

STATE OF TEXAS

COUNTY OF FORT BEND

CITY OF RICHMOND



The City Commission for the City of Richmond, Texas met in Regular Session on April 20, 2015 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
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.

Mayor Moore introduced the new Chief of Police, Gary W. Adams. Chief Adams stated it was an honor and pleasure to be in Richmond. He has been in Arkansas the past 18 months and is happy to be back in Texas. The mayor welcomed Chief Adams to the City of Richmond.

Lemonade Day is May 3, 2015 therefore, Mayor Evalyn Moore read the proclamation and commended the program, wished them luck and declared the day in observance of Lemonade Day in the City of Richmond, Texas.

Commissioner Glen Gilmore read the proclamation to declare the month of May, 2015 as Older Americans Month. He, along with Mayor Moore wished to honor the older citizens of the city along with Ms. Dora Smith who will be turning 104 this year (born in 1911) a Happy Birthday and a healthy and safe year to come.

Mayor Moore recognized the Finance Director, Susan Lang for receiving the Distinguished Budget Presentation Award for the eleventh (11th) year in a row. The award is presented by the Government Finance Officers Association which serves the needs of over 18,000 members. The Mayor wished to point out that only 1,424

participants receive the Award and is based on how well an entity's budget serves as a policy document, financial plan, operations guide and communications device.

Cindy Drabek, President of the Historic Richmond Commission was present to give a Quarterly Update. Ms. Drabek gave a brief synopsis of the businesses that are moving to Richmond downtown and the various entities' that have been supportive to the growth of Richmond and presented information to the HRC. Of special note, Dr. Frank Mazza will be opening his medical practice on Morton Street in June or July of 2015.

Mayor Moore introduced agenda item A3, Public comments. She asked if there were any public comments. Paul Metcalfe spoke regarding the Fire Plan of Pecan Grove. He is in hopes that the city and Pecan Grove can reach an agreement. Mr. Metcalfe believes it will be beneficial for the City of Richmond and Pecan Grove and he pleads with the Mayor and commissions to get the agreement completed.

Agenda item A4 was introduced by Mayor Moore regarding the Public Hearing on the Strategic Partnership Agreement with Fort Bend County MUD No. 215. There were no comments from the public; therefore the **first** public hearing was closed.

Mayor Moore introduced the consent agenda; A5 with the following items, Commissioner Torres requested that item 7 be pulled for further discussion and City Manager Terri Vela requested Item 8 be pulled.

1. Review and approve the minutes for the meeting March 16, 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 next meeting to be Monday, May 18th @ 4:30 p.m.

There was no discussion regarding the consent agenda items therefore Commissioner Torres made the motion to approve the consent agenda with the

exception of item no. 7 and item no. 8 Commissioner Gilmore seconded with a vote or two "ayes" and no "nays".

Consent agenda item no. 7 to review and approve the Public Works Report. Commissioner Torres wished to commend the Street Department on an outstanding job they had done on clean-up day. He noted that he had come by early in the morning and the men were working really hard and he wanted it to be pointed out to the public. City Manager Vela indicated that Jim Whitehead the Street and Drainage Superintendent was present and that every weekend in April the city would be holding clean-up efforts though out the city. Vela stated during the first Saturday event the city collected 30 tons of debris. The next clean-up is Saturday, April 25, 2015.

Consent agenda item no. 8 which is setting the meeting dates were noted by City Manager Vela as May 18, 2015 for the next Regular Commission Meeting. There will be a joint Planning and Zoning Commission Meeting on May 19, 2015 at 4:30 to discuss the Unified Development Code.

Commissioner Torres made the motion to approve Consent Agenda items no. 7 & 8. Commissioner Gilmore seconded the motion and the vote was unanimous to approve.

Mayor Moore introduced agenda item A6 to review and consider approving the Change Order for the Mass Grading at the Surface Water Treatment Plant Site. Terri expounded on the request from Sonora Construction's request via Kelly Kaluza & Associates in the amount of \$14,625.00. Pictures were provided to the Mayor and Commissioners of the potential problem of erosion and the need for riprap. Commissioner Gilmore made the motion to approve the Change Order and Commissioner Torres seconded the motion therefore the \$14,625.00 Change Order for the Mass Grading at the Surface Water Treatment Plant Site was approved. The votes were two "ayes" and no "nays".

Agenda item no. 7 was introduced by Mayor Moore to review and consider approving Resolution No. 89-2015 which is the Property Tax Exemptions for the Tax Year 2015. City Manager, Terri Vela spoke with regard to the \$6,000 exemption based on the appraised value of the resident homestead for citizens that are sixty-five years of age or older that has been granted in the past. Susan Lang, Finance Director gave a brief synopsis of the loss the city would experience if the Homestead Exemption were to be increased. Ms. Lang gave an estimate of \$64,796 or the

equivalent of two police cars. After a brief discussion period, Commissioner Gilmore made the motion to approve Resolution No. 89-2015 Property Tax Exemptions for the Tax Year 2015 and Commissioner Torres seconded the motion and the vote was unanimous to approve.

Mayor Moore introduced agenda item no. 8 to review and consider approving Resolution No. 90-2015, Temporary Assignment of Rights under Water Supply Contract – Gulf Coast Water Authority. City Manager Vela explained the details of the agreement which is a Take or Pay contract whereas the temporary assignment of rights allows the city to pass the water onward with no cost except the administration fee of \$600.00. The city does not make a profit from the temporary assignment but it releases the city from the obligation to take and pay for the water. Commissioner Gilmore made the motion to approve Resolution No. 90-2015, Temporary Assignment of Rights under Water Supply Contract – Gulf Coast Water Authority. Commissioner Torres seconded the motion and there were two “aye” votes and no “nay” votes.

Mayor Moore introduced agenda item no. 9 to update and the possible action on Financing Options for the Surface Water Treatment Plant. Ryan O'Hara, Senior Vice President with Frost Banking Investments was in attendance and gave a brief overview of the various options the city has regarding investments. There was no action required with respect to this agenda item and the Commission will review at the May 18, 2015 meeting.

Agenda item no. A10 was presented by Mayor Moore to review and consider Ordinance No. 2015-11 regarding the Speed Limits along Hwy 90A. City Manager Vela informed the Mayor and Commissioners that based on traffic studies that had been done by TxDOT at the Brazos River Bridge going East and West bound warranted the lowering of the speed limit to 40 mph for approximately 1.398 miles. For the school zone from intersections of 8th Street and 10th Street, a distance of 0.140 miles the speed limit shall be 20 mph when flashing. Commissioner Gilmore made the motion to approve the Ordinance No. 2015-11 and Commissioner Torres seconded the motion. The vote was unanimous to approve.

Mayor Moore introduced agenda item no. 11 to review and consider the Fee Waiver of the Motor Madness – Spring Car Show to be held on May 16, 2015. The Historic Richmond Association hosts the Spring Car Show and it is held in the City Hall parking lot, on 5th Street and Morton Street in front of City Hall. Commissioner Gilmore made the motion to approve waving the fees for closing the streets for the

Motor Madness –Spring Car Show but not the Barricade Rental Fee. Commissioner Torres seconded the motion and there were two “ayes” and no “nay” votes.

Agenda item no. A12 was introduced by Mayor Moore to review and discuss improvements to Hwy 90A at Damon Street a two foot wide raised directional concrete island, pavement markings and adding a caution light at Damon Street. There was a brief discussion regarding this item. The pictures that were provided in the packets were reviewed and all were in agreement that the improvements suggested to Hwy 90A would be of great benefit to the City of Richmond. No action was required for this agenda item.

Mayor Moore introduced agenda item A13 to review and consider approving the Final Plat for the Kingdom Heights, Section 3 – 71 Lots, 4 blocks and 4 reserves. Mr. Kaluza with Kelly Kaluza & Associates, Inc. (KK&A) recommended granting a conditional approval of the final plat subject to his comments. Commissioner Gilmore motioned to approve the Final Plat for the Kingdom Heights, Section 3 River's Edge Section 17 and Commissioner Torres seconded the motion. The vote was two “ayes” and no “nays” for approval.

Mayor Moore introduced agenda item A14 to review and consider approving the Final Plat for the Riverside Ranch Commercial Site, Section 1 – 2.7668 acres of Land – William Andrews Survey Abstract No. 3, Fort Bend County, Texas. Mr. Kaluza with Kelly Kaluza & Associates, Inc. (KK&A) recommended granting a conditional approval of the final plat subject to his comments. Commissioner Gilmore motioned to approve the Final Plat for the Riverside Ranch Commercial Site, Section 1 and Commissioner Torres seconded the motion. The vote was two “ayes” and no “nays” for approval.

Mayor Moore introduced agenda item A15 to review and consider approving the Preliminary Plat for the Del Webb, Section 12A –12.5044 acres of Land, 52 Lots. Mr. Kaluza with Kelly Kaluza & Associates, Inc. (KK&A) recommended granting a conditional approval of the preliminary plat subject to his comments. Commissioner Gilmore motioned to approve the Preliminary Plat for the Del Webb, Section 12A and Commissioner Torres seconded the motion. The vote was two “ayes” and no “nays” for approval.

Mayor Moore introduced agenda item A16 to review and consider approving the Preliminary Plat for the Del Webb, Section 16A –8.6198 acres of Land, 52 Lots. Mr. Kaluza with Kelly Kaluza & Associates, Inc. (KK&A) recommended granting a conditional approval of the preliminary plat subject to his comments. Commissioner

Gilmore motioned to approve the Preliminary Plat for the Del Webb, Section 16A and Commissioner Torres seconded the motion. The vote was two "ayes" and no "nays" for approval.

Mayor Moore introduced agenda item A17 to review and consider approving the General Plan for Williams Ranch showing the overall layout of the 72.88 acres located at U.S. 59/169. Mr. Kaluza with KK&A made note that his concerns were that only one entrance was shown on the plat. The city has a limit of 50 lots per entrance and the county allows up to 150 lots per entrance. Mr. Kaluza recommended approving the General Plan with the minutes reflecting the concern for the 50 lots/1 entrance ratio being noted for the City of Richmond. Commissioner Gilmore motioned to approve the General Plan for Williams Ranch and Commissioner Torres seconded the motion. The vote was two "ayes" and no "nays" for approval.

Mayor Moore introduced agenda item A18 to review and consider approving the Variance Request for establishing a commercial kennel at 1207 FM 359, which is within 600 feet of a residential subdivision. Following a brief discussion regarding the proximity of the kennel to the neighboring residents and the potential number of dogs to be housed at the kennel, Mr. Kaluza recommended denying the request. Commissioner Gilmore motioned to deny the Variance Request for establishing a commercial kennel at 1207 FM 359 and Commissioner Torres seconded the motion. The vote was two "ayes" and no "nays" for denial.

Mayor Moore introduced agenda item A19 to review and consider a Sign Variance Request from the Los Puentes Business Park Development located at 21135 Southwest Freeway. Mr. Kaluza with KK&A recommended approving the Variance Request. Commissioner Gilmore motioned to approve the Final Plat for the Terrace at Pecan Grove and Commissioner Torres seconded the motion. The vote was two "ayes" and no "nays" for approval.

Mayor Moore announced that the Commission would now meet in Executive Session at 5:33 p.m., as authorized by Texas Government Code Section 551.071, Attorney Consultation; Section 551.072, Real Estate; the discussion of the Pecan Grove Fire Protection Plan, the Pecan Grove Lawsuit and the 10 acres adjacent to the Surface Water Treatment Plant respectively. Mayor Moore announced that the City Commission adjourns into executive session, closed meeting.

The Commission reconvened into Open Session at 6:25 p.m.

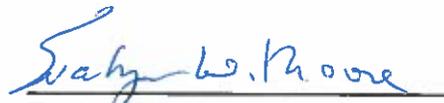
The Commission voted to allow City Manager Terri Vela the authority to purchase the 10 acres adjacent to the Surface Water Treatment Plant called the Vacek Tract not to exceed \$30,000.

The Commission agreed to grant the conditional approval of the Fire Agreement with the following stipulations:

- 1.) Section 6(a) final change to collection service fee
- 2.) Final fire map approved by Richmond Fire Chief and County Fire Marshall
- 3.) Fire Plan: Section 2(5) Interconnect Provision correct or delete
- 4.) Termination Provision: Pecan Grove Volunteer Fire Department Contract as presented at 120 days.

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 6:27 p.m.

APPROVED:


Evalyn W. Moore, Mayor

Attest:


Laura Scarlato, City Secretary