



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Workshop Session on August 19, 2024, at 9:00 a.m. Mayor Becky Haas proceeded to call the meeting to order at 9:01 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 9:09 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 determined the workshop open at 9:01 am.

Mayor Haas skipped to agenda item A5.

A5. Update on Mustang Crossing Apartments, including Code and Police Departments.

- Building Official Scott Fajkus provided an update on the three damaged buildings at Mustang Crossing Apartments. He reported that the open building and electrical permits for these buildings have been closed. Staff are continuing to follow established processes, which may lead to additional inspections as needed.

A6. Presentation on Pros/Cons on Annexation.

- Planning Director addressed questions from the City Commission and explained the purpose of the report, which outlines the benefits and challenges associated with annexation. Additionally, there was a request for information on how neighboring cities, such as Needville and Pleak, are managing the financial aspects of annexation.

Skipped to Consent Agenda

CONSENT AGENDA

- A8. Commissioner Drozd selected Meeting dates (14) for discussion.**
- Commissioner Drozd suggested separating the Regular City Commission meeting from the workshop to clarify that the workshop starts at 9 a.m. and the meeting begins at 4:30 p.m. Additionally, the meeting date should be changed from September 16th to September 19th.

REGULAR AGENDA

- A9. Review and consider taking action on Resolution No. 491-2024, approving Performance Agreement with the Development Corporation of Richmond and the YMCA of Greater Houston.**
- City Commission comments raised concerns about the lack of clarity regarding the \$200,000 requested by the YMCA by December 31st. Staff indicated that supplemental financial documents and a schedule of pledge dates would be provided to the Commission. Additionally, it was suggested that the original deed be referenced in the agreement.
- A10. Review and consider taking action on Resolution No. 489-2024, authorizing publication of notice of intent to issue Certificates of Obligation.**
- Discussion on the posting of the Notice of Intent and the process afterwards if the city decides to change the amount as listed along with discussion on Surface Water and Utilities project.
- A11. Review and accept the Truth in Taxation Worksheet that coordinate with the FY 2024 Certified Tax Roll.**
- Staff noted that they conduct their own calculations in advance of receiving the county's worksheet. This allows them to anticipate the expected figures and ensure there are no discrepancies. Additionally, there was a request for a more comprehensive analysis of how bond sales impact the city's tax rate.
- A12. Review and discuss FY 2024-25 Annual Budget Workshop to discuss Tax Rate.**
- Discussed the proposed tax rate of 0.64 and addressed concerns regarding the financial implications in the event of a recession.
- A13. Review and record vote on notice to publish tax rate.**
- No discussion.

- A14. Review and consider taking action on Resolution No. 490-2024, establishing a fire protection agreement with Fort Bend County No. 251 (Indigo).**
- Staff provided background information indicating that MUD 251 recently discovered the absence of a fire protection agreement with the city. They are now in the process of selling houses and are prepared to formalize an agreement. The discussion between staff and the City Commission included considerations on whether an additional fire station might be necessary. Additionally, there were suggestions to review the agreement periodically over the next few years, explore ways to optimize the use of capital vehicles, and discuss the potential for annexing Indigo.
- A15. Review and consider taking action on Ordinance No. 2024-10, amending Animal Ordinance.**
- Staff noted that since the City relies on the county for animal control services, it is essential to align our ordinance with the county's for consistency. They noted that an incident involving a dangerous dog revealed inconsistencies in our current ordinance, highlighting the need for amendments to bring our regulations into alignment with best practices. Staff will provide additional information on defining an aggressive dog to further clarify and refine the proposed changes.
- A16. Review and consider taking action on an Amending Conceptual Plan – Wall Street Village – 45.131 acres of land – 4 Blocks – 150 Lots – 10 Reserves. The subject site is located at the southeastern portion of FM 2218 and Wall St intersection, south of Walmart.**
- General questions about amending the Conceptual Plan. These inquiries were addressed by the staff.
- A17. Review and consider taking action on a Replat – Wall Street Village – 45.131 acres of land – 4 Blocks – 150 Lots – 10 Reserves. The subject site is located at the southeastern portion of FM 2218 and Wall St intersection, south of Walmart.**
- General questions from the Commissioners regarding the easement were addressed by the staff.
- A18. Review and consider taking action on authorizing City Manager to execute construction contract for the water line rehabilitation project at Collins St, Cub Lane, Leonard, Lettie, Center and Ferry Streets.**
- No discussion
- A19. Review and consider taking action on authorizing City Manager to execute a**

design contract for a generator at the Surface Water Treatment Plant.

- Staff noted that installing backup emergency power for the Surface Water Treatment Plant will enable the City to maintain water production during prolonged electrical outages. This need became particularly evident during the recent hurricane, when the plant experienced a week-long power outage. Currently, out of the City's five groundwater plants, only three are equipped with generators capable of water production. The addition of this generator will provide an extra layer of security.

C2. Adjournment.

- Mayor Haas adjourned the meeting adjourned at 10:40 a.m.

APPROVED:

Becky Haas
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Becky Haas, Mayor

ATTEST:

Lasha Gillespie

Lasha Gillespie, City Secretary