



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular Session on March 18, 2024, at 4:30 p.m. Mayor Becky Haas proceeded to call the meeting to order at 4:30 p.m. The meeting was broadcast 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  
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 4:30 p.m.

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

- Recited pledges.

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

- Jorge Coria – 15 years – Water Department.
- Corey Gless – 20 years – Fire Department.

**Proclamations:**

Proclamation Recognizing the Induction of Dave Scott, III in the Texas Cowboy Hall of Fame.

- Dave Scott was present to receive.

Women's History Month Proclamation.

- Women from various departments were present to receive.

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

- Mayor Haas shared that she was invited to join a celebrity shootout organized by the Lone Star Gunslingers in Richmond, Texas, where she secured third place and also received a gun as a prize.

**A5. Public comments.**

- None

**A6. Public hearing to receive comments for or against a request by Scott Reeve, Core Land Surveying, to replat an approximate 2.3135 acres of land — SCI DGV Richmond Commercial — 1 Block – 0 Lot – 1 Reserve, being a replat of Lots 1-10, Block 85, City of Richmond, recorded under Volume 8, Page 2, Deed of Records of Fort Bend County and adjoining acreage as recorded by deed under County Clerk's File No. 2018017279, all of lots 11-14 of said Block 85 as recorded by deed under County Clerk's File No. 2020061769, all of Tract 3: 0.158 acres, part of Front Street and Houston Road as recorded by deed under County Clerk's File No.2018017279, all of Tract 4: Block 84 (S PT) as recorded by deed under County Clerk's File No.201817279, said 2.1448 acre tract lying in the W. Morton Survey, Abstract 63 and J.H. Long Survey, Abstract 55 as**

recorded into the Fort Bend County Deed Records. The proposed subdivision is located at 405-407 Richmond Parkway and 109 Liberty.

- None

**A7. Public hearing to receive comments for or against a request by Scott Reeve, Core Land Surveying, representing property owner DGV Group 1 Richmond LLC to close and abandon the following public right-of-way:**

- Exhibit "A"  
a 0.1329 acre (5,789 square feet) tract of land situated in the W. Morton Survey, Abstract No. 63 of Fort Bend County, Texas and being out of a the Remainder of Front Street, recorded under Volume 8, Page 2 Deed Records of Fort Bend County, Texas (D.R. F.C.T.)
- Exhibit "B"  
a 0.0358 acre (1,559 square feet) tract of land situated in the W. Morton Survey, Abstract No. 63 of Fort Bend County, Texas and being out of a the Remainder of Front Street, recorded under Volume 8, Page 2 Deed Records of Fort Bend County, Texas (D.R. F.C.T.)

- None

**A8. Consent Agenda.**

- Commissioner Gaul made a motion to approve the Consent Agenda in its entirety. Commissioner Beard seconded.

**Regular Agenda**

**A9. Review and consider taking action on Resolution No. 476-2024, adopting Emergency Operations Plan.**

- Commissioner Drozd moved to approve Resolution No. 476-2024, approving the readoption of the Emergency Operations Plan, as modified and distributed via email this afternoon. Commissioner Gaul seconded. Motion passes unanimously.

**A11. Review and consider taking action on a Final Plat – Rio Vista Business Park Reserve – 10.0011 acres of land – 1 Block – 0 Lots – 1 Reserve. 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.**

- The Planning and Zoning Commission recommended approval of this final plat at their March 4, 2024, meeting. Staff recommend approval of this final plat.
- Commissioner BeMent moved to approve a Final Plat – Rio Vista Business Park Reserve – 10.0011 acres of land – 1 Block – 0 Lots – 1 Reserve. 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 Beard seconded. Motion passes unanimously.

**A12. Review and consider taking action on replat an approximate 2.3135 acres of land — SCI DGV Richmond Commercial — 1 Block – 0 Lot – 1 Reserve, being a replat of Lots 1-10, Block 85, City of Richmond, recorded under Volume 8, Page 2, Deed of Records of Fort Bend County and adjoining acreage as recorded by deed under County Clerk's File No. 2018017279, all of lots 11-14 of said Block 85 as recorded by deed under County Clerk's File No. 2020061769, all of Tract 3: 0.158 acres, part of Front Street and Houston Road as recorded by deed under County Clerk's File No.2018017279, all of Tract 4: Block 84 (S PT) as recorded by deed under County Clerk's File No.201817279, said 2.1448 acre tract lying in the W. Morton Survey,**

**Abstract 63 and J.H. Long Survey, Abstract 55 as recorded in the Fort Bend County Deed Records. The proposed subdivision is located at 405-407 Richmond Parkway and 109 Liberty Street, on the east side of Richmond Parkway and south of Liberty Street/US 90A.**

The Planning and Zoning Commission recommended approval of this plat at their August 7, 2023, meeting with a condition that following comments will be addressed:

1. The property owner is required to pay to the City the fair market value of the property released by the city in any action involving the closure, reduction or alteration of any public street, alley, or other public way, pursuant to Municipal Code Chapter 28, Article V, Section 28-301 (c).
- Commissioner BeMent moved to approve the replat an approximate 2.3135 acres of land — SCI DGV Richmond Commercial — 1 Block – 0 Lot – 1 Reserve, being a replat of Lots 1-10, Block 85, City of Richmond contingent upon meeting all specified conditions. Commissioner Beard seconded. Motion passes unanimously.

**A13. Review and consider taking action on Resolution No. 477-2024, accepting the Traffic Impact Analysis as part of the Conditional Approval for a Conditional Use Permit for an approximate 2.3135 acre tract of land.**

- City Engineer Duane Whitehead went over the details of the Traffic Impact Analysis and confirmed that this study is satisfactory and that he does not believe there will be a negative impact on traffic flow. Staff also confirmed that all conditions have been addressed.
- Commissioner BeMent made a motion to approve Resolution No. 477-2024, accepting the Traffic Impact Analysis as part of the Conditional Approval for a Conditional Use Permit for an approximate 2.3135 acre tract of land. Commissioner Gaul seconded. Motion passes 3-1. Votes as follow:

*Commissioner BeMent- aye*

*Commissioner Drozd- aye*

*Commissioner Gaul- aye*

*Commissioner Beard- no*

**A14. Review and consider taking action on Ordinance No. 2024-05, a request by Scott Reeve, Core Land Surveying, representing property owner DGV Group 1 Richmond LLC to close and abandon the following public right-of-way:**

○ **Exhibit "A"**

a 0.1329 acre (5,789 square feet) tract of land situated in the W. Morton Survey, Abstract No. 63 of Fort Bend County, Texas and being out of a the Remainder of Front Street, recorded under Volume 8, Page 2 Deed Records of Fort Bend County, Texas (D.R. F.C.T.)

○ **Exhibit "B"**

a 0.0358 acre (1,559 square feet) tract of land situated in the W. Morton Survey, Abstract No. 63 of Fort Bend County, Texas and being out of a the Remainder of Front Street, recorded under Volume 8, Page 2 Deed Records of Fort Bend County, Texas (D.R. F.C.T.)

- This item is a part of A-12 which was unanimously approved.
- Commissioner Gaul moved to approve Ordinance No. 2024-05, a request by Scott Reeve, Core Land Surveying, representing property owner DGV Group 1 Richmond LLC to close and abandon the following public right-of-way as defined in Exhibit "A" and Exhibit "B" subject to the condition that the property owner pay to the City the fair market value of the property released by the city in any action involving the closure, reduction or alteration of any public street, alley, or other public way, pursuant to Municipal Code Chapter 28, Article V, Section 28-301 (c). Commissioner Beard seconded. Motion passes unanimously.

**A15. Review and consider taking action on authorizing City Manager to execute contract for utilities project on 90A.**

- The HWY 90 Utility Construction Project received four bids, with Vera Industries LLC being the lowest qualified bidder at \$873,369.50. Concerns about the low bid were addressed; the contractor's ownership of equipment and positive reviews were noted, alongside advice to monitor the project's progress. Staff also verified the bid amount as correct.
- Commissioner Drozd moved to authorize the City Manager to execute a Construction Services Contract with Vera Industries, LLC in the amount of \$873,369.50 for the City of Richmond Highway 90A Commercial Utilities Project.

**A16. Review and consider taking action on Resolution No. 479-2024, adopting updated Water Conservation and Drought Contingency Plan.**

- Joe Reyes presented stating the city must update its Water Conservation and Drought Contingency Plan every five years. The proposed Water Conservation Plan and resolution are due to the TCEQ by May 1, 2024. The update primarily includes statistical data about the City's utility system and revisions to the Drought Contingency Plan include new subdivisions added within the last five years. The updated plan was distributed to the City Commission today. It was reiterated from this morning's meeting to have a comparison of water consumption and wastewater usage between the previous five-year plan and the current one to analyze the trends and implications. Also, a statement was made to indicate for next year that the City Commission vote on enforcement techniques to manage water usage during drought conditions. Additionally, it was proposed that, in the coming year, the City Commission consider voting on and implementing enforcement strategies aimed at regulating water consumption during periods of drought. a future agenda item to compare the last five years' water and drought plans with current ones, highlighting any changes.
- Commissioner Gaul moved to accept Resolution No. 479-2024, adopting an updated Water Conservation and Drought Contingency Plan. Commissioner Drozd seconded. Motion passes unanimously.

**A17. Review and discuss Ordinance No. 2024-06, permitting/allowing golf carts on roadways, shared use paths, and sidewalks.**

- Chief Craig discussed this Ordinance aimed at promoting wider mobility choices by allowing the regulated use of certain vehicles on specified city streets. He received feedback from the City Commission and noted that the topic, including a map highlighting key areas of interest regarding cross-streets and restricted access zones, would be revisited in next month's meeting. No action was taken.

**A18. Review and discuss agenda packet, identify key elements and crucial information that should be included in the information.**

- The City Commission was asked for suggestions to improve the packet's efficiency. Ideas proposed were to deliver the agenda packet earlier, incorporate executive summaries, condense and target the content to what is essential for decision-making, and consider creating a secondary, public-accessible packet. No action taken.

**A19. Excuse from Attendance at Regular City Commission Meeting.**

- None

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

- Commissioner Gaul made a motion to have a future agenda item to compare the last five years' water usage and wastewater treatment reports over the last 5 years with charts and graphs. Commissioner

BeMent seconded. Motion passes unanimously.

- Commissioner Beard made a motion to have an update on the East WWTP as a future agenda item. Commissioner BeMent seconded. Motion passes unanimously.

**A21. Adjourn to Executive Session.**

- Mayor Haas adjourned the meeting to Executive Session at 5:40 p.m.

**C2. Adjournment.**

- With no further business to discuss, Mayor Haas adjourned the meeting at 9:13 p.m.

**OPEN MEETING**

C1. Reconvene into Open Meeting.

- No action.

C2. Adjournment.

- With no further business to discuss, Mayor Haas adjourned the meeting at 6:15 p.m.

APPROVED:



Becky K. Haas, Mayor

ATTEST:



Lasha Gillespie, City Secretary