



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 October 16, 2023, at 4:30 p.m.

Mayor Becky Haas proceeded to call the meeting to order at 4:31 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-arrived at 4:35 p.m.  
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.** Present the colors, Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag by Cub Scout Pack 1680.

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

Scott Fajkus – 25 Years – Building Department.

Proclamations:

Breast Cancer Awareness Month.

Fire Prevention Week, October 8<sup>th</sup>-14<sup>th</sup>.

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

- Commissioner Beard thanked the police department for a successful National Night Out. He went on to say the One Table Event was also successful. He also mentioned the Pecan Harvest Festival will be taking place on November 18<sup>th</sup>.
- CM Vela announced that the Shred Event is this Saturday October 21<sup>st</sup>.

**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 signed up to speak.

**Agenda item A6.** Public hearing to receive comments for or against a request by Brice A. Stanford, Tejas Surveying, to replat an approximate 0.9385-acre tract of land being in the Joseph Kuykendahl League, Abstract No.49, Fort Bend County, Texas, being a replat of Lot 14A, Block 2, Estates at Lakes of Williams Ranch Section 1 Partial Replat No. 2 as recorded in Plat No. 20180168.

- No one signed up to speak.

**Agenda item A7.** Public hearing to receive comments for or against a request by John Camarillo, Miller Survey|DCCM, to replat an approximately 7.051-acre tract of land being a partial replat of Indigo Section 1, a tract containing 145.368 acres of land located in the Jane Wilkins One League Grant Abstract No. 96, Fort Bend County, Texas. Said 145.368 acres being a call 145.368-acre tract of land, styled as Tract III, recorded in the name of the 300 Acres LLC under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2017087205. The subject site is a section within Indigo Master Planned Community.

- No one signed up to speak.

**Agenda item A8.** Public hearing to receive comments for or against a request by John Camarillo, Miller Survey|DCCM, to replat an approximately 12.79 acres of land located in the Jane Wilkins Survey, Abstract No. 96, being a replat of Indigo Village Core, a subdivision of record per Plat No. 20230179 F.B.C.P.R. The subject site is a section within Indigo Master Planned Community.

- No one signed up to speak.

**Agenda item A9.** Consent Agenda.

-Commissioner Beard selected Code Enforcement for discussion.

- Discussion on landscaping as it relates to code enforcement. Further discussion on preservation of trees based on heritage and removal of dead trees. Conversation continued covering if the city gets involved in removal of dead trees if it's on private property, as it could pose a health/safety issue. Staff indicated they will get more information on that as well as look into alternative services for issuing summons for notifications.
- Commissioner Gaul moved to approve the Consent Agenda in it's entirety. Commissioner Beard seconded. Motion passes unanimously.

#### Regular Agenda

**Agenda item A10.** Review and consider taking action on Resolution No. 454-2023, granting consent to add 37.25 acres to Fort Bend County Municipal Utility District No. 207.

- No discussion.
- Commissioner Drozd moved to approve Resolution No. 454-2023 of City of Richmond, Texas, regarding consent to inclusion of land into Fort Bend County Municipal Utility District no. 207. Commissioner Beard seconded. Motion passed unanimously.

**Agenda item A11.** Review and consider taking action on the Quarterly Financial Report.

- Finance Director Preza addressed the City Commission covering the details of the Quarterly Financial Report. He went on to state he would provide information at a later date on the amount of funds in the Surface Water Treatment fund.
- Commissioner Gaul moved to approve the Quarterly Financial Report. Commissioner Beard seconded. Motion passes unanimously.

**Agenda item A12.** Review and consider taking action on the Quarterly Investment Report.

- Finance Director Preza addressed the City Commission covering the details of the Quarterly Investment Report. For the record he clarified that Weighted Average Yield for TexPool should read 5.25%.

- Commissioner BeMent moved to approve the Quarterly Investment Report. Commissioner Drozd seconded. Motion passes unanimously.

**Agenda item A13.** Review and consider taking action on Resolution No. 455-2023, adopting the Investment Strategy for the City.

- No discussion.
- Commissioner Beard moved to approve Resolution No. 455-2023, adopting the Investment Strategy for the City. Commissioner BeMent seconded. Motion passes unanimously.

**Agenda item A14.** Review and consider taking action on Resolution No. 456-2023, adopting the Investment Policy.

- Finance Director Preza addressed the City Commission covering the details of the Investment Policy. He went on to state that at the October 30, 2023 Special City Commission meeting authorizing staff to move forward with the Bond Sale which will take place in November.
- Commissioner Beard moved to approve Resolution No. 456-2023, adopting the Investment Policy. Commissioner Gaul seconded. Motion passes unanimously.

**Agenda item A15.** Review and consider taking action on Resolution No. 457-2023, appointing the Investment Officers for the City.

- No discussion
- Commissioner BeMent moved to approve Resolution No. 457-2023, appointing the Investment Officers for the City.

**Agenda item A16.** Review and consider taking action on authorizing the City Manager to execute a Construction Services Contract for the Morton Street Parking Extension Project.

- This project will provide much needed additional parking for the downtown area merchants and include a dumpster site for some merchants that wish to participate in the cost to provide service.
- Commissioner BeMent moved to approve authorizing the City Manager to execute a Construction Services Contract for the Morton Street Parking Extension Project in the amount of \$240,000.

**Agenda item A17.** Review and consider taking action on authorizing City Manager to execute a Construction Services Contract for the Regional Wastewater Treatment Re-use Expansion.

- This project will provide pressurized reuse water to Fort Bend County Municipal Utility District 215 to irrigate ROW's within the development. ACM Christian contacted the contractor and they stated the 450-day completion timeframe was an estimate and they feel confident they can have substantial completion done in 300 days. There are liquidated damages if they go over the timeframe. Based on a request for information from this morning, ACM went on to say it would take the city around 11 years to pay back the investment using the contract with MUD 215.
- Commissioner BeMent moved to authorize the City Manager to execute a Construction Services Contract for the Regional Wastewater Treatment Re-use Expansion with W.W. Payton for the winning bid and alternate bids for \$2,157,895. Commissioner Beard seconded. Motion passes unanimously.

**Agenda item A18.** Review and consider taking action on authorizing City Manager to execute a Construction Services Contract for the City Hall generator project.

- Mike Moody, Utility Operations Superintendent, addressed the City Commission stating virtually all city facilities have emergency backup power except for City Hall. A generator will help ensure the continuation of city operations during an emergency event if there is an electrical outage for an extended period. Further discussion covered the scope of work.
- Commissioner Beard moved to authorize the City Manager to execute a Construction Services Contract for the City Hall generator project with McDonald Municipal and Industrial for \$131,469. Commissioner Drozd seconded. Motion passes unanimously.

**Agenda item A19.** Review and consider taking action on Resolution No. 458-2023, temporary resale amendment to System Water Availability Agreement between Brazos River Authority and the City.

- No discussion.
- Commissioner BeMent moved to approve Resolution No. 458-2023, temporary resale amendment to System Water Availability Agreement between Brazos River Authority and the City. Commissioner Beard seconded. Motion passes unanimously.

**Agenda item A20.** Review annexation request and timeline on Williams Way and Highway 59/169.

- Planning Director Garcia provided background on the subject site and timeline so the City Commission can be aware of the different dates that are time sensitive for staff to progress the request of the development.

**Agenda item A21.** Review and consider taking action on a replat of an approximately 7.051 acre tract of land being a partial replat of Indigo Section 1, a tract containing 145.368 acres of land located in the Jane Wilkins One League Grant Abstract No. 96, Fort Bend County, Texas. Said 145.368 acres being a call 145.368 acre tract of land, styled as Tract III, recorded in the name of the 300 Acres LLC under Fort Bend County Clerk's File (F.B.C.C.F.) No. 2017087205. The subject site is a section within Indigo Master Planned Community.

- Staff provided information on the proposed changes to the subject site. Staff recommends approval of this plat conditioned upon addressing the recommendations outlined in staff's report:
  1. Provide for Fort Bend County Drainage District approval of the changes.
  2. Call out Drainage Area 6 on plat and provide information showing calculations for manholes to ensure the c-value is appropriate for the intended use.
- Commissioner Beard moved to approve a replat, Indigo Section 1, 7.051 acres of land, 33 Lots, 3 Reserve, and 6 Block. The subject site is located at 1300 Harlem Road, which is along the northeastern portion of John Sharp Drive and Harlem Road subject to recommendations of the Planning and Zoning Commission and staff. Commissioner BeMent seconded.

**Agenda item A22.** Review and consider taking action on a replat of an approximately 12.79 acres of land located in the Jane Wilkins Survey, Abstract No. 96, being a replat of Indigo Village Core, a subdivision of record per Plat No. 20230179 F.B.C.P.R. The subject site is a section within Indigo Master Planned Community.

- Staff recommends approval of this plat. This will be a mixed-use area. The Planning and Zoning Commission recommend approval of the replat at their October 2, 2023 meeting.
- Commissioner BeMent moved to approve a replat of Indigo Village Core to be named Indigo Commons,

12.79 acres of land, 0 Lots, 37 Reserves, and 1 Block. Commissioner Beard seconded. Motion passes unanimously.

**Agenda item A23.** Review and consider taking action on a replat of an approximate 0.9385-acre tract of land being in the Joseph Kuykendahl League, Abstract No.49, Fort Bend County, Texas, being a replat of Lot 14A, Block 2, Estates at Lakes of Williams Ranch Section 1 Partial Replat No. 2 as recorded in Plat No. 20180168.

- Staff recommends conditional approval of this plat upon addressing the recommendations outlined in staff's report. The Planning and Zoning Commission recommend approval of this plat at their October 2, 2023 meeting with a condition that the following comments will be addressed.
  1. Add Lienholder's Acknowledgement signature block on the plat or under General Notes.
  2. The vicinity map must be drawn to scale.
  3. Update Plat Note #4.
- Commissioner BeMent moved to approve on a replat of an approximate 0.9385-acre tract of land being in the Joseph Kuykendahl League, Abstract No.49, Fort Bend County, Texas, being a replat of Lot 14A, Block 2, Estates at Lakes of Williams Ranch Section 1 Partial Replat No. 2 as recorded in Plat No. 20180168 subject to staff's conditions as approved by Planning and Zoning Commission. Commissioner Beard seconded. Motion passes unanimously.

**Agenda item A24.** Review after action plan for new development on 1221 FM 359.

- Planning Director Garcia went over details of the After Action Report which included observations, areas of improvement, and areas of success. Members of the City Commissioner provided positive feedback regarding the report and staff's efforts to streamline these processes.

**Agenda item A25.** Excuse from Attendance at Regular City Commission Meeting.

- None

**Agenda item A26.** Consider taking action on requests for future agenda items.

- Commissioner Beard move to consider and take action as necessary on Commissioner Gaul's recommendation of an ordinance preventing traffic blockings in major thoroughfares as a future agenda item. Commissioner Gaul seconded. Motion passes unanimously.
- Mayor Haas moved to have a discussion and input from the fire department on mutual aid as a future agenda item. Commissioner BeMent seconded. Motion passes unanimously.
- Commissioner Beard moved to have Rules of Commission policy or rule created as it relates to correspondence being read or not read during the public comments when the citizen is not present to be consistent with all Commissions and Boards. Commissioner BeMent seconded. Motion passes unanimously.

**Agenda item A27.** Adjournment

- With no further business to discuss, Mayor Haas declared the meeting adjourned at 6:08 p.m.

ATTEST:

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Lasha Gillespie, City Secretary

APPROVED:  
  
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Becky Haas, Mayor

