



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular Scheduled City Commission Meeting on May 15, 2023, 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 meeting and via video conference call.

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

Becky Haas, Mayor
Terry Gaul, Commissioner P1
Barry Beard, Commissioner P2- Not in attendance
Carl Drozd, Commissioner P3- Not in attendance
Alex BeMent, Commissioner P4
Terri Vela, City Manager
Howard Christian, Assistant City Manager "ACM"
Gary Smith, City Attorney
Lasha Gillespie, City Secretary

❖ *Before the meeting was called to order, Mayor Haas was sworn in for a second term.*

Agenda item A1. all 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.

Agenda item A3. Employee Recognition for Service with the City of Richmond:

- a. Richard Munoz, Fire Department - 15 Years of Service.

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

- CM Vela congratulated the Mayor on another 3 years in office. The Mayor was unopposed.
- Mayor Haas informed the court of activities that took place in the community and events that she attended.

Agenda item 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.)

- No one was present to speak.

Agenda item A6. Proclamations:

- Peace Officer Memorial Day, May 15th and National Police Week 2023, May 14-20, 2023.
- National Public Works Week, May 21-27, 2023.

Agenda item A7. Discuss Parking in Downtown and Olde Town District.

- Planning Director Garcia addressed the City Commission and discussed changes that staff had suggested to the UDC in response to comments from both the City Commission and the Planning and Zoning Commission. CM Vela also suggested using signage and other means of letting people know that there are parking spaces available.

Agenda item A8. Discuss County Acquisition of real property located near or adjacent to existing County facilities.

- Additional information was provided to the City Commission by Planning Director Garcia, who stated that the County would need to go through the Certificate of Appropriateness procedure. The City Commission engaged in a lengthy discussion before concluding that the County must take the city into consideration when making decisions.

Agenda item A9. Update on residential rental property registrations.

- Building Official Fajkus proved the City Commission with background information and stated that 63 properties have been registered with the City since implementation of the program. Mayor Haas suggested getting a list of properties from the Central Appraisal District as another avenue to help in identifying properties that need to be registered.

Agenda item A10. Updated on South Wastewater Plant and next steps.

- ACM Christian introduced Keith O'Connor with KIT Engineering. Mr. O'Connor provided a presentation on the summary of the project that included assessment, TCEQ permitting, and the bidding process. Mr. O'Connor stood for questions to provide clarification.

Agenda item A11. Update on Emergency Operations Plan on Train Accidents.

- Emergency Management Coordinator Oliver provided the City Commission with a broad overview on City preparedness in the event of a train accident. Presentation topics included personnel, resources, responses, and evacuations.

Agenda item A12. Consent Agenda

-Commissioner Gaul selected #13 for discussion and commented that he wants to ensure the city has an opportunity to ensure the traffic impact analysis is performed and that the owner agrees to comply with the findings. Planner II Helen Landaverde-Ripple provided clarification stating once permit applications are submitted at site development, they must meet all the development standards that the city has adopted in our code as well as our infrastructure manual design.

- Commissioner BeMent moved to approve agenda item A12 (1) as in the email received by the City Commission revising the minutes. A12(13) subject to staff's conditions. Approve the remainder of the consent agenda items. Commissioner Gaul seconded. Motion passes unanimously.

Regular Agenda

Agenda item A13. Review and 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 recommends Alex BeMent be re-appointed as Mayor Pro Tem. Commissioner Gaul moved to continue Alex BeMent serve as Mayor Pro Tem. Mayor Haas seconded. Motion passes unanimously.

Agenda item A14. Discuss and consider taking action on Ordinance No. 2023-13, amending the Historic Property Tax Exemption ordinance to provide for staff approval of subsequent applications previously approved by the City Commission.

- City Attorney Smith provided the City Commission with a summary on the ordinance.
- Commissioner Gaul moved to approve Ordinance No. 2023-13 amending Article IV of the Historic Property Tax Exemption. Commissioner BeMent seconded. Motion passes unanimously.

Agenda item A15. Review and consider taking action of a final report to City Commission for a Final 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.

- Planner II Helen Landaverde-Ripple provided the City Commission with a brief overview and stood for questions. Commissioner BeMent moved to approve the Final Plat – Indigo Village Cottages – 1.356 acres of land – 1 Block – 17 Lots – 4 Reserves. Commissioner Gaul seconded. Motion passes unanimously.

Agenda item A16. Review and consider taking action of a final report to City Commission for a Final Plat – Williams Ranch Multifamily Commercial Reserve – 18.2033 acres of land – 1 Block – 0 Lots – 2 Reserves. The subject site is located along the north side of US 59 and to the south of Williams Ranch and east of Del Webb residential subdivisions. Williams Ranch Section 6 and Del Webb Richmond Section 12-A and B and Section 13-B, residential subdivisions.

- Planner II Helen Landaverde-Ripple addressed the City Commission providing background information and stated the Planning and Zoning Commission recommended approval. She continued by saying the final plat meets all platting requirements.
- Commissioner Gaul moved to approve Final Plat – Williams Ranch Multifamily Commercial Reserve – 18.2033 acres of land – 1 Block – 0 Lots – 2 Reserves. Commissioner BeMent seconded. Motion passes unanimously.

Agenda item A17. Review and consider taking action for a replat – Plantation Crossing Partial Replat No. 2 – 4.868 acres of land – 0 Block – 0 Lot – 1 Reserve. The subject site is located at 735 Plantation and 2015 Harlem Road; directly across from James Bowie Middle School.

- Commissioner Gaul moved to approve as a replat – Plantation Crossing Partial Replat No. 2 – 4.868 acres of land – 0 Block – 0 Lot – 1 Reserve. The subject site is located at 735 Plantation and 2015 Harlem Road; directly across from James Bowie Middle School as commented by City staff. Commissioner BeMent seconded. Motion passes unanimously.

Agenda item A18. Review and discuss proposed FY 24 Tax Exemptions and Property Tax Rate.

- Finance Director Preza addressed the City Commissioner and covered homestead exemptions and over 65 exemptions. There was some discussion regarding budgeting. Commissioner BeMent indicated he would like to see FBC cities in the comparable cities comparison chart.

Agenda item A19. Review and consider taking action on authorizing City Manager to execute a Planning Services Contract with Kendig Keast Collaborative to provide planning services for the City Comprehensive Master Plan Update in the amount of \$130,993.

- There was extensive discussion among members of the City Commission that included concerns on the amount of the contract and how often the Comprehensive Master Plan must be updated, which is every 5 years. Commissioner BeMent moved to approve authorizing City Manager to execute a Planning Services Contract with Kendig Keast Collaborative to provide planning services for the City Comprehensive Master Plan Update in the amount of \$130,993. Commissioner Gaul seconded. Motion passes unanimously.

Agenda item A20. Excuse from Attendance at Regular City Commission Meeting.

- None

Agenda item A21. Consider taking action on requests for future agenda items.

- Mayor Haas moved to have an update on railroad stoppage as a future agenda item. Commissioner BeMent seconded. Motion passes unanimously.

Agenda item A22. Adjourn to Executive Session, as authorized by Texas Government Code, Sections 551.071 Consultation with Attorney, 551.072, Deliberation Regarding Real Estate, 551.087, Deliberation Regarding Economic Development Negotiations, and 551.074, Personnel Matters.

- Mayor Haas adjourned to Executive Session at 6:00 p.m.

C1. Reconvene into Open Meeting.

- Reconvened into open meeting at 6:32 p.m.
- Commissioner Gaul moved to establish an AD HOC with the participation of CM Vela, City Attorney Smith, and Commissioner BeMent. The City Commission will be presented with the top three applicants. Commissioner BeMent seconded. Motion passes unanimously.

C2. Adjournment.

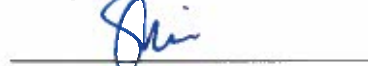
- With no further business to discuss, Mayor Haas declared the meeting adjourned at 6:33 p.m.

APPROVED:



Becky K. Haas, Mayor

ATTEST:



Lasha Gillespie, City Secretary