

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF RICHMOND



The City Commission for the City of Richmond, Texas met in Regular Session on August 17, 2015 at 6:00 p.m. Mayor Moore started the meeting but before she called the meeting to order she commended Police Officer Chad Petty role in helping the family in need recently and showing a different side of the police when they are receiving so much negative press. Mayor Moore also commended the Fire Department for their efforts during the recent storm and responding to four fires though flooded areas and construction zones. The Mayor is proud of both departments.

Mayor Moore called the meeting to order at 6:02 p.m. A quorum was present, with the following members in attendance:

Evalyn W. Moore, Mayor
Glen Gilmore, Commissioner
Jesse Torres, Commissioner
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 announcements.

Vladimir Golovine from the Police Department was recognized for his 20 years of service to the City of Richmond. Mr. Golovine was present to receive his plaque and congratulated for his dedication. He brought a picture from 20 years ago and created some humor by noting he didn't have any gray hair, wrinkles or glasses back then.

Holly Horton from the Police Department was recognized for her 10 years of service to the City of Richmond.

Greg Ross from the Water Department was recognized for his 5 years of service to the City of Richmond but was not present.

Lenert Kurtz from the Public Works Department was recognized for his 10 years of service to the City of Richmond as well as his retirement. Mr. Kurtz served as the Department Head for Public Works and will be greatly missed.

Mayor Moore introduced agenda item A3, Public comments. She asked for any public comments. There were four individuals signed up for comments.

- John Carlino w/Carlino's Photography @ 1905 Dowling Drive, Richmond, TX 77469 Concerned with being presently a commercial property to being zoned a residential district.
- David Barta @ 1000 Winston Drive, Richmond, TX 77469 Concerned with the change in zoning. Currently a mixed use property changed to a residential due to zoning.
- Robert Haas @ 1716 Magnolia Lane, Richmond, TX 77469 Would like to thank the city for protecting the properties through zoning. Not all neighbors are good neighbors. There are ways the zoning commission can work through the problems stated tonight.
- Samuel Carlise @ 1119 Lark, Rosenberg, TX Would like to address the court fines and the length of jail time to satisfy those fines. He feels they are outdated. Need to adjust the minimum rate for a minor traffic fine to offset the jail time. It is a hardship on the poor. ***Would like to reflect in the minutes that he would like this issue to be placed on the agenda for the meeting in September for discussion. Also to review the Ordinance regarding the fines.***

This concluded the public comments and the agenda item was closed.

Agenda item A4 for the Public Hearing on the Zoning Ordinance to consider input on the adoption of the Richmond Zoning map that includes zoning designations for all property within the City of Richmond City Limits.

Jessica Duet, the City Planner gave a presentation on zoning and the draft of the zoning map. Ms. Duet explained the city is defined by nine designations and also explained the future land use map as a guide for the city for the next 20 years. She indicated that the current businesses would be "grandfathered" or "legal non-conform" property that is zoned for residential but is currently commercial. Those businesses will not be allowed to expand and if they are sold will have to remain the same business. Even if they are not sold, they have to remain the same business as they are currently operating under. City Manager, Terri Vela explained that this was

the 2nd Public Hearing for the Zoning Ordinance and the floor was now open for public comments.

- Bobby Reyes 110 Riveredge, Richmond, TX for property @ 1800 Preston. Concerned about the mobile home he owns and whether it will be grandfathered under the same ordinance, what happens when the property is sold, can the business change?
- Gloria Everson 306 San Juan Street, Richmond, TX 77469. Ms. Everson obtained a garage sale permit and was told that she cannot place garage sale signs on the street. She asked, what is the point of having a sale if she cannot advertise? She also inquired as to why drug dealers can sell drugs on their property but she can't sell her goods on her property. She finds this very discouraging. She was told that she would receive a citation if she left her signs out more than two days and the cars parked on the street would create a fire hazard.

This being the only public comment, the agenda item was closed at this time.

Mayor Moore introduced agenda item A5, the Public Hearing for the FY 2015-2016 Budget. Susan Lang, Finance Director indicated the Budget is posted on the City of Richmond website, a copy is located in the office of the City Secretary for public review and also a notice was put in the local newspaper of the availability. There being no comments or questions, the Public Hearing was closed.

Agenda Item A6, the Public Hearing for the Variance Request for the Fort Bend County George Library sign height was opened for comments. City Manager, Terri Vela stated the Public Notice was placed in the newspaper which stated the request was for a 22 feet 9 inch sign with an electronic message center 92.6 square feet in area. There were no comments from the audience; therefore the public hearing was closed.

Agenda item A7, the Public Hearing for the Variance Request for the River Pointe Hilton located near Highway 99 and US 50 and Ransom Road. City Manager Vela stated the hotel is requesting a five story hotel and office building. There were no comments from the audience; therefore the public hearing was closed.

Mayor Moore introduced agenda item A8, the consent agenda with the following items to be approved. Commissioner Torres requested Consent Agenda items 2 and 3 be pulled for further discussion. City Manager Vela wished to point out that item no. 8 regarding the meeting is a Special Meeting scheduled for the Budget. Commissioner Gilmore made the motion to approve the remaining items with Commissioner Torres seconding the motion. The vote was unanimous to approve.

1. Review and approve the minutes for the meeting July 20, 2015 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.
7. Review and approve the Public Works Report.
8. Set the date for the next meeting to be Wednesday, September 2nd @ 4:30p.m.

Consent Agenda item no. 2 and 3, Commissioner Torres would like the ordinance pulled regarding vehicles parked along the streets dealing drugs. Commissioner Gilmore stated that maybe no parking signs are needed. City Manager Vela stated there is a no standing ordinance in place. Chief Adams addressed the commission regarding the no parking issues. Chief Youngblood spoke with regards to the Fire Department; he stated if it will impede the Fire Department from passing through, they will issue a notification to move. Commissioner Gilmore stated there is an ordinance regarding motor homes having a 48 hour limit. Commissioner Torres stated there are cars parked on both sides of the street numerous occasions. Commissioner Gilmore made the motion to pass agenda items 2 and 3 with Commissioner Torres seconding the motion. Both items passed with two "ayes" and no "nays".

Mayor Moore introduced agenda item A9 to review and receive the 2015 Certified Tax Roll and Certification of anticipated collection rate for the 2015 tax year. Finance Director, Susan Lang addressed the Mayor and Commission stating the Central Appraisal District issued the Tax Roll late Friday and this is a routine procedure that we do every year where we certify that the anticipated tax collection rate for 2015 tax year is estimated at 100%. The Commission accepted the Certified Tax Roll for 2015 and set the anticipated collection rate.

Agenda item A10 to discuss the Tax Rate and Record the Vote on the FY 2015 Tax Rate, and schedule the Public Hearing for September 2, 2015. Finance Director Lang spoke again as to this item and the "Truth and Taxation" Tax Rate and the "Effective Tax Rate" balancing the city's budget and lowering the tax rate. Lang was pleased to announce the tax rate will be .755% which will be a decrease of 1 ½ cents. Commissioner Gilmore commended the staff for their efforts on the budget and for making that happen. Ms. Lang stated the real estate is increasing, the taxable values are increasing and therefore the city is moving in the right direction. Commissioner Torres asked the amount associated with the reduction in the tax rate that would be given to the constituents. Ms. Lang stated the average home price is \$108,000/100 x 1 ½ cent. The vote was recorded for the Tax Rate as follows:

Mayor Moore: Aye
Commissioners:
 Gilmore Aye
 Torres Aye

Susan Lang presented a Budget Workshop to discuss the Proposed Revenues for the FY 2015 – 2016. Ms. Lang presented a power point of charts with the major categories going back several years to show a comparison of how well the city is doing. Historically the property tax rate has gone from 79 cents to 76 cents. Each year the city is adding new properties to the tax roll. The sales tax revenue is increasing. The Standard and Poor's Rating has gone from an A- to A+ to AA- which is extremely good. The City is doing very well and being recognized for the rating. The Hotel Occupancy Tax (HOT) is another source of revenue that is coming in the future. The Mayor and Commissioners stated this was a very good presentation by the Finance Director. Terri indicated there would be presentations of the expenditures at the next meeting.

Agenda item A12 to review and consider taking action regarding the Variance Request for the building height for the LaQuinta Inn and Suites, located near the Southwest Corner of Sansbury Blvd. and Crabb River Road. Dani Barfield and Jennifer Nance with LaQuinta Hotels @ 909 Hidden Ridge #600 Irving, Texas 75038 were present to speak on behalf of LaQuinta. LaQuinta has made a huge effort to change their image to high end hotels to stay within their standards. They are committed to their brand and to keep their rates higher to keep their revenue up. In order to keep their status as an high end hotel, they need the variance of a four story hotel. They no longer have the outside entrances of the past. They indicated that LaQuinta would really like to be in this market in the Richmond area. City Manager

Vela reviewed the comments and recommendations of City Planner Duet and City Engineer Kaluza with both recommending the approval of the variance request. Commissioner Gilmore motioned the City of Richmond approve the Variance Request for the building height for the LaQuinta Inn and Suites, located near the SW Corner of Sansbury Blvd and Crabb River Road with Commissioner Torres seconding the motion. There were two "ayes" to approve and no "nays" and the motion passed.

Agenda item A13 to review and consider taking action regarding Variance Request for the sign height for the Fort Bend County George Library. The county is proposing moving the sign and has asked for a height of 22 feet 9 inches with an electronic message center 92.6 square feet in area. Robert Haas addressed the mayor stating he would caution as to placing a sign that large at the entrance of the city. Planner Jessica Duet stated she has had limited contact with the county regarding the sign. City Manager Vela suggested meeting with the county to discuss how the sign doesn't comply with the regulations and the variance requested. Commissioner Gilmore motioned to table the Variance Request for the sign height for the Fort Bend County George Library with Commissioner Torres seconding the motion. The vote was unanimous.

Agenda item A14 to review and consider taking action regarding Variance Request for Height Variance for the River Pointe Hilton which is located near Highway 99 and US 50. The request is for a five story hotel and office building on a 3.2485 acre tract. After a brief discussion and the recommendation of both the City Planner and City Engineer to grant the request, Commissioner Gilmore made the motion to approve the Variance Request for the Height Variance for the River Pointe Hilton which is located near Highway 99 and US 50. Commissioner Torres seconded the motion and the vote was unanimous.

Agenda item A15 to review and consider taking action regarding Ordinance No. 2015-18 to Refund the Hotel Motel Tax Proceeds generated by the Home2 Suites. City Manager Vela explained the specifics of the ordinance to the Mayor and Commissioners, those being a 50% rebate would be retained by the hotel for four years and then after four years the city would receive 100% of the ad valorem, hotel occupancy sales tax and other sales tax. This will create new employment opportunities as well as stimulate business and economic growth in the city. Commissioner Gilmore motioned to approve Ordinance No. 2015-18 to Refund the Hotel Motel Tax Proceeds generated by the Home2 Suites. Commissioner Torres seconded the motion and the vote was unanimous to approve.

Agenda item A16 to review and consider taking action regarding the Economic Development Grant Agreement. This agreement goes hand in hand with the Ordinance 2015-18 approved in agenda item A15 regarding the 50% rebate. It is a Chapter 380 agreement authorizing the economic Grants to bring employment and other valuable benefits to the community. The developer agrees to begin construction within 8 months of the execution of the agreement. After a brief discussion, Commissioner Gilmore motioned to approve the Economic Development Grant Agreement and Commissioner Torres seconded the motion. The votes were two "ayes" and no "nays" for approval.

Agenda item A17 to review and consider taking action regarding Ordinance No. 2015-19, The Adoption of FY 2015-2016 Development Corporation Budget and Development Corporation Projects for 2015-2016. According to City Manager Vela, this ordinance allows for the Mayor and Commissioners to confirm or deny the proposed budget. Mayor Moore stated it is encouraging to see that money is being allocated for the wayside horns to provide relief for our citizens. Commissioner Gilmore asked where the \$40,000 for the West Fort Bend Management District is in the budget. Finance Director Susan Lang replied it is in Contracted Services. Commissioner Torres motioned to approve Ordinance No. 2015-19 The Adoption of FY 2015-2016 Development Corporation Budget and Development Corporation Projects for 2015-2016. Commissioner Gilmore seconded the motion and the vote was unanimous.

Agenda item A18 to review and consider taking action regarding Resolution No. 105-2015, Agreement with Development Corporation and the City of Richmond. City Manager Vela provided information regarding the resolution and following a brief discussion, Commissioner Torres made the motion to approve Resolution No. 105-2015 with Commissioner Gilmore seconding the motion. The vote was two "ayes" and no "nays" to approve.

Agenda item A19 to review and consider taking action regarding the Final Plat for ValPlace Richmond for 6.106 acres of land, Partial Replat of Reserve "J", Los Puentos Office, U.S. Highway 59, Fort Bend County, Texas. City Engineer Kelly Kaluza spoke regarding the subject final plat and said the county was responsible for the public hearing. The acreage is located in Canyon Gate per Mr. Kaluza. Upon reviewing with the Mayor and Commissioners it was Mr. Kaluzas recommendation to grant the approval of the Final Plat for ValPlace Richmond for 6.106 acres of land and the Partial Replat of Reserve "J", Los Puentos Office at U.S. Highway 59, Fort

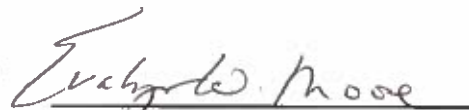
Bend County, Texas. Therefore, Commissioner Gilmore motioned to approve and Commissioner Torres seconded the motion and the vote was unanimous.

Agenda item A20 to review and consider taking action on Ordinance No. 2015-20, Amending the Park Ordinance for the City of Richmond. Per City Manager Vela the revision is to Section 9 regarding the allowance of alcohol in the city parks under certain conditions being met. One of the conditions is the vendor having a TABC permit and the city would not be in any way a part of the distribution of alcohol. There must be a peace officer present (1 per 100 people). They must go through the City Manager for permission to hold the event. Both Commissioner Gilmore and Torres had several questions. Commissioner Torres was concerned for the safety of the officers and thought more officers per guests should be added. Chief Adams noted his experience was that events had been well attended with no problems. City Manager Vela suggested the item be tabled to amend the language and for further discussion. Commissioner Torres made the motion to table Ordinance No. 2015-20 Amending the Park Ordinance. Commissioner Gilmore seconded the motion and there were two "ayes" and no "nays". The item was tabled.

Agenda item A21 to Update and discuss the Overpass at 90A and Lane Drive was introduced by Mayor Moore for discussion. City Engineer Kelly Kaluza expressed the overpass will be relatively high with a 4.5% grade and will start in December 2015. The Mayor expressed concern for every gateway into the city being under construction. Since this was a no action item, following the discussion the item was closed.

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. The meeting was adjourned at 7:47 p.m.

APPROVED:



Evalyn W. Moore, Mayor

Attest:



Laura Scarlato, City Secretary