



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 June 17, 2024, at 4:30 p.m. Mayor Pro Tem Drozd 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-not in attendance  
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 Pro Tem Drozd 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.**
- A3. Employee Recognition for Service with the City of Richmond:**  
Bryan Lewis- 20 years-Fire Department- Present to receive.  
Proclamations: Juneteenth Day Observance, 2024- Commissioner Dexter McCoy present to receive.
- A4. Mayor, City Commissioners and City Staff Announcements per Sec. 551.0415 of the Texas Government Code.**
- Commissioner BeMent highlight a local business, Joann Tailor Alterations & Cleaners, located at 2115 Thompson Rd #5, Richmond, TX 77469
- 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.)**
- Diana Radka (on behalf of Carrie Jackson)- 809 Fields St.- raised concerns about drainage issues in the ditches and parks with high grass.
- A6. Presentation on Delinquent Court Fines and Fees - Perdue Brandon Fielder Collins and Mott LLP.**
- Mike Darlow provided the annual update and answered questions from the City Commission.

A7.

**CONSENT AGENDA**

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

**REGULAR AGENDA**

A8.

**Review and consider taking action on the first of two readings of Resolution No. 484-2024, approving the City Hall project and authorizing the expenditure of funds by the DCR for the for the City Hall Project.**

- This is the first of two required readings for the DCR interfund loan. No action taken.

A9.

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

- Staff recommended that the City Commission authorize the City Manager to execute an Architectural/Engineering Services Contract with Huitt Zollars for the new City Hall renovation design and construction management, totaling \$673,000. Staff also noted their intent to collaborate with TXDOT for a Traffic Impact Analysis (TIA) and sidewalk inclusion. Representatives from Huitt Zollars were present to address questions from the City Commission and to explain their change order process. Commissioner BeMent moved to authorize the City Manager to execute the contract with Huitt Zollars in the amount of \$673,000. Commissioner Beard seconded. Motion passes unanimously.

A10.

**Review and consider taking action on Resolution No. 486-2024, expressing intent to finance expenditures to be incurred this will allow reimbursement to itself for the cost associated with Financed Facilities and Improvements.**

- Finance Director Preza explained how the funds from Surface Water are factored in, the impact on the fund balance, and the potential effects on the city's creditworthiness. Commissioner Beard moved to approve Resolution No. 486-2024, expressing intent to finance expenditures to be incurred that will allow reimbursement to itself for the cost associated with Financed Facilities and Improvements. Commissioner Gaul seconded. Motion passes unanimously.

A11.

**Review and consider taking action on Resolution No. 485-2024, first amendment to Interlocal Agreement with Fort Bend County for the City Managed Mobility Project No. 17107- Clay and 2<sup>nd</sup> Street.**

- Staff reported that the Interlocal Agreement, initially signed in 2022, is proposed to be amended. The amendment reallocates funding from the County's 10th Street Mobility Project to the City's Clay/Second Mobility Project, specifically for the roundabout on the new 10th Street at Clay. This amendment will allow the city to manage the project, resulting in a faster timeline, minimal disruption, and cost savings. Staff also mentioned that a revised timeline calendar would be provided to the City Commission. Commissioner Beard moved to approve Resolution No. 485-2024, First Amendment to Interlocal Agreement with Fort Bend County for the City Managed Mobility Project No. 17107- Clay and 2<sup>nd</sup> Street. Commissioner Gaul seconded. Motion passes unanimously.

A12.

**Review and consider taking action on authorizing Development Corporation Executive Director to execute a contract for DCR strategic plan.**

- The discussion reiterated comments from this morning, emphasizing the importance of aligning the strategic plan with the city's comprehensive master plan. Commissioner Beard moved to approve authorizing the Development Corporation Executive Director to execute a contract for DCR Strategic Plan. Commissioner BeMent seconded. Motion passes unanimously.

**A13. Review and consider taking action on short form final plat for Parking guidance installation group 3.00 acres of land, 1 block, 0 lots, 1 reserve. The subject site located north of FM 359 and south of Texana Plantation Section 1.**

- The Planning and Zoning Commission recommended approval of this plat at their June 3, 2024, meeting with a condition that the following comments will be addressed:
  1. Provide Fort Bend County Drainage District letter of no objection for the plat.
  2. Provide all letters of no objection from utility companies.
  3. Complete General note 19.

Staff recommends approval of this plat conditioned upon addressing the three comments from the Planning and Zoning Commission. There was further discussion on the incentives for the city and property owners/developers when bringing a property from the ETJ into the city limits. Commissioner Beard moved to approve a short form final plat for Parking Guidance Installation Group 3.00 acres of land, 1 block, 0 lots, 1 reserve. The subject site located north of FM 359 and south of Texana Plantation Section 1, conditioned upon addressing the three comments in staff's recommendation. Commissioner BeMent seconded. Motion passes unanimously.

**A14. Excuse from Attendance at Regular City Commission Meeting.**

- None

**A15. Consider taking action on requests for future agenda items.**

- Commissioner BeMent moved to add an agenda item to discuss and review the pros and cons for the city and property owners/developers when bringing a property from the ETJ into the city limits. Commissioner Gaul seconded. The motion passed unanimously.
- Commissioner Beard moved to schedule a workshop, discussion, or presentation on Public Improvement Districts (PIDs), Tax Increment Reinvestment Zones (TIRZs), and other financing mechanisms, focusing on the associated risks to the city. Commissioner BeMent seconded. The motion passed unanimously.

**A16. Adjourn to Executive Session, as authorized by Texas Government Code, Sections**

- Adjourned to Executive Session at 5:55 p.m.

**OPEN MEETING**

**C1. Reconvene into Open Meeting.**

- Reconvened into Open Meeting at 6:39 p.m.

**C2. Adjournment.**

- With no further business to discuss Mayor Pro Tem adjourned the meeting at 6:39 p.m.

**APPROVED:**

  
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Carl A. Drozd, Mayor Pro Tem

**ATTEST:**

  
\_\_\_\_\_  
Lasha Gillespie, City Secretary