



STATE OF TEXAS
COUNTY OF FORT BEND
STATE OF TEXAS

The City Commission for the City of Richmond, Texas met in Regular Session on August 21, 2017 at 4:30 p.m.

Mayor Moore proceeded to call the meeting to order at 4:30 p.m. A quorum was present, with the following members in attendance:

Evalyn W. Moore, Mayor
Jesse Torres, Commissioner P1
Barry Beard, Commissioner P2
Carl Drozd, Commissioner P3
Josh Lockhart, Commissioner P4
Terri Vela, City Manager
Gary Smith, City Attorney
Laura Scarlato, City Secretary

Mayor Moore introduced agenda item A2, Excuse from Attendance. There were no absences for Regular Commission Meetings to be explained. The agenda item was closed.

Mayor Moore introduced agenda item A3, Presentations with Employee Recognition for Service with the City.

Stewart Hall was recognized for his 5 years of service with the Parks Department.
Lowell Neinast, 15 years of service, Police Department.

The Water Department was recognized for receiving two awards; Cross Connection Control Program Award and Innovative or Proactive Water System Award. Mike Moody and Scott Fajkus were present to receive the award.

Mayor Moore introduced agenda item A4, Public Comments.

Mr. Sam Carlisi, 1119 Lark, Richmond, TX 77469
Mr. Carlisi spoke regarding the capias warrant.

Agenda A5 was an update on Municipal Court Collections from Perdue, Brandon, Fielder, Collins and Mott LLP. Mike Swierka presented the collection report through August, 2017.

Mayor Moore asked if there was any discussion regarding agenda item A6, the Consent Agenda.

Commissioner Beard pulled item A6 (2) (3).
Commissioner Lockhart pulled item A6 (10).

Commissioner Torres moved approval of the remainder of the Consent Agenda items with Commissioner Beard seconding the motion and the vote was unanimous to approve.

A6 (2). Commissioner Beard inquired as to why on the Fire Marshall report, the miscellaneous violations have gone up. Fire Chief Youngblood stated the department has become more active in pursuing citizens' complaints and also self-reporting. Chief was asked to define "bandit signs" which they were described as garage sale signs and small signs that are placed in the easement. The rolling truck signs are not included under that definition. Commissioner Torres inquired if the junk vehicles on the Fire Department Report are the same as the Police Department Report. Chief stated that the departments do have some bilateral operations and work in conjunction with each other on some issues.

A6 (3). Commissioner Beard noticed the increase in traffic accidents on the Police Department Report and inquired as to the cause. Chief Adams stated that due to the construction on I-69 there is more traffic detouring through the City. Commissioner Beard stated as the City grows this will continue. The increase in the number of junk vehicles reported on George Street was also questioned. Chief Adams addressed the question.

Commissioner Drozd made the statement and/or observation that the difference in the two departments regarding junk vehicles is "code" vs "law".

A6 (10). Commissioner Lockhart had questions regarding the final plat Riverside Ranch Commercial Section 2 – 12.1784 acres of land, 1 Block, 4 Reserves. Commissioner Lockhart was concerned about the number of conditions for the approval, one in particular #3 *Remove plat note #12, which references "grandfathering of proposed Reserve A"*. City Attorney Gary Smith addressed the commission with the reference being included and not included. City Manager Terri Vela stated it would give "vested rights" not only for this developer but for any buyer of the property thereafter. **It was decided to table this consent agenda item A7 (10).**

Commissioner Beard moved approval of Consent Agenda items A6 (2), A6 (3) and table A6 (10).
Commissioner Torres seconded the motion and the vote was unanimous to approve.

Agenda item A7, to discuss the Proposed Tax Rate, Record Vote on FY 2018 Proposed Tax Rate and Schedule Public Hearings. (September 5th and September 12th). Finance Director Susan Lang spoke to the Commission regarding the Proposed Tax Rate of \$0.7100 per \$100 value. Director Lang provided a presentation on the Tax Rate and how that number was calculated. There were questions from Commissioner Drozd and Commissioner Beard regarding the reduction of the tax rate and to be cautious with expenditures rising. City Manager Vela stated the proposed \$0.7100 rate

is conservative but it does not negatively impact the level of services the City provides. Commissioner Lockhart inquired as to the dollar amount associated with the rollback tax rate and the proposed tax rate, which Director Lang stated \$5,000. The recorded vote for accepting the \$0.7100 proposed tax rate with Commissioner Beard making the motion to accept and Commissioner Torres seconding the motion is as follows:

Mayor Moore	Aye
Commissioner Beard	Aye
Commissioner Drozd	Aye
Commissioner Lockhart	Aye
Commissioner Torres	Aye

There will be a public hearing regarding the Proposed Tax Rate on September 5th and September 12th at 4:30 p.m.

Mayor Moore introduced agenda item A8, Budget Workshop on Proposed Revenues, Fiscal Year 2017-18. Finance Director Lang stated the property tax revenue is growing and the average home values are increasing. Director Lang expects a spike in the Water and Sewer fund due to the partnerships with developers in the ETJ. The top three revenue sources are Sales Tax, Permits and Service Fees, and Property Taxes in that order. Director Lang stated that Property Taxes used to be the number 1 source for revenue but it is now 3rd which is very encouraging for a diversified revenue base. The City has an excellent bond rating, a healthy fund balance and projections are good. Following a brief question and answer period, the agenda item was closed.

Agenda item A9, to review and discuss AmTex Workforce Housing Presentation. Mr. Gary Lacy provided an overview of the company and its background. The proposed project would be in North Richmond off Collins Road and would be under the Affordable Housing Tax Credit Program created under the Tax Reform Act of 1986. Mr. Lacy provided the mechanics of how the tax credits work with the financial partners, the rent structure and requirements. Ms. Mary Hendersen provided the economic impact of the project and the use of the Texas Workforce Solutions for data. Printouts were provided to the Commission. Following a brief question and answer period the agenda item was closed.

Mayor Moore introduced agenda item A10, review and consider amending the Rules of Commission, Resolution No. 187-2017. City Attorney Gary Smith addressed the Commission stating the document provided in the packets remained the same as the July meeting, it needs approval only. There was no discussion and Commissioner Beard made the motion to approve Resolution No. 187-2017 with Commissioner Drozd seconding the motion. The vote was unanimous to approve.

Mayor Moore introduced agenda item A11, to review and discuss recommendations from Parks and Recreation Board for the FY 2017-18 Budget.

Chairman of the Parks and Recreation Board, Mr. Robert Haas addressed the commission with suggestions for a new park in North Richmond next to Seguin Elementary. Mr. Haas stated who the land is owned by and that it is not currently in use. Mr. Haas would like to see the park developed in the next year. City Manager Terri Vela made note that the City does not own the property being discussed. Mr. Haas also stated that the signage for Freeman Town Park had been approved as well as the George Park entrance upgrade. The Board has also suggested replacing the bathrooms at George Park. Commissioner Torres thanked the Board for their good communication and work this year. Following a brief discussion, the agenda item was closed.

Agenda item A12 to review and consider taking action on the Resolution No. 194-2017, for the appointment of Zoning Board of Adjustment Board Members. There is one position that expired on July 20, 2017. The position five is currently held by Ms. Elizabeth Drozd. The Mayor made the nomination to appoint Ms. Diana C. DeLeon to position no. 5 of the Zoning Board of Adjustments. The vote was unanimous to approve. The agenda item was closed.

Mayor Moore introduced agenda item A13 to review and consider taking action on Resolution No. 193-2017, the renaming Electrical Permits as Building Permits. Building Official Lori Bownds addressed the Commission stating the change is due to a modification in the legislative rules and the Resolution will allow the City to be in compliance with the legislature. The change of name is recommended by the Building Officials of Texas and Texas Municipal League. The effective date for the modification is September 1, 2017. Following a brief question and answer period, Commissioner Beard made the motion to approve Resolution No. 193-2017, renaming Electrical Permits as Building Permits/Electrical. Commissioner Lockhart seconded the motion and the vote was unanimous to approve.

Mayor Moore introduced agenda item A14, to review and consider taking action on Resolution No. 195-2017, Adopting the Parks, Recreation and Open Space Master Plan. Public Works Director Howard Christian addressed the Commission regarding the adoption of the Open Space Master Plan stating the plan provides guidelines for the decision for the next 10 years. The plan was developed based on surveys submitted by the citizens and other sources. This also includes cost projections. Director Christian stated the fishing dock provisions had been removed due to the dangerous nature of the Brazos River. Commissioner Drozd commented the plans on page 22 for Morton Street did not seem feasible. Commissioner Beard stated he was glad to see Public Works present the park plan. Commissioner Beard made the motion to approve Resolution No. 195-2017 with Commissioner Lockhart seconding the motion. The vote was unanimous to approve.

Mayor Moore introduced agenda item A15, to review and consider taking action on the Resolution No. 196-2017, approving utility conveyance and security agreement documents with Williams Ranch Municipal Utility District No. 1 of Fort Bend County for Sections 1, 2, 3, and 4 of Williams Ranch Subdivision. City Attorney Gary Smith presented the agreements to the Commission stating the acceptance of the agreements is all that is needed at this time. There was no discussion. Commissioner Drozd made the motion to approve with Commissioner Lockhart seconding the motion. The vote was unanimous.

Agenda item A16 was introduced to review and consider taking action on Resolution No. 197-2017, Fire Protection Agreement with the Fort Bend Municipal Utility District No. 215. City Attorney Gary Smith presented the resolution to the Commission stating that this agreement is similar to the Fire Protection Agreements the City has with other MUD's with the exception MUD 215 provides for Section 6 (d) Capital Contribution. The District shall pay the City a fee of \$150,000 toward the capital cost of a new fire station. Commissioner Beard made the motion to approve Resolution No. 197-2017, Fire Protection Agreement with Fort Bend Municipal Utility District No. 215. Commissioner Drozd seconded the motion and the vote was unanimous to approve.

Mayor Moore introduced agenda item A17 to review and consider taking action on Resolution No. 185-2017, approving an Interlocal Agreement with Wharton County Junior College to use the Richmond campus as a site for staging of supplies during a declared emergency. Ray Burciaga, Emergency Management Coordinator was present to answer questions. It was confirmed that the Interlocal Agreement with WCJC would not include any fee provisions for the use of the Richmond campus. Commissioner Torres made the motion to approve Resolution No. 185-2017, Interlocal Agreement with Wharton County Junior College to use the Richmond campus as a site for staging of supplies during a declared emergency. Commissioner Beard seconded the motion and the vote was unanimous to approve.

The agenda item A18 to review and consider taking action on Resolution No. 198-2017, adopting Wireless Services Design Guidelines for the placement of network nodes and node support poles in the public right-of-way. City Attorney Gary Smith provided a synopsis of the resolution and why it is necessary. According to City Attorney Smith, the demand for cellular service has grown and will continue to grow. The current means of providing cellular coverage has become inadequate. The Texas Legislature has adopted a bill to provide for uniformity in the fees and processes for the installation of the newer technology within the public right-of-way. The local government shall adopt a design manual to require placement of the devices in areas that are suitable for such construction and to reduce the visual clutter from the installations. Commissioner Beard made the motion to approve Resolution No. 198-2017, adopting

Wireless Services Design Guidelines for the placement of network nodes and node support poles in the public right-of-way. Commissioner Lockhart seconded the motion and the vote was unanimous to approve.

Mayor Moore introduced agenda item A19 to review and consider taking action on Ordinance No. 2017-16, authorizing administrative approval of applications for wireless facilities in the public right-of-way and establishing fees. City Attorney Smith addressed the Commission regarding the ordinance stating it allows for fees for the installation of the wireless facilities as well as authorizes the City Manager to review and approve the applications for placement of small cell network poles or attachments in the public right of way. Commissioner Beard made the motion to approve Ordinance No. 2017-16, authorizing the approval of applications for wireless facilities in the public right-of-way and establishing fees. Commissioner Drozd seconded the motion and the vote was unanimous to approve.

Mayor Moore declared the Commission would adjourn to Executive Session, as authorized by Texas Government Code, Section 551.087, Economic Development Negotiations therefore the meeting was adjourned at 6:22 p.m.

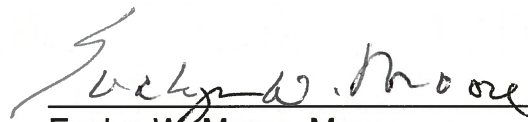
The Commission reconvened into Open Session at 6:41 p.m.

No action was taken in Executive Session.

Commissioner Beard made the motion to approve Resolution No. 199-2017 approving the Restated and Amended Development Agreement HW 589 Holdings LLC. Commissioner Torres seconded the motion and there were four "ayes" and no "nays" to approve.

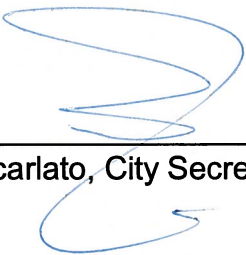
With no further business to discuss, Mayor Moore declared the meeting adjourned at 6:44 p.m.

APPROVED:



Evalyn W. Moore, Mayor

Attest:



Laura Scarlato, City Secretary