



# City of Richmond

*Where History Meets Opportunity*

## Special Scheduled City Commission Workshop (in person)

**600 Morton Street**

**Richmond, Texas 77469**

Tuesday, September 10, 2024 at 4:30 P.M.

And

Join Zoom Meeting

<https://us06web.zoom.us/j/2240869784?omn=89309659043>

Meeting ID: 224 086 9784

One tap mobile

+13462487799,,2240869784# US (Houston)

Mayor Rebecca K. Haas

Commissioner Terry Gaul

Commissioner Carl Drozd

Commissioner Barry Beard

Commissioner Alex BeMent

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### 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. Public Hearing on Proposed FY 2024-25 Budget, per section 7.05 of the City Charter and section 102.006 of the Local Government Code.
- A4. Review and discuss Proposed FY 2024-25 Budget changes and Set date for the adoption of Proposed FY 2024-25 Budget as September 16, 2024 in accordance with section 102.007 of the Local Government Code.
- A5. 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.*

City Commission Meeting Agenda

September 10, 2024

Page 1 of 2

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 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. 504 for needed accommodations.

If you have any questions, please let me know.  
Terri Vela

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## **Special Scheduled City Commission Workshop**

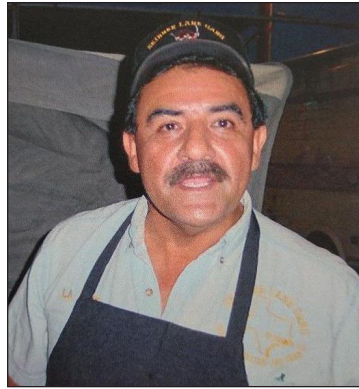
**600 Morton Street**

**Richmond, Texas 77469**

Tuesday, September 10, 2024 at 4:30 P.M.

- A3. Public Hearing on Proposed FY 2024-25 Budget, per section 7.05 of the City Charter and section 102.006 of the Local Government Code.





**Harry M. Castro**

Harry M. Castro, 74, of Richmond, Texas passed away on August 15, 2024. He was born on August 24, 1949 in Sugar Land, Texas to Victor and Maria Guadalupe (Martinez) Castro. Harry honorably served our country in the U.S. Army during the Vietnam Era. He retired from the U.S. Postal Service after 35+ years as a mailman. Harry was of the Catholic faith, attending St. John Fisher Catholic Church for a long period of time before starting to follow John Hagee Sermons on T.V. His hobbies included taking trips to the casinos to test his luck and spending time outdoors whether it was hunting or fishing. He was excellent behind the pit and was part of the Skinner Lane Gang BBQ Cook-Off Team. Harry and his wife enjoyed spending time together dancing and listening to music. He will be remembered as an amazing son, father, husband, grandfather, brother, a dedicated friend. His heart was made of pure gold, he was someone you could always count on. **THE ROCK!**

In addition to his parents, Victor & Maria Guadalupe Castro, Harry is preceded in death by his only nephew, Adam Rodriguez, Jr. Survivors include wife, Mary Dolores Castro; his children, Marcus Castro and Samantha Castro and partner Clifford Evans; grandchildren, Alexia Nicole Castro and partner, Kevin Cisneros, Ti-Yonnie Renee Martinez and John Paul Ottino Martinez; great grandchildren, Joziah Uvalle, Jeremiah Ferrer and Ariella Ferrer; siblings, Victor Castro and wife, Maria; Jerry Castro and wife, Cynthia and Corina Castro Larson; additional family, Sister-in-law, Rosalie and John Lenihan; along with numerous nieces, nephews, extended family and friends.

The family will receive guests starting at 4:00 p.m. followed by a service and military honors at 6:00 p.m. on Tuesday, August 27th, 2024 in the Chapel of Davis-Greenlawn Funeral Home in Rosenberg. Tributes and words of con-

lence may be left for the family at [www.davisgreenlawnfh.com](http://www.davisgreenlawnfh.com).

Arrangements are under the direction of Davis-Greenlawn Funeral Home, 3900 B.F. Terry Blvd. (Hwy 59 South @ FM 2218), Rosenberg, Texas 77471, Phone: 281-341-8800.



**Charles Louis Curtis**

Charles Louis Curtis was born in Madisonville, Kentucky, in 1944, to Frank and Lucy Ellen Curtis. Frank was from Madisonville, Kentucky, and Lucy Ellen was from Sturgis, Kentucky. The three moved to Bloomfield Hills, Michigan. Charles' brother Ed Curtis was born. Sadly, Lucy Ellen passed away not long after. Ed was very young and Charles was a teenager. Ed would often speak of how Charles helped to raise him. Frank would go on to remarry a lifelong friend from Madisonville, Mildred Brewer; also a widow, and mother of two sons, Allen and Tim. All would live in Detroit, Michigan, where Charles' father Frank was respected and employed in the automotive industry.

Charles attended high school in Bloomfield Hills, Michigan. During his senior year he took part in the family tradition of attending Riverside Military academy in Georgia with a winter campus in Hollywood, Florida. He also attended college in Kentucky. Charles married his high school sweetheart, Randy, and his two sons Charles Mann Curtis and Brian Patrick Curtis were born. During this time, he worked as a tool and dye maker in Detroit, and then offered to relocate his family to Kentucky to oversee a six-generation family farm in Sturgis, as his grandparents could no longer oversee the farm in their advanced

age. In addition to continuing the farm, Charles opened a car repair shop and was especially sought out to restore vintage and sports cars. After his sons were grown, Charles relocated to Colorado where his brothers Allen and Tim lived. Together they operated a repair shop where he would meet his beloved wife, Jana. The two married and had a daughter, Susie Lee Curtis. Charlie and JJ relocated to Texas where they could be near family, and their son Frank Elnathan Curtis was born.

A loving husband and father, Charlie continued his passion in Texas of repairing and restoring cars. He was greatly sought after for his skills, and recognized by the Houston Chronicle as the "Go-To" mechanic at Dillard's Mechanical, as well as named the official mechanic for the Houston Mustang Club.

Charles was an active member of his church and community. He viewed service as an act of worship and served as a Deacon at Grace Community Bible Church in Richmond, TX. He was also a mentor who greatly impacted the lives of the men who attended his Thursday night study group. Charles attempted to live his life as a demonstration of what it means to be a good man. Throughout his life, he was well read, well spoken, and outgoing, and to many remained what he had been lovingly nicknamed while growing up — Charming Charlie.

Charles is preceded in death by brothers Edward Elnathan Curtis and Tim Brewer; and Grandson Brody Mann Curtis, as well as Charles' parents, Lucy Ellen and Frank Mann Curtis, and step-mother; Mildred Curtis. Charles leaves behind his wife of over thirty years, Jana Lee Curtis, three sons and a daughter; two granddaughters and a grandson, and two great grandsons.

A Memorial Service will be held at 7 PM Friday, August 23, 2024, at Grace Community Bible Church, 5121 FM 359/Richmond, TX 77406.

Condolence messages may be written for the Curtis family at [www.garmanycarden.com](http://www.garmanycarden.com)

Arrangements were under the direction of Garmany & Carden Funeral Directors, 1201 4th Street, Rosenberg, TX 77471 (281)342-4671.



**WATER DISTRICT  
NOTICE OF PUBLIC HEARING ON TAX RATE**

The **FORT BEND COUNTY M.U.D. #118** will hold a public hearing on a proposed tax rate for the tax year 2024 on **September 10, 2024, at 6:00 p.m. at 2002 West Grand Parkway North, Suite 100, Katy, TX 77449.** Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/PropertyTaxes](http://Texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

- FOR** the proposal: Alex Reid Garrett, Ernest Blumenthal, Dennis Rooney and Jaime Benoliel
- AGAINST** the proposal: None
- PRESENT** and not voting: None
- ABSENT:** Nicole Roberts

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year Adopted	This Year Proposed
Total tax rate (per \$100 of value)	\$ .60500/\$100	\$ .59000/\$100
Difference in rates per \$100 of value		\$ .01500/\$100
Percentage increase/decrease in rates (+/-)		-2.47%
Average appraised residence homestead value	\$ 351,825	\$ 386,739
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$ 0	\$ 0
Average residence homestead taxable value	\$ 351,825	\$ 386,739
Tax on average residence homestead	\$ 2,128.54	\$ 2,281.76
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)		\$ 153.22 7.19%

**NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE**

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

**Bob Leared Interests 713-932-9011**

**NOTICE OF PUBLIC HEARING FISCAL YEAR 2025 PROPOSED BUDGET**



The City of Richmond will hold a public hearing at 4:30 p.m. on Tuesday, September 10, 2024, for the Proposed Fiscal Year 2025 Budget at 600 Morton Street, Richmond, Texas 77469, in the City Commission Chambers.

In accordance with Texas Local Government Code Section 102.005(b): This budget will raise more total property taxes than last year's budget by \$112,477 or 1.62%, and of that amount, \$257,527 is tax revenue to be raised from new property added to the tax roll this year.

At said time and place, all such persons shall have the right to appear and be heard. The proposed budget is available on the website at [www.richmondtx.gov](http://www.richmondtx.gov) and also is available for review in the City Secretary's office at City Hall, 402 Morton Street, Richmond, Texas 77469.

**NOTICE OF PUBLIC HEARING ON TAX INCREASE**

A tax rate of \$0.400000 per \$100 valuation has been proposed by the governing body of City of Needville.

PROPOSED TAX RATE	\$0.400000 per \$100
NO-NEW-REVENUE TAX RATE	\$0.330192 per \$100
VOTER-APPROVAL TAX RATE	\$0.420842 per \$100

The no-new-revenue tax rate is the tax rate for the 2024 tax year that will raise the same amount of property tax revenue for City of Needville from the same properties in both the 2023 tax year and the 2024 tax year.

The voter-approval rate is the highest tax rate that City of Needville may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Needville is proposing to increase property taxes for the 2024 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 5, 2024 AT 6:00pm AT Needville City Hall, 9022 Main Street Needville TX 77461.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Needville is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of City of Needville at their offices or by attending the public hearing mentioned above. YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

- FOR** the proposal: Chad Nesvadba, Mayor Phillip Wigginton, Councilmember  
Cindy Valchar, Councilmember Dusty Kalkomey, Councilmember  
Robert Sloan, Councilmember Wyatt Sbrusch, Councilmember
- AGAINST** the proposal: None
- PRESENT** and not voting:None
- ABSENT:** None

Visit [Texas.gov/PropertyTaxes](http://Texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Needville last year to the taxes proposed to be imposed on the average residence homestead by City of Needville this year.

	2023	2024	Change
Total tax rate (per \$100 of value)	\$0.350000	\$0.400000	increase of 0.050000 per \$100, or 14.29%
Average homestead taxable value	\$214,451	\$233,244	increase of 8.76%
Tax on average homestead	\$750.58	\$932.98	increase of 182.40, or 24.30%
Total tax levy on all properties	\$1,034,279	\$1,275,432	increase of 241,153, or 23.32%

For assistance with tax calculations, please contact the tax assessor for City of Needville at 281-341-3710 or [FBCTaxInfo@fbctx.gov](mailto:FBCTaxInfo@fbctx.gov), or visit [www.fbctx.gov](http://www.fbctx.gov) for more information.



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- A4. Review and discuss Proposed FY 2024-25 Budget changes and Set date for the adoption of Proposed FY 2024-25 Budget as September 16, 2024 in accordance with section 102.007 of the Local Government Code.



# Budget Schedule

Date	Item
April 4 <sup>th</sup>	Spring Retreat
May 20 <sup>th</sup>	Property Tax & Exemptions
July 22 <sup>nd</sup>	Bond Issuance Presentation
July 22 <sup>nd</sup>	File Proposed Budget
July 25 <sup>th</sup>	Tax Roll Certification
August 5 <sup>th</sup>	Budget Workshop #1 – Special Meeting / Revenues and Expenditures
August 19 <sup>th</sup>	Budget Workshop #2 – Tax Rate & Overview of changes during process
September 10 <sup>th</sup>	Special Meeting – Public Hearing on Budget & Set Date For Budget Adoption
September 16 <sup>th</sup>	Adopt Budget, Public Hearing on Tax Rate, Adopt Tax Rate, Ratify Tax Increase
September 16 <sup>th</sup>	Adopt Fee Ordinance
October 1 <sup>st</sup>	Beginning of Fiscal Year 2025
November	Delivery of Bond Funds



# Property Tax

- ▶ **Overview**
  - **Discussion**
  - **Changes to Proposed Budget**
  - **Next steps**



**RICHMOND**  
EST. **TEXAS** 1837

# Discussion

- ▶ **Property Tax Rate**
  - ▶ **Reduce by \$0.01 cents**
    - ▶ **Current rate \$0.650000**
    - ▶ **New rate for fiscal year 2025 \$0.640000**
    - ▶ **Under voter approval rate of \$0.726737**
    - ▶ **Generates property tax revenue of \$6,778,157**
      - ▶ **General \$4,075,377**
      - ▶ **Debt \$2,702,779**



# Changes to Proposed Budget

- Revenues
  - Property tax
- Expenditures
  - Contingency
- Update Permit Department graphs



**RICHMOND**  
EST. TEXAS 1837

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# Truth in Taxation - Adoption Process

- ▶ In addition to publishing notices in the Newspaper and on the City website, the following additional steps must be taken:
  - I. Public Hearing on the Budget
  - II. Budget Adoption
    - Budget must be approved before the Tax Rate
    - Simple majority
  - III. Public Hearing on the Tax Rate
  - IV. Approval of the Tax Rate
    - Super majority
    - Adopted in two parts
      - Maintenance & Operations
      - Debt Service
  - V. Record vote to ratify the tax rate increase in the budget
    - I. Separate Item on the agenda





# Staff's Recommendation

**Staff recommends the Commission take action on the budget by setting the date for adoption as September 16, 2024 in accordance with section 102.007 Local Government Code**



**RICHMOND**  
EST. **TEXAS** 1837

# Questions, Discussion or Comments



**RICHMOND**  
EST. **TEXAS** 1837



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A5. Adjournment.

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