



# City of Richmond

*Where History Meets Opportunity*

**Regular Scheduled City Commission Meeting  
(in person)  
600 Morton Street  
Richmond, Texas 77469**

Monday, September 19, 2022 at 4:30 P.M.

And

**via Video/Telephone Conference call  
(pursuant to Texas Government Code,  
Section 551.125)**

Join Zoom Meeting

<https://us06web.zoom.us/j/84126091030>

Meeting ID: 841 2609 1030

One tap mobile

+13462487799,,84126091030# US (Houston)

+16699006833,,84126091030# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)

+1 669 444 9171 US

+1 646 931 3860 US

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 386 347 5053 US

+1 564 217 2000 US

Meeting ID: 841 2609 1030

Find your local number: <https://us06web.zoom.us/j/84126091030>

*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 Meeting Agenda

September 19, 2022

Page 1 of 7

Mayor Rebecca K. Haas

Commissioner Terry Gaul  
Commissioner Carl Drozd

Commissioner Barry Beard  
Commissioner Alex BeMent

---

**AGENDA**

- A1. Call to Order, Quorum Determined and Meeting Declared Open.
- A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.
- A3. Employee Recognition for Service with the City of Richmond:
  - Gabe Escochea - 10 Years – Fire Department.
  - Derek Gipson-15 Years – Fleet Maintenance Department.New Hire:
  - Lasha Gillespie, City Secretary.Proclamations:
  - Honoring Karl Baumgartner for his years of service on the Fort Bend Subsidence District.
  - Honoring Joe Bonham for his years of service on the Development Corporation of Richmond.
- A4. Mayor, City Commissioners and City Staff Announcements per Sec. 551.0415 of the Texas Government Code.
- A5. Public comments (Public comment is limited to a maximum of 3 minutes per item. No Deliberations with the Commission. Time may not be given to another speaker.)
- A6. First Public Hearing to receive comments for or against the adoption of a strategic partnership agreement between the City and Fort Bend Municipal Utility District No. 134D.
- A7. Second Public Hearing to receive comments for or against the adoption of a strategic partnership agreement between the City and Fort Bend Municipal Utility District No. 134D.
- A8. Public hearing to receive comments for or against a request by Mario E. Lanza, of M Lanza Engineering, PLLC, representing Elite Line Properties LLC to rezone an

*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.*

approximate 10.00-acre tract of land from General Residential (GR) to Suburban Commercial (SC) 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 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359.

- A9. Public hearing to receive comments for or against a request by Kyle Molitor, of Kimley-Horn & Associates, Inc., representing property owner Charles Klein to rezone an approximate 22.00 -acre tract of land from General Residential (GR) to Suburban Commercial (SC) 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 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359.
- A10. Public Hearing on Proposed Tax Rate for the year 2022.
- A11. Presentation on City Owned Property.
- A12. Discuss Fire Protection Strategy.

#### **CONSENT AGENDA**

- A13. All consent agenda items listed are considered routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Commissioner so requests; in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda. Information concerning consent agenda items is available for public review.
  - 1. Review and consider taking action on the minutes the Regular City Commission Meeting and the Workshop held on August 15, 2022 (copy is enclosed).
  - 2. Review and consider taking action on the Fire Department report (a copy is enclosed).
  - 3. Review and consider taking action on the Police Department report (a copy is enclosed).
  - 4. Review and consider taking action on the Municipal Court report (a copy is enclosed).
  - 5. Review and consider taking action on the Monthly Financial Report (a copy

*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.*

is enclosed).

6. Review and consider taking action on the Tax Assessor/Collector Report (a copy is enclosed).
7. Review and consider taking action on the Public Works Report (a copy is enclosed).
8. Review and consider taking action on Planning Department Report (a copy is enclosed).
9. Review and consider taking action on the Building Department Report (a copy is enclosed).
10. Review and consider taking action on the Code Enforcement Report (a copy is enclosed).
11. Review and consider taking action on the Emergency Management Report (a copy is enclosed).
12. Review and consider taking action on the Development Corporation 2022 Semi Annual Report (a copy is enclosed).
13. Set date for next meeting. (Regular City Commission Meeting on Monday, October 17th at 4:30 p.m.)

#### **REGULAR AGENDA**

- A14. Review and consider taking action on Ordinance No. 2022-28, Adopting Proposed FY 2022-23 Budget for the City of Richmond.
- A15. Review and consider taking action on Ordinance No. 2022-29, levying a property tax rate for the year 2022.
- A16. Review and consider taking action on Ordinance No. 2022-30, ratifying the tax rate reflected in the 2022-23 fiscal year budget.
- A17. Review and consider taking action on Ordinance No. 2022-31, amending water, sewer, surface water rates and solid waste charges.
- A18. Review and consider taking action on authorizing the City Manager to sign an out of City water and sewer agreement.

*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.*

- A19. Review and consider taking action on authorizing City Manager to execute an Professional Services Agreement with LJA for ARPA funded projects.
- A20. Review and consider taking action on a Final Plat – Harvest Green Section Forty-One – 14.8 acres of land – 2 Blocks – 63 Lots – 3 Reserves. The subject site is part of the Harvest Green Concept Plan and it is located east of Harlem Drive and south of the proposed Harvest Home Drive Street Dedication and Reserves Sec 3.
- A21. Review and consider taking action on a Short Form Final Plat – Harvest Home Drive Street Dedication Sec 3 – 9.858 acres of land – 1 Block – 0 Lots – 3 Reserves. The subject site is a section within the Harvest Green General Plan located on the east side of Harlem Road and south of Oyster Creek.
- A22. Review and consider taking action on a Replat – Morton Cemetery Section 8 – 0.069 acres of land – 9 Blocks – 60 Lots – 0 Reserves. The subject site is located at 403 North 2<sup>nd</sup> Street, south of Jane Long Street and north of Commerce Street.
- A23. Review and consider taking action on a Short Form Final Plat – Plantation Plaza – 3.9949 acres of land – 1 Blocks – 0 Lots – 1 Reserve. The subject site is located at 1421 FM 359 street along the western side of FM 359.
- A24. Review and consider taking action on Ordinance No. 2022-32, approving the request by Mario E. Lanza, of M Lanza Engineering, PLLC, representing Elite Properties, LLC to rezone an approximate 10.00-acre tract of land from General Residential (GR) to Suburban Commercial (SC) 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 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359.
- A25. Review and consider taking action on Ordinance No. 2022-33, approving a request by Kyle Molitor of Kyle Molitor of Kimley-Horn & Associates, Inc., representing property owner Charles Klein to rezone an approximate 22.00-acre tract of land from General Residential (GR) to Suburban Commercial (SC) 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 1006 FM 359, on the east side of FM 359 between Del Aqua Drive and Rio Vista Drive intersections along FM 359.
- A26. Review and consider taking action on Ordinance No. 2022-34, approving a strategic partnership agreement between the City and Fort Bend Municipal Utility District No. 134D.

*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.*

- A27. Review and consider taking action on Resolution No. 424-2022, granting consent to Fort Bend County Municipal Management District No. 1 to annex certain land within the Extra Territorial Jurisdiction of the City.
- A28. Review and consider taking action on Resolution No. 425-2022, ratifying the City Manager's application for a grant for bullet-resistant shields.
- A29. Review and consider Myrtle Street build out.
- A30. Review and consider taking action on official ballot for the election of Places 6-9 of the board of Trustees for the Texas Municipal Intergovernmental Risk Pool Board.
- A31. Excuse from Attendance at Regular City Commission Meeting.
- A32. Consider taking action on requests for future agenda items.
- A33. Adjourn to Executive Session, as authorized by Texas Government Code, Sections 551.071 Consultation with Attorney; 551.074, Personnel Matters; and 551.087, Economic Development Negotiations.

### **EXECUTIVE SESSION**

In accordance with Chapter 551, Government Code, Vernon's Texas Code Annotated (V.T.C.A) (Open Meetings Law), "The City Commission may meet in a Closed Executive Meeting pursuant to provisions of the Open Meetings Law, Chapter 551, Government Code, V.T.C.A. in accordance with the authority contained in the following sections;" 551.071 Consultation with Attorney, 551.074 Personnel Matters; and 551.087, Deliberation Regarding Economic Incentives.

- E1. Executive Session for Real Estate and Consultation with Attorney.
  - 1. Discuss Municipal Judge duties and responsibilities, Section 4.03 of the City Charter.
  - 2. DelWebb Reuse Agreement.

### **OPEN MEETING**

- C1. Reconvene into Open Meeting, and take action on items, if necessary.
  - A. Municipal Judge.
  - B. Del Webb Reuse Agreement.

*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.*

C2. 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 551.071 – for purpose of consultation with attorney, 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. 505 for needed accommodations.

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