



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular City Commission Workshop Session on May 20, 2024, at 9:00 a.m. Mayor Becky Haas proceeded to call the meeting to order at 9:03 a.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-arrived at 9:05 a.m.
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 9:03 a.m.

Mayor Haas proceeded to agenda item A11.

A11. Update on Comprehensive Master Plan Update and Olde Town Draft Concept Plan.

- Staff provided an overview of the plan, highlighting that it covers portions of Olde Town and Downtown. The update aims to deliver a more detailed vision for redevelopment and changes, including refining naming conventions to prevent confusion. Commissioner went on to express concerns about the city potentially taking ownership of the railroad bridge if Union Pacific no longer wants it. He cautioned against raising expectations that this is the city's plan, citing numerous challenges such as liability, maintenance, and eventual removal, which he believes could make the city reconsider pursuing this idea.

A12. Update on East Wastewater Treatment Plant, including timeline.

- Members of the City Commission noted the redundancy between the existing Wastewater Treatment Plant (WWTP) and the future East WWTP. Specifically, they questioned the city's ability to utilize spare capacity on the east side in the event of issues on the west side. Staff responded that they would explore the development of a contingency plan to address this concern.

A13.

CONSENT AGENDA

Commissioner BeMent- selected PD, Fire, PW, Planning and Economic Development for discussion.

Commissioner Beard- selected Code Enforcement for discussion.

Mayor Haas- selected Fire for discussion.

- **Fire-** The discussion covered the candidate selection process, where four individuals participated, resulting in three job offers. Key points included clarifying the service agreement with the county, emphasizing that the city would not subsidize fire protection and seeking assurance of monetary or equipment reimbursement. Clarification was also needed regarding the nature of service calls. Additionally, there was a discussion about acquiring a fire truck. Staff explained the acquisition process, with Chief Youngblood stating he did not imply to the county that he could authorize the purchase.
- **PD-** It was noted that an officer was assigned to beat 10. Chief Craig provided insight on the increase in property theft, specifying that the rise was primarily due to shoplifting at local businesses. He mentioned that they are in contact with Loss Prevention and are working on strategies to address this issue. Additionally, Chief Craig stated that he will investigate home robberies in the area, noting that burglaries are down from last year. He will also examine where the biggest threats originate from. There was further discussion about the city being proactive in identifying areas needing additional street lighting. Lastly, it was emphasized that the Dowling area should be patrolled due to speeding concerns caused by the detour.
- **PW-** It was noted that the utilization rate at the Regional (WWTP) was higher in Jan/Feb compared to Mar/Apr. Staff explained that this difference can be attributed to the rainfall during those months. There was also concern regarding the new Groundwater Well, as an adjacent easement has contaminated groundwater. Staff suggested that a better solution would be to use emergency water instead of drilling a well in a potentially compromised location. Additionally, staff provided an update on the GLO projects and their timelines.
- **Planning-** Brief discussion was held regarding the number of submittals for Pit Stop and Elite Business Center. Staff clarified that this responsibility lies with the applicant. However, staff also mentioned they would explore ways to streamline the process for greater efficiency.
- **Code Enforcement-** There was a discussion on improved reporting, and the new Code Enforcement Officer is closing weed and brush cases. Staff met with applicants from 2207 S. Belmont regarding accessory building alterations. The number of dangerous structures has decreased. Staff will explore ways to recognize high-scoring businesses. An update on the business on Dowling Dr. was provided, with plans to contact them for inside access and more information later.
- **DCR-** Mr. Jones' report noted that at the ICSC event, speakers discussed their project's

successes and challenges, particularly focusing on Houston's slow permitting process as a major obstacle to development. They mentioned that communities with expedited processes attract developers, especially those targeting growing populations with disposable income. This is relevant as the city is working to improve and communicate its own permitting flexibility. Mr. Jones went on to say that the dates of the Youth Entrepreneurial Summer Camp Program dates will be provided at a later date.

REGULAR AGENDA

- A14. Review and consider taking action on Ordinance No. 2024-07, First Amendment to Interlocal Agreement between Fort Bend County and City of Richmond for Fire Protection.**
- County requested this item be removed from the agenda.
- A15. Review and consider appointment of Mayor Pro Tem. Per Section 3.04, Charter "Mayor and Mayor Pro Tem" (4) The Mayor Pro Tem shall be a Commission Member appointed by the Mayor at the first regular meeting after each election of Commission Members.**
- No discussion
- A16. Review and consider taking action on 2024 property tax exemptions for FY 2025 Budget.**
- Staff clarified they are requesting guidance from the City Commission on the appropriate course of action.
- A17. Review and consider taking action on a request by Seth-David Passovoy, Tejas Surveying, on behalf of Muhammad Parvez Hashmani, to replat (Lakes of Williams Ranch Partial Replat No. 10) an approximate 0.6815 acre tract of land being a replat of Lot 9A, Block 2 of Lakes of Williams Ranch Sec.1 Partial Replat No.5 as recorded under Plat No. 20210136 Fort Bend County, Texas, situated in the Joseph Kuykendahl League, Abstract No. 49, Fort Bend County, Texas. The subject site is located along the northeast right-of-way of Capeview Cove Lane.**
- Staff clarified that this request involves a replat of a previous replat, and each replat incurs a fee. They will look into the escalating costs associated with each replat and review administrative costs to ensure they align with the effort required for processing each one.
- A18. Review and consider taking action on a request by Naveed Ahmed, NFAL Group, LLC, to replat (Ivy Kids Harvest Green) an approximate 1.460 acre tract of land located in the William Morton One and One-Half League Grant, Abstract No. 62, Fort Bend County, Texas, being a partial replat of Unrestricted Reserve "A", Block 1, Crossbridge Church at Harvest Green, Plat No. 20210256 of the Map Records of Fort Bend County, Texas. The subject site is located north of Harvest Home Drive directly across James Bowie Middle School.**
- The City Commission and staff discussed the reasons behind the Planning and Zoning Commission's denial of the replat. Additional information will be provided at this evening's

meeting.

A19. Review and consider taking action on a Final Plat – Kingdom Heights Section Nine – 45.971 acres of land – 5 Block – 100 Lots – 7 Reserves. The subject site is a section within the Kingdom Heights Master Planned Community located along the east side of FM 723.

- No discussion.

A20. Review and consider taking action on a Preliminary Plat – Richmond Plaza – 21.274 acres of land – 1 Block – 0 Lots – 2 Reserves – 3 Detention Easements. The subject site is located at 924 FM 359 north of Shadow Grove Estates south of IL Texas.

- The staff provided background information and were available to answer questions regarding the property's redevelopment.

A21. Review and consider taking action on authorizing City Manager to negotiate a contract for Architectural Services.

- Staff stated they are requesting approval to negotiate a contract. City Manager Vela, ACM Christian, City Attorney Smith, and Building Official Fajkus reviewed the submitted proposals. Total points each company received is listed in the report.

C2. Adjournment.

- Mayor Haas adjourned the Workshop at 11:11 a.m.

APPROVED:

For 

Becky K. Haas, Mayor

ATTEST:



Lasha Gillespie, City Secretary