



STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF RICHMOND

The City Commission for the City of Richmond, Texas met in Regular City Commission Workshop Session on September 16, 2024, at 9:00 a.m. Mayor Pro Tem Drozd 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-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 9:01 a.m.

A7. Update on Fort/Front Street and 10th Street Projects from Fort Bend County.

- Representatives from the County will be present this evening to provide an update.

A9. Presentation on Lead and Copper Inventory Update.

- Staff explained that the goal of the inventory is to identify any lead service lines within the system so they can be scheduled for replacement. The completed inventory spreadsheets are due to the Texas Commission of Environmental Quality by October 16, 2024. Customers have the option to opt out of replacing their service lines by signing a waiver, which the City must keep on file in case of a change in ownership or residency at the property. Additional discussion covered testing and how the City might assist residents who cannot afford the cost of testing.

A10. CONSENT AGENDA

- Commissioner Beard selected the following departments for discussion: Fire (2), Police Department (3), Public Works (7), and Code Enforcement (10).
- Fire: Discussion focused on Mutual Aid agreements and recruitment efforts.
- Police Department: Discussion centered on proactive measures for communicating issues like blocking driveways and addressing the increase in thefts.
- PW- Requested a to have a project discussion about 2nd St. that includes a timeline.



- Code Enforcement- It was noted there are outstanding cases for weeds and rubbish. Staff stated they are working to close those cases. Dangerous structure numbers are also down.

REGULAR AGENDA

- A11. Review and consider taking action on Ordinance No. 2024-11, Adopting Proposed FY 2024-25 Budget for the City of Richmond.**
- No discussion.
- A12. Review and consider taking action on Ordinance No. 2024-12, levying a property tax rate for the year 2024.**
- No discussion.
- A13. Review and consider taking action on Ordinance No. 2024-13, ratifying the tax rate reflected in the 2024-25 fiscal year budget.**
- No discussion.
- A14. Review and consider taking action on Ordinance No. 2024-14, Fire Protection Agreement with Fort Bend County.**
- The Fort Bend County Fire Marshal will be attending to present and discuss this matter. Staff have indicated that, if the Commission agrees, they will request approval of the ordinance. Additional discussion points include evaluating the value of the \$2.2 million expenditure to the city, determining whether there is a need for a ladder truck, and assessing the financial impact on the city if a bond were issued to cover the cost.
- A15. Review and consider taking action on Resolution No. 494-2024, interlocal agreement with TML for cyber liability and data breach coverage.**
- General discussion. Staff requested this item be discussed in Executive Session.
- A16. Review and consider taking action on Ordinance No. 2024-15, amending Water, Wastewater and Garbage Rates.**
- Discussion on having staff review deposit costs and explore the possibility of incremental increases. Additionally, there was a discussion regarding the process for using a bulk water meter.
- A17. Review and consider taking action on Resolution No. 495-2024, letter agreement for reimbursement of final payment for Meritage.**
- Brief comments were made by staff and the City Commission without in-depth discussion.
- A18. Review and consider taking action on authorizing City Manager to execute construction management contract with Cobb Fendley on the roundabout located on 10th and Clay Street.**



- The approved ILA amendment reallocates funds from the County's 10th Street Mobility Project to the City's Clay/Second Mobility Project, specifically for the roundabout at the new 10th Street and Clay intersection. Additionally, staff noted the need for public education on navigating a roundabout.
- A19. Review and consider taking action on authorizing City Manager to execute construction contract change order for Hurtado on the roundabout located on 10th and Clay Street.**
- Brief comments were made by staff and the City Commission without in-depth discussion.
- A20. Review and consider taking action on authorizing City Manager to execute professional services contract with LJA for the Ground Storage Tank for the rehabilitation of the tank.**
- Staff stated this item is being brought before the City Commission again because it is more than \$50k. Brief comments were made by staff and the City Commission without in-depth discussion.
- A21. Review and consider taking action on Resolution No. 496-2024, amending the Utility Agreement on the request for additional utility capacity from Williams Ranch Mud # 1.**
- Clarification on the number of connections required, the type of development planned, who will be responsible for maintaining the property, and the potential for entering into a Development Agreement. A request was made for the developer to attend tonight's meeting.
- A22. Review and consider taking action on text amendments to the Unified Development Code, to include a Conditional Use Permit requirement with associated standards for Hookah and Vapor Retail Stores . The specific sections to be amended include:**
- 1. Table 2.2.104, Commercial Uses;**
 - 2. Section 2.2.203 Commercial Limited and Conditional Use Standards;**
 - 3. Section 6.1.102, Nonconforming;**
 - 4. Division 7.1.300, Definitions.**
- Concerns were expressed about potential criminal activity linked to Hookah and Vapor Retail Stores, highlighting the need for collaboration with law enforcement to prevent illegal sales. The proposed amendments would prohibit these stores from being located near schools or churches and require a Conditional Use Permit (CUP) for each new establishment, enabling case-by-case evaluations. There were also questions about city staff's enforcement capabilities and whether the regulations offer sufficient tools for compliance monitoring. Overall, the amendments are viewed as an improvement over previous regulations, narrowing zoning options while allowing discretion for future CUP approvals. The discussion emphasized the importance of clear guidelines with the flexibility to address specific cases.



A23. Review and consider taking action on authorizing City Manager to execute a design contract for a generator at the Surface Water Treatment Plant.

- The discussion addressed concerns about the impact of prolonged power outages on the water supply from the plant, emphasizing the need for improvements to enhance resilience during such events. Members of the City Commission expressed the need for a clear tracking system for outstanding capital projects to better manage fund availability and allocation. It was confirmed that unused capital funds could be redirected in future budgets since these budgets cover the project's lifetime. Overall, the importance of securing the generator design contract was underscored to improve the reliability of the water supply system during outages.

C2. Adjournment.

- Mayor Pro Tem Drozd adjourned the meeting at 10:57 a.m.

APPROVED:



Carl A. Drozd, Mayor Pro Tem

ATTEST:



Lasha Gillespie, City Secretary