



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 July 17, 2023, 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  
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 Haas called the meeting to order at 4:30 p.m.

**Agenda item A2.** Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.

- Recite the Pledge of Allegiance to the U.S. and Texas Flag

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

- Cody Jimerson, Fire Department, present to receive his 5 years of service award.

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

- Commissioner Beard brought awareness to the park located at the Fort Bend County Justice Center.

**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.)

- Diana DeLeon- 103 Hillcrest- Opposition on potential walkway that would be located behind her property. Requested to be on next month's agenda.
- John Willman- 602 Fairway- Reported that Kenneth Sielski has become violent. He went on to say that he was assaulted by Mr. Sielski on Saturday and feels he is a threat.
- Liz Backman- 109 Hillcrest- Opposition to potential walkway.
- Carlos Garcia- Yielded time back to the city.
- Debra Hibert- 605 Country Club Estates- Reported that Kenneth Sielski struck her son and another neighbor.

**Agenda item A6.** Public hearing to receive comments for or against text amendments to the Unified Development Code, to include certain changes to board and commission member requirements. The specific sections to be amended include:

1. Section 6.2.103, Zoning Board of Adjustment,
2. Section 6.2.104, Richmond Historical Commission.

- None

**Agenda item A7.** Presentation on Delinquent Court Fines and Fees.

- Mike Siwierka and Yolanda Humphrey with Perdue Brandon provided a presentation on delinquent fines and fees and received questions from the City Commission. Carol Trujillo, Court Administrator provided information to the City Commission on data sharing from a driver's license standpoint.

**Agenda item A8.** Presentation on FY 2024 Proposed Bond Issue.

- FD Director Preza provided an overview of the proposed Bond Issue that included Developer Reimbursements, Capital Projects, and Issuance Timeline. Joe Morrow with Hilltop Securities answered questions from members of the City Commission.

**Agenda item A9.** File Proposed FY 2023-24 Budget per Charter, Section 7.02. Commission shall name the date and place of a public hearing and shall have published in official newspaper no less than 10 days before – Set public hearing for Budget, Per Section 7.05 for September 12, 2023, at City Hall Annex, 600 Morton Street.

- Meeting set for September 12, 2023, at 4:30 p.m., 600 Morton St.

**Agenda item A10.** Consent Agenda

- Commissioner BeMent selected Public Works for discussion.
- Commissioner BeMent moved to approve the Consent Agenda with the exception of the Public Works report. Commissioner Drozd seconded. Motion passes unanimously.
- Commissioner BeMent referenced page 123 of the report and received confirmation from ACM Christian that the city is not pursuing the walking path from Golfview to Richmond Pkwy along Rabbs Bayou.
- Commissioner BeMent moved to approve the Public Works report. Commissioner Beard seconded. Motion passes unanimously.

**Agenda item A11.** Review and consider taking action on Ordinance No. 2023-16, adopting text amendments to the Unified Development Code, to include certain changes to board and commission member requirements. The specific sections to be amended include:

1. Section 6.2.103, Zoning Board of Adjustment.

2. Section 6.2.104, Richmond Historical Commission.

- Planning Director Garcia provided an overview of the text amendments that reflect the City Commission's recently adopted policy on board/commission appointments and eligibility. City Attorney Smith read the changes to the ordinance in Section 2. Qualifications a). that now says, "Historic Overlay District". For clarification, City Attorney Smith went on to say that the Interview Committee may nominate, and the City Commission appoints by simple majority vote.
- Commissioner Beard moved to approve Ordinance No. 2023-16, adopting text amendments to the Unified Development Code, to include certain changes to board and commission member requirements, subject to the change in the district. Commissioner Gaul seconded. Motion passes unanimously.

**Agenda item A12.** Review and consider taking action on Ordinance No. 2023-14, adopting text amendments to the Unified Development Code to include certain changes to parking requirements and standards in the DN, Downtown District. The specific sections to be amended includes:

1. Section 4.2.103, Alternatives or Modifications to Required Parking.

- Planning Director Garcia provided a summary on the case study staff conducted on the DN parking requirements for on street parking, surveying second, third, and fourth streets between Calhoun and Jackson, along with Morton St. Parking in the Downtown District was the subject of extensive discussion.
- Commissioner Beard made a motion to approve Ordinance No. 2023-14, adopting text amendments to the Unified Development Code to include certain changes to parking requirements and standards in the DN, Downtown district. The specific sections to be amended includes: 1. Section 4.2.103, Alternatives of Modifications to Required Parking. Commissioner BeMent seconded. Motion failed 3-2. Votes as follows:
  - Commissioner Beard- aye
  - Commissioner BeMent- aye
  - Commissioner Drozd- no
  - Commissioner Gaul- no
  - Mayor Haas- no
- Commissioner Drozd made a motion to approve Ordinance No. 2023-14, an ordinance of the city of Richmond, Texas, amending section 4.2.103 "Alternatives or modifications to required parking," of division 4.2.100 "parking and loading," of article 4.2 "parking, loading, access, and lighting," of chapter 4 "site design," of the "unified development code" of the Richmond code to reduce parking minimums in the downtown "DN" district; providing a penalty clause; providing for a repealer clause; providing for a severability clause; and providing for an effective date, amended to remove the bicycle parking allowance. Commissioner Beard seconded. Motion passes 3-1 Votes as follows:
  - Commissioner Beard- aye
  - Commissioner BeMent- aye
  - Commissioner Drozd- aye
  - Commissioner Gaul- no

**Agenda item A13.** Review and consider taking action on a parking study required by *Section 4.2.103.B. Special study* of the Unified Development Code for proposed school at 1120 FM 359.

- Representatives from Kimley-Horn addressed the City Commission and answered questions and concerns from members regarding peak times, parking spaces and traffic study. Charles Klein also indicated that the site plan allots for 233 parking spaces.
- Commissioner Gaul moved to approve the parking study noting that the applicant plans to provide 233 parking spaces in excess of the minimum requirement established by the plan and has agree to come back to the City Commission if there is any variation required below that number. Commissioner Beard seconded. Motion passes unanimously.

**Agenda item A14.** Review and consider taking action on a Final Plat – Kingdom Heights Section Eight – 48.304 acres of land – 4 Blocks – 124 Lots – 5 Reserves. The subject site is a section within the Kingdom Heights Master Planned Community located along the east side of FM 723

- Helen Landaverde-Ripple, Planner II provided an overview of the general plan on the Kingdom Heights Final Plat and recommended approval with a condition that following comments will be addressed:

1). Provide dimensions of right-of-way for Kingdom Heights Boulevard on the final plat as approved on the Concept Plan. 2). Provide a Fort Bend County Drainage District no objection letter for this plat.

- Following a brief discussion, Commissioner Beard moved to approve a Final Plat – Kingdom Heights Section Eight – 48.304 acres of land – 4 Blocks – 124 Lots – 5 Reserves. The subject site is a section within the Kingdom Heights Master Planned Community located along the east side of FM 723 subject to conditions outlined in the planning report. Commissioner Gaul seconded. Motion passes unanimously.

**Agenda item A15.** Review and consider taking action on the Quarterly Financial Report and Quarterly Investment Report (copies are enclosed).

- Finance Director Preza provided a brief overview of the Quarterly Financial and Quarterly Investment report.
- Commissioner Drozd moved to accept the Quarterly Financial Report and Quarterly Investment Report. Commissioner Beard seconded. Motion passes unanimously.

**Agenda item A16.** Review and consider taking action on 10/20 Year Write Off per Texas Property Tax Code Section 33.05 “Limitation on Collection of Taxes” and review Delinquent Tax Report provided by Linebarger, Goggan, Blair and Sampson.

- Finance Director Preza introduced Chip Sutton and Karina Andrade with Linebarger, Goggan, Blair, and Simpson. Mr. Sutton elaborated on the data presented in both the summary of the 10/20 Year Write Off and Delinquent Tax Report.
- Commissioner Beard moved to accept the 10/20 Year Write Off per Texas Property Tax Code Section 33.05 “Limitation on Collection of Taxes” report and Delinquent Tax Report provided by Linebarger, Goggan, Blair and Sampson.

**Agenda item A17.** Review and consider taking action on Resolution No. 448-2023, approving and authorizing an Interlocal Agreement with the Fort Bend Subsidence District relating to the WaterWise Program.

- Joe Reyes, Water Quality Coordinator, provided an overview of WaterWise Program. This program has demonstrated an effective way to reduce water demand in households and businesses.
- Commissioner Beard moved to approve Resolution No. 448-2023 approving and authorizing an Interlocal Agreement with the Fort Bend Subsidence District relating to the WaterWise Program. Commissioner Gaul seconded. Motion passes unanimously.

**Agenda item A18.** Review and consider taking action authorizing City Manager to execute a marketing contract for the City and the Development Corporation.

- Economic Development Director Jerry Jones provided the City Commission with an update on the actions taken by the Ad Hoc Committee in selecting a marketing firm and answered questions from the Commission.

- Commissioner Beard moved to authorize the City Manager to execute a marketing contract with Lou Hammond for the City and the Development Corporation. Commissioner BeMent seconded. Motion passed unanimously.

**Agenda item A19.** Update on 415 Crabb River Road potential utility request to MUD 116.

- Planning Director Garcia provided an update on a potential utility request from Municipal Utility District 116. The subject site is proposed to be developed as a residential use for a single-family subdivision.

**Agenda item A20.** Update on Proposed annexation of an approximate 21.274-acre tract of land in the William Morton, Abstract No. 62, Fort Bend County, Texas. Located on the east side of FM 359 south of Del Agua Drive at 924 FM 359.

- Planning Director Garcia provided an update on the proposed annexation request for a parcel of land containing 21.274 acres. If annexed, rezoning of the property to MU, Mixed-Use will be required for the construction of the proposed apartments and commercial along FM 359. The rezoning can run concurrently to the annexation process.

**Agenda item A21.** Excuse from Attendance at Regular City Commission Meeting.

- None

**Agenda item A22.** Consider taking action on requests for future agenda items.

- Commissioner Beard made a motion to have a presentation on the Strategic Plan Projects Updates as a future agenda item. Commissioner BeMent seconded. Motion passes unanimously.
- Mayor Haas made a motion to have railroad crossing blockings as a future agenda item. Commissioner Beard seconded. Motion passes unanimously.

**Agenda item A23.** Adjourn to Executive Session, as authorized by Texas Government Code, Sections 551.071 Consultation with Attorney and 551.074, Personnel Matters.

- Mayor Haas adjourned meeting to Executive Session at 7:24 p.m.

**C1.** Reconvened into Open Meeting at 8:24 p.m.

- Commissioner BeMent moved to authorize the City Manager to negotiate a contract with the Municipal Judge. Commissioner Beard seconded. Motion passes unanimously.

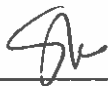
**C2.** With no further business, Mayor Haas adjourned the meeting at 8:24 p.m.

APPROVED:



Becky K. Haas, Mayor

ATTEST:



Lasha Gillespie, City Secretary