



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular Session on January 22, 2024, 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

- A1. Call to Order, Quorum Determined and Meeting Declared Open.
 - Mayor Haas called the meeting to order at 4:34 p.m.
- A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.
- A3. Employee Recognition for Service with the City of Richmond:
 - Brittany Mullings present to receive her 5-year service award.
- A4. Mayor, City Commissioners and City Staff Announcements per Sec. 551.0415 of the Texas Government Code.
 - No announcements.
- 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.)
 - None
- A6. Public hearing to receive comments for or against text amendments to the Unified Development Code, to include certain changes to sign requirements and standards. The specific sections to be amended include:
 1. Division 4.7.202, *Message Centers*
 2. Division 4.7.300, *Permanent Signs*.
 3. Table 4.7.302, *Nonresidential, Public/Institutional, and Mixed-use Use Sign and Use Types*.
 4. Chapter 6, *Administration*.
 5. Chapter 7, *Measurements and Words*.
 - None

A7. Public hearing to receive comments for or against a request by Williams Way Partnership, LTD to annex parcel of land, located at 22011 Southwest Freeway, containing 2.422 acres land in the J Kuykendall, Abstract No. 49, Fort Bend County, Texas into the City Limits of Richmond, and A portion of US 59/ I-69 from present City limits at FM 762 to the western City Limits of the City of Sugar Land.

- None

A8. Update on the Police Department receiving the Re-accreditation Award from the Texas Law Enforcement Accreditation Program.

- During the City Commission meeting, Richmond Chief of Police Jeff Craig received the Accredited Law Enforcement Agency Award from Hedwig Village Chief of Police, David Gott, on behalf of the Texas Police Chiefs Association (TPCA), in recognition of the Richmond Police Department's recent receipt of the award. Among approximately 2800 policing agencies in Texas, only 203 maintain Accreditation status, making this accomplishment significant for Richmond. Chief Craig expressed appreciation for the recognition, highlighting the department's commitment to professional policing and community service.

A9. CONSENT AGENDA

- Commissioner BeMent selected item (6) PW for discussion.
- Commissioner Gaul selected item (12) Preliminary Plat-Indigo Sec 2-51.50 acres of land for discussion.
- Commissioner BeMent moved to approve Consent Agenda items 1-5, 7-11, and 13. Commissioner Beard seconded. Motion passes unanimously.
- Item A9 (6) Public Works- Commissioner BeMent confirmed that Kimley-Horn will present the downtown sidewalk project and underscored the significance of enriching the downtown ambiance while safeguarding the Old Town's unique character. Commissioner Gaul added that the chosen option should not adversely impact parking, considering its already limited availability.
- Item A9 (12)- Planning and Zoning Commission recommended conditional approval with the following comments:

1. Provide the revised utility one line sheet(s).
2. Provide Fort Bend County Drainage District Approval.
3. Add a note under General Notes addressing all building lines: "Lots that do not have labeled building lines on the plat will follow Lot Details as indicated on the plat."
4. Revise building lines for multifamily reserves to reflect the development standards as indicated in the development agreement on Table 3.1.102C. Label the front and rear property lines of the multifamily reserves to ensure the proposed reserves are in conformance with Table 3.1.102C.
5. Block 2, Lot 13 – bring lot number to the front. The topographic contours overlap the number.

After general discussion, Commissioner BeMent moved to approve Consent Agenda item A9 (6) and A9 (12) subject to the conditions stated in the agenda packet. Commissioner Beard seconded. Motion passes unanimously.

A10. Review and consider taking action on Ordinance No. 2024-01, calling a general election for the purpose of electing a Commissioner to Position 1 and electing a Commissioner to Position 3.

- Commissioner Beard moved to approve Ordinance No. 2024-01, calling a general election for the purpose of electing a Commissioner to Position 1 and electing a Commissioner to Position 3. Commissioner BeMent seconded. Motion passes unanimously.

- A11. Review and consider taking action on Quarterly Monthly Financial Report and Quarterly Investment Report.
- Finance Director Preza delivered the specifics of the Monthly Financial and Quarterly Investment Reports to the City Commission. The conversation covered topics such as the total cash in the bank, Hotel Occupancy Tax (HOT), unrestricted assets, and an outlook report on available cash.
 - Commissioner BeMent moved to accept the Quarterly Monthly Financial Report and Quarterly Investment Report. Commissioner Beard seconded.
- A12. Review and consider taking action on Ordinance No. 2024-02, adopting text amendments to the Unified Development Code to include certain changes to sign requirements and standards. The specific sections to be amended include:
1. Division 4.7.202, *Message Centers*
 2. Division 4.7.300, *Permanent Signs*.
 3. Table 4.7.302, *Nonresidential, Public/Institutional, and Mixed-use Use Sign and Use Types*.
 4. Chapter 6, *Administration*.
 5. Chapter 7, *Measurements and Words*.
- Planning Director Garcia introduced proposed changes to the Unified Development Code (UDC), specifically revising the guidelines and standards for signage. This proposed amendment is in line with Goal D of the Comprehensive Master Plan, emphasizing the continuous review of the city's incentives, policies, and regulations. Following a brief question and answer session between the City Commission and staff, Commissioner Beard made a motion to approve Ordinance No. 2024-02, adopting text amendments to the Unified Development Code to include certain changes to sign requirements and standards. Commissioner Drozd seconded. Motion passed unanimously.
- A13. Review and consider taking action on Resolution No. 470-2024, approving a Chapter 43 Development Agreement with Williams Way Partnership, LTD.
- Commissioner BeMent made a motion to move this agenda item to Executive Session. Commissioner Beard seconded. Commissioner BeMent amended his motion to move this agenda item along with agenda item A14. To Executive Session noting they are related. Motion passes unanimously.
- A14. Review and consider taking action on Ordinance No. 2024-03, to annex a parcel of land located at 22011 Southwest Freeway containing 2.422 acres land in the J Kuykendall, Abstract No. 49, Fort Bend County, Texas into the City Limits of Richmond, and A portion of US 59/ I-69 from present City limits at FM 762 to the western City Limits of the City of Sugar Land.
- Moved to Executive Session
- A15. Review and discuss a possible text amendment to prohibit Drive-in/Drive-through facilities in OT, Olde Town and DN, Downtown.
- Planning Director Garcia provided details as listed in the report. No recommendation at this time. No action taken.
- A16. Update on traffic signal box art wrap project.
- The City Commission unanimously expressed gratitude towards all the artists involved. Additionally, there was a discussion regarding the expenses related to the box art wrap project.

A17. Review and consider taking action on Resolution No. 467-2024, appointing board members to the Development Corporation of Richmond.

- Commissioner Gaul moved to approve Resolution No. 467-2024, appointing board members to the Development Corporation of Richmond with the current incumbents. Commissioner BeMent seconded. Motion passes unanimously.

A18. Review and consider creating an ad hoc committee to discuss George Park as a City Amenity.

- Mayor Haas suggests that the Parks Board take on the task, with the proposal to form a committee of 5 members. This proposal was part of a brainstorming session aimed at identifying possible enhancements, as well as defining and setting clear objectives for the agenda item. The discussions also included a review of contracts, where Commissioner BeMent volunteered his help, even if not as a member of the ad hoc committee. Following this, Mayor Haas nominated individuals for the ad hoc committee, expanding it to a 6-member committee. Her nominations included the Parks Board Chair, Jim Whitehead, Finance, Commissioner BeMent, and two residents from Richmond.

A19. Excuse from Attendance at Regular City Commission Meeting.

- None

A20. Consider taking action on requests for future agenda items.

- Commissioner BeMent made a motion to add an agenda item for the next meeting on January 29, which will involve reviewing and potentially deciding on providing extra and supplemental training for staff, boards, and commissions. Commissioner Beard seconded. Motion passes unanimously.
- Commissioner Beard moved to have a presentation on the DT sidewalk project from Kimley-Horn as a future agenda item. Commissioner BeMent seconded. Motion passes unanimously.
- Commissioner Beard moved to have review of Comprehensive Parks Master Plan as a future agenda item. Commissioner BeMent seconded. Motion passes unanimously.

A21. Adjourn to Executive Session, as authorized by Texas Government Code, Section 551.072, Deliberation of Real Estate Discussions.

- Adjourned to Executive Session at 6:50 p.m.


C1. Reconvene into Open Meeting, and take action on items, if necessary.

- Reconvened at 7:29 p.m.
- Commissioner Gaul moved to approve Resolution No. 470-2024, approving a Chapter 43 Development Agreement with Williams Way Partnership, LTD. amended to allow for a 20-year term of agreement, potential mixed-use development. Commissioner BeMent seconded. Motion passed unanimously.
- Commissioner Beard moved to approve Ordinance No. 2024-03, to annex a parcel of land located at 22011 Southwest Freeway, containing 2.422 acres land in the J Kuykendall, Abstract No. 49, Fort Bend County, Texas into the City Limits of Richmond, and A portion of US 59/ I-69 from present City limits at FM 762 to the western City Limits of the City of Sugar Land. Commissioner BeMent seconded. Motion passed unanimously.
- Commissioner BeMent moved to authorize the City Manager to negotiate earnest money contract on project Inspector Gadget. Commissioner Drozd seconded. Motion passes unanimously.

C2. Adjournment.

- With no further business to discuss, Mayor Haas adjourned the meeting at 7:32 p.m.

APPROVED:



Becky K. Haas, Mayor

ATTEST:



Lasha Gillespie, City Secretary