



City of Richmond

Where History Meets Opportunity

Special Scheduled City Commission Meeting

(in person)

600 Morton Street

Richmond, Texas 77469

Friday, July 12, 2024 at 4:30 P.M.

And

Mayor Rebecca K. Haas

Commissioner Terry Gaul

Commissioner Barry Beard

Commissioner Carl Drozd

Commissioner Alex BeMent

AGENDA

- A1. Call to Order, Quorum Determined and Meeting Declared Open.
- A2. 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.)
- A3. Review and consider taking action on authorizing City Manager to execute a contract for the Wastewater Treatment Plant Rehabilitation Project.
- A4. Review and discuss presentation on special overlay districts, such as a Tax Increment Reinvestment Zone, Public Improvement Districts.
- A5. Review and discuss the Draft of the Comprehensive Master Plan Update.
- A6. Adjournment.

If, during the course of the meeting covered by this Agenda, the Commission shall determine that an executive session of the Commission, should be held or is required in relation to any item included in this Agenda, then such executive session, as authorized by the Texas Open Meetings Act, will be held by the Board at the date, hour, and place given in this Agenda concerning any and all subjects

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.

City Commission Meeting Agenda

July 12, 2024

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and for any and all purposes permitted by Sections 551.071-551.090 of the Texas Government Code, including, but not limited to, Section 551.071 – for purpose of consultation with attorney, on any or all subjects or matters authorized by law.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City of Richmond City Commission meetings are available to all persons regardless of disability. This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations, should you require special assistance, must be made 48 hours prior to this meeting. Braille is not available. Please contact the City Secretary's office at (281) 342-5456 ex. 505 for needed accommodations.

If you have any questions, please let me know.

Terri Vela

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.



City of Richmond

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Richmond, Texas 77469

Monday, July 12, 2024 at 4:30 P.M.

- A1. Call to Order, Quorum Determined, Meeting Declared Open



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- A2. 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.)



City of Richmond

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Special Scheduled City Commission Meeting

600 Morton Street

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Monday, July 12, 2024 at 4:30 P.M.

- A3. Review and consider taking action on authorizing City Manager to execute a contract for the Wastewater Treatment Plant Rehabilitation Project.



**CITY COMMISSION
AGENDA ITEM COVER MEMO**

DATE: July 12, 2024

Staff Review:

City Manager _____
City Attorney _____
Finance _____
Fire Department _____
Police Department _____
Public Works _____

AGENDA ITEM: Regional Wastewater Treatment Plant (WWTP) Rehabilitation

SUBMITTED BY: Howard Christian, Assistant City Manager

SYNOPSIS

The city was awarded American Rescue Plan Act (ARPA) grant funding in the amount of \$3.116 million dollars in late 2022. The grant funding is designated for Utility Infrastructure Rehabilitation Projects. The last project for the available funding is for the Regional WWTP rehabilitation.

COMPREHENSIVE PLAN GOALS ADDRESSED

Rehabilitate and preserve Richmond's existing neighborhoods and community assets.

BACKGROUND

On June 18, 2024, two bids were received for the proposed Regional WWTP Rehabilitation project. The low qualified bidder was RGV Industrial Machine Shop and Pumps, LLC with a bid of \$1,262,050. The scope of the project includes:

- Install new air lines, drops, and butterfly and sluice gate valves in aeration chambers
- By-pass pumping
- Replace stainless steel slide gates
- Replace defective handrails
- Complete rehabilitation of 1 clarifier
- Replace defective grating panels
- Cleaning of 4 aeration basins (Alternative Bid A1)

The Engineer (LJA Engineering) checked the contractor's references, previous work experience on similar projects, and reviewed their surety and found them to be satisfactory. The duration of this project will take approximately 360 days.

BUDGET ANALYSIS

FUNDING SOURCE	ACCOUNT NUMBER	PROJECT CODE/NAME	FY 2024 FUNDS BUDGETED	FY 2024 FUNDS AVAILABLE	AMOUNT REQUESTED

BUDGET AMENDMENT REQUIRED? YES _____ NO _____

Purchasing Review:

Financial/Budget Review:

FORM CIQ: _____

FORM 1295 _____

SUPPORTING MATERIALS

Bid Tab

Engineer's recommendation letter

Project Location Map

STAFF'S RECOMMENDATION

It is Staff's recommendation that the City Commission authorize the City Manager to execute a Construction Services Contract with RGV Industrial Machine Shop and Pumps, LLC in the amount of \$1,262,050 for the City of Richmond Regional Wastewater Treatment Plant Rehabilitation project.

City Manager Approval: _____



June 26, 2024

Mr. Howard Christian
Public Works Director
City of Richmond
600 Morton Street
Richmond, Texas 77469

RE: Bid Tabulation and Recommendation of Award for Construction of
Wastewater Treatment Plant Improvements
LJA Project No. 1027-2201 Contract No. 5
City Project No. WW2403

Mr. Christian,

Bids for construction of the reference project were received on June 18, 2024 at 2:00 P.M. at the City Hall Annex located at 600 Morton Street, Richmond, Texas 77469 and subsequently read in public. Two (2) contracting firms submitted bids for the project. No errors were found.

The bidders from low to high and the correct total amounts bid for the Base Bid and Add Alternate Bid Item A1 Bid Items are as follows:

<u>Contractor</u>	<u>Location</u>	<u>Contract Amount</u>	<u>Calendar Days</u>
RGV Industrial Machine Shop and Pumps, LLC	Elsa, TX	\$1,262,050.00	360
JTR Constructors, Inc.	Houston, TX	\$1,772,675.00	365

A copy of the Bid Tabulation is attached.

The bidding documents of the bidders were examined and found to be in order.

Our investigation of RGV Industrial Machine Shop and Pumps, LLC, included a review of their surety, references of previous projects and past work experience. Based on our investigation, we recommend awarding the contract to the low bidder, RGV Industrial Machine Shop and Pumps, LLC.

City of Richmond
June 26, 2024
Page 2

If you have any questions or need additional information, please contact me at 713-953-5102.

Sincerely,



Michael J. Helfrich, Jr., P.E.
Project Manager

Attachment

cc: Mike Moody, City of Richmond
Jimmy Flowers, P.E., LJA
Les Dodson, LJA
Miguel Acuna, LJA
Construction File 16.6

Bid Tabulation - Bid Opening, June 18, 2024
City of Richmond
Wastewater Treatment Plant Improvements
City Project No. WW2403
LJA Project No. 1027-2201 Contract No. 5
FRN F-1386

RGV Industrial Machine Shop
and Pumps, LLC
200 E. Hwy 107 (PO Box 39)
Elsa, TX 78543
956-262-6977
Gerardo Trevino
industrialmshop@yahoo.com

JTR Constructors, Inc.
16015 Calmway Dr., #842089
Houston, TX 77284
281-550-7107
Tony F. Gonzalez

ITEM NO.	DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE PER ITEM	UNIT PRICE	TOTAL PRICE PER ITEM
BASE BID ITEMS							
1	Move-in and set-up (not more than 5% of base bid amount), including performance, payment, and maintenance bonds for 100 percent (100%) of the contract amount and all necessary permits and insurance requirements, Complete in Place, the sum	1	LS	\$25,000.00	\$25,000.00	\$80,000.00	\$80,000.00
2	All Bypass Pumping & Associated Effort for the Duration of Construction for Base Bid Items, Complete in Place, the sum of:	1	LS	\$20,000.00	\$20,000.00	\$150,000.00	\$150,000.00
3	Preparation of Exist. Influent & Effluent Channels of Aeration Basins and Clarifier, Including Cleaning of the Interior of the Structures, Removal of, & Proper Disposal of, Grit for Prop. Work, Complete in Place,	1	LS	\$50,000.00	\$50,000.00	\$90,000.00	\$90,000.00
4	Remove & Replace 10-Inch Air Header Piping, Including Fittings, Couplings, Supports, Connections to Exist. Air Lines, & All Appurtenances, Complete in Place, the sum of:	130	LF	\$693.00	\$90,090.00	\$980.00	\$127,400.00
5	Remove & Replace Sluice Gates (24-inch x 24-inch), Including Frame Replacement, Structural Water-Tight Connection to Concrete Channel Walls, & All Appurtenances, Complete in Place, the sum of:	2	EA	\$12,500.00	\$25,000.00	\$16,500.00	\$33,000.00
6	Remove & Replace 4-Inch Air Manifold Piping, Including Fittings, Couplings, Supports, Connections to Prop. Air Lines, & All Appurtenances, Complete in Place, the sum of:	165	LF	\$516.00	\$85,140.00	\$650.00	\$107,250.00
7	Install Air Drops, Including Fittings, Valves, Drop Pipes, Supports, Coarse Air Diffusers, & All Appurtenances, Complete in Place, the sum of:	41	EA	\$3,049.00	\$125,009.00	\$5,000.00	\$205,000.00
8	Install 10-Inch Butterfly Valves Including All Accessories & Appurtenances, Complete in Place, the sum of:	2	EA	\$4,500.00	\$9,000.00	\$2,500.00	\$5,000.00
9	Install 6-Inch Butterfly Valves Including All Accessories & Appurtenances, Complete in Place, the sum of:	6	EA	\$2,667.00	\$16,002.00	\$1,000.00	\$6,000.00
10	Install 4-Inch Butterfly Valves Including All Accessories & Appurtenances, Complete in Place, the sum of:	4	EA	\$2,000.00	\$8,000.00	\$900.00	\$3,600.00
11	Remove & Replace 316 Stainless Steel Slide Gates (30-Inch x 30-Inch, Stainless Steel), Including Frame Replacement, Structural Water-Tight Connection to Concrete Channel Walls, & All Appurtenances, Complete in Place, the sum of:	4	EA	\$22,500.00	\$90,000.00	\$21,000.00	\$84,000.00
12	Remove Exist. Top-Mounted Handrail & Replace w/ Side-Mounted Handrail, Including All Accessories & Appurtenances, Complete in Place, the sum of:	166	LF	\$181.00	\$30,046.00	\$80.00	\$13,280.00
13	Remove Exist. Top-Mounted Handrail & Replace w/ Top-Mounted Handrail, Including All Accessories & Appurtenances, Complete in Place, the sum of:	10	LF	\$250.00	\$2,500.00	\$80.00	\$800.00
14	Galvanized Steel Step-Over Platform, Including Materials, Structural Components, Stairs, Connections to Exist. Structure, & All Appurtenances, Complete in Place, the sum of:	1	LS	\$18,000.00	\$18,000.00	\$28,000.00	\$28,000.00
15	Remove & Replace Operator Extension & Adjustable Valve Box on Clarifier No. 1 Drain Line, Including Excavation, Removal & Disposal of Conc. Sidewalk, Backfill to Exist. Grade, & All Appurtenances, Complete in Place, the sum of:	1	LS	\$15,000.00	\$15,000.00	\$16,000.00	\$16,000.00
16	Remove & Replace All Clarifier Components (Clarifier Drive Unit, Stilling Well, Sludge Rake, Scum Skimmer, Scum Trough, Scum Baffle, Effluent Weir, Walkway, NPW Line, Sprayers, Hose Bibb, Hose Rack, & Stairs), Including Mechanical/Structural & Electrical Equipment, Materials, Furnishing & Installation of All Piping & Materials, Testing, & All Appurtenances, Complete in Place, the sum of:	1	LS	\$464,213.00	\$464,213.00	\$607,620.00	\$607,620.00
17	Surface Restoration, Reinf. Conc. Stair Landing & Reinf. Conc. Sidewalk at Clarifier No. 1, Complete in Place, the sum of:	15	SY	\$800.00	\$12,000.00	\$350.00	\$5,250.00
18	Trench Safety Plan Sealed by a PE Licensed in the State of Texas, the sum of:	1	LS	\$15,000.00	\$15,000.00	\$2,500.00	\$2,500.00
19	Trench Safety, All Depths, Complete in Place the sum of:	1	LS	\$5,000.00	\$5,000.00	\$1,000.00	\$1,000.00
20	SWPPP Including Plan and Implementation of the Plan, Complete in Place, the sum of:	1	LS	\$10,000.00	\$10,000.00	\$1,000.00	\$1,000.00
21	Traffic Control as Required for Equipment Delivery, Complete in Place, the sum of:	1	LS	\$15,000.00	\$15,000.00	\$1,000.00	\$1,000.00

Bid Tabulation - Bid Opening, June 18, 2024
 City of Richmond
 Wastewater Treatment Plant Improvements
 City Project No. WW2403
 LJA Project No. 1027-2201 Contract No. 5
 FRN F-1386

RGV Industrial Machine Shop
 and Pumps, LLC
 200 E. Hwy 107 (PO Box 39)
 Elsa, TX 78543
 956-262-6977
 Gerardo Trevino
industrialmsp@yahoo.com

JTR Constructors, Inc.
 16015 Calmway Dr., #842089
 Houston, TX 77284
 281-550-7107
 Tony F. Gonzalez

ITEM NO.	DESCRIPTION	EST. QTY.	UNITS	UNIT PRICE	TOTAL PRICE PER ITEM	UNIT PRICE	TOTAL PRICE PER ITEM
22	Replace 1 1/2-inch FRP grating panels at all proposed penetrations, including grating support at penetrations larger than 2-inches in diameter. Submit drawings for grating plan and fabrication details to attain a 50 PSF live load and a 300-lb point load at all locations, Complete in Place, the sum of:	20	SY	\$1,000.00	\$20,000.00	\$600.00	\$12,000.00
SUB-TOTAL BASE BID ITEMS - ITEMS 1 - 22					\$1,150,000.00		\$1,579,700.00
TOTAL NO. OF CALENDAR DAYS TO COMPLETE BASE BID					360 C.D.		365 C.D.
SUPPLEMENTARY ITEMS							
S.1	"Extra" Bank Sand, As Directed by Owner's Representative, Complete in Place, the sum of:	100	CY	\$30.00	\$3,000.00	\$25.00	\$2,500.00
S.2	"Extra" Crushed Limestone Bedding, As Directed by Owner's Representative, Complete in Place, the sum of:	50	CY	\$130.00	\$6,500.00	\$50.00	\$2,500.00
S.3	"Extra" Cement Stabilized Sand, 2.0 Sacks per Ton, As Directed by Owner's Representative, Complete in Place, the sum of:	10	TON	\$220.00	\$2,200.00	\$50.00	\$500.00
S.4	"Extra" Class "A" Concrete, As Directed by Owner's Representative, Complete in Place, the sum of:	25	CY	\$60.00	\$1,500.00	\$350.00	\$8,750.00
S.5	"Extra" Reinforcing Steel, As Directed by Owner's Representative, Complete in Place, the sum of:	500	LB	\$8.00	\$4,000.00	\$2.00	\$1,000.00
S.6	"Extra" Crushed Concrete, 1" to 2" Gradation, As Directed by Owner's Representative, Complete in Place, the sum of:	500	TON	\$100.00	\$50,000.00	\$80.00	\$30,000.00
SUB-TOTAL SUPPLEMENTARY ITEMS - ITEMS S.1 - S.6					\$67,200.00		\$45,250.00

TOTAL BASE BID AND SUPPLEMENTARY BID ITEMS	ITEMS 1 - 22 & ITEMS S.1 - S.6	\$1,217,200.00	\$1,624,950.00
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ADD ALTERNATE BID ITEMS							
A1	Cleaning of Four Aeration Basins, As Directed by Owner's Representative, including Removal of, & Proper Disposal of Grit (approx. 1' depth), Complete in Place, the sum of:	1,245	SY	\$90.00	\$112,050.00	\$155.00	\$192,975.00
A2	Replace with 1 1/2-inch Type 19-4 hot-dip galvanized steel grating panels at all penetrations, as described in Bid Item 22, Complete in Place, the sum of:	20	SY	\$750.00	\$15,000.00	\$550.00	\$11,000.00
A3	Replace all 1 1/2-inch FRP aeration grating in lieu of grating at penetrations only, as described in Bid Item 22 (approx. 131 SY), Complete in Place, the sum of:	1	LS	\$80,000.00	\$80,000.00	\$78,000.00	\$78,000.00
A4	Replace all aeration grating with 1 1/2-inch Type 19-4 hot-dip galvanized steel grating in lieu of grating at penetrations only, as described in Bid Item 22 (approx. 131 SY), Complete in Place, the sum of:	1	LS	\$85,500.00	\$85,500.00	\$84,000.00	\$84,000.00
SUB-TOTAL ADD ALTERNATE ITEMS - ITEMS A1 - A4					\$272,550.00		\$345,975.00

Project Location





City of Richmond

Where History Meets Opportunity

Special Scheduled City Commission Meeting

600 Morton Street

Richmond, Texas 77469

Monday, July 12, 2024 at 4:30 P.M.

- A4. Review and discuss presentation on special overlay districts, such as a Tax Increment Reinvestment Zone, Public Improvement Districts.



Joe Morrow

Managing Director

700 Milam St.

Suite 1200

Houston, Texas 77002

713.654.8690

joe.morrow@hilltopsecurities.com

Jason Hughes

Senior Managing Director

717 N. Harwood

Suite 3400

Dallas, Texas 75201

214.953.8707

jason.hughes@hilltopsecurities.com

City of Richmond

July 8, 2024

Overview of TIRZs and PIDs

Tax Increment Financing (TIF) or Tax Increment Reinvestment Zone (TIRZ)

Chapter 311 of Texas Tax Code

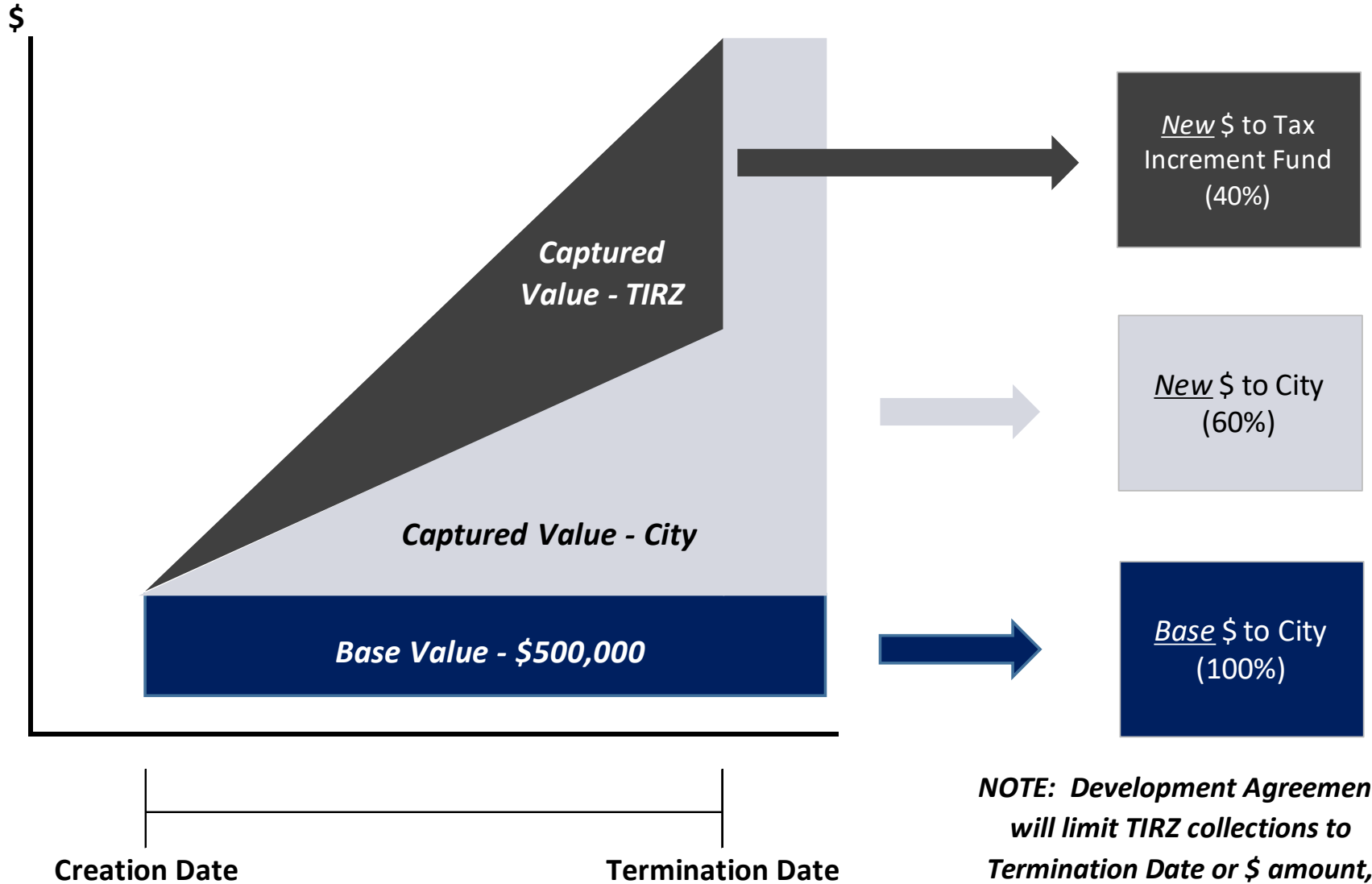
- Defined zone within the City limits or ETJ created by Commission action
 - TIRZ Board of Directors makes recommendations to the governing body of the City

- Base value is established upon creation
 - Any incremental increase in value, the captured value, may be taxed to reimburse for infrastructure or to repay any debt or obligation of the zone.

- Can collect property taxes and sales taxes

- Goals of a TIRZ
 - Provide infrastructure and other improvements to the reinvestment zone
 - Use revenues created from the new growth in the TIRZ to pay for improvements
 - Offset PID assessments
 - May also be used to fund economic development grants

TIRZ Mechanics



NOTE: Development Agreement will limit TIRZ collections to Termination Date or \$ amount, whichever comes sooner.

Public Improvement Districts (“PID”)

Chapter 372 of Local Government Code Statute

- Defined area within the City or its ETJ
- Created by the governing body of the City after petition from landowners
- Used to promote higher quality or special public improvements and services in a development
- Ability to levy an assessment on a lot
 - Assessment lien established *before* homestead
 - (1) Capital and/or (2) maintenance (or service) assessments
 - Normally included on an ad valorem property tax bill
 - Unlike property taxes, PID assessment/lien can be prepaid at anytime
 - Subordinate to governmental ad valorem taxes, but superior to private financing (mortgage)
- Fund water, sewer, drainage, roads, public safety, parks and other development enhancements

Public Improvement Districts (“PID”)

- Goal is to limit repayment for special benefits to the area within PID
- Service and Assessment Plan (“SAP”) is required
 - Indicates project plan, maintenance and administration plan, allocates and levies assessments based on benefit and capital funding process and timing.
- City may issue debt for the PID
 - Debt is repaid by the levy of assessments against all property within the PID.
 - Does not pledge or encumber any City funds.
 - Currently, rating agencies’ positions are that PID debt does not impact a city’s credit ratings.
- Various financial metrics are reviewed and imposed in order to limit the amount of debt on a development

Comparison of PIDs and MUDs/WCIDs

	Public Improvement Districts	Municipal Utility Districts ("MUD's") / Water Control & Improvement Districts ("WCID's")
Creation	City Commission, after receiving petition from landowner	TCEQ or Texas Legislature; consent from City if it is w/in boundaries or ETJ
Separate Governmental Entity	No	Yes
Allowable Projects	Water, sewer, drainage, roads, public safety, parks, other	Water, sewer, drainage, roads in certain instances
Revenue Stream	Assessments	Taxes, certain revenues
Prepayment of Assessments vs. Taxes	Owner may pay off the assessment at any time	No early pay off of taxes
Debt	Yes - Special Assessment Revenue Bonds	Yes - Tax Bonds (bond election, approval by TCEQ) and Revenue Bonds (no election, TCEQ approval)
Termination	Once assessments are paid off	Can exist into perpetuity

Typical Uses for a PID and a TIRZ

PID's

- For a capital PID, raw land with a limited number of owners
 - Generally, maintenance PID can be set up on existing properties
- Residential development with an experienced and financially sound developer
- Commercial, retail, industrial, multi-family and/or mixed-use development with an experienced developer and significant diversification of assessment payor base
- To induce annexation
- To get a higher level of development and amenities

TIRZ's

- Overlay onto raw land or developed land
- Area with projected taxable assessed valuation and/or sales tax growth
- Commercial and/or retail area to provide dollars to the developer for economic incentives to potential companies
- Overlay onto a PID to provide an offset to PID assessments
- Overlay onto a PID to allow for increased reimbursement of public infrastructure costs

PID Financial Metrics – Tax Stack

- PID assessment is converted to a tax rate equivalent (“TRE”)
- TRE is based on the assumed future home value and added to all overlapping taxes
- Tax stack is a metric at a point in time as tax rates and home values change
- TIRZ may overlay a PID; in this case, TIRZ revenues may be used to offset annual PID assessments

PID Only Example:

City	\$ 0.6100
School	1.6200
County	0.4418
Community College	0.1773
PID Assessment TRE	<u>0.3009</u>
Total Tax Stack	<u><u>\$ 3.1500</u></u>

PID and TIRZ Example:

City	\$ 0.6100
School	1.6200
County	0.4418
Community College	0.1773
PID Assessment TRE	<u>0.6009</u>
Total Tax Stack	\$ 3.4500
LESS: TIRZ Credit	<u>(0.3000)</u>
Net Tax Stack	<u><u>\$ 3.1500</u></u>

PID Financial Metrics – Value to Lien (“VtL”)

- One financial measure of the amount of debt placed on a property

	<u>Scenario 1</u>	<u>Scenario 2</u>	<u>Scenario 3</u>
Value of Land	\$ 30,000,000	\$ 30,000,000	\$ 30,000,000
Debt/Lien Placed on Land	\$ 10,000,000	\$ 12,000,000	\$ 15,000,000
Value to Lien (VtL)	3:1	2.5:1	2:1

- Value of land is typically based on a third-party appraisal that takes into account *horizontal* improvements, i.e. infrastructure and related work necessary to produce a ‘finished lot’
- The lower the value to lien, the more leverage (debt) the property has on it
- Additionally, the lower the value to lien the larger a potential bond issue can become; results in the developer receiving more reimbursement for infrastructure costs

- Define overall development goals for the City over the next 10 year period
- Create a PID policy and a TIRZ policy
- Have a Commission-approved Development Agreement in place prior to creating a PID
- Look at each PID and/or TIRZ on an individual basis
- Assume approving one PID and/or TIRZ will set a precedent

APPENDIX

Summary of TIRZ and PIDs

	Tax Increment Reinvestment Zones	Public Improvement Districts
Creation	City Commission	City Commission, after receiving petition from landowner
Separate Governmental Entity	No	No
Revenue Stream	Property Taxes and/or Sales Taxes	Assessments
Additional Cost to Owner	No	Yes
Ability to Debt Finance	Yes - Typically <u>Direct</u> Obligation of the City	Yes - Typically <u>Special</u> Obligation of the City
Termination	Earlier of Specified Date or Collection of Full TIRZ Revenue Amount	Earlier of Specified Date or Collection of All Assessments

Administrative Responsibilities

Tax Increment Reinvestment Zones	Public Improvement Districts
Selection/engagement of consultants	
Negotiation and approval of a Development Agreement	
Creation of the TIF/TIRZ	Creation of the PID
Development of Project and Finance Plan	Development of Service and Assessment Plan
Annual review and reporting	Annual approval of SAP and levy of assessments
Issuance of debt, if any	Issuance of debt, if necessary
Annual administrative costs (paid out of TIF/TIRZ Fund)	Annual administrative costs (paid out of PID Fund)

City Consultant Roles

	Financial Advisor	City Attorney	Bond Counsel	PID Administrator/SAP Consultant	TIRZ Consultant
Responsibilities	Advises the City on all financial matters related to development districts and bond issuance	Drafting of development agreement and certain legal documents	Opines on legal matters related to development districts and bond issuance	Advise the City on certain matters related to a PID; Create the Service and Assessment Plan ("SAP")	Advise the City on certain matters related to a TIRZ; Create the Project and Finance Plan for the TIRZ
	Structure overall finance plan for the PID and/or TIRZ based on Developer inputs	Ensure obligations imposed by legal documents are allowed by State law	Ensure City is in compliance with State law and Federal tax law	Day-to-day activities associated with the PID	Provide updates and reports to the TIRZ
	Continuing disclosure dissemination agent	Review all documents related to transaction to ensure consistency	Drafting of certain legal documents	Provide annual updates to the SAP; summary reports on assessment collections	Ongoing monitoring



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600 Morton Street

Richmond, Texas 77469

Monday, July 12, 2024 at 4:30 P.M.

- A5. Review and discuss the Draft of the Comprehensive Master Plan Update.



Comprehensive Master Plan Updates

July 12, 2024

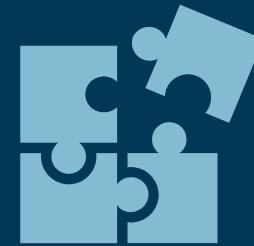
Workshop Focus:



Proposed changes to
Future Land Use map



Proposed changes to
Thoroughfare Plan



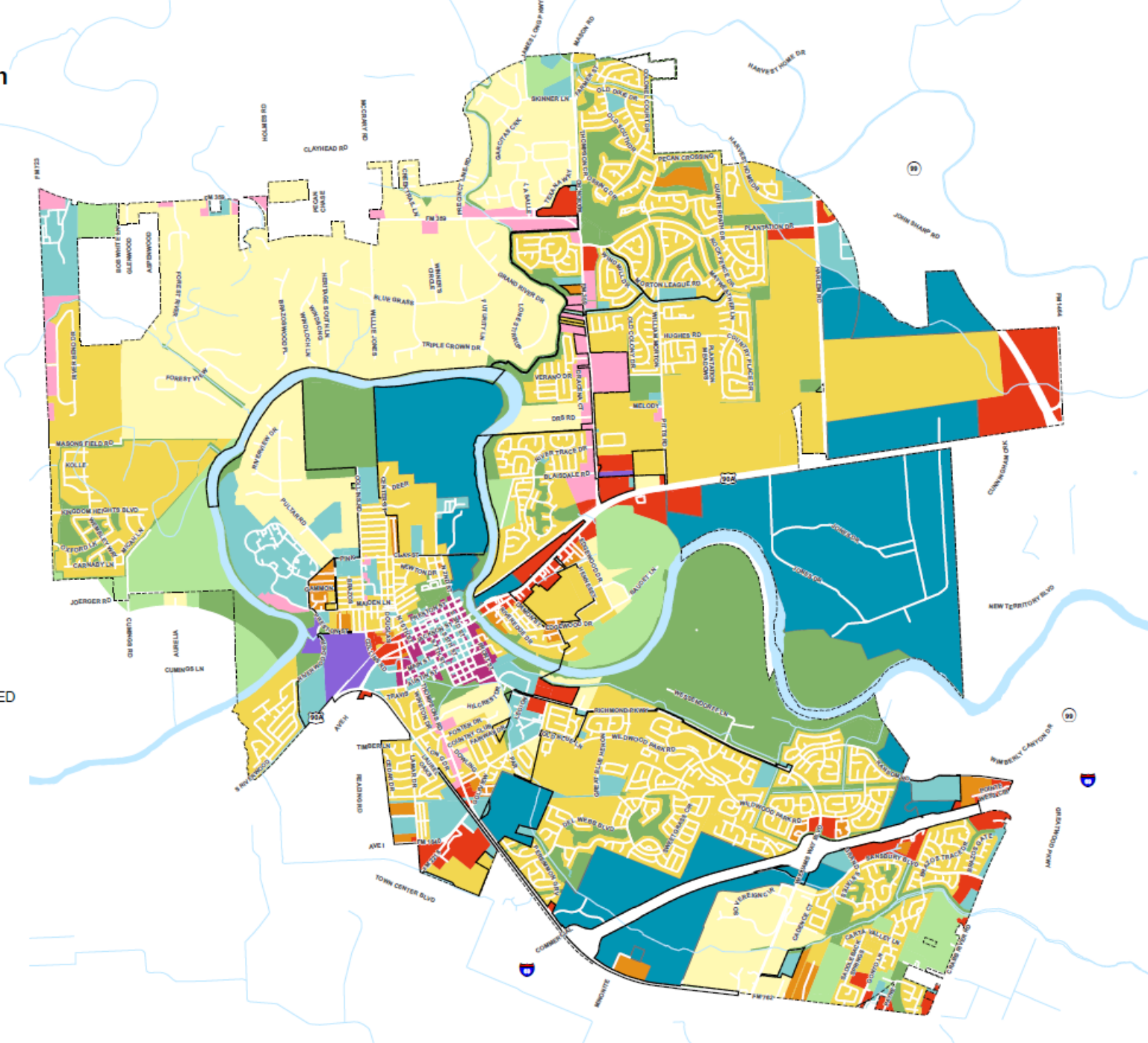
4 new CMP
Strategic Priorities



Refreshed
Action Agenda



Richmond, TX Future Land Use Plan DRAFT 05/13/24



Legend

- City Limits
- Extraterritorial Jurisdiction
- Parcel Boundary
- Future Land Use Category**
- RURAL
- SUBURBAN RESIDENTIAL
- GENERAL RESIDENTIAL
- MULTIFAMILY / MANUFACTURED HOMES
- SUBURBAN CORRIDOR
- PLANNED MIXED USE
- GENERAL COMMERCIAL
- HISTORIC DISTRICT
- BUSINESS PARK
- INDUSTRIAL
- PUBLIC / INSTITUTIONAL
- PARKS / OPEN SPACE / CONSERVATION

NOTE:
A comprehensive plan does not constitute zoning regulations nor establish zoning district boundaries.

N



Acres 50 10 1

Legend

- City Limits
- Extraterritorial Jurisdiction
- Parcel Boundary

Future Land Use Category

- RURAL
- SUBURBAN RESIDENTIAL
- GENERAL RESIDENTIAL
- MULTIFAMILY / MANUFACTURED HOMES
- SUBURBAN CORRIDOR
- PLANNED MIXED USE
- GENERAL COMMERCIAL
- HISTORIC DISTRICT
- BUSINESS PARK
- INDUSTRIAL
- PUBLIC / INSTITUTIONAL
- PARKS / OPEN SPACE / CONSERVATION

0 2,500 5,000 Feet

N



Acres 50 10 1

Planned Mixed Use

- Flexibility for larger-scale master-planned developments
- Various types of nonresidential
- Residential housing variety
- Especially for “destination” developments (creative mix, amenities, quality design)

Richmond, TX Future Land Use Plan DRAFT 05/13/24

0 2,500 5,000 Feet

N
Acres 50 10 1

Legend

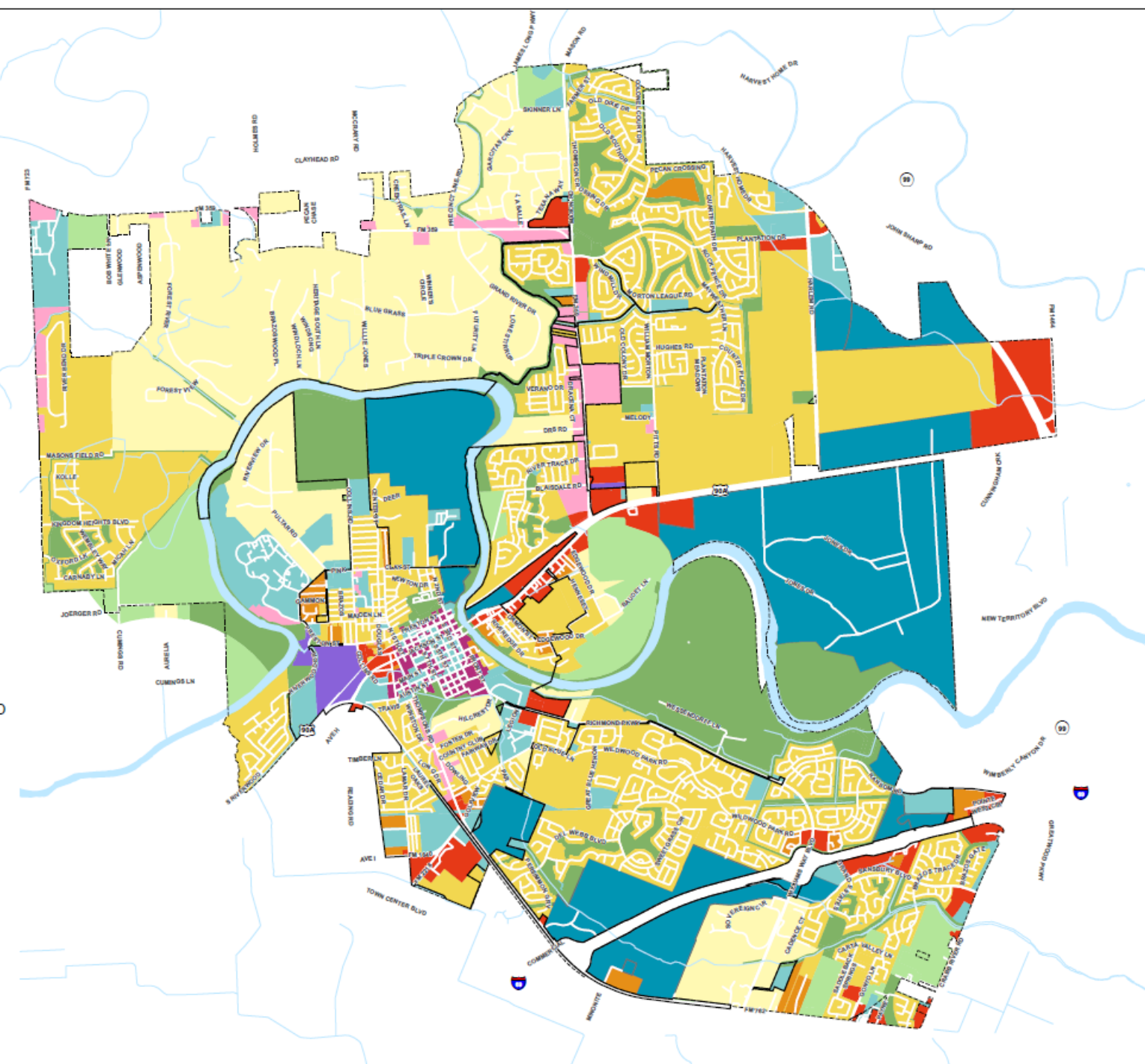
- City Limits
- Extraterritorial Jurisdiction
- Parcel Boundary

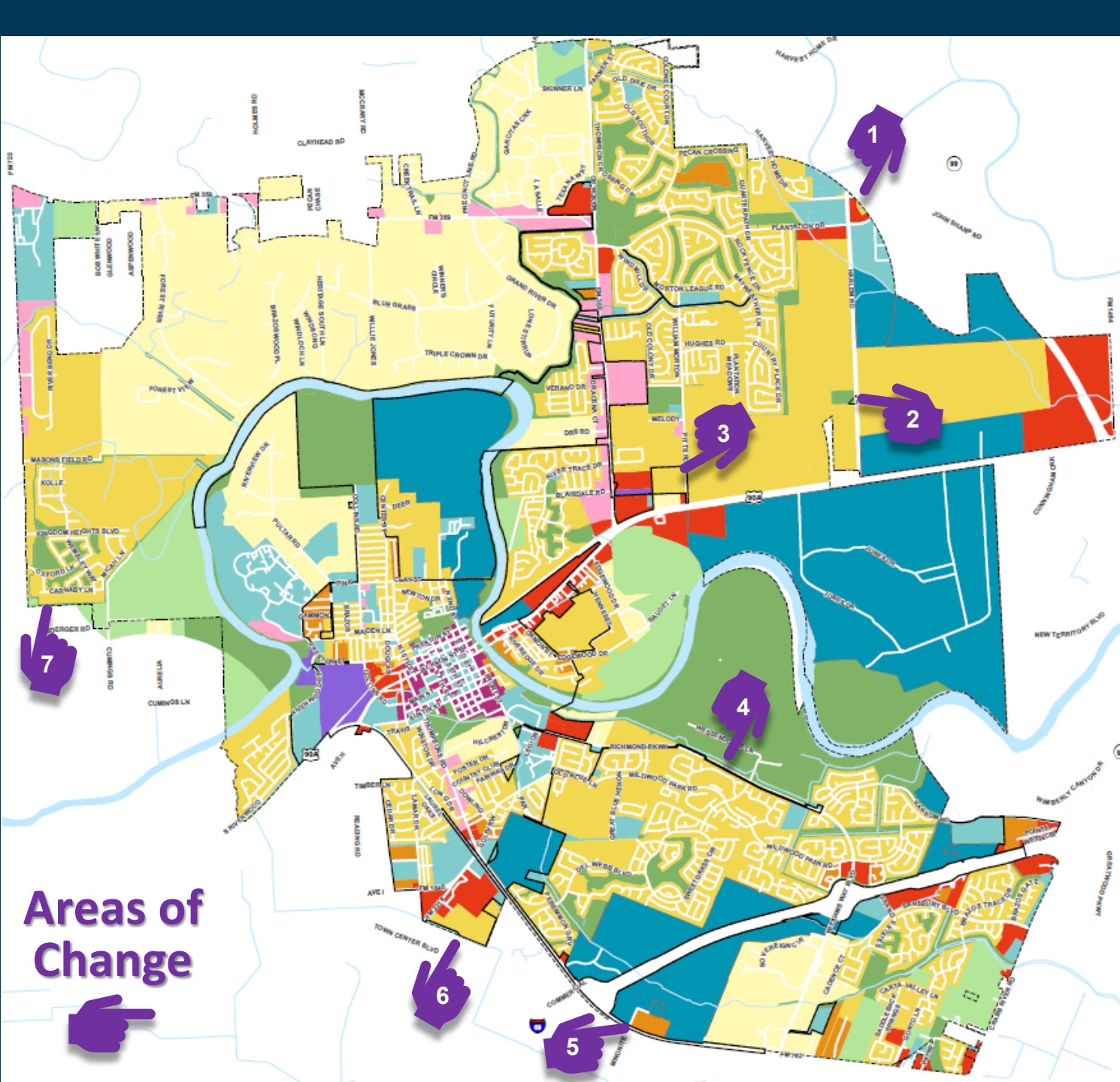
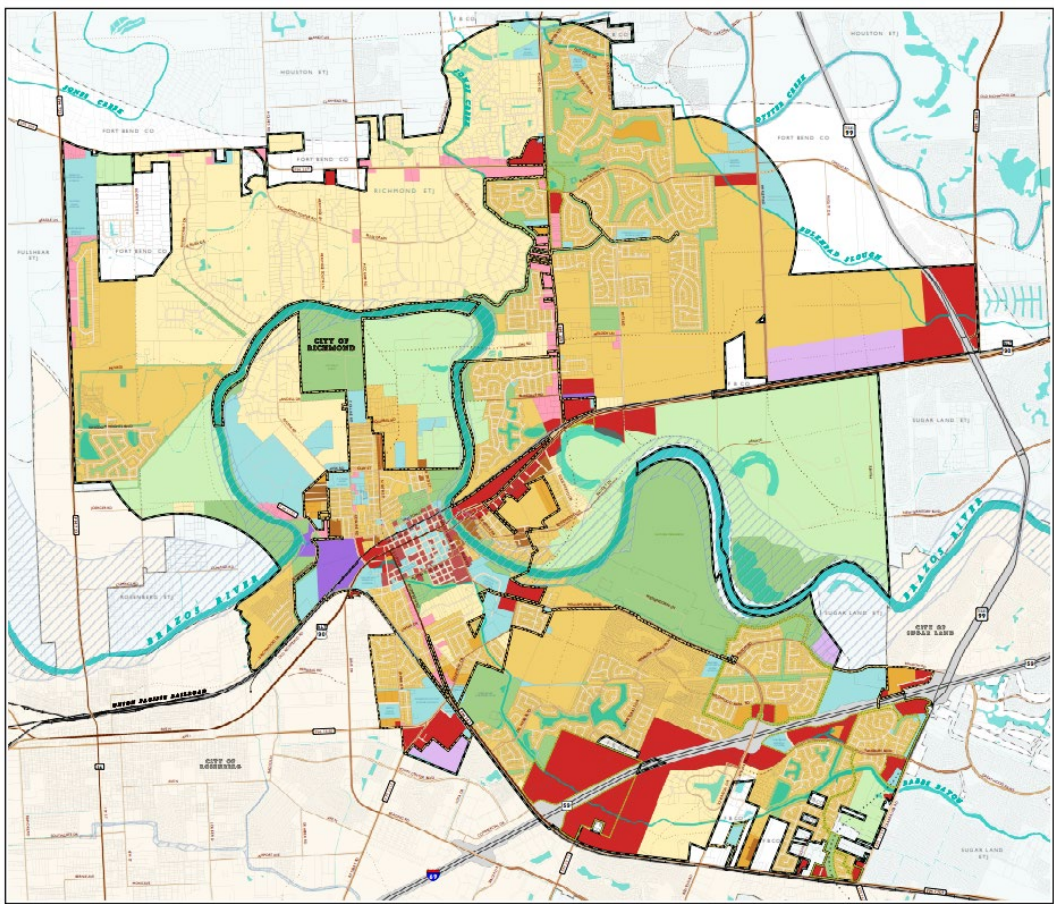
Future Land Use Category

- RURAL
- SUBURBAN RESIDENTIAL
- GENERAL RESIDENTIAL
- MULTIFAMILY / MANUFACTURED HOMES
- SUBURBAN CORRIDOR
- PLANNED MIXED USE
- GENERAL COMMERCIAL
- HISTORIC DISTRICT
- BUSINESS PARK
- INDUSTRIAL
- PUBLIC / INSTITUTIONAL
- PARKS / OPEN SPACE / CONSERVATION

NOTE:

A comprehensive plan does not constitute zoning regulations nor establish zoning district boundaries.





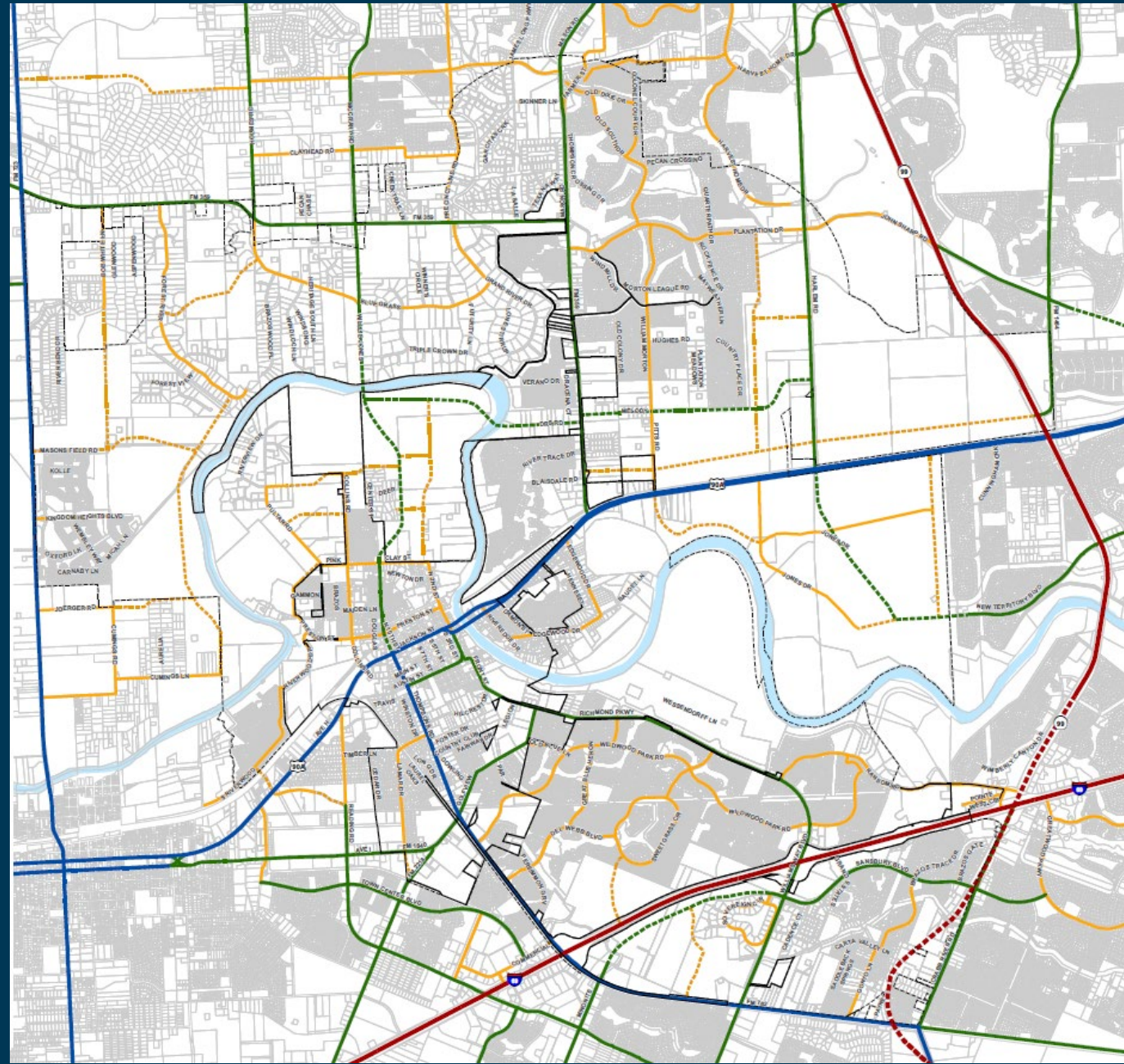
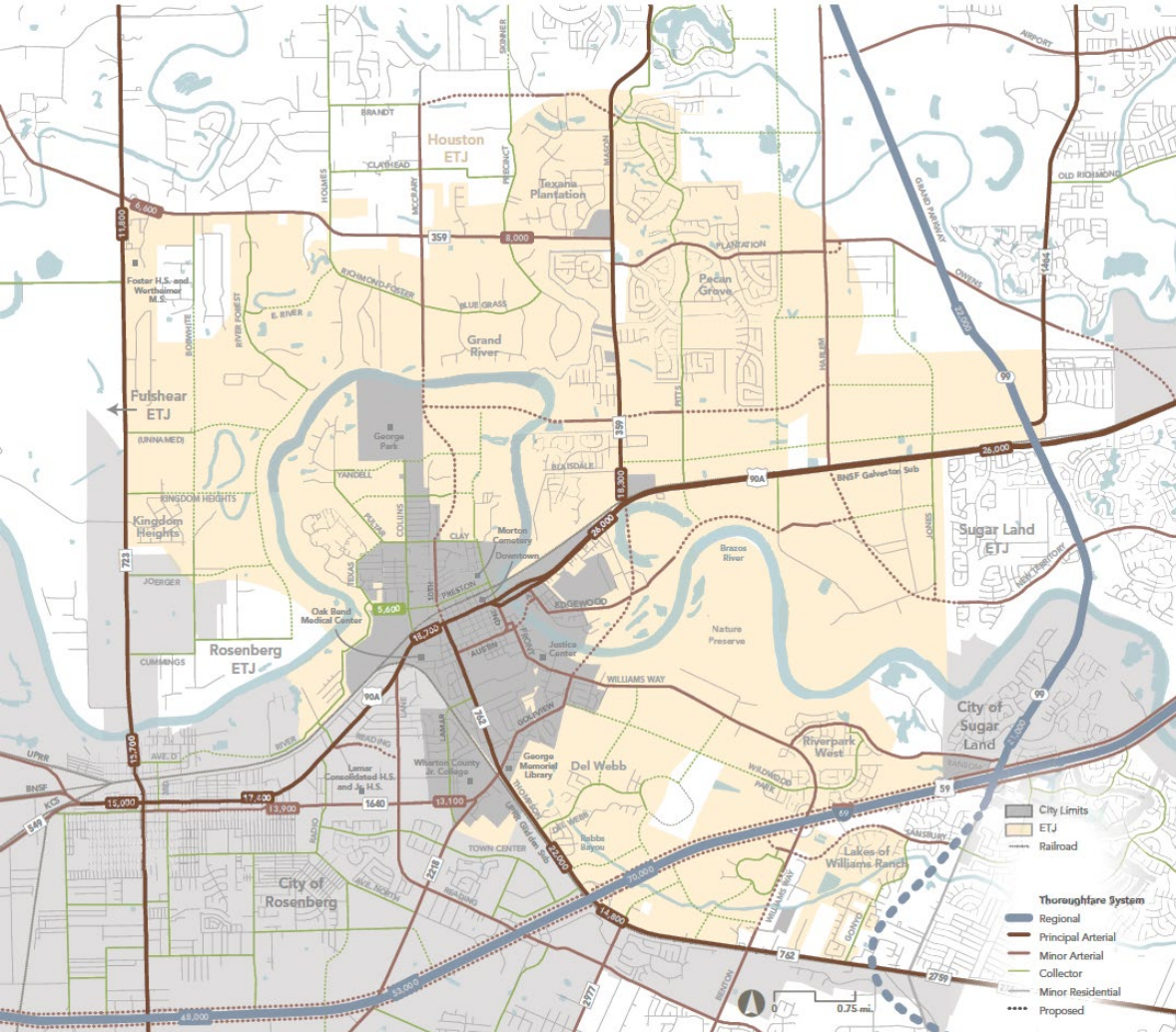
Areas of Change



2019
Map

Proposed New Map








Thoroughfare Plan



2014
Map

Proposed New Map

Thoroughfare Plan

-  REGIONAL
-  REGIONAL - PROPOSED
-  PRINCIPAL THOROUGHFARE
-  MAJOR THOROUGHFARE
-  MAJOR THOROUGHFARE - PROPOSED
-  COLLECTOR
-  COLLECTOR - PROPOSED

NOTES:




The Thoroughfare Plan shows existing roadways and general alignments for planned roadways. The Plan is a guide for general transportation planning and right-of-way preservation and acquisition, where possible. While the Plan alignments indicate planned roadway extensions, connections and improvements, actual alignments are subject to change based upon design and implementation considerations. The City of Richmond has no jurisdiction over roadway planning and alignments outside its ETJ.

Richmond, TX Thoroughfare Plan DRAFT 06/26/24








0 2,500 5,000 Feet

N
Acres 50 10 1

Legend

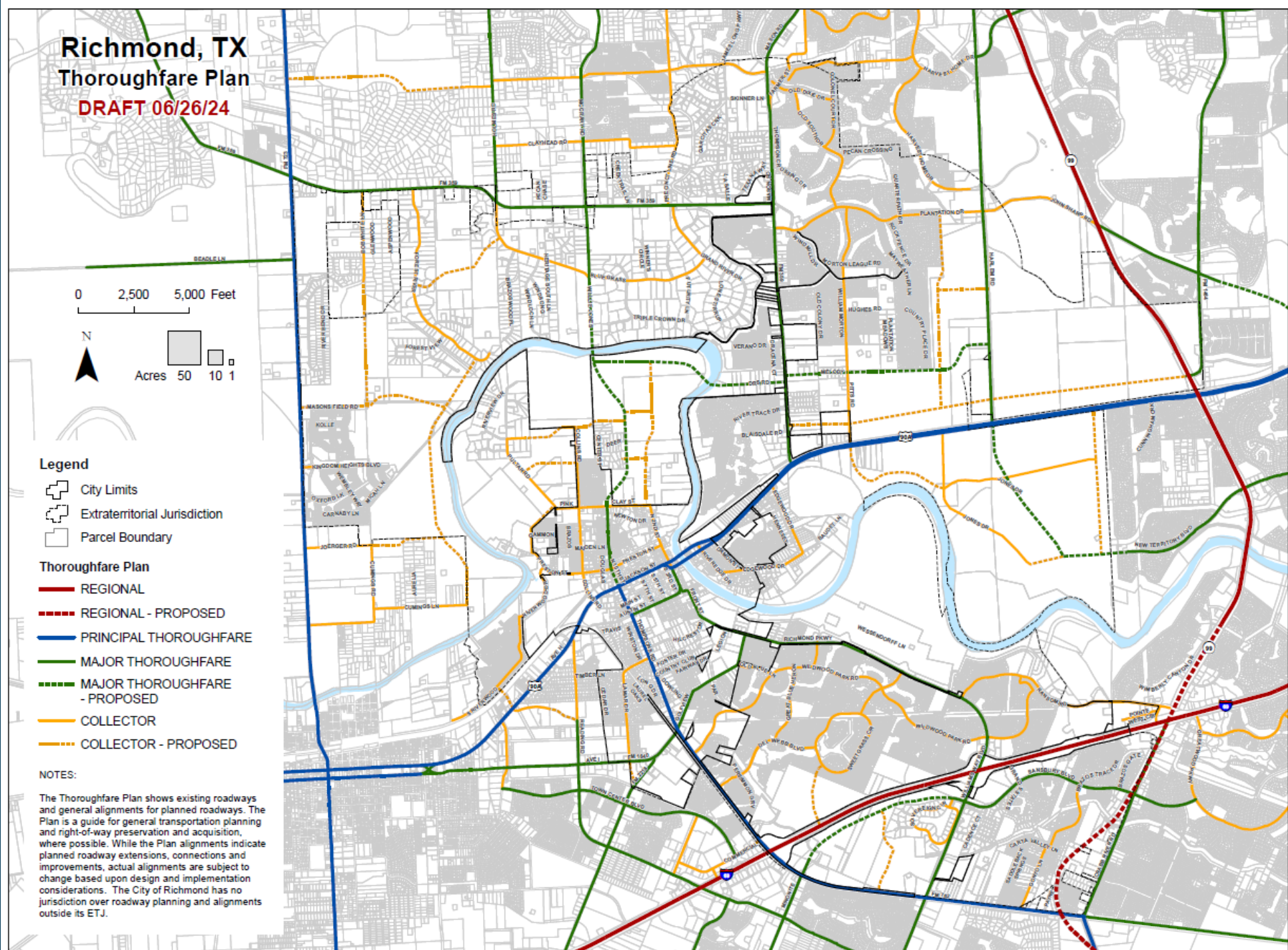
-  City Limits
-  Extraterritorial Jurisdiction
-  Parcel Boundary

Thoroughfare Plan

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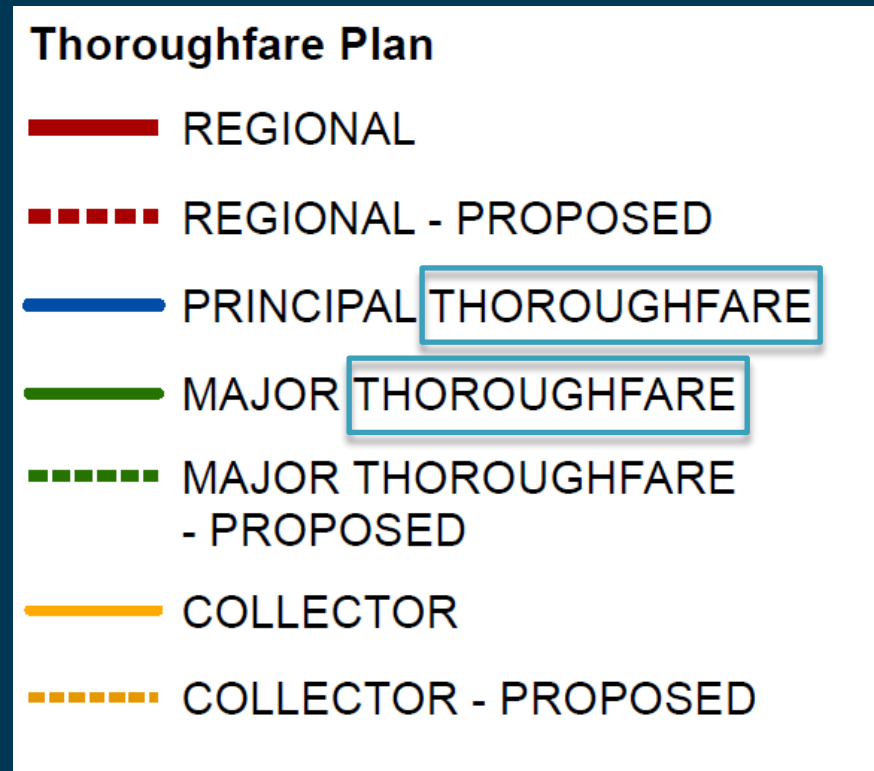
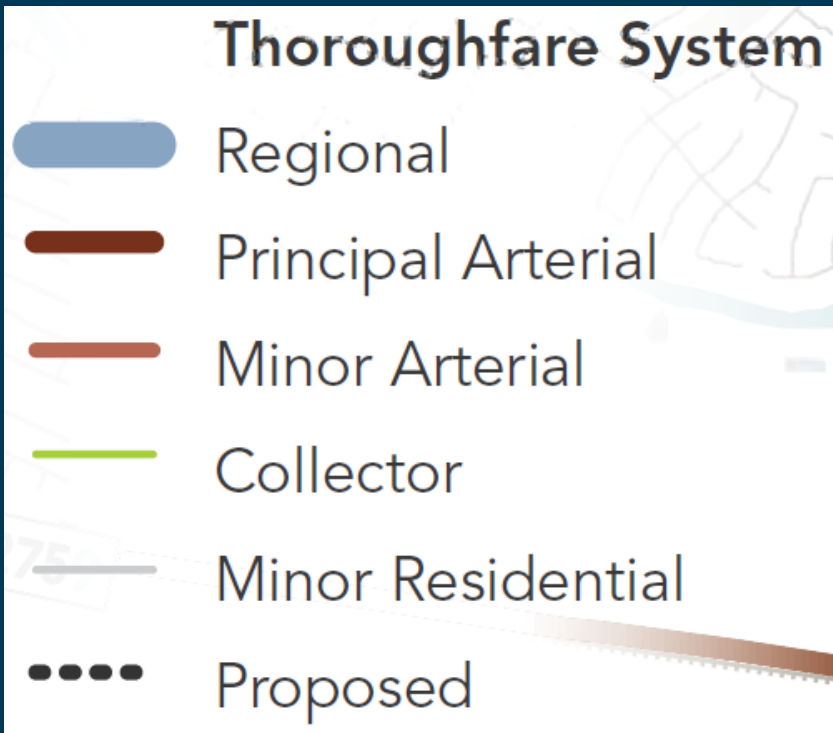
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Key Objective

Greater consistency
with Fort Bend Co.
Major Thoroughfare
Plan



Terminology now more consistent with:

- Fort Bend County Major Thoroughfare Plan
- Richmond Unified Development Code and Public Infrastructure Design Manual

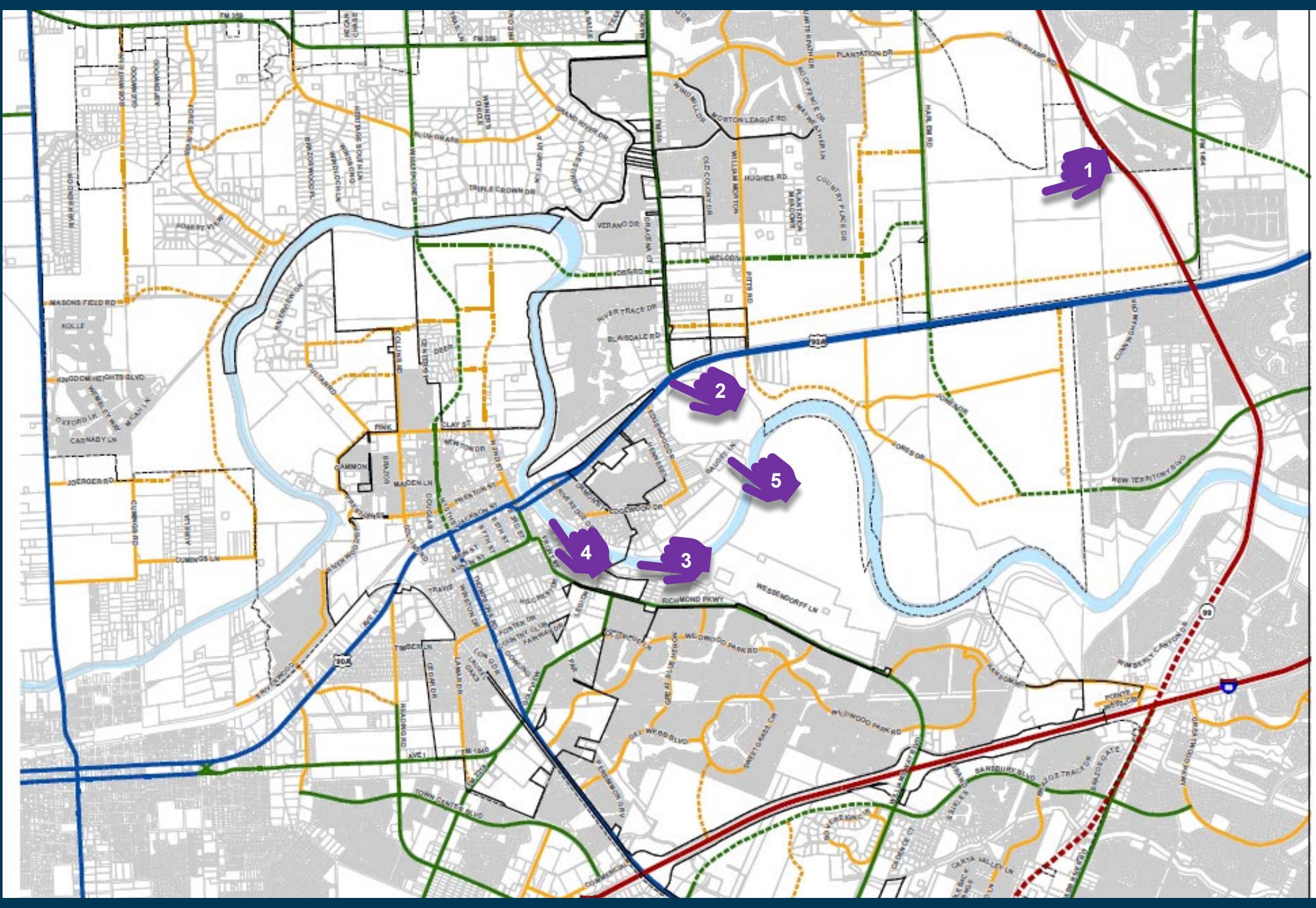
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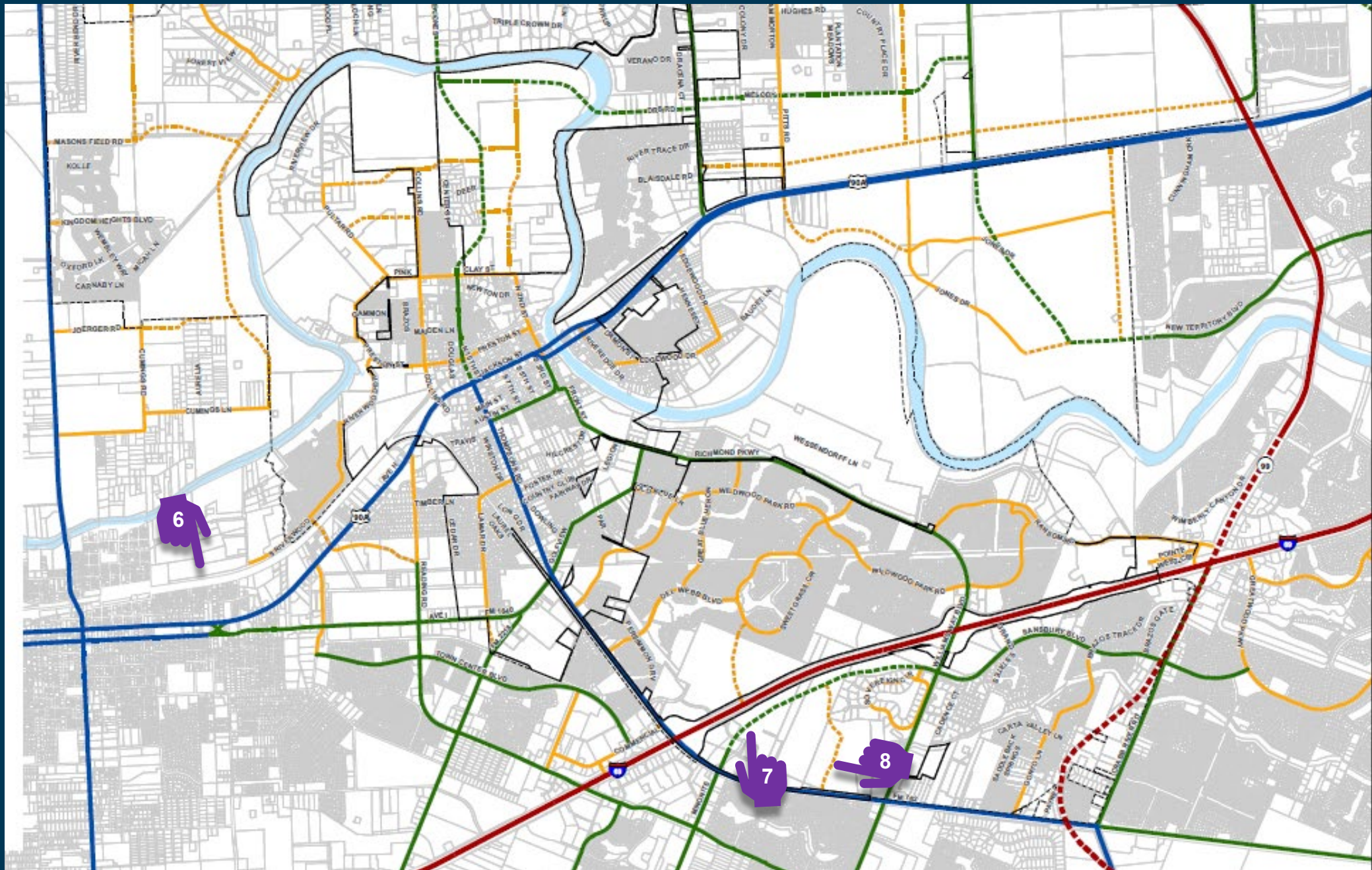
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**New
right-of-way
preservation
challenge
After HB 3699
in 2023**





Richmond's Top Priority

At the conclusion of the comprehensive planning process, community stakeholders ranked plan priorities at an Advisory Committee Workshop and on the plan's Online Discussion Forum.

A Use annexation as a strategic growth tool to expand Richmond's population and tax base.

- Key Recommendations*
- Fiscal impact model to influence growth decisions
 - Utility infrastructure provision and extension policies
 - Voluntary annexations and ETJ agreements

- Other Considerations*
- Coordination between the Capital Improvements Program, Future Land Use Plan, and Annexation Program
 - Protection of annexation areas not targeted for near-term growth
 - Intergovernmental coordination for annexation and ETJ boundaries

* Asterisk indicates a crossover recommendation
✓ Check mark indicates a top-ranked priority

B Leverage public investments to enhance the existing community and promote growth.

- Key Recommendations*
- Joint-funded project initiatives and shared-use facilities
 - Incremental infrastructure investments that can expand with growth
 - Landscape beautification and screening investments with major infrastructure projects

- Other Considerations*
- *Recruitment of mixed-use development opportunities at major civic destinations
 - Regional detention and recreation amenities
 - Improved GIS inventory of City and special district facilities
 - Strengthened ties between industry and education
 - Ongoing monitoring of impact fees to ensure regional competitiveness and proportional cost of impact

C Strengthen transportation connections and increase choices between ways to travel.

- Key Recommendations*
- Regional advocacy for transportation funding and policy formation
 - Mobility and connectivity updates to land development regulations and street design standards
 - Coordinated City-County thoroughfare planning
 - Sidewalk, bike lane, and trail planning with rights-of-way protections
 - Transit feasibility study to explore local circulator

- Other Considerations*
- Traffic demand management system
 - Incorporation of a street connectivity Index into the Subdivision Regulations
 - Localized traffic calming and travel speed studies
 - Regional coordination with railroads to identify viability of an alternative track that bypasses Richmond

D Elevate the appearance, quality, and compatibility of development.

- Key Recommendations*
- Updated land development regulations
 - Streamlined development review process

- Other Considerations*
- *Public Investments at key community gateways
 - *Recruitment of high-quality land developers
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E Create mixed-use activity centers that serve as community destinations.

- Key Recommendations*
- Recruitment of high-quality land developers
 - Cost-benefit analysis of railroad quiet zones
 - Weekend and nightlife programming
 - Mixed-use development at major civic destinations
 - Strategic corridor planning

- Other Considerations*
- *Collaborative marketing of Richmond's assets
 - *Transit feasibility study to explore local circulator
 - *Downtown redevelopment plan
 - New financing mechanisms to support redevelopment efforts



Revitalize Richmond's core areas as an enhanced place to live, do business, enjoy leisure time and host visitors to an enduringly charming and historic community.

- Implement **Olde Town Plan** initiatives
- Complete review and amendments to **Unified Development Code** to better facilitate revitalization priorities
- Implement **DCR Strategic Plan** initiatives aimed at small business growth and investment in central Richmond
- Complete targeted **City capital investments and public/private partnership** initiatives aimed at upgrading and beautifying public areas

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Allow for and promote a wider range of “missing middle” housing options in Richmond to support home ownership aspirations and varying housing needs at all stages of life.

- Complete review and amendments to **Unified Development Code** to incent a wider range of housing forms between single-family detached and apartment “complexes”
- Implement **Olde Town Plan** initiatives aimed at increasing “24/7” residential presence in area
- Pursue strategies to promote **mixed-use development that is consistent with Richmond’s character and avoids proliferation of dense multi-family housing**, including recruiting of best-in-class, core-area mixed-use developers



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Address barriers to mobility that reduce access to employment, shopping and recreation, and that make residents feel unsafe in their community.

- Adopt a local **Vision Zero** policy and principles to guide City decision-making
- Complete a **Sidewalk System Master Plan** to prioritize gap-filling and connectivity improvements, and to implement high-visibility crosswalk treatments at key locations
- Implement **Trail Master Plan** projects
- Pursue **public transit upgrades** with area providers and innovative programs
- Complete City Code changes and physical improvements to be a **golf cart friendly community**
- Complete **10th St railroad overpass project** (Fort Bend County)



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Maintain momentum in renewing neighborhoods in greatest need, using a broader conception of “quality of life” that uplifts residents through attention to the entire range of physical, economic, social, educational and recreational needs.

- Continue **public/private partnership initiatives** with area foundations and non-profits, with quantified objectives
- Secure Richmond's **fair share** of CDBG and other state and federal funding
- Address **equity** in the DCR Strategic Plan (access to employment opportunities)
- Complete **Special Area Plans** in follow-up to the citywide CMP update, targeted to areas with known needs and revitalization opportunities
- Host an **annual Neighborhoods Summit** based on Texas and U.S. models

New Action Agenda

**to feed into
annual budget, CIP,
department work planning**

- Areas of action likely to receive the most attention and resources in the years ahead
- What, Why, When, Who
- Potential “metrics” for tracking and reporting on implementation progress and completed items
 - Quantitative where possible
 - Or qualitative but as discrete as possible
- Timeframe:
 - Immediate (Years 1-2)
 - Near Term (Years 3-5)
 - Later (Years 6-10+)
 - Plus Ongoing items

ACTION AGENDA for CMP IMPLEMENTATION

#	Action	Strategic Priority(ies)	Timeframe	Action Leaders and Key Partners	Measure(s) of Progress and Completion
1	Unified Development Code updates based on CMP updates, including new zoning district for Planned Mixed Use category	D, E, F, K, L	Immediate- Near Term	Planning & Zoning Planning & Zoning Commission City Attorney	
2	Annexation strategy based on more limited municipal authority (Strategic Partnership Agreements, limited-purpose annexation, petitions for voluntary annexation and ETJ inclusion, etc.)	A, B	Immediate- Ongoing	City Manager City Attorney Finance Public Works Fire and Police	
3	Special area planning after CMP, including potential H-GAC Livable Centers Study	D, E, F, K, L, M, N	Near Term	Planning & Zoning	
4	New City Hall and consolidation of City functions – and planning for re-use of old City Hall	B, J, K	Immediate- Near Term	City Manager	

ACTION AGENDA for CMP IMPLEMENTATION

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5	Olde Town Plan implementation	B, C, D, E, F, G, I, J, K, L, M, N	Immediate-Ongoing	Planning & Zoning DCR	
6	Utility Master Plan implementation	A, B, E, F	Immediate-Ongoing	Public Works	
7	East Wastewater Treatment Plant design/construction	A, B, E, F	Immediate-Near Term (first phase)	Public Works	
8	Ongoing planning for phased conversion to surface water	B, I	Immediate-Ongoing	Public Works	
9	DCR Strategic Plan implementation	E, F, G, H, J, K, N	Immediate-Ongoing	DCR City Manager	
10	Image-setting, wayfinding and aesthetic upgrades based on new marketing/branding study	J, K	Immediate-Ongoing	DCR City Manager Planning & Zoning Public Works	

ACTION AGENDA for CMP IMPLEMENTATION

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11	Hotel and convention center	B, E, H, J	Immediate-Near Term	City Manager DCR	
12	10 th Street rail overpass project	B, C, K, M	Immediate-Near Term	City Manager Public Works	
13	Thoroughfare Plan implementation	B, C, M	Ongoing	Public Works Planning & Zoning	
14	Trail Master Plan implementation	B, C, F, I, K, M	Ongoing	Public Works / Parks Planning & Zoning	
15	Sidewalk System Master Plan in conjunction with next Trail Master Plan update	B, C, F, K, M, N	Year 6+	Public Works / Parks Planning & Zoning	

ACTION AGENDA for CMP IMPLEMENTATION

#	Action	Strategic Priority(ies)	Timeframe	Action Leaders and Key Partners	Measure(s) of Progress and Completion
16	Update to and implementation of Parks, Recreation & Open Space Master Plan, including a strategy for adding recreational programming	B, F, I, K	Near Term and Ongoing	Public Works / Parks	
17	Ongoing grant pursuits to leverage and supplement City financial resources	All		City Manager All departments with external funding potential	

Measures of Progress and Completion

- Budget allocated to initiatives
- Capital project steps (CIP, design, contracts, construction)
- Grant applications/wins (+ budgeted match)
- “Units” completed, added
 - Lane miles of rehabbed streets
 - Linear/square feet of new sidewalk, trail
 - Playground equipment replaced, added
 - Parcels developed, redeveloped (and added taxable value, revenue by type)
 - New housing units by type
 - New square feet of nonresidential
 - New businesses, jobs added
- Capacity measures
 - Added treatment capacity
 - Freed-up capacity from East WWTP
- % ground water in City water production

Measures of Progress and Completion

- **Growth management activities**
 - Acres incorporated via petitions to annex
 - Revenue from limited-purpose annexation
 - Development agreements, strategic partnership agreements
- **Police/fire staffing per 1,000 population**
- **UDC amendments, acres rezoned**
- **Street system “connectivity index”**
- **# served by recreational programming**
- **Installed marketing/branding improvements**
- **Special Area Plans completed**
- **Public and stakeholder engagement (social media, website, in-person activities)**
- **Items completed in City’s specialized plans**
- **Added functions, staff space in new City Hall**
- **Existing department performance measures**



City of Richmond

Where History Meets Opportunity

Special Scheduled City Commission Meeting

600 Morton Street

Richmond, Texas 77469

Monday, July 12, 2024 at 4:30 P.M.

A6. Adjournment.

Any item on this posted agenda may be discussed in Executive Session provided it is within one of the permitted categories under Chapter 551 of the Texas Government Code.