City of Sugar Land

City Council Agenda

Sugar Land City Hall
2700 Town Center Boulevard North
Sugar Land, TX 77479

Tuesday, October 21, 2025

AMENDED

City Council Meeting
City Council Chamber
5:00 PM

I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view; and are recorded as per the Texas Open Meetings Act.

The meeting will live stream at https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video or https://www.youtube.com/user/SugarLandTXgov/live. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

II. Call to Order

III. Closed Executive Session

A. Closed Executive Session as authorized by Chapter 551, Texas Government Code in accordance with:
Section 551.071 Consultation with Attorney:
For the purpose of receiving legal advice on pending or contemplated litigation or on Attorney-Client Privileged Information.
Meredith Riede, City Attorney

B. Closed Executive Session as authorized by Chapter 551, Texas Government Code, in accordance with:
Section 551.074 - Public Officers:
For the purpose of deliberations regarding appointments to, and duties of, the Building Standards Commission, Planning and Zoning Commission, and Zoning Board of Adjustments.
Linda Mendenhall, City Clerk

IV. Invocation

Councilmember Rick Miller

V. Pledges of Allegiance

Councilmember Rick Miller

VI. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

VII. Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. **MINUTES**
Consideration of and action on the minutes of the October 7, 2025 meeting.
Linda Mendenhall, City Clerk

B. **CONTRACT WITH CEDROS PAVING SERVICE LLC**
Consideration of and action on the authorization of a construction contract with Cedros Paving Service, LLC for the replacement of damaged sidewalks at various locations, in the amount of $1,400,000.00 per year, renewable for two (2) additional years based on available budget, for a total contract amount of $4,200,000.00, CIP CST2501- Sidewalk Program Rehabilitation and Replacement Project.
Ray Song, Engineering Manager

C. **CONTRACT WITH US DIGITAL DESIGNS INC.**
Consideration of and action on the authorization of the purchase and installation of the Phoenix G2 Fire Station Alerting System from US Digital Designs, Inc. by Honeywell. This procurement will be made through the Houston-Galveston Area Council (H-GAC) Contract No. EC07-23, in the amount of $450,541.50.
Mark Campise, Chief of Fire-EMS

D. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION 25-43:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE STATE OF TEXAS, TEXAS DIVISION OF EMERGENCY MANAGEMENT (TDEM) FOR THE HAZARD MITIGATION GRANT PROGRAM (HMGP), FY2025 POST FIRE (DR5552).
Danica Mueller, Water Operations Manager

E. **TEXAS ARBOR DAY PROCLAMATION**
Proclamation recognizing Texas Arbor Day in Sugar Land on November 7, 2025.
Henry Vavrecka, Right of Way Services Manager

F. **AGREEMENT WITH UNION PACIFIC RAILROAD**
Consideration of and action on the authorization of the Union Pacific Railroad (UPRR) Pipeline Crossing Agreement, granting the City the right to install, operate, and maintain an underground pipeline across UPRR property as part of the Water Distribution System Rehabilitation Project, CIP CWA2401, for a one-time license fee of $5,000.00.
Paola DeLaTorre, Project Manager II

G. **CONTRACT WITH ASSOCIATIONS OF FIRST COLONY, INC.**
Consideration of and action on authorization of a contract with Associations of First Colony, Inc. in the amount of $311,891.80, for Right-of-Way landscaping and maintenance.

Henry Vavrecka, Right of Way Services Manager

H. **CONTRACT WITH FIRST COLONY COMMUNITY SERVICES ASSOCIATION, INC.**
Consideration of and action on authorization of a contract with First Colony Community Services Association, Inc, DBA First Colony Community Association, Inc. in the amount of $129,428.28, for Right-of-Way streetlight reimbursement.
Henry Vavrecka, Right of Way Services Manager

I. **LICENSE AGREEMENT WITH WHENEVER WATERSPORTS, LLC**
Consideration of and action on the authorization of a License Agreement by and between Whenever Watersports, LLC and the City of Sugar Land, Texas, for a kayak self-serve rental facility located within Sugar Land Memorial Park.
William Hajdik, Assistant Director of Parks & Recreation

J. **CONTRACT WITH FUN ABOUNDS, INC**
Consideration of and action on authorizing the execution of a construction contract with Fun Abounds, Inc., through Buy Board Contract 679-22, in the amount of $123,250.00, for CPK2402 IPRC Cardio Room Build Out, with funding provided by the SL4B corporation.
Alence Poudel, Engineering Manager

K. **MEMORANDUM OF UNDERSTANDING WITH FORT BEND INDEPENDENT SCHOOL DISTRICT**
Consideration of and action on the memorandum of understanding between the City of Sugar Land and Fort Bend Independent School District regarding overlapping jurisdiction to coordinate law enforcement activities.
David White, Assistant Police Chief

L. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 25-46**: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ACCEPTING A GRANT FROM THE U.S. DEPARTMENT OF HOMELAND SECURITY (DHS), FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FOR FISCAL YEAR 2024 ASSISTANCE TO FIREFIGHTERS GRANT (AFG) PROGRAM; AND DESIGNATING THE CITY MANAGER, OR HIS DESIGNEE, AS AUTHORIZED GRANT OFFICIAL TO SIGN DOCUMENTS TO ADMINISTER AND IMPLEMENT THE GRANT.
Mark Campise, Chief of Fire-EMS

M. **CONTRACT WITH EZEE FIBER**
Consideration of and action on authorizing the execution of a contract with Ezee Fiber for network communications services to connect City assets to a fiber optic infrastructure, in the amount of $2,490,000, inclusive of one-time construction and equipment costs of $500,000.
Steve Budny, Director of IT, Data, and Security

N. **MUSIC ADVISORY BOARD APPOINTMENTS**
Consideration of and action on the appointment of Dominique McCormick and Sarah Kuo for expiring terms on September 30, 2026, to the Music Advisory Board.
Carol McCutcheon, Mayor

O. **PARCS ADVISORY BOARD APPOINTMENTS**

Consideration of and action on the appointment of HoJin Lim, Heather Guillen, Kelsey Johnson, Chris Delay, Kelsey Low, Andy Phan, Tracy Pipes, Joan Maresh-Hansen, and Sonny Johnston for terms expiring September 30, 2026; and appointment of HoJin Lim as Chair and Heather Guillen as Vice Chair, for terms expiring September 30, 2026, to the PARCS Advisory Board.

Carol McCutcheon, Mayor

P. **INDEPENDENT ETHICS REVIEW BOARD APPOINTMENTS**
Consideration of and action on the appointment of Doug Earle, Member, Steve Traile, Member, Laura Bowen, Alternate, and Marc Martinez, Alternate for terms expiring September 30, 2028; and appointment of Krista Stegemiller, Chair, and Andrew Wolf, Vice Chair, for terms expiring September 30, 2028, to the Independent Ethics Review Board.

Carol McCutcheon, Mayor

VIII. Donations

A. **CULLINAN PARK CONSERVANCY DONATION**
Consideration of and action on acceptance of a donation from the Cullinan Park Conservancy, in the amount of $60,000.00 for Cullinan Park Phase III Design, CIP PK2302.

Fenglin Du, Parks Development Manager

IX. Public Hearings

A. **PUBLIC HEARING 6:00 P.M.:** Receive and hear all persons desiring to be heard on the proposed changes to the Lake Pointe Redevelopment District, Chapter 2, Part 5 of the Development Code.

FIRST CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2390:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING A RECOMMENDATION ON THE PROPOSED CHANGES TO THE LAKE POINTE REDEVELOPMENT DISTRICT, CHAPTER 2, PART 5 OF THE DEVELOPMENT CODE.

Ruth M. Lohmer, Redevelopment Planning Manager

X. Appointments

A. **BUILDING STANDARDS COMMISSION APPOINTMENTS**
Consideration of and action on the appointment of commissioners to the Building Standards Commission.

Carol McCutcheon, Mayor

B. **PLANNING AND ZONING APPOINTMENTS**
Consideration of and action on the appointment of Commissioners to the Planning and Zoning Commission.

Carol McCutcheon, Mayor

C. **SUGAR LAND LEGACY APPOINTMENTS**
Consideration of and action on the appointment of members to the Sugar Land Legacy Foundation.

Carol McCutcheon, Mayor

D. **ZONING BOARD OF ADJUSTMENT APPOINTMENTS**
Consideration of and action on the appointment of members to the Zoning Board of Adjustment.
Carol McCutcheon, Mayor

XI. Contracts and Agreements

A. **CONTRACT WITH CFG INDUSTRIES, LLC.**
Consideration of a construction contract with CFG Industries, LLC, in the amount of $2,293,590.00 for the rehabilitation of four City wastewater lift stations (CIP CWW2401) and authorization of a budget amendment of $163,680.00 from CIP CWW2302 to CWW2401 to fully fund the project.
Jonathan Braun, Assistant City Engineer

XII. Ordinances and Resolutions

A. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 25-45:**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ACCEPTING A GRANT FROM THE FEDERAL TRANSIT ADMINISTRATION, AN OPERATING ADMINISTRATION OF THE UNITED STATES DEPARTMENT OF TRANSPORTATION, FOR FEDERAL TRANSPORTATION ASSISTANCE AUTHORIZED BY 49 U.S.C. CHAPTER 53, TITLE 23, UNITED STATES CODE, OR OTHER FEDERAL STATUTES ADMINISTERED BY THE FEDERAL TRANSIT ADMINISTRATION; AND DESIGNATING THE CITY MANAGER, OR HIS DESIGNEE, AS AUTHORIZED GRANT OFFICIAL TO SIGN DOCUMENTS TO ADMINISTER AND IMPLEMENT THE GRANT.
Melanie Beaman, Transportation & Mobility Manager

B. **FIRST CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2381:** AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, AMENDING SECTIONS 5-351 AND 5-376 OF CHAPTER 5, ARTICLE VIII, DIVISION 11 OF THE SUGAR LAND CODE OF ORDINANCES REGARDING PRETREATMENT STANDARDS FOR USERS OF THE CITY'S WASTEWATER TREATMENT PLANTS
David Whittemore, Assistant Director of Utilities

C. **FIRST AND FINAL CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2391**: AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, APPROVAL OF THE FY2026 BUDGET AMENDMENT TO REDUCE REVENUES AND EXPENDITURES IN ALIGNMENT WITH THE ADOPTED PROPERTY TAX RATE OF $0.358827.
ShaLae Steadman, Director of Budget

XIII. City Council and City Manager Reports

In accordance with Texas Government Code section 551.0415, City Council Members and the City Manager may provide reports on items of community interest. No action, consideration or discussion will occur regarding these reports.

XIV. Adjournment

The Mayor and City Council reserve the right, upon motion, to suspend the rules to consider business out of

the posted order. In addition to any Executive Session listed above, the City Council reserves the right to adjourn into Executive Session at any time during this meeting for the purpose of consultation with the Attorney as authorized by Texas Government Code Sections 551.071 to discuss any of the matters listed above.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary, (281) 275-2730. Requests for special services must be received 48 hours prior to the meeting time. Reasonable accommodations will be made to assist your needs.

The agenda and supporting documentation is located on the City Website under meeting agendas.

Posted on this 15th day of October at 5:00 p.m.
Amended and Posted on this 15th Day of October at 6:00 p.m.
Amended and Posted on this 17th Day of October at 4:00 p.m.