. 420-2022, approving and authorizing an Interlocal Agreement with the Fort Bend Subsidence District relating to the WaterWise Program.

City Manager Vela reviewed the agreement and the history of the WaterWise Program. It was stated that some credits have been utilized. Building Official Fajkus stated that the subsidence district audits the usage annually.

Agenda item A22, Review and consider taking action on Ordinance No. 2022-23, providing for stop signs on Seventh Street at Main Street.

There was a lengthy discussion as to how to create policy that is fair to all residents when it comes to adding stop signs. Adding cross walks to deter speeding was also discussed. City Manager Vela stated the comments were appreciated and other streets would be reviewed.

Agenda item A23, Review and consider taking action on Ordinance No. 2022-24, amending the Fire Code, Sec. 122-24, Richmond Code, to provide for when Type 1 hoods are required for appliances used for commercial purposes.

Fire Marshal Chris Legington was available for questions and comments. Commissioner Gaul requested additional language be added to define commercial property. The scope needs to be narrowed or made more limiting.

Agenda item A24, Review and consider taking action on Resolution No. 416-2022, designating authorized signatories for contractual documents and documents for requesting funds for the Texas General Land Office for the Community Development Block Grant Mitigation Program.

City Manager Vela stated the resolution is necessary to receive the funds for the grant program. It was verified by Finance Director Alderete that only one signature is required. The purchase voucher authorized signatures was discussed.

Agenda item A25, Review and consider taking action on Resolution No. 417-2022, adopting policies related to citizen participation and civil rights required for the Community Development Block Grant – Mitigation (CDBG-MIT) grant from the Texas General Land Office.

Finance Director Alderete stated the language can not be changed, if so the grant would be foregone. The Commissioner expressed concerns regarding the restrictions, especially the use of excessive force. City Manager Vela stated in order to receive the funds, the Federal guidelines must be met.

A26, Review and consider taking action on Resolution No. 415-2022, authorizing and interfund loan to facilitate the Development Corporation of Richmond Myrtle Street Project.

There was a lengthy discussion regarding the proposed layout of the project and which entity is responsible for the cost. It was stated the costs are excessive for three employees. City Manager Vela stated the conference rooms are very much needed for City staff and the Economic Development Director would be able to host events at the location as well. It was decided the item would be pulled from the agenda at the Regular Commission Meeting. A workshop would be held to discuss the project.

A27, Review and consider taking action on Resolution No. 421-2022, authorizing the Mayor to execute documents to accept potential funding from HGAC-MOD.

There was a lengthy discussion with the same comments and concerns as Agenda item A25. The funds come with strings attached causing concerns.

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

There were no absences to be considered.

Agenda item A29, Consider taking action on requests for future agenda items. No discussion.

With no further business to discuss, Mayor Haas declared the meeting adjourned at 11:53 a.m.

**APPROVED:**

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Becky K. Haas, Mayor

**ATTEST:**

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Laura Scarlato, City Secretary