



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular Session on December 12, 2022, at 4:30 p.m.

Mayor Becky Haas proceeded to call the meeting to order at 4:32 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
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.

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:
None

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

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.)

- Students from Shady Oaks Primary School addressed the City Commission regarding traffic and safety concerns in the drop-off/pick-up area of their school.

Agenda item A6. Update on Fire Protection Strategy and Objectives for Emergency Service Coverage

- The City Commission received an update from Fire Chief Mike Youngblood on some of the initiatives they have been working on. They are trying to collaborate with the County on some of the channels for collecting reimbursement, but they are also considering other doable solutions through grants. He offered a different strategy, suggesting that we draft an ordinance that might address buildings in the City. Similar ordinances to what may be suggested exist in other cities. There was discussion regarding the fee that Chief is referring to and how it will be assessed. The Fire Chief subsequently requested direction on the matter from the Commission regarding how to proceed. City Manager Vela added that a workshop will be scheduled to further work the specifics and the best course of action.

Regular Agenda

Agenda item A7. Review and consider taking action on the minutes the Regular City Commission Meeting and the Workshop held on November 21, 2022 (copies are enclosed).

- Commissioner moved to approve the minutes from the regular City Commission meeting held on November 21, 2022. Commissioner Gaul seconded. Motion passes unanimously.

Agenda item A8. Review and consider taking action on term sheet for the Performance Agreement for the YMCA of Greater Houston.

- No modifications to the term sheet were made. City Manager Vela proceeded to ask for additional feedback.
- To avoid appearing overly zealous, Commissioner Gaul said he would support some easing of some of the terms listed.
- Commissioner Beard said he sent more information to raise the bar. He doesn't feel it's high enough.
- Commissioner Drozd asked if this has previously received DCR approval. City Manager Vela said they haven't seen the term sheet but have theoretically accepted the basic concept. He continued by saying that in his opinion, the City Commission should hear from the DCR before deciding.
- Mayor Haas stated that if the YMCA left this facility, it would revert to the City, costing far more than \$1,000,000 to do anything with it, and it could only be utilized for the purposes specified in the deed.

- Commissioner Beard moved to approve the term sheet for the Performance Agreement for the YMCA of the Greater Houston contingent upon approval by the Development Corporation of Richmond. Commissioner BeMent seconded.
- Commissioners Beard, Drozd, and BeMent- Aye
- Commissioner Gaul- Opposed. Motion passes.

Agenda item A9. Review and consider taking action on Resolution No. 438-2022, amending the bylaws of the Development Corporation of Richmond relating to the City Commission Board Members.

- Commissioner Beard moved to approve Resolution No. 438-2022, amending the bylaws of the Development Corporation of Richmond relating to the City Commission Board Members. Commissioner Drozd seconded. Motion passes unanimously.

Agenda item A10. Review and consider taking action on Resolution No. 437-2022, appointing a Fort Bend Subsidence Board Member.

Commissioner BeMent moved to approve Resolution No. 437-2022, appointing Michael Scherer as a Fort Bend Subsidence Board Member. Commissioner Beard seconded. Motion passes unanimously.

Agenda item A11. Review and consider taking action on Resolution No. 439-2022, appointing a HGAC representative and alternative.

- City Manager Vela gave an update on the time commitment and requirements for the HGAC members. There was a brief discussion on who would serve. Commissioner Beard moved that Mayor Haas be appointed as HGAC representative and Commissioner BeMent as the alternate. Commissioner Gaul seconded. Motion passed unanimously.

Agenda item A12. Review and consider taking action affirming appointments of the interview boards and commissions.

- There was discussion among City Commission members about giving committee board members more exposure by reversing interview boards and commissions.
- Commissioner Beard moved to approve the interview committees as presented and authorize the City Manager to distribute the boards and commissions appropriately. Commissioner Gaul seconded. Motion passed unanimously.

Agenda item A13. Review and consider taking action on a Replat – Circle Oak Section 1 Partial Replat of Reserve A, approximately 3.894 acres of land – 1 Block – 0 Lots – 1 Reserve. The proposed subdivision is located on the southeast corner of U.S. 59 and F.M. 762 within the George Foundation/Berry Tract development.

- Helen Landaverde-Ripple, Planner II, addressed the City Commission stating the applicant is requesting a replat request to enlarge Reserve A. Planning & Zoning recommended approval with the following comments: 1) Provide a Letter of No Objection from CenterPoint Energy and LCISD. 2) Revise the date within the title block.
- Commissioner BeMent moved to approve a Replat – Circle Oak Section 1 Partial Replat of Reserve A, approximately 3.894 acres of land – 1 Block – 0 Lots – 1 Reserve. The proposed subdivision is located on the southeast corner of U.S. 59 and F.M. 762 within the George Foundation/Berry Tract development, subject to staff's recommendations. Commissioner Beard seconded. Motion passed unanimously.

Agenda item A14. Review and consider taking action on a Replat – Morton Cemetery Section FBJ a Replat of Block No. 7 of DeChaumes Addition, approximately 2.083 acres land being the Morton Cemetery Associations call 0.518 acre tract (Fort Bend County Official Public Records 9781819); the call 0.342 acre tract (Fort Bend County Official Public Records 2008098757); the call 0.172 acre (Fort Bend County Official Public Records 2011107983) and the call 0.164 acre tract (Fort Bend County Official Public Records 2012088153): known as and block No. 7 of the DeChaumes Addition (Volume C, Page 495; Deed Records) and being in the William Morton League, Abstract No. 63: City of Richmond, Fort Bend County Texas – 112 Blocks – 896 Spaces (plots) – 0 Reserves. The subject site is located at 403 North 2nd street.

- Helen Landaverde-Ripple, Planner II, addressed the City Commission stating the applicant is proposing to expand Morton Cemetery to the east. Planning & Zoning recommends approval of this request with the following comments: 1) revise the date within the title block. 2) Remove final plat from the title box.
- Commissioner Drozd expressed concerns about this impacting our drinking water and asked who from our staff will validate that this expansion will not affect the drinking water. CM Vela stated the City Engineer reviewed this impact concerning from an elevation standpoint and it's not in the floodplain.
- Commissioner BeMent moved to approve a Replat – Morton Cemetery Section FBJ a

Replat of Block No. 7 of DeChaumes Addition, approximately 2.083 acres land being the Morton Cemetery Associations call 0.518 acre tract (Fort Bend County Official Public Records 9781819); the call 0.342 acre tract (Fort Bend County Official Public Records 2008098757); the call 0.172 acre (Fort Bend County Official Public Records 2011107983) and the call 0.164 acre tract (Fort Bend County Official Public Records 2012088153): known as and block No. 7 of the DeChaumes Addition (Volume C, Page 495; Deed Records) and being in the William Morton League, Abstract No. 63: City of Richmond, Fort Bend County Texas – 112 Blocks – 896 Spaces (plots) – 0 Reserves. The subject site is located at 403 North 2nd Street, subject to staff's recommendations. Commissioner Beard seconded. Motion passes unanimously.

Agenda item A15. Review and consider taking action on Ordinance No. 2022-35, authorizing the issuance of City of Richmond, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023.

- Finance Director Alderete addressed the City Commission stating the bond sale has been completed. He went on to say we had a good bond sale today and stated the true interest cost was lower than it would have been four weeks ago. Joe Morrow from Hilltop Securities spoke to the City Commission discussing the details of the bond sale.
- Commissioner BeMent moved to approve Ordinance No. 2022-35, authorizing the issuance of City of Richmond, Texas Combination Tax and Revenue Certificates of Obligation, Series 2023. Commissioner Gaul seconded. Motion passed unanimously.

Agenda item A16. Review and consider taking action on a Citizen Participation Plan as required by the Texas General Land Office to receive Community Development Block Grant Mitigation (CDBG-MIT) funding.

- Commissioner Beard moved to approve a Citizen Participation Plan as required by the Texas General Land Office to receive Community Development Block Grant Mitigation (CDBG-MIT) funding. Commissioner Gaul seconded. Motion passes unanimously.

Agenda item A17. Review and consider taking action on Resolution No. 440-2022, approving a Chapter 43 Development Agreement with Williams Way Partnership, LTD.

- Commissioner Beard asked for clarification on if this is a Development Agreement or annexation. City Manager Vela explained this is a Development Agreement but the property is in the City limits so we would have to follow the same process as an

annexation.

Agenda item A18. Excuse from Attendance at Regular City Commission Meeting.

- None

Agenda item A19. Consider taking action on requests for future agenda items.

- Commissioner Gaul requested to hear more about our water supply as we develop around the city. He also requested a brief review about aquifer in its ability to replenish. Commissioner Drozd made a motion to modify to add a discussion on infrastructure regarding water use. Commission Beard seconded. Motion passes unanimously.
- Commissioner Beard requested to have a presentation addressing our annexation strategy. Commissioner Gaul seconded. Motion passes unanimously.
- Commissioner BeMent requested to put Fire Protection as a future agenda item. In order to be clear and unambiguous about our perspective, communication is going to be essential in this situation.

Agenda item A20. Adjournment. Mayor has adjourned the Regular Meeting at 6:17 p.m.

APPROVED:



Becky K. Haas, Mayor

ATTEST:



Lasha Gillespie, City Secretary