



STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular City Commission Session on May 20, 2024, at 9:00 a.m. Mayor Becky Haas proceeded to call the meeting to order at 4:33 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 4:33 p.m.
- A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.**
- A3. Oath of Office for City Commissioner Positions 1 and 3.**
- Oaths of Office were administered to Commissioner Gaul and Commissioner Drozd.
- A4. Employee Recognition for Service with the City of Richmond:**  
Shannon Simnacher – 15 years – Wastewater Treatment Department.  
Proclamations: National Public Works Week, May 19-25, 2024.
- Public Works staff was present to receive.
- A5. Mayor, City Commissioners and City Staff Announcements per Sec. 551.0415 of the Texas Government Code.**
- None.
- A6. 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.)**
- Mittie Cobbin- 220 Fleming St.- has expressed concerns about the North Richmond area, highlighting issues with unkempt homes and yards, waterline projects, lack of sidewalks,

and the overpass.

- **Diana Radka (on behalf of Carrie Jackson)- 809 Fields St.-** raised concerns about drainage issues in the ditches and the limited access to the neighborhood, particularly when the train is stopped and blocking the only exit.
- **David Hogue- 2202 N. Shadow Grove Ln.-** with Johnson Development requested the City Commission move forward with the replat as listed in agenda item A8/A18.

**A7. Public hearing to receive comments for or against 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.**

- None

**A8. Public hearing to receive comments for or against 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.**

- None

**A9. Update from Fort Bend County on Fort/Front Street Project, including a timeline.**

- Fort Bend County Commissioner Dexter McCoy addressed the City Commission, acknowledging the frustration surrounding this project and noting that the county has encountered several delays. Assistant County Engineer Ike Akinwande and Project Manager Kevin Mineo provided an update, explaining that the plans had to be revised due to unexpected utilities discovered during excavation. However, construction will resume shortly, and contingency plans are being developed for any potential issues. They aim to complete the project by the end of the year, maintaining it as a one-way street until then.

**A10. Update from Fort Bend County on 10<sup>th</sup> Street Project.**

- Right-of-way acquisition is ongoing. The county is pursuing a total of forty parcels. Of these, thirty-four have been completely acquired, three are in the eminent domain process, two are under negotiation with Mt. Carmel Baptist Church, and one is being negotiated through the FBC Attorney's office. Additionally, county staff addressed public comments by stating that efforts are actively being made to clean up the referenced properties. County staff went on to say that construction of the overpass will commence sometime in 2025.

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

- Gary Mitchell with Kendig Keast presented on the Comprehensive Master Plan Update and the Olde Town Plan. The presentation focused on the research found regarding these plans, covering several topics such as a recap of the 2014 priorities, the 2024 priorities, potential redevelopment opportunities, main pathways and gateways, and various redevelopment ideas.

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

- Wade Parks and Tyson Hann from Garver Engineering provided a status update on the project. They gave an overview of the current progress, detailing the stages of design and the status of environmental permitting.

**A13. CONSENT AGENDA**

- Commissioner BeMent moved to approve all the items of the Consent Agenda. Commissioner Gaul seconded. Motion passes unanimously.

**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.**

- FBC requested this item be removed from the agenda. No action was taken.

**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.**

- Mayor Haas expressed gratitude to Commissioner BeMent for his service as Mayor Pro Tem and proceeded to appoint Commissioner Drozd for the position of Mayor Pro Tem.

**A16. Review and consider taking action on 2024 property tax exemptions for FY 2025 Budget.**

- FD Preza presented, requesting guidance from the City Commission regarding the Preliminary Valuation. He asked for direction on the desired projection for the Certified Valuation and any potential changes to exemptions for the FY 2025 budget.
- Commissioner Gaul moved to use the Valuation Projection of \$1,021,687,126, which is a blend of the Appraised Estimate of Value and the City Five Year Average in the Certified Valuation Scenarios. Commissioner Beard seconded. Motion passed unanimously.
- Commissioner BeMent moved to increase the Homestead exemption from 2.5% to 3.5%, maintaining the over-65 exemption at \$6,000. Commissioner Gaul seconded. Motion passed unanimously.

**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.**

- The Planning and Zoning Commission recommended approval of this replat at their May 6, 2024, meeting. Staff also recommends approval of this replat. Commissioner BeMent moved to approve a replat, Lakes of Williams Ranch Sec. 1 Partial Replat No. 10, 0.6815 acres of land, 2 Lots, 0 Reserves, in Block 2. The subject site is located along the northeast right-of-way of Capeview Cove Lane. Commissioner Gaul seconded. Motion passes unanimously.

**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 Planning and Zoning Commission recommended denial of this replat at their May 6, 2024, meeting for the following reason(s):
  1. The proposed replat is not in conformance with the approved Conceptual Land Plan for Harvest Green (Commercial Property) Crossbridge Community Church Tract. Staff recommends approval of this replat conditioned upon addressing the comments listed below:
    1. Provide No Objection Letter from Fort Bend County Drainage District.
    2. \*Please note that Land Plans or Concept Plans are intended to be subsequently subdivided as additional phases of development. Plats of subsequent units of such subdivision shall conform to such approved overall layout. The designated land use for this area is the church. Pursuant to the Unified Development Code Section 5.2.102 Accessory Building and Structures, a church will need to be constructed first or be built simultaneous with the proposed daycare to be in conformance with the approved Conceptual Plan.
- After a thorough discussion, Commissioner Gaul moved to approve the replat with the understanding that the 1.460 acres remains designated for use as a church according to the land use plan. If the applicant decides not to build a church on the 1.460 acres, the land use plan must be revised and appropriately approved. This approval is contingent upon providing a No Objection Letter from the Fort Bend County Drainage District. Commissioner BeMent seconded. Motion passed unanimously.

**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.**

- The Planning and Zoning Commission recommended approval of this plat at their meeting on May 6, 2024, with the following condition:

1. Provide a No Objection letter from the Fort Bend County Drainage District.

Staff recommends approval of this plat contingent upon addressing the comments from the Planning and Zoning Commission.

- Commissioner Beard moved to approve a Final Plat, Kingdom Heights Section 9, 45.971 acres of land, 100 Lots, 7 Reserves, and 5 Blocks with proposed 55' to 65' wide lots. The subject site is located at the northeastern corner of Kingdom Heights Boulevard and Bright Lantern Drive within the Kingdom Heights Master Planned Community located along the east side of FM 723 with a condition that following comments will be addressed: 1. Provide No Objection letter from Fort Bend County Drainage District. Commissioner BeMent seconded. Motion passes unanimously.

**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 Planning and Zoning Commission recommended approval of this preliminary plat at their May 6, 2024, meeting. Staff recommends approval of this preliminary plat. Commissioner BeMent moved to approve 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. Commissioner Gaul seconded. Motion passes unanimously.

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

- Staff presented the first stage of a contract proposal to the City Commission. Six firms responded to the RFQ, and after a scoring and selection process, BRW Architects and Huitt Zollars were shortlisted. Interviews on May 9th determined Huitt Zollars as the most qualified. Staff recommends the City Commission authorize the City Manager to negotiate a contract with Huitt Zollars for space planning, design, bid phase, and construction management for the new City Hall renovation. Commissioner Beard moved to approve the City Manager to negotiate a contract for Architectural Services with Huitt Zollars. Commissioner BeMent seconded. Motion passes unanimously.

**A22. Excuse from Attendance at Regular City Commission Meeting.**

- Commissioner Beard moved to approve the absences of Mayor Haas and Commissioner Drozd from the May 15, 2024, City Commission meeting. Commissioner Gaul seconded. Motion passes unanimously.

**A23. Consider taking action on requests for future agenda items.**

- Commissioner Gaul moved to have an update on the Flock license plate recognition cameras. Commissioner Beard seconded. Motion passes unanimously.

**A24. Adjourn to Executive Session.**

- Mayor Haas adjourned to Executive Session at 7:30 p.m.

**OPEN MEETING**

**C1. Reconvene into Open Meeting.**

- Reconvened into Open Meeting at 8:25 p.m. No action taken

**C2. Adjournment.**

- With no other business to discuss Mayor Haas adjourned the meeting at 8:26 p.m.

**APPROVED:**

*Becky K. Haas*

Becky K. Haas, Mayor

**ATTEST:**

*Lasha Gillespie*

Lasha Gillespie, City Secretary