



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Workshop Session on September 19, 2022, at 9:00 a.m.

Mayor Becky Haas proceeded to call the meeting to order at 9:03 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
Terry Gaul, Commissioner P1
Barry Beard, Commissioner P2
Carl Drozd, Commissioner P3
Alex BeMent, Commissioner P4 – Not in attendance
Terri Vela, City Manager
Howard Christian, Assistant City Manager "ACM"
Gary Smith, City Attorney
Lasha Gillespie, City Secretary

The Mayor proceeded to Skip Agenda items A2 – A10.

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.

Agenda item 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

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

Agenda item A5. Public Comments.

Agenda item 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.

Agenda item 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.

Agenda item 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 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.

Agenda item 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.

Agenda item A10. Public Hearing on Proposed Tax Rate for the year 2022.

Commissioner Gaul requested to discuss Agenda item A7.

- Commissioner Gaul questioned whether there should be a gap in time between the First and Second Public Hearings on the same topic on the same day. He also questioned whether they should take place simultaneously. City Manager Vela clarified that the decision was made in this manner due to time constraints and that it complies with local government code before deferring to City Attorney Smith. According to Smith, the law mandates two public hearings, but does not require them on two separate days.

Agenda item A11. Presentation on City Owned Property.

- CM Vela responded to the Commission's request for a map/listing of all properties owned by the city. The topic of how the city-owned land is being used, what usage is best, and whether the Commission has any additional recommendations for the city staff to make may remain, according to CM Vela.
- The Commission discussed ROWs and provided suggestions on how the maps could be improved to enable a better understanding, for example, by using color coding to identify which land is presently used and which property was strategically acquired for a planned future use.

Agenda item A12. Discuss Fire Protection Strategy.

- The Commission and Fire Chief Youngblood spoke about what is directly the city's responsibility and what is covered by the agreement with Fort Bend County. According to FC Youngblood, he is currently identifying the areas not covered by contracts, when those contracts might expire, what exactly is within Richmond's city limits, as well as potential annexation zones. The goal of FC Youngblood is to eventually identify the places that the city oversees and that are in unincorporated areas and not covered by service agreements.

Agenda item A13. Consent Agenda

Commissioner Beard pulled items from the Consent Agenda A13. (2) (3) (4) (5) (7) (8) (9) (10) (11) (12)

A13. (2) Fire Department.

- Commissioner Beard wanted to make sure that neighboring cities responded to calls in a reciprocal manner. Commissioner Beard continued by asking for a report on the assistance that neighboring communities provided for Richmond.

A13. (3) Police Department

- Commissioner Beard inquired about the differences between robbery, burglary, and theft. Chief Craig responded. PC Craig continued by giving the Commission a favorable report on police officer involvement in the neighborhood.

A13. (4) Municipal Court

- Commissioner Beard noted the rise in outstanding warrants and no-shows and advised the agency to keep an eye on it. Court Administrator Carol Trujillo addressed the Commission describing the various methods of communication used to advise people of upcoming court dates.

A13. (5) Finance

- Commissioner Beard asked Finance Director Alderete about the provided data and if the amount shown represented the adjusted sales tax. In response, FD Alderete said that the amount depicted in the income statement is the net of the adjustment. The surplus deficit was also explained by FD Alderete.

A13. (6) Tax Assessor/Collector

- No questions/discussion

A13. (7) Public Works

- Commissioner Beard requested that he and ACM/Public Works review the Ground Water Production Report at some point.
- Commissioner Beard also commended the Parks department for its continuous cooperation with sports leagues. According to CM Vela, leagues will now be required to highlight the City of Richmond when advertising for their events.

A13. (8) Planning Department

- A concern with 315 Austin St. was brought up by Commissioner Beard. Planning Director Mason explained the issue is that 311 Austin St. is overhanging the lot and would hinder development unless it could be removed.

A13. (9) Building Department

- Commissioner Beard complimented the Building Department for supplying a breakdown of the permits.

A13. (10) Code Enforcement

- Code Enforcement was commended by Commissioner Beard for having resolved 25% more code violations than had been opened.
- The topic of a fence repair was discussed by Commissioner Drozd and Building Official Fajkus. Commissioner Drozd stated that the barrier did not adhere to the UDC. Building Official Fajkus advised the Commission that he would confirm the code's compliance.

A13. (11) Emergency Management

- No questions/discussion

A13. (12) Development Corporation

- Commissioner Beard asked whether and how much of the EDA Tourism Grant had been received. EDD Jones offered to give the Commission a list and clarified that there wasn't a specific sum of money involved, just a choice of media bundles. Additionally, Commissioner Beard asked for a list of companies that have worked with the Small Business Improvement Grant Program as well as a summary of all funds awarded and the benefits the City has gained from them.

A13. (13) Set date for next meeting.

- CM Vela stated she wants to schedule a Special Commission Meeting prior to the next scheduled Regular Meeting.

Regular Agenda

Agenda item A14. Review and consider taking action on Ordinance No. 2022-28, Adopting Proposed FY 2022-23 Budget for the City of Richmond.

- Commissioner Gaul requested the same information for the prior year after citing the report given by FD Alderete, titled FY 2023 Inclusive of all Funds Net of Interfund Transfers. FD Alderete stated the data was provided to the CM prior to the meeting and it will be distributed to the Commission.

Agenda item A15. Review and consider taking action on Ordinance No. 2022-29, levying a property tax rate for the year 2022.

- There was discussion over the public statement made regarding the tax increase and whether a follow-up statement may be made in accordance with what is stated in the notice of the public hearing. City Attorney Smith answered in the affirmative.

Agenda item A16. Review and consider taking action on Ordinance No. 2022-30, ratifying the tax rate reflected in the 2022-23 fiscal year budget.

- No discussion

Agenda item A17. Review and consider taking action on Ordinance No. 2022-31, amending water, sewer, surface water rates and solid waste charges.

- The Commission addressed the tax rate increase and inquired as to whether FD Alderete had projections for 2027 and whether the increase would cover the cost of the Surface Water System. According to FD Alderete, the next Utility Rate Map will include an update.
- There was also discussion over the language used to describe the prices for reclaimed water rates. CA Smith said he will give the Commission a revised draft.

Agenda item A18. Review and consider taking action on authorizing the City Manager to sign an out of City water and sewer agreement.

- On this matter, the Commission wanted more details. According to CA Smith, he will conduct some research and present an update during the afternoon meeting.

Agenda item A19. Review and consider taking action on authorizing City Manager to execute a Professional Services Agreement with LJA for ARPA funded projects.

- Commissioner Beard questioned ACM/PWD Howard Christian about whether the city had received documentation of the expenditures. An itemized bill is provided once every thirty days,

according to ACM/PWD.

Agenda item 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.

- Commissioner Gaul questioned if the final plat agreed with the preliminary plat. In response, PD Garcia said that the final plat complied with the preliminary plat.
- Commissioner Drozd asked if there is a checklist used when these plats are being reviewed to verify if all areas have been covered. Mason stated that a Letter of No Objection has to be provided to utilities, but it varies by submission. Commissioner Drozd spoke to the process and stated there should be ways to ensure it's easier for the City and the Builder to make sure all bases are covered.

Agenda item 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.

- Commissioner Gaul asked for clarification on an item in the memo provided with the packet. PD Garcia proceeded to provide clarification on the Dedication plat by saying that the name of the plat is Dedication and needs to be approved, and even though it is a dedication plat, the city is not accepting responsibility for the maintenance and upkeep of this area until a later time.

Agenda item 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 2nd Street, south of Jane Long Street and north of Commerce Street.

- Commissioner Drozd questioned whether there are any restrictions as the cemetery expands and draws closer to residences. PD Garcia said he does not have that information and that this is just a replat, but he will investigate it.
- Commissioner Gaul questioned the block and lot numbering system and whether it was an issue if a given block's lot numbers were not sequential. PD Garcia stated this system enables the cemetery to quickly identify to customers sell places.

Agenda item 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.

- No Discussion

Agenda item 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.

- Members of the Commission questioned if the proposed use would have a negative effect on the residential tract's adjacent to the 10 acres and whether any precautions would be necessary.
- The City will enforce buffering for this project, according to PD Garcia, and there is now a levee at the back of the property to further mitigate negative impacts to the residential property. The Site Development Plan will include a discussion of drainage.

Agenda item 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.

- Commissioner Gaul inquired if they might anticipate any problems, such as noise or lighting, with the events at the sports field. According to PD, they must adhere to the UDC's lighting regulations. The UDC, according to CM Vela, addresses both noise and light.

Agenda item 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.

- Commissioner Beard asked will the city receive sales tax from this agreement. According to CM Vela, the city will.

Agenda item 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.

- Commissioner Drozd inquired as to the agreement's duration. He was unable to locate the reference. The period is 30 years, according to Commissioners Beard and Gaul. Mayor Haas asked that this information be presented in the evening meeting. Commissioner Drozd went on to ask when will this agreement be effective. City Manager Vela stated that it will be effective when the agreement is executed.

Agenda item A28. Review and consider taking action on Resolution No. 425-2022, ratifying the City Manager's application for a grant for bullet-resistant shields.

- CM Vela this is to replace an older outdated shield and allows the City to receive seven shields.

Agenda item A29. Review and consider Myrtle Street build out.

- Commissioner Drozd asked for clarification on Plan A&B. CM Vela proceeded to explain the difference between the plans.

Agenda item 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 League Intergovernmental Risk Pool Board.

- There was a brief discussion on the best way to proceed in determining candidates. Candidates will be discussed and determined at the 4:30 p.m. meeting.

Agenda item A31. Excuse from Attendance at Regular City Commission Meeting.

- No action taken

Agenda item A32. Consider taking action on requests for future agenda items.

- No action taken

Agenda item 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.

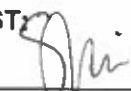
With no further business to discuss, Mayor Haas declared the meeting adjourned at 11:05 a.m.

APPROVED:



Becky K. Haas, Mayor

ATTEST:



Lasha Gillespie, City Secretary