



STATE OF TEXAS
COUNTY OF FORT BEND
STATE OF TEXAS

The City Commission for the City of Richmond, Texas met in Special Session on November 13, 2017 at 4:30 p.m.

Prior to calling the meeting to order, the Mayor announced the Richmond Police Department won the Fort Bend Council on Literacy's Annual Great Grown Up Spelling Bee. The participants representing the City were Danell Gaydos, Sgt. Steven Rychlik and Anna Madrigal. Congratulations City of Richmond Police Department!

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.

Philip Jackson, 5 years of service, Police Department. Not present.
Steven McGilbery, 5 years of service, Fire Department. Not present.

Public Works Director Howard Christian introduced Bruce Anderson with Trans Systems, Inc. to provide an update on the Quiet Zones and Wayside Horns. The quiet zones are required to be a quarter mile apart and the closing of streets was an unacceptable option. Wayside horns is an option but is not necessarily considered a

quiet zone. Phase II of the study will be more comprehensive and more detailed was indicated by Chris Deballion, Fort Bend County Assistant Traffic Engineer. There were questions fielded from the Commissioners and the agenda item was closed.

Mayor Moore introduced agenda item A4, Public Comments. There were no comments from the public, the agenda item was closed.

Agenda item A5, Public Hearing to receive comments for or against replat on 0.94 acres of land in the Jane H. Long League, abstract 55, being a partial replat of Lot 14 Randon' s Addition, City of Richmond, Fort Bend County, Texas to create one Lot and one Block. The subject site is located in northwest corner of South 11th Street and Main Street submitted by Robert and Julie Frank. There was no one from the public present to speak, therefore the agenda item was closed.

Agenda item A6 to receive comments for or against a request by the City of Richmond to zone 0.716 acres of land to Public/Institutional (PI) and to the extent the zoning deviates from the Future Land Use of the Comprehensive Master Plan, to provide for an amendment thereto, to construct the City of Richmond's Fire Station No. 2. The subject site is located on the northeast corner of Williams Way Boulevard and Ransom Road. It is abutting Fort Bend County MUD 121 facility to the west and River Park West subdivision to the North. Riverpark West Subdivision is also across the street to the south and east on Williams Way Boulevard and Ransom Road, respectively. There was no one from the public present to speak, therefore the agenda item was closed.

Mayor Moore asked if there was any discussion regarding agenda item A7, the Consent Agenda.

Commissioner Beard pulled item A7 (1) Minutes.
Commissioner Lockhart pulled item A7 (2) Fire Report.

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

A7 (1). Commissioner Beard stated that Claire Rogers was misspelled on page one. Also, on page 2, agenda item A7 the acreage 0.124 should be reflected as 0.5124 acres.

A7 (2). Commissioner Lockhart inquired as to the staffing at the new fire station 2 once it is built. Chief Mike Youngblood stated that staffing should not be an issue as all three stations are adequately staffed at the present time. City Manager Terri Vela stated that the temporary fire station no. 2 would transfer to the new fire station.

Commissioner Beard moved approval of Consent Agenda items A7 (1) and A7 (2) Commissioner Torres seconded the motion and the vote was unanimous to approve.

Agenda item A8, to review and consider taking action on the Historic District Design Guidelines with the inclusion of a color palette. City Planning Director Jessica Duet provided the presentation regarding the agenda item. The Historic Commission formed a sub-committee to research other cities that have historic districts to review colors and guidelines. They submitted a historic palette by Sherwin Williams to act as a guideline or tool to approve future residential and non-residential structures and signs within the historic district. Commissioner Drozd inquired about grandfathering and Commissioner Beard thanked the committee for taking on the project. Commissioner Beard made the motion to approve a text amendment to the Historic District Design Guidelines to include a color palette for residential and nonresidential exterior building facades and historic and non-historic signs. Commissioner Lockhart seconded the motion and the vote was unanimous to approve.

Mayor Moore introduced agenda item A9 to review and consider taking action on the replat of 0.94 acres of land in the Jane H. Long League, abstract 55, being a partial replat of Lot 14 Randon's Addition, City of Richmond, Fort Bend County, Texas to create one Lot and one Block. The subject site is located in the northwest corner of South 11th Street and Main Street submitted by Robert and Julie Frank. Planning Director Duet spoke regarding the agenda item. Commissioner Lockhart questioned the status of the business at the location and the replat just now being approved. Director Duet stated it was a misunderstanding among staff and permitting. Commissioner Beard made the motion to approve the replat of 0.94 acres of land in the Jane H. Long League, abstract 55, being a partial replat of Lot 14 Randon's Addition, City of Richmond, Fort Bend County, Texas to create one Lot and one Block. Commissioner Torres seconded the motion and the votes were 3 "ayes" and no "nays". Commissioner Drozd abstained from the vote due to a conflict of interest.

Agenda Items A10 and A11:

Finance Director Susan Lang Introduced the City's financial advisor, Mr. Joe Morrow with First Southwest a Division of Hilltop Securities, Inc. Mr. Morrow reviewed the bid tabulation, analysis and award recommendation. Bids were accepted until 11:15 a.m. The current interest rate was at 3.49% with six bids being received for Series 2017A \$5,830,000 and the winning bid being BOK Financial Securities, Inc. at 2.794649%. Three bids were received for Series 2017B \$3,320,000 at 11:45 a.m. with the winning bid going to Robert W. Baird & Co., Inc. at 2.822990%. The City of Richmond has an AA- rating which is very strong and was enhanced by bond insurance for Series 2017B, which increased it to AA. The proceeds of the 2017A certificates will fund improvements to the city's water and sewer systems, including the construction, improvement, and equipment of a surface water treatment and distribution system. The debt service on the series 2017A certificates will be paid from system revenues. The

proceeds of the 2017B certificates will fund various capital improvement projects, including construction of City facilities, park and recreational facility improvements, and drainage projects, as well as improvements to the City's water and sewer system.

Agenda item A10 to review and consider taking action on Ordinance No. 2017-32, Authorizing the issuance of the City of Richmond, Combination Tax and Revenue Certificates of Obligation, Series 2017A bonds in the amount of \$5,830,000. Commissioner Beard made the motion to approve Ordinance No. 2017-32, Authorizing the issuance of City of Richmond, Combination Tax and Revenue Certificates of Obligation, Series 2017A bonds in the amount of \$5,830,000 with Commissioner Drozd seconding the motion. The votes were 4 “ayes” and no “nays” to approve.

Agenda item A11 to review and consider taking action on Ordinance No. 2017-33, Authorizing the issuance of the City of Richmond, Combination Tax and Revenue Certificates of Obligation, Series 2017B bonds in the amount of \$3,320,000. Commissioner Lockhart made the motion to approve Ordinance No. 2017-33, Authorizing the issuance of City of Richmond, Combination Tax and Revenue Certificates of Obligation, Series 2017B bonds in the amount of \$3,320,000 with Commissioner Beard seconding the motion. The votes were 4 “ayes” and no “nays” to approve.

Mayor Moore introduced agenda item A12, to review and consider taking action on Resolution No. 210-2017, recommendation on awarding a contract for Surface Water Treatment Contract Operations. Public Works Director Howard Christian addressed the Commission stating part of the staffing plan was to contract the plant start up and first year's operations to allow the City to staff and train personnel for ongoing operations. The City received two bids with Severn Trent Environmental Services having the best proposal. Severn Trent will provide startup of the Surface Water Treatment Facility and 12 months of operation at \$405,243. Commissioner Beard made the motion to approve Resolution No. 210-2017 authorizing the execution of a startup and 1 year Operations Service Contract for the City of Richmond's Surface Water Treatment Plant. Commissioner Lockhart seconded the motion and the vote was unanimous to approve.

Mayor Moore introduced agenda item A13, to review and consider taking action on Resolution No. 211-2017, recommendation on awarding a contract for Asphalt Overlay. Assistant Public Works Director Jim Whitehead addressed the Commission regarding the outsourcing of asphalt overlay as an alternative to completing the effort in-house to reach the department goals. Staff is recommending outsourcing the large project asphalt production work in order to keep making progress on the needed street repairs. The proposed asphalt work is approximately 2.19 miles of two lane streets. The low bidder was James Construction Group, LLC – Silva in the amount of \$285,185 using the City's Interlocal Agreement with Fort Bend County. Commissioner Lockhart

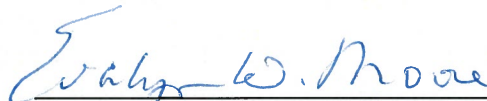
made the motion to authorize the execution of an agreement for the asphalt milling and overlay of four streets with Commissioner Beard seconding the motion. The vote was unanimous to approve.

Agenda item A14 to review and consider taking action on Resolution No. 212-2017, recommendation of City's Insurance Carriers for 2018 Plan Year. Finance Director Susan Lang spoke to the Commission regarding the health insurance options for the City employees. Director Lang stated the health insurance market nationwide is in a poor state. For two years in a row, the City has faced a difficult renewal process. There will be no major changes this year, same deductible, slight difference in the co-pays and pharmaceutical tier change. Commissioner Beard made the motion to approve Resolution No. 212-2017, the Insurance Contracts for the Employees for the City of Richmond for the 2018 Plan Year. Commissioner Torres seconded the motion with the vote being unanimous to approve.

Agenda item A15 to review and consider taking action on Resolution No. 213-2017, election ballot to cast votes for 2018-2019 Fort Bend Central Appraisal District Board of Directors. City Manager Terri Vela stated the City has 11 votes for 5 positions. The Mayor opted to nominate two candidates with 6 votes for Jimmie J. Pena and 5 votes for Sam R. Mayson, Sr. Commissioner Beard made the motion to approve Resolution No. 213-2017 casting the votes for the 2018-2019 Fort Bend Central Appraisal District Board of Directors with Commissioner Drozd seconding the motion.

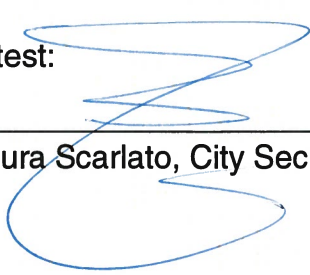
With no further business to discuss, Mayor Moore declared the meeting adjourned at 5:21 p.m.

APPROVED:



Evalyn W. Moore, Mayor

Attest:



Laura Scarlato, City Secretary