

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF RICHMOND



The City Commission for the City of Richmond, Texas met in Regular Session on November 17, 2014 at 4:30 p.m. Mayor Moore called the meeting to order at 4:32 p.m. A quorum was present, with the following members in attendance:

Evalyn W. Moore, Mayor
Glen Gilmore, Commissioner
Jesse Torres, Commissioner –Arrived at 4:45, after the session had started.
Terri Vela, City Manager
Laura Scarlato, City Secretary

Mayor Moore declared the meeting open.

Mayor Moore introduced agenda item number A2, presentation of awards and proclamations.

Mayor Moore announced the promotion of Lori Bownds as the new Building Official for the City of Richmond. The current Building Official, Robert Haas is retiring in December, 2014. Ms. Bownds was congratulated and wished the best of luck.

A2 (b) Sabine Kuenzel was to be introduced by the mayor as the new Planner for the City of Richmond. Ms. Kuenzel was not present.

Mayor Moore presented a plaque to Lori Bownds for her 15 years of dedicated service to the Fire Department.

Mayor Moore introduced agenda item A3, Public comments. She asked for any public comments. There were none, therefore the agenda item was closed.

Agenda item A4; Mayor Moore announced the 2nd Public Hearing was open for public comments regarding the annexation of 4.849 acres of land for the Surface Water Treatment Plant located at 5600 Riverwood Drive in Richmond, Texas. There were no comments; therefore the Public Hearing was closed

Mayor Moore introduced agenda item A5, a Public Hearing for the Trail Master Plan that was presented at the October 20, 2014 Commission Meeting by Liz Probst with Kendig Keast. There were no comments from the public however; Mayor Moore stated that Kendig Keast needs to provide the city with documents or reports that can be photocopied. Because of the colored text and pictures the presentation does not photocopy well. Mayor Moore also expressed her concern regarding the proposed sidewalks in the Historical District being 10-12 feet wide. She feels the issue of the sidewalk width should be revisited. The public hearing was closed.

Mayor Moore introduced the consent agenda, A6 with the following items:

1. Review and approve the minutes for the meeting October 20, 2014 Commission Meeting.
2. Review and approve the Fire Department Report.
3. Review and approve the Police Department Report.
4. Review and approve the Municipal Court Report.
5. Review and approve the Tax Assessor/Collector Report.
6. Review and approve the Monthly Financial Report and Quarterly Investment Report.
7. Review and approve the Public Works Report.
8. Set the date for next meeting to be Monday, December 15th @ 4:30 p.m.

There was no discussion regarding the remaining agenda items (item 7 was pulled for discussion) therefore Commissioner Gilmore made the motion to approve the consent agenda and Mayor Moore seconded (in the absence of Commissioner Torres) with a vote of two "ayes" and no "nays".

Mayor Moore requested that consent agenda item no. 7 which is the report for Public Works be pulled for separate discussion. The Mayor requested an update from Lenert Kurtz, Public Works regarding East Laurel Oaks and the improvements on Front Street. Mr. Kurtz reported that all the driveways have been poured on East Laurel Oaks; half of the concrete has been poured on Chestnut Street and half of the concrete on Huisache Street. The Mayor requested that Gonzales Construction be reminded to clean up the yards upon completing their work. Also Mayor Moore inquired about the pine trees and their potential for survival. Regarding Front Street, the city has been working with TXDOT to acquire permits. There will be no work done on Fort St. nor will there be work done between Austin and Fort Streets. The City needs to buy the corner lot and corner clip of the second property on Front Street. Commissioner Gilmore moved to approve consent agenda item 7 and

Commissioner Torres seconded and the vote was two “ayes” and no “nays” for approval.

Mayor Moore introduced agenda item A7 to review and consider granting consent to create Fort Bend County Emergency Services No. 7 (Pecan Grove VFD Service Area). City Manager, Terri Vela presented the item by indicating that the city had received a letter from Coveler & Katz, the attorneys representing Pecan Grove. Ms. Vela informed the Mayor and Commission that the city had received the required amount of signatures on a petition and are requesting that an Emergency Service District be created. After a brief discussion, the item was tabled to be discussed at a future Commission Meeting. Commissioner Jesse Torres made the motion to table the agenda item A8 and Commissioner Glen Gilmore seconded the motion and the vote was unanimous.

Mayor Moore introduced agenda item A8 to review and consider approving Ordinance No. 2014-17 which is to amend the Drought Contingency Plan currently in effect. City Manager, Terri Vela indicated that a paragraph was added to correct the language and replace Ordinance No. 2001-14. Commissioner Gilmore made a motion to approve Ordinance No. 2014-17 as amended. Commissioner Torres seconded the motion. The vote to approve the amendment was two “ayes” and no “nays”, therefore the Ordinance passed.

Agenda item A9 to review and consider approving the Ordinance No. 2014-18, which is an ordinance regarding a stop sign in Richmond. The stop sign is to be added for the East and West bound traffic on Morton Street and shall stop at 3rd Street. This will enable law enforcement to be able to enforce the penalty at the intersection. Commissioner Gilmore made the motion to approve Ordinance No. 2014-18 to add a stop sign on Morton Street at the 3rd Street intersection. Commissioner Torres seconded the motion and the vote was unanimous.

Mayor Moore introduced agenda item A10 to review and consider approving the Variance Request for Del Webb thus being a Front Building Line Encroachment, Lot 8, Block 2, Section 8 – 422 Bluestem Cove. Mr. Kelly Kaluza with Kelly Kaluza & Associates (KKA) stated that the house has been completed and that he is very disappointed in the builder. There is no encroachment on the utility lines and there isn't a safety issue due to site visibility due to its location being on a cul-de-sac. Based on the recommendations from Kelly Kaluza with KKA Commissioner Gilmore motioned to approve the Variance Request and Commissioner Torres seconded the motion. There were two "ayes" and no "nays" to approve.

Mayor Moore introduced agenda item A11 to review and consider approving the Variance Request for Del Webb, Side Building Line Encroachment, Lot 2, Block 1, and Section 2-3015 Persimmon Grove. Regarding this request, the concrete has not been poured therefore, Mr. Kaluza recommends denying the Variance Request. Commissioner Gilmore made the motion to deny the Variance Request based on Mr. Kaluza's comments for this Del Webb property. Commissioner Torres seconded the motion and the vote was unanimous.

Agenda item A11 was introduced by the Mayor to review and consider approving the Variance Request for the River Pointe Center. The request is with regards to the height of the building exceeding 40 feet and a maximum of three stories in the unrestricted reserve B. Representatives from Sure Point Self Storage gave a brief presentation of what their business would entail, showed pictures and described their proposed development. The facility would be low noise, minimal traffic, upscale design, climate controlled, low lights and a sprinkler system. Building Official stated that there are variances on Oak Bend Hospital and the professional building in response to Commissioner Torres stating equality of treatment among the businesses. Mr. Kelly Kaluza recommended that Commission grant the variance request. Commissioner Gilmore made a motion to approve the Variance Request for River Pointe Center and Commissioner Torres seconded the motion with a unanimous vote.

Mayor Moore introduced agenda item A13 to review and consider approving Preliminary Plat for Del Webb, Section 13B for 21.4547 acres of land being 121 lots. Mr. Kaluza recommended approving the preliminary plot subject to his comments. Commissioner Gilmore motioned to approve the Preliminary Plat for Del Webb, Section 13B for 21.4547 acres of land being 121 lots with Commissioner Torres seconding the motion. The vote was two "ayes" and no "nays" for approval.

Mayor Moore introduced agenda item A14 to review and consider approving the Preliminary Plat for the Terrace at Pecan Grove with 21.998 acres of land on Pitts Road with 92 residential lots. Terri Vela, City Manager inquired as to if this was the property the City of Richmond allowed Pecan Grove Municipal Utility District to annex. Mr. Kaluza verified that it is the property that was annexed. Mr. Kaluza stated that the streets are 50' right of way and the city requires 60' right of ways. Mr. Kaluza feels there are safety issues with the difference in right of way footage. Mayor Moore suggested that they review the names of the proposed streets and hopefully make some changes. Mr. Kaluza recommended that we approve the Preliminary Plat subject to his comments particularly the 60' right of way and the

street names. Commissioner Gilmore made the motion to approve the Preliminary Plat for the Terrace at Pecan Grove with 21,998 acres of land on Pitts Road. Commissioner Torres seconded the motion with a unanimous vote.

Mayor Moore introduced the Final Plat approval for JM Assets on FM 359 for 5.196 acres of land. This property is not subject to the West Fort Bend Management District rules and is not located in the City of Richmond's city limits but is located in the city's ETJ. It is located across from Wood's Edge on FM 359 per City Manager, Terri Vela. Mr. Kaluza recommended that we approve the Final Plat for JM Assets for 5.196 acres of land subject to his comments. Commissioner Gilmore motioned to approve the Final Plat for JM Assets and Commissioner Torres seconded the motion. The vote was two "ayes" and no "nays" for approval.

Agenda item A16 was introduced by City Manager, Terri Vela to review and consider approving the recommendation of the City's Insurance Carriers for the 2015 Plan Year for the City of Richmond employees. Ms. Vela recommended the following:

- Health insurance to change to United Healthcare with minor plan changes. (Previously Aetna).
- Dental insurance to change to Assurant (previously Standard)
- Vision insurance to change to Assurant. (previously Guardian)
- Life and LTD insurance to change to Assurant. (previously Lincoln National)

Finance Director, Susan Lang reported this was a budget savings. The city picks up 38% of dependent coverage and 100% of the employee cost. Ms. Lang was responded to questions from Commissioner Torres. She also stated that it is very rare in these times that a city funds 100% of the employee cost. Commissioner Gilmore made the motion to approve the changes to the insurance as recommended by Ms. Vela. Commissioner Torres seconded the motion and the vote was approved unanimously.

Mayor Moore introduced agenda item A17 to review and consider approving Ordinance 2014-19 which is to amend the Utility Rates with regards to the Surface Water Rates. City Manager Vela, proposed to increase the rate from \$1.25 per one thousand (1,000) gallons to \$1.50 per one thousand (1,000) gallons to be effective January 1, 2015. Ms. Vela indicated that the increase would be published in the local newspaper as well as on the City of Richmond website. After a brief discussion, Commissioner Gilmore motioned to approve the rate increase via

Ordinance 2014-19 for the Surface Water Rate exclusively. Commissioner Torres seconded the motion and the vote was unanimous to approve.

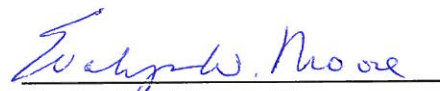
Mayor Moore announced that the Commission would now meet in Executive Session at 5:35 p.m., as authorized by Texas Government Code Section 551.071, Attorney Consultation. Commissioner Gilmore moved to adjourn to Executive Session, and Commissioner Torres seconded and the motion carried by a vote of two "ayes" and no "nays". Mayor Moore announced that the City Commission adjourns into executive session, authorized by Texas Government Code Section 551.071 Attorney Consultation, closed meeting.

The Commission reconvened into Open Session at 6:03 p.m. and no action was taken during Executive Session

Commissioner Gilmore made the motion to approve the recommendation of our attorneys regarding the Pecan Grove Lawsuit. Commissioner Torres seconded the motion. The votes were two "ayes" and no "nays".

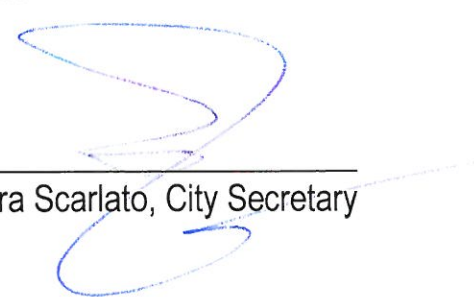
There being no further business to be brought before the Commission, Commissioner Gilmore motioned for the meeting to be adjourned. Commissioner Torres seconded and the Commission adjourned.

APPROVED:



Evalyn W. Moore, Mayor

Attest:



Laura Scarlato, City Secretary