



STATE OF TEXAS  
COUNTY OF FORT BEND  
STATE OF TEXAS

The City Commission for the City of Richmond, Texas met in Regular Session on September 16, 2019 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  
Terry Gaul, Commissioner P1  
Barry Beard, Commissioner P2  
Carl Drozd, Commissioner P3  
Alex BeMent, Commissioner P4  
Terri Vela, City Manager  
Gary Smith, City Attorney  
Laura Scarlato, City Secretary

The Mayor proceeded to make the following presentations for agenda item A2:

- a. Employee Recognition for Service with the City of Richmond
- Jason Bartos, 10 years of service, Street and Drainage Department.
  - Marika Fernandez, 30 years of service, Finance Department.
- Both were present to receive their service awards and to be photographed with Mayor Moore.

- b. Proclamations:
- Fort Bend County Fair Day 2019
  - Fire Prevention Month, October 2019

Mayor Moore read both Proclamations, the Fair Proclamation was presented to Commissioner Drozd and the Fire Prevention Proclamation was presented to Fire Marshal Albert Cantu.

Agenda item A3, Public Comments was opened and there were no individuals signed up to speak, therefore the agenda item was closed.

Agenda item A4, Public Hearing to receive comments for or against a request by KB Home Lone Star, Inc., to replat all of Reserve "A"; Lot 18 and Lot 19, Block 1; and a portion of Wave Hill Lane of Williams Ranch, Section 5 as recorded in plat no. 20170235 of the Fort Bend County Plat Records, in order to create two Blocks, two Reserves and two Lots. The subject site is part of Williams Ranch Residential subdivision located at the northwest corner of Richmond Parkway and US Highway 59 Intersection. There were no individuals signed up to speak, therefore the agenda item was closed.

Agenda item A5, Public Hearing to receive comments for or against a request by Joseph Indelicato Jr., to rezone an approximate 0.191 acre tract of land from General Residential (GR) to Olde Town (OT) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan, to provide for an amendment thereto. The subject site is located at 705 Front Street, at the northeast corner of the Front Street and East Austin Street intersection. No one was in attendance to speak regarding the public hearing, therefore, the agenda item was closed

Mayor Moore introduced agenda item A6, Public Hearing to receive comments for or against the Proposed Updated Land Use Assumptions, Capital Improvement Plans, and Water and Wastewater Impact Fees. No one was in attendance to speak regarding the public hearing, therefore, the agenda item was closed.

Mayor Moore introduced Agenda item A7, asking if there was any discussion regarding the Consent Agenda. There were no items pulled for discussion.

Commissioner Beard made the motion to approve the entire Consent Agenda items with Commissioner Gaul seconding the motion. The vote was unanimous to approve.

Agenda item A8, review and consider taking action on Ordinance No. 2019-42, Adopting Proposed FY 2019-20 Budget for the City of Richmond. Finance Director Justin Alderete provided the Commission with the final Budget to be adopted and opened the floor for questions. Commissioner Gaul inquired as to the difference in the debt service fund and the principal and interest fund. The total principal and interest fund includes the surface water debt which was explained as the difference. Commissioner Beard pointed out that 58% of the budget is for public safety or Police and Fire. Commissioner Beard also reiterated to shop local to drive down the property taxes. Commissioner Beard made the motion to approve the Ordinance No 2019-42, Adopting the Proposed Fiscal Year 2019-2020 Budget for the City of Richmond. Commissioner Drozd seconded the motion and the vote was unanimous to approve.

Agenda item A9, Review and consider taking action on Ordinance No. 2019-41, Adopting Proposed 2019 Tax Rate. Finance Director Alderete spoke regarding the Tax Rate. Commissioner BeMent made the motion that the property tax rate be increased by the adoption of a tax rate of 0.6999, which is effectively a 6.48% increase in the tax rate. The rate of 0.6999 did not change and the motion language is required by law. Commissioner Beard seconded the motion and the vote was unanimous to approve.

Mayor Moore introduced agenda item A10, Review and consider taking action on Ordinance No. 2019-40, Ratifying the Property Tax Rate reflected in the 2019-20 Fiscal Year Budget. City Manager Terri Vela reviewed this agenda item with the Commission. Commissioner Gaul made the motion to approve the Ordinance No. 2019-40, Ratifying the Property Tax Rate reflected in the 2019-20 Fiscal Year Budget. Commissioner Beard seconded the motion and the vote was unanimous to approve.

Mayor Moore introduced agenda item A11, review and consider taking action on Ordinance No. 2019-43, Adopting the Proposed Updated Land Use Assumptions, Capital Improvements Plans, and Water and Wastewater Impact Fees. Assistant City Manager Howard Christian provided the background of the agenda item and then introduced Angie Flores with Raftelis. Ms. Flores stated the Impact Fees is the fee charged on new or expanded growth that is typically paid by the developer. The process for calculating Impact Fees was reviewed as well as the Fee Design. Comparisons of other cities in the surrounding areas were provided. Commissioner Gaul inquired how much the fee has increased in the recent years and City Manager Vela stated that it has increased about \$800 over the past 15 years. Commissioner Beard made the motion to approve Ordinance No. 2019-43, Adopting the Proposed Updated Land Use Assumptions, Capital Improvements Plans, and Water and Wastewater Impact Fees with Commissioner Drozd seconding the motion. The vote was unanimous to approve.

Mayor Moore introduced agenda item A12, to review and consider taking action on Resolution No. 298-2019, appointment of Board Members to the Building and Standards Commission. The Mayor appointed the following individuals to the Building and Standards Board.

- Position 1      Bobbie A. Williams                      10.16.19 – 10.16.21
- Position 3      David Reese    10.16.19 – 10.16.21
- Position 5      Alice Bijarro    10.16.19 – 10.16.21
- Alternate A     Robert Hodge    10.16.19 – 10.16.21

The vote was unanimous to approve the appointments and to approve Resolution No. 298-2019.

Agenda item A13, Review and consider taking action on Resolution No. 299-2019, appointment of Board Members to the Planning and Zoning Commission. The Mayor appointed the following individuals to the Planning and Zoning Commission.

- Position 1      Ernest Hogue    10.16.19 – 10.16.21
- Position 3      Katherine M. Graeber-Kubelka                      10.16.19 – 10.16.21
- Position 5      Noell Myska    10.16.19 – 10.16.21

The vote was unanimous to approve the appointments and to approve Resolution No. 299-2019

Agenda item A14, Review and consider taking action on the Partial Replat No. 1 for Williams Ranch, Section 5, 1.25 acres of land, 2 Blocks, 2 Lots, 2 Reserves. Associate Planner Mason Garcia addressed the Commission regarding this agenda item stating that staff and Planning and Zoning Commission recommends the approval. The purpose of the replat is to extend Wave Hill Lane beyond the cul-de-sac and to adjust building lines and easements. The proposed replat will give the Williams Ranch residential subdivision additional point of access by allowing the extension of Wave Hill Lane to connect to Richmond Parkway. The Wave Hill Lane extension will follow the same route as that of the recently abandoned feeder road. Following a brief question and answer period, Commissioner Gaul made the motion to approve the Partial Replat No. 1 for Williams Ranch, Section 5, 1.25 acres of land, 2 Blocks, 2 Lots, and 2

Reserves. Commissioner Beard seconded the motion and the vote was unanimous to approve.

Agenda item A15, Review and consider taking action on a request by Joseph Indelicato Jr. to rezone an approximate 0.191 acre tract of land from General Residential (GR) to Olde Town (OT) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan, to provide for an amendment thereto. The subject site is located at 705 Front Street, at the northeast corner of the Front Street and East Austin Intersection. Associate Planner Garcia provided the background of the property stating it currently has 3 structures located on it. The structures include a single family house, barn, and shed. The subject site is currently zoned for two different zoning designations. The front portion of the property (34,944 sq. ft.) is designated for Olde Town (OT) and the remaining portion (8,320 sq. ft.) is designated General Residential (GR). It would be advantageous to have the entire property zoned the same for consistency and future development. Commissioner BeMent made the motion to approve the rezone of approximate 0.191 acre tract of land from General Residential (GR) to Olde Town (OT) and to the extent the rezoning deviates from the Future Land Use Plan of the Comprehensive Plan, to provide for an amendment thereto. Commissioner Beard seconded the motion and the vote was unanimous to approve.

Agenda item A16, Review and consider taking action on Ordinance No. 2019-23, amending Ethics Ordinance. City Attorney Gary Smith addressed the Commission stating the Ethics & Compliance Board had provided suggestions to standardize the language, make the document gender neutral, address the use of the words "must" versus "shall". The Commission suggested several areas where they would like to see further clarification in the document: (1) authority level of the ethics board, (2) definition of "public interest", and (3) purpose of the ethics board is to hold officials and employees accountable, but not for political gain of the complainants. The Mayor stated there would be no action on this item, therefore the Commission would review and provide additional input and review. The agenda item was closed.

Agenda item A17, Excuse from Attendance at Regular City Commission Meeting. There were no excuses to review, the agenda item was closed.

Mayor Moore introduced agenda item A18, to consider taking action on requests for future agenda items. There were no suggestions or requests for future agenda items at this time however, Commissioner Beard clarified that items could be given to the City Manager at a later time.

Mayor Moore announced that the Commission would now meet in Executive Session at 5:15 p.m., as authorized by Texas Government Code, Section 551.074, Personnel Matters.


The Commission reconvened into Open Session at 5:36 p.m. with no action taken in Executive Session.

Commissioner Beard made the motion to authorize the Mayor to finalize the contract with the City Manager as the terms were expressed. Commissioner Gaul seconded the motion and the vote was unanimous to approve.

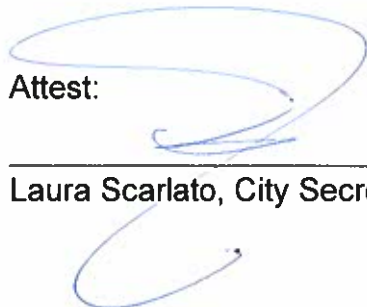
Commissioner BeMent made the motion to increase the compensation of the City Attorney by 6% for the next fiscal year.

With no further business to discuss, Mayor Moore declared the meeting adjourned 5:38 p.m.

APPROVED:

  
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Evalyn W. Moore, Mayor

Attest:

  
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Laura Scarlato, City Secretary