



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Workshop Session on February 20, 2023, at 9:00 a.m.

Mayor Pro Tem Alex BeMent proceeded to call the meeting to order at 9:05 a.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-Not in attendance
Terry Gaul, Commissioner P1- Not in attendance
Barry Beard, Commissioner P2- via Zoom
Carl Drozd, Commissioner P3
Alex BeMent, Commissioner P4
Terri Vela, City Manager
Howard Christian, Assistant City Manager "ACM"
Gary Smith, City Attorney
Lasha Gillespie, City Secretary

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

***Mayor Pro Tem BeMent proceeded to skip Agenda items A2-A11.*

Agenda Item A12. Consent Agenda

Mayor Pro Tem BeMent had comments about the minutes A12. (1) that he relayed to the City Secretary offline.

- *Agenda Item C1. has been modified to reflect Commissioner Drozd seconded Commissioner Beard's motion to authorize the City Manager to initiate an RFQ for building city parking Downtown.*

Regular Agenda

Agenda Item A13. Review and consider taking action on Ordinance No. 2023-03, to annex a parcel of land containing approximately 2.753 acres recorded in 2005155687 of the Fort Bend County Official Public Records and being parcels R341673 and R341674, a 0.0775-acre (3,375 square feet) tract of land along the west right-of-way line of Williams Way Boulevard (South of US Highway 59), a parcel of land containing 5.7412 acres of land, situated in the Jane H. Long, Abstract No. 20, Fort Bend County into the City Limits of Richmond, and a portion of FM 762 from the present city limits line near Circle Oak Parkway to western property line of Williams school property.

- No discussion. Agenda item closed.

Agenda item A14. Review and consider taking action on the Annual Comprehensive Financial Report for the Year Ending September 30, 2022.

- No discussion. Agenda item closed.

Agenda Item A15. Review and consider taking action on the Racial Profiling Report for 2022.

- No discussion. Agenda item closed.

Agenda Item A16. Review and consider taking action on the Annual Police Department Report for 2022.

- No discussion. Agenda item closed.

Agenda Item A17. Review and consider taking action on authorizing the City Manager to execute a construction services contract for the downtown water line rehabilitation project.

- Commissioner Drozd asked if the city was pursuing any federal or state funding for utility infrastructure rehabilitation projects. ACM Christian said that he was not aware of any for brand-new structures.
- Mayor Pro Tem BeMent inquired about the Main Replacement Map and the precise locations of the water line replacements. According to ACM, the job will be done in the area enclosed by the red rectangle. Mayor Pro Tem BeMent went on to ask if there will be significant traffic disruption. ACM Christian answered, "yes". ACM Christian went on to say the city will try to accommodate everyone as best we can.
- Commissioner Beard proceeded to ask that when this project is complete, what is the desired outcome. ACM Christian stated the goal is to replace lead jointed water lines that are at least 50 years old. He went on to say that they do lead testing and there have not been any issues. Agenda item closed.

Agenda Item A18. Review and consider taking action on authorizing the City Manager to execute an engineering services contract for the regional wastewater reuse expansion project.

- Commissioner Drozd made a remark about how the city had the chance to procure quality work because there were numerous engineering firms that competed.
- Commissioner Beard then asked what the funding source for this project was. CM Vela stated that it was partially bond funded and partially cash funded. She went on to say more clarification will be provided between now and tonight's meeting. Agenda item closed.

Agenda Item A19. Review and consider taking action on authorizing the City Manager to execute a services contract for the Ransom Road Water Plant generator project.

- Commissioner Drozd asked if the new system is a natural gas system or if it's diesel. ACM Christian answered that it's diesel. Agenda item closed.

Agenda Item A20. Review and consider taking action on authorizing the City Manager to execute an engineering services contract for the design of the Highway 90A Commercial Utilities.

- Commissioner Beard requested clarity on what water and wastewater infrastructure is. ACM responded by stating that it's an extension of the waterline from Mandola to Edgewood and the sewer line from Damon St., providing full utilities down Hwy 90 to the Oxbow.
- Mayor Pro Tem BeMent asked whether we have all the easements for the locations where we're implementing these utilities. ACM Christian stated they will be in TXDOT ROW. Agenda item closed.

Agenda item A21. Review and consider taking action on Ordinance No. 2023-04, amending Sec. 1-41 Building and Standards Commission to provide for the appointment of a member of Building and Standards Board from the City's Extraterritorial Jurisdiction.

- According to CM Vela, this is in order to ensure that the language in every ordinance that refers to our Board and Commissions is consistent. According to CM Vela, there are limitations from the DCR, Planning and Zoning, and the Zoning Board. With the exception of Building and Standards, the other Boards and Commissions are all consistent; however, more clarification will be provided. Agenda item closed.

Agenda item A22. Review and consider taking action on Resolution No. 446-2023, appointing board members to Position 2 and 4 of the Development Corporation of Richmond.

- For tonight's meeting, Commissioner Drozd advised making sure to include the names of those being appointed in the Resolution. CM added that the interview was for Mr. Bonham's position (Position 2). He resigned on July 27, 2022. Tim Jeffcoat (Position 4) requested to continue to serve. Agenda item closed.

Agenda item A23. Review and consider taking action on Resolution No. 445-2023, appointing board members to Positions 2 and 4 of Planning and Zoning.

- CM Vela stated that Juan Martinez and David Randolph requested to continue to serve. Agenda item closed.

Agenda item A24. Review and consider taking action on Resolution No. 443-2023, supporting and authorizing a grant application to the Office of the Governor for body worn cameras and storage.

- According to Lt. Kovar, they aren't permitted to ask for equipment for open positions. Instead, they counted staff members who don't typically wear body cameras, like detectives, so that when those positions are filled, equipment might come from detectives and be given to officers. Commissioner Beard said that if we don't get the grant, the city must be able to provide it on its own. We want to make sure that our officers have everything they need. Agenda item closed.

Agenda item A25. Review and consider taking action on Resolution No. 444-2023, supporting and authorizing a grant application to the Office of the Governor for rifle-rated ballistic vests.

- Commissioner Drozd asked if spare plates are included in this proposal. Lt. Kovar responded by describing the equipment, which will consist of a carrier and two plates for each officer (front and back plates). He continued by saying that due to the grant's limitations, there are no spare plates. Lt. Kovar said that they probably have the budget to replace any plates that need to be replaced if there are just one or two.
- Commissioner Beard asked if it is standard practice for officers to wear these vests with plates. According to Lt. Kovar, the policy is for patrol officers to wear soft body armor every day, and when they enter a hostile environment, they will layer plated vests on top of the soft body armor. Agenda item closed.

Agenda Item A26. Review and consider taking action related to proposed Legislation providing for the creation of Municipal Utility District No. 263 in our ETJ.

- CM Vela gave an update stating that we received a letter on the No Objection letter to create Proposed MUD 263, which is located in our ETJ. She went on to say that there are some nuances with creating a MUD through the legislative versus the Texas Commission on Environmental Quality. CM Vela continued by saying Mr. Cohen with Schwartz, Page & Harding, L.L.P. has chosen to go the legislation route. She further stated that she wants the City Commission to be aware that creating a MUD through legislation allows you to call out creation powers and allowances that the MUD will have that aren't the normal TCEQ powers. CM Vela continued by saying she has follow-up meeting with the Attorney that sent the letter as well as the developer for the Proposed MUD. Further discussion will take place in executive session. Agenda item close.

Agenda Item A27. Review and consider taking action on first amendment to meter reading services agreement.

- There was extensive discussion between Board members concerning the increase in the rate. CM Vela stated that advertisements for RFP's were sent out but received no responses.
- Commissioner Beard followed up with if there are any other models that other cities use that would be more efficient than what we have used in the past. CM Vela stated that we can look at what other cities are doing and provide recommendations based on best practices.
- Mayor Pro Tem Alex BeMent requested to see a copy of the original contract with Inframark. He also requested the current annual cost of these services and the proposed annual costs under their proposed First Amendment and discuss further in executive session. Agenda item closed.

Agenda Item A30. Adjournment

- With no further business to discuss, Mayor Pro Tem declared the meeting adjourned at 10:02 a.m.

APPROVED:



Alex BeMent, Mayor Pro Tem

ATTEST:



Lasha Gillespie, City Secretary