



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 August 19, 2024, at 4:30 p.m. Mayor Becky Haas 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  
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.**
  - Meeting called to order at 4:30 p.m.
  
- A2. Recite the Pledge of Allegiance to the U. S. Flag and the Texas Flag.**
  
- A3. Mayor, City Commissioners and City Staff Announcements per Sec. 551.0415 of the Texas Government Code.**
  - Commissioner Gaul highlighted concerns about CenterPoint's recent tree trimming along FM 762. Staff will address this issue with CenterPoint to prevent future occurrences and will provide additional information at a later date.

Mayor Haas provided updates on her recent activities:

  - Attended the LCISD Convocation
  - Participated in the Access Health Back-to-School Fair
  - Attended the Fort Bend County Historical Commission meeting and was appointed to the commission to assist in organizing the 50th anniversary of the U.S. and the 190th anniversary of Texas
  - Announced that the groundbreaking ceremony for the African American Memorial in Kendleton is scheduled for Saturday
  
- A4. 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.)

- Rita Cobbin- 1112 Leonard Ave- Dangerous dogs concerns.
- Versey Greenwood- 7110 Buchanan Dr.- Dangerous dogs concerns.

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

- Staff reported that 90% of the repairs have been completed, and all open building and electrical permits have been finalized. However, three buildings are still under review and have not yet been issued Certificates of Occupancy. Additionally, staff indicated they are conducting inspections in collaboration with other departments, including external agencies, to potentially gain access to the buildings and address underlying issues.

**A6. Presentation on Pros/Cons on Annexation.**

- Staff provided a presentation on the pros and cons of annexation from the city's perspective. The discussion primarily addressed the costs associated with infrastructure and the fiscal implications of aging infrastructure. Staff also indicated that they would develop and provide a comprehensive checklist for assessing the fiscal impact, along with a checklist for the ETJ release process.

**A7. Public Hearing 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.**

- No one present to speak. Public hearing closed.

**A8. CONSENT AGENDA**

Commissioner Beard requested discussion on the Public Works and Planning items.

- Commissioner Gaul moved to approve the Consent Agenda, excluding Public Works and Planning, and including the amendment to future meeting dates. Commissioner BeMent seconded. The motion passed unanimously.
- During the discussion, the topic of the County extending the berm/levee near the Justice Center was raised. Staff indicated they would gather more information and provide an update at a later date.
- Commissioner BeMent then moved to approve the remaining Consent Agenda items related to Public Works and Planning. Commissioner Beard seconded. The motion passed unanimously.

*Commissioner BeMent moved to prioritize Regular Agenda items A15 and A18 by moving them to the top of the agenda. Commissioner Drozd seconded. Motion unanimously.*

## REGULAR AGENDA

### **A15. Review and consider taking action on Ordinance No. 2024-10, amending Animal Ordinance.**

- Staff reported that Section 6.1 of the City Ordinance will be updated to align with Fort Bend County's ordinance. Recent incidents highlighted discrepancies between the City's ordinance and County requirements, particularly regarding animals that attack individuals. The proposed changes aim to resolve these inconsistencies and introduce new language addressing aggressive dogs. Staff also mentioned that they will notify relevant parties of upcoming court proceedings and are working to address code enforcement concerns regarding the confinement of animals.
- Commissioner Beard moved to approve Ordinance 2024-10, amending the Animal Ordinance. Commissioner BeMent seconded. Motion passes unanimously.

### **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.**

- Staff recommended that the City Commission authorize the City Manager to execute a construction services contract with JSS Construction for the N. Richmond Water Line Rehabilitation Project, in the amount of \$304,370. After a brief discussion, Commissioner Drozd moved to authorize, and Commissioner Beard seconded the motion. Motion passes unanimously.

### **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.**

- Jess Stuart presented to the City Commission and provided an update on the funds raised along with information on pledges and a proposed timeline of the project. After answering questions from the City Commission, Commissioner Drozd moved to approve with the modifications to include the original deed ref no. 8740233 and 8740236. Commissioner Beard seconded. Motion passes unanimously.

### **A10. Review and consider taking action on Resolution No. 489-2024, authorizing publication of notice of intent to issue Certificates of Obligation.**

- Staff indicated that this resolution represents the next step in the bond process. It is recommended that the Commission approve the resolution to authorize staff to publish a notice of intent to issue Certificates of Obligation. The resolution sets the date for the approval of an ordinance to issue these certificates as October 21, 2024, at 4:30 p.m. The designated location for this meeting will be the City Hall Annex, 600 Morton Street, Richmond, TX 77469.

Concerns were raised regarding the amount of debt the city would incur.

- Commissioner BeMent moved to authorize Resolution No. 489-2024, authorizing publication of notice of intent to issue Certificates of Obligation. Commissioner Beard seconded. Motion passes unanimously.

**A11. Review and accept the Truth in Taxation Worksheet that coordinate with the FY 2024 Certified Tax Roll.**

- Staff recommends that the City Commission approve the Truth in Taxation Worksheet, which corresponds with the FY 2024 Certified Tax Roll. Additionally, staff has been requested to provide information on the maximum allowable tax rate.
- Commissioner BeMent moved to accept Truth in Taxation Worksheet that coordinate with the FY 2024 Certified Tax Roll. Commissioner Gaul seconded. Motion passes unanimously.

**A12. Review and discuss FY 2024-25 Annual Budget Workshop to discuss Tax Rate.**

- Staff provided an update on the budget schedule, noting that this is the second workshop for FY 2024-25. The discussion focused on the topics outlined in the presentation, including a review of the tax rate.

**A13. Review and record vote on notice to publish tax rate.**

- Staff recommends the Commission set the maximum tax rate to publish at \$0.640000 per \$100 value.
- Commissioner Gaul made the following motion: In accordance with Section 26.06 of the Texas Tax Code "Notice, Hearing, and Vote on Tax Increase" I move that the maximum tax rate published be set at \$0.64 per \$100 value and the public hearing on the tax rate be set for September 16, 2024, at 4:30 PM, at 600 Morton Street. Commissioner Beard seconded.
- The item was opened for further discussion regarding the the true impact. The City Commission proceeded to vote:

The Commission Members voted and are as follows:

<u>Name</u>	<u>Position</u>	<u>Vote</u>
<u>Rebecca "Becky" Haas</u>	Mayor	Aye
<u>Terry R. Gaul</u>	Commissioner Position 1	Aye
<u>Barry C. Beard</u>	Commissioner Position 2	Aye
<u>Carl Drozd</u>	Commissioner Position 3	Aye
<u>Alex BeMent</u>	Commissioner Position 4	Aye

Motion passes unanimously.

**A14. Review and consider taking action on Resolution No. 490-2024, establishing a fire protection agreement with Fort Bend County No. 251 (Indigo).**

- After discussing the need to define the costs associated with fire protection services, including emergency, medical, and rescue response fees, Commissioner Beard moved to approve Resolution No. 490-2024, establishing a fire protection agreement with Fort Bend County No. 251 (Indigo). Commissioner Gaul seconded. Motion passes unanimously.

**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.**

- The Planning and Zoning Commission recommended approval of this amended Conceptual Plan at their August 6, 2024 meeting. Staff also recommends approval.
- Commissioner Beard moved to approve 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. Commissioner BeMent seconded. Motion passes unanimously.

**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.**

- The Planning and Zoning Commission recommended approval of this replat at their August 6, 2024 meeting. Staff also recommends approval.
- Commissioner Gaul moved to approve 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. Commissioner BeMent seconded. Motion passes unanimously.

**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's recommendation that the City Commission authorize the City Manager to execute a professional service contract to Enprotec/Hibbs and Todd engineering for the proposed scope of work in an amount of \$115,000. Their proposed scope of work includes Design Phase Services, TCEQ Coordination if Required, Bid Phase Services, Construction Phase Services, and Final Inspection. The anticipated cost for construction is estimated \$907,000. Commissioner Gaul moved to postpone this item to the September 16<sup>th</sup> meeting. Commissioner Beard seconded. Floor opened for discussion. Motion passes 3-1.

Haas- aye

BeMent- aye

Beard- aye

Gaul- aye

Drozd- no

**A20. Explanation of Absence at Regular City Commission Meeting.**

- Commissioner Beard moved to approve Commissioner BeMent's explanation of absence from the City Commission meeting held on July 22<sup>nd</sup>. Commissioner Gaul seconded. Motion passes unanimously.

**A21. Consider taking action on requests for future agenda items.**

- Commissioner Gaul moved to have an overview of the status and guidelines related to municipal indebtedness, along with historical data covering past recessions, as a future agenda item. Commissioner Beard seconded. Motion passes unanimously.
- Commissioner Beard move to have an in-depth discussion on fire protection agreements, focusing on the costs associated with providing fire and EMS services to resident. Commissioner BeMent seconded. Motion passes unanimously.

**A22. Executive Session.**

- Adjourned at 7:08 p.m.

**Reconvened into Open Meeting at 8:05 p.m.**

- Commissioner moved to adjust the City Manager and the City Attorney salaries by the recommended amount. Commissioner BeMent seconded. Motion passes unanimously.

**C2. Adjournment.**

- With no further business to discuss Mayor Haas adjourned at 8:06 p.m.

APPROVED:

  
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So, Becky Haas, Mayor

ATTEST:

  
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Lasha Gillespie, City Secretary