City of Sugar Land

City Council Agenda

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

Tuesday, February 17, 2026
City Council Meeting
City Council Chambers
5:30 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. Invocation

Carol McCutcheon, Mayor

IV. Pledges of Allegiance

Carol McCutcheon, Mayor

V. 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.

VI. 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 approval of the minutes of the February 3, 2026, meeting.
Linda Mendenhall, City Clerk

B. **MEMORANDUM OF UNDERSTANDING WITH FORT BEND COUNTY**
Consideration of and action on the memorandum of understanding between the City of Sugar Land and Fort Bend County regarding the Urban Areas Security Initiative Program equipment.
Jarred Thomas, Emergency Management Administrator

C. **OPTION AGREEMENT WITH MENESES ENTERPRISES, LLC**
Consideration of and action on authorization of an Option Agreement with Meneses Enterprises, LLC., for the design of a new aircraft hangar on parcel one at the General Aviation Complex at Sugar Land Regional Airport, establishing key lease terms for future construction and expansion of aircraft based operations.
Joseph Fairley, Airport Leasing Coordinator

VII. Contracts and Agreements

A. **SUB-SPONSORSHIP WITH FORT BEND COUNTY**
Consideration of and action on a sub-sponsorship agreement with Fort Bend County for $250,000 to support Sugar Land's FIFA World Cup 2026–related tourism and economic development efforts; and authorization of a Budget Amendment in the amount of $250,000 to revenues and expenditures.
Alison Brooks, Assistant Director of Tourism

B. **AGREEMENT WITH SUGAR LAND TOWN SQUARE POA**
Consideration of and action on an agreement with Rebees Management Company to plan and execute Official Houston Host City World Cup 2026 public watch parties in Sugar Land Town Square, funded through the Hotel Occupancy Tax and Special Event funds.
Alison Brooks, Assistant Director of Tourism

VIII. Audited Financial Statement

A. **FY 2025 FINANCIAL REPORT AND AUDITOR'S OPINION**
Consideration of and action to receive for filing the audited Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2025, prepared by Weaver and Tidwell, LLP, including the independent auditor's opinion and single audit compliance report.
Elvia Garza, Controller

IX. 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.

X. 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 11th day of February, 2026 at 4:00 P.M.

City Council Agenda Request
February 17, 2026

Agenda Request No: VI.A.

Agenda of: City Council Meeting

Initiated by: Ashley Newsome, Deputy City Clerk

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:
MINUTES
Consideration of and action on the approval of the minutes of the February 3, 2026, meeting.

Recommended Action:
Approval of the minutes of the February 3, 2026, meeting.

Executive Summary:

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments
1. 2.3.26 City Council minutes

City of Sugar Land

City Council Minutes

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

Tuesday, February 3, 2026
City Council Meeting Minutes
City Council Chamber
5:30 PM

I. Attention

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II. Call to Order

QUORUM PRESENT
Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, and Carol McCutcheon were present.

III. Invocation

Council Member Rick Miller

IV. Pledges of Allegiance

Council Member Rick Miller

V. Recognition

A. BLOOMBERG PHILANTHROPIES WHAT WORKS CITIES GOLD CERTIFICATION
Shayla Lee, Director of Strategic & Government Affairs

B. BOARDS AND COMMISSION SERVICE RECOGNITION
Carol McCutcheon, Mayor

VI. Public Comment

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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.

A member of the public addressed the City Council: Susan Fortenberry spoke regarding agenda item VIII. A.

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 approval of the minutes of the January 20, 2026 meeting.
Linda Mendenhall, City Clerk

A motion to **Approve the consent agenda items A through L**, was made by Rick Miller and seconded by Sanjay Singhal; the motion **Passed**.
Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

B. **PUBLIC RELATIONS MARKETING PROGRAM CONTRACT**
Consideration of and action on the authorization of a contract with Lou HammondGroup for the Sugar Land Office of Economic Development and Tourism and Department of Redevelopment for Public Relations in the amount of $190,000 for Public Relations Services, with costs split equally among the Hotel Occupancy Tax (HOT) Fund, Sugar Land 4B Corporation (SL4B), and Sugar Land Development Corporation (SLDC).
Jordan Cutler, Senior Marketing Manager, Emily Pollard, Communications Manager

C. **CONTRACT WITH ARDURRA GROUP, INC.**
Consideration of and action on the authorization of a professional design services contract with Ardurra Group, Inc. for design phase services for the Surface Water Treatment Rehabilitation Phase 2 Project, CSW2601, in the amount of $427,526.25.
Timothy Jahn, Senior Engineering Manager

D. **CONTRACT WITH A&S ENGINEERS, INC.**
Consideration of and action on the authorization of a professional design services contract with A&S Engineers, Inc. for design phase services for the Water Distribution Rehabilitation, CWA2606, in the amount of $286,000.00.
Timothy Jahn, Senior Engineering Manager

E. **CONTRACT WITH UKG KRONOS SYSTEMS LLC**
Consideration and action on the authorization of the purchase of 36-month UKG timekeeping and scheduling software subscriptions in the amount of $108,365 via Omnia Master Agreement No. 24-6833 and the Governmental Rider with UKG Kronos Systems LLC.
Jesse Huang, Police Captain

F. **SECOND CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2399:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE AIRPORT COMMUNITY HANGAR RENTAL FEE TO $0.75 PER SQUARE FOOT PER MONTH, WITH A MINIMUM MONTHLY CHARGE OF $1,237.50.
ShaLae Steadman, Director of Budget

G. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-05**: 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, OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION, FOR THE FISCAL YEAR (FY) 2027 RIFLE-RESISTANT BODY ARMOR GRANT PROGRAM FUNDED THROUGH BG-RIFLE RESISTANT BODY-ARMOR GRANT PROGRAM (GRANT) TO FUND RIFLE RESISTANT BODY ARMOR (GRANT #5406702); DESIGNATING THE CITY MANAGER AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT;
Gregory Suter, Police Captain - Staff Services Bureau

H. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-06:** 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, OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION, FOR THE JUVENILE JUSTICE & YOUTH DIVERSION GRANT PROGRAM, FY2027 ("GRANT") (GRANT #5720001) TO IMPROVE THE JUVENILE JUSTICE SYSTEM; DESIGNATING THE CITY MANAGER AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT AND THE CONTROLLER AS THE FINANCIAL OFFICER.
Kendra Beverly, Municipal Court Administrator

I. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-07:** 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, OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION, FOR THE PEACE OFFICER MENTAL HEALTH PROGRAM, FY2027 ("GRANT") (GRANT #5734701) TO FUND MENTAL HEALTH SERVICES FOR PEACE OFFICERS; DESIGNATING THE CITY MANAGER AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT AND THE CONTROLLER AS THE FINANCIAL OFFICER.
Gregory Suter, Police Captain - Staff Services Bureau

J. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-08:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE U.S. DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, THROUGH THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION, FOR THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM (JAG), CRIMINAL JUSTICE GRANT PROGRAM, FY2027 ("GRANT") (GRANT #5735001); DESIGNATING THE CITY MANAGER AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT AND THE CONTROLLER AS THE FINANCIAL OFFICER.
Gregory Suter, Police Captain - Staff Services Bureau

K. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-09:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING THE SUBMISSION OF A GRANT APPLICATION TO THE U.S. DEPARTMENT OF JUSTICE, BUREAU OF JUSTICE ASSISTANCE, THROUGH THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION, FOR THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM (JAG), CRIMINAL JUSTICE GRANT PROGRAM, FY2027 ("GRANT") (GRANT #5736101); DESIGNATING THE CITY MANAGER AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT AND THE CONTROLLER AS THE FINANCIAL OFFICER.
Gregory Suter, Police Captain - Staff Services Bureau

L. **SECOND CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2400:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING PARTICIPATION IN THE TEXAS ENTERPRISE ZONE PROGRAM AND NOMINATING APPLIED OPTOELECTRONICS, INC. AS AN ENTERPRISE PROJECT.
Jennifer Alexander, Business Development Manager

VIII. Ordinances and Resolutions

A. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-11:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ADOPTING THE IMPERIAL HISTORIC DISTRICT VISIONING STATEMENT AND GUIDING PILLARS.
Jessica Huble, Assistant Director of Redevelopment

Jessica Huble, Assistant Director of Redevelopment, gave a presentation, made comments, and answered questions from the Council.
A motion to **Approve Resolution No. 26-11**, was made by Suzanne Whatley and seconded by Jim Vonderhaar; the motion **Passed**.
Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

IX. 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.

Mayor McCutcheon and the City Council gave comments and reported on events and activities attended. Michael Goodrum, City Manager, gave comments and reported on events and activities attended.

RECESS: Mayor McCutcheon recessed the meeting into closed executive session at 6:14 p.m.

X. 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

XI. Adjournment

No further business was discussed, and the meeting was adjourned at 6:14 p.m.

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Linda Mendenhall, City Clerk

City Council Agenda Request
February 17, 2026

Agenda Request No: VI.B.

Agenda of: City Council Meeting

Initiated by: Jennifer Umali, Administrative Coordinator

Presented by: Jarred Thomas, Emergency Management Administrator

Responsible Department: Police

Agenda Caption:
MEMORANDUM OF UNDERSTANDING WITH FORT BEND COUNTY
Consideration of and action on the memorandum of understanding between the City of Sugar Land and Fort Bend County regarding the Urban Areas Security Initiative Program equipment.

Recommended Action:
The Sugar Land Police Department recommends City Council approve the memorandum of understanding between the City of Sugar Land and Fort Bend County regarding the Urban Areas Security Initiative Program equipment.

Executive Summary:
Fort Bend County was the sub-recipient of a sub-award received from the Urban Areas Security Initiative (UASI) Program, which is a part of the DHS Homeland Security Grant Program, and with said award Fort Bend County purchased certain federally controlled equipment ("equipment"), as defined by FEMA Grants Program Directorate Bulletin No. 407a, which was used by local law enforcement and emergency response agencies of Fort Bend County to enhance the capability of local agencies to prepare for, prevent, respond to, mitigate and recover from threats or incidents of terrorism.

Fort Bend County desires to transfer certain equipment that is no longer needed by the county and the City of Sugar Land has a current need and use for the equipment and agrees to maintain and use the equipment in a manner for which it was originally acquired.

Given the nature of the federally controlled equipment and the potential impact on communities, the State of Texas has imposed controls on the acquisition, use, transfer and disposition of said equipment in compliance with federal law, 2 C.F.R. Part 200. Fort Bend County, as the grant sub-recipient, has been authorized by the State of Texas, Office of the Governor ("OOG"), Homeland Security Grants Division ("HSGD") to transfer or dispose of the equipment pursuant to a memorandum of understanding with no further obligation to HSGD. The Texas Government Code, Chapter 791, authorizes local government entities to enter into contractual agreements

with each other, with the State of Texas, and with administrative agencies of the state for governmental functions and services to increase their efficiency and effectiveness. Fort Bend County is a local governmental entity of the state, as defined in Texas Government Code, Section 791.003; and the City of Sugar Land is a governmental body, as defined by Texas Government Code, Section 791.003, and is a unit within the National Incident Management System ("NIMS") structure.

Subsequently, Fort Bend County and the City of Sugar Land have the authority to enter into this Agreement, and are each entering into this Agreement by the action of its governing body in the appropriate manner prescribed by law. The Parties desire to enter into an agreement to coordinate the transfer of certain equipment, set forth expectations and responsibilities of the Parties to ensure the respective parties' understanding and acknowledgment of the transfer process, responsibilities of the receiving party, and use and maintenance requirements, and ensure record retention and proper procedure for the return of the equipment to Fort Bend County if this Agreement is terminated or the equipment is no longer needed by the City of Sugar Land.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. UASI Equipment MOU 1-8-25

STATE OF TEXAS §
§
COUNTY OF FORT BEND §

MEMORANDUM OF UNDERSTANDING BETWEEN FORT BEND COUNTY, TEXAS AND THE CITY OF SUGAR LAND, TEXAS

This Memorandum of Understanding ("Agreement") is made and entered into by and between Fort Bend County, Texas ("COUNTY"), a body corporate and politic under the laws of the State of Texas, acting by and through its Commissioners Court on behalf of the Fort Bend County Office of Homeland Security and Emergency Management Department ("HSEM"), and the City of Sugar Land, Texas ("PARTICIPATING AGENCY"), a home-rule municipality, hereinafter referred to collectively as "Parties."

RECITALS:

WHEREAS, COUNTY was the sub-recipient of a sub-award received from the Urban Areas Security Initiative (UASI) Program, which is a part of the DHS Homeland Security Grant Program, and with said award COUNTY purchased certain federally controlled equipment ("equipment"), as defined by FEMA Grants Program Directorate Bulletin No. 407a, which was used by local law enforcement and emergency response agencies of Fort Bend County to enhance the capability of local agencies to prepare for, prevent, respond to, mitigate and recover from threats or incidents of terrorism; and

WHEREAS, COUNTY desires to transfer certain equipment that is no longer needed by COUNTY; and

WHEREAS, PARTICIPATING AGENCY has a current need and use for the equipment and agrees to maintain and use the equipment in a manner for which it was originally acquired; and

WHEREAS, given the nature of the federally controlled equipment and the potential impact on communities, the State of Texas has imposed controls on the acquisition, use, transfer and disposition of said equipment in compliance with federal law, 2 C.F.R. Part 200; and

WHEREAS, COUNTY, as the grant sub-recipient, has been authorized by the State of Texas, Office of the Governor ("OOG"), Homeland Security Grants Division ("HSGD") to transfer or dispose of the equipment pursuant to a memorandum of understanding with no further obligation to HSGD; and

WHEREAS, Texas Government Code, Chapter 791, authorizes local government entities to enter into contractual agreements with each other, with the State of Texas, and with administrative agencies of the state for governmental functions and services to increase their efficiency and effectiveness; and

WHEREAS, COUNTY is a local governmental entity of the state, as defined in Texas Government Code, Section 791.003; and

WHEREAS, PARTICIPATING AGENCY is a governmental body, as defined by Texas Government Code, Section 791.003, and is a unit within the National Incident Management System ("NIMS") structure; and

WHEREAS, COUNTY and PARTICIPATING AGENCY have the authority to enter into this Agreement, and are each entering this Agreement by the action of its governing body in the appropriate manner prescribed by law; and

WHEREAS, the Parties desire to enter into an agreement to coordinate the transfer of certain equipment, set forth expectations and responsibilities of the Parties to ensure the respective parties' understanding and acknowledgement of the transfer process, responsibilities of the receiving party, and use and maintenance requirements, and ensure record retention and proper procedure for the return of the equipment to COUNTY if this Agreement is terminated or the equipment is no longer needed by the PARTICIPATING AGENCY;

NOW, THEREFORE, in consideration of the mutual promises herein contained, the parties understand, acknowledge and agree as follows:

AGREEMENT:

1. Recitals. The recitals set forth above are incorporated herein by reference and made a part of this Agreement.

2. Grant-Funded Equipment. COUNTY was the sub-recipient of a sub-award received from the Urban Areas Security Initiative (UASI) Program, which is a part of the DHS Homeland Security Grant Program, and with said award COUNTY purchased certain federally controlled equipment ("Equipment"), which was used by local law enforcement and emergency response agencies of Fort Bend County to enhance the capability of local agencies to prepare for, prevent, respond to, mitigate and recover from threats or incidents of terrorism.

3. Transfer of Grant-funded Equipment. COUNTY may transfer certain Equipment (as described above) to PARTICIPATING AGENCY from time to time to support state and local efforts to prevent terrorism and other catastrophic events. The Parties agree that should such transfer of Equipment from COUNTY to PARTICIPATING AGENCY be desired, that any such transfer of Equipment shall be made in accordance with the terms and conditions of this Agreement.

4. Equipment Custody Receipt. The Parties further agree, that upon transfer of the Equipment, COUNTY and PARTICIPATING AGENCY shall execute an Equipment Custody Receipt, similar to the form attached as Exhibit A and incorporated by reference, which provides an adequate description of the property, including the condition of the Equipment at the time of transfer. The Parties agree that the Equipment Custody Receipt is just a property inventory control

form that can be executed by the authorized representative(s)/department/office of COUNTY and PARTICIPATING AGENCY responsible for the transfer or receipt of and management of the Equipment without further approval of either governing body.

5. Responsibilities of PARTICIPATING AGENCY.

a. PARTICIPATING AGENCY agrees to comply with the Grant Assurances for Urban Area Security Initiative Strategic Plan solely to the extent such requirements are expressly applicable to custodial use of the Equipment and do not impose subrecipient or grant administration obligations on PARTICIPATING AGENCY.

b. PARTICIPATING AGENCY agrees that all Equipment, supplies, and training funded through the UASI program is for the mutual benefit of the Houston UASI Region and not for the exclusive benefit of the Participating Agency.

c. PARTICIPATING AGENCY agrees that all Equipment, supplies, and technical expertise developed through training funded by the UASI program is to be made available for emergency use through established mutual aid systems, established mutual aid agreements, or made reasonably available through a valid request by a member jurisdiction or organization of the Houston UASI.

d. PARTICIPATING AGENCY agrees to maintain the adoption and implementation of (the National Incident Management System) NIMS.

e. PARTICIPATING AGENCY, without waiving any immunity or limitation of liability, and only to the extent permitted by law, agrees to defend, indemnify, and hold harmless the COUNTY, its agents, officers, and employees from and against all liability arising out of the Participating Agency 's acts or omissions under this Agreement.

f. PARTICIPATING AGENCY acknowledges and agrees that PARTICIPATING AGENCY will be responsible for all aspects of the Equipment including, but not limited to, maintaining the Equipment' records, physical inventory, control system, and maintenance procedures while the Equipment is in the care, custody, possession and/or control of PARTICIPATING AGENCY.

g. PARTICIPATING AGENCY agrees while the Equipment is in the care, custody, possession and/or control of PARTICIPATING AGENCY, PARTICIPATING AGENCY shall use the Equipment to support homeland security, emergency operations planning activities and/or in any other manner for which it was originally acquired.

h. PARTICIPATING AGENCY agrees to maintain a complete and up-to-date Equipment inventory and to conduct a semi-annual physical inventory while in possession of the Equipment.

i. PARTICIPATING AGENCY agrees that, upon request, the Equipment inventory and any related documentation shall be made accessible for review by the U.S. Department of Homeland Security, ODP, TDEM, H-GAC, Fort Bend County HSEM, Fort Bend County Auditor's office or other necessary authorities in accordance with existing grant requirements. Nothing in this section is intended to preclude the production of documentation in electronic format, nor is anything intended to require the PARTICIPATING AGENCY to physically deliver the documentation.

j. PARTICIPATING AGENCY is accepting the Equipment "AS IS" and agrees to report any faults or problems with the Equipment within 48 hours after initial operational inspection.

k. PARTICIPATING AGENCY agrees, to the extent practicable, to store Equipment in a designated and secure site(s) that are free from weather and other conditions, which may degrade Equipment and/or impacts its intended use, except to the extent that the Equipment is in use and maybe subject to those conditions.

l. PARTICIPATING AGENCY agrees to exercise reasonable care in the use of the Equipment and to perform routine, day-to-day maintenance and monitoring consistent with the manufacturer's recommendations and PARTICIPATING AGENCY's standard practices for similar municipal equipment. PARTICIPATING AGENCY shall be responsible for obtaining and maintaining any applicable licenses or permits required solely for its lawful use of the Equipment while in its custody. Nothing in this subsection shall be construed to require PARTICIPATING AGENCY to perform capital repairs, major refurbishment, or replacement of the Equipment, or to guarantee functionality of the Equipment at all times.

m. PARTICIPATING AGENCY agrees to reimburse COUNTY for the reasonable cost of repairs to the Equipment necessitated by PARTICIPATING AGENCY's negligence, intentional act, or failure to exercise reasonable care while the Equipment is in its care, custody, possession, or control. Notwithstanding the foregoing, PARTICIPATING AGENCY is only obligated to reimburse COUNTY to the extent COUNTY is required to make a reimbursement under its grant, and in no event shall such reimbursement exceed the value of COUNTY's reimbursement requirement.

n. PARTICIPATING AGENCY shall maintain coverage for the Equipment while the Equipment is in its custody, possession, and or control in amounts and on terms consistent with PARTICIPATING AGENCY's coverage for similar municipal equipment. Such coverage shall be deemed to satisfy any insurance obligation under this Agreement. Nothing herein shall be construed to require PARTICIPATING AGENCY to obtain additional commercial insurance, name COUNTY as an additional insured, or provide a waiver of subrogation.

o. PARTICIPATING AGENCY agrees to pick up the Equipment from COUNTY at the following location: 307 Fort Street. Richmond, Texas 77469, within thirty (30) days of the signed Agreement, at a time mutually agreeable by the parties, at which time, COUNTY agrees to surrender the Equipment to the designated representative for PARTICIPATING AGENCY. At the time of the transfer, the designated Point of Contact for each agency shall sign an EQUIPMENT

CUSTODY RECEIPT, similar to the form attached hereto as EXHIBIT A, acknowledging transfer and receipt of the Equipment.

6. Title to Equipment. COUNTY shall retain all rights, title and interest in and to the Equipment while the Equipment is in the care, custody, possession and/or control of PARTICIPATING AGENCY. The Participating Agency shall not be deemed to be a subrecipient of the grant, and the Participating Agency will not be subject to the Grant requirements. To the extent necessary for the County to comply with its grant terms, the Participating Agency will assist the County with providing the documentation of the Equipment's use while on loan.

7. Retention of Documentation. The Parties shall each retain a copy of the fully executed AGREEMENT, the Equipment Custody Receipt, and any records concerning the Equipment for at least three (3) years following termination of this Agreement or disposal of the Equipment.

8. Term. This AGREEMENT commences on the date of the last Party's signature of execution and terminates when the Equipment is returned to COUNTY or otherwise disposed of at COUNTY's written direction, unless terminated earlier by either party as provided herein below.

9. Loss or Damage of Equipment. If the Equipment is lost, stolen, destroyed, or otherwise damaged beyond repair while in the care, custody, control and/or possession of PARTICIPATING AGENCY, PARTICIPATING AGENCY shall issue a certificate of loss/destruction/irreparable damage to County to satisfy any grant or insurance requirements.

10. Contact Information and Notice. Each party shall identify contact person(s) for purposes of implementing the terms of this AGREEMENT. All notices and communication under this AGREEMENT shall be in writing and must be delivered by hand, facsimile, or United States registered or certified mail, return receipt requested or delivered by any national overnight express delivery service, to the following addresses:

COUNTY Contact:	Fort Bend County Homeland Security & Emergency Management Attn: Emergency Management Coordinator 307 Fort Street Richmond, Texas 77469-7728 Tel: (281) 342-6185 Email: EOC@fbctx.gov AND Fort Bend County Attn: County Judge 401 Jackson Street, 1st Floor Richmond, Texas 77469
PARTICIPATING AGENCY	City of Sugar Land

Contact: P.O. Box 110
Sugar Land, Texas 77479
Email: jthomas@sugarlandtx.gov

AND

City of Sugar Land
Attn: City Manager
2700 Town Center Blvd N.
Sugar Land, Texas 77479

The parties may change their respective addresses and each may specify as its address any other address by providing at least fifteen (15) days written notice to the other party.

11. Termination. This Agreement may be terminated at any time during its term, for any reason, by either Party by giving thirty (30) days written notice of its intent to terminate to the other Party. PARTICIPATING AGENCY shall return any Equipment within 30 days of notice of termination by either party. If PARTICIPATING AGENCY is unable to return the Equipment, PARTICIPATING AGENCY shall give written notice to COUNTY of the reason as to why the Equipment is not being returned.

12. Grant Status Representation. COUNTY represents that it has received authorization from the applicable grant authority to place the Equipment in the custodial possession of the PARTICIPATING AGENCY pursuant to this Agreement and that no additional federal grant funding will be provided to PARTICIPATING AGENCY in connection with the Equipment.

13. Compliance with Laws and Regulations. The Parties shall observe and comply with all applicable federal, state, local, tribal, and territorial laws, rules, ordinances, and regulations in any manner affecting the performance of any obligations undertaken by this Agreement, including those now in effect and hereafter adopted. Any violation of said statutes, ordinances, rules or regulations shall constitute a material breach of this Agreement, and shall entitle COUNTY and PARTICIPATING AGENCY to terminate this Agreement immediately upon delivery of written notice of termination.

14. Non-Appropriation. It is specifically understood and agreed that COUNTY has not allocated any funds for any services to be provided or obligations to be met pursuant to this AGREEMENT and has no obligation to make any payments hereunder. Any party paying for the performance of governmental functions, services or obligations under this AGREEMENT must make those payments from current revenues available to the paying Party. In the event funds are needed to carry out any purpose of this AGREEMENT, and COUNTY has not appropriated or allocated such funds to carry out the purpose of this agreement, the sole remedy of COUNTY is to terminate this AGREEMENT.

15. Governing Law and Venue. The laws of the State of Texas govern all disputes arising out of or relating to this Agreement. The parties hereto acknowledge that venue is proper in Fort Bend County, Texas, for all legal actions or proceedings arising out of or relating to this Agreement

and waive the right to sue or be sued elsewhere. Nothing in the Agreement shall be construed to waive either Party's sovereign immunity.

16. Relationship of the Parties. This Agreement is not intended to and shall not create a partnership, joint venture or joint enterprise among the parties. It is understood and agreed by the parties that the personnel of one party shall not be considered employees, agents, partners, joint ventures, or servants of any other party to this Agreement. The Parties are undertaking governmental functions or services under this Agreement and the purpose hereof is solely to further the public good, rather than any pecuniary purpose. The Party undertaking work under this AGREEMENT shall control the direction, details and managements of such work.

17. No Third -Party Beneficiaries. The Parties do not intend that any specific third party obtain a right by virtue of the execution or performance of this Agreement.

18. Invalid Provision. If any of the provisions contained in this Agreement are deemed invalid, such invalidity will not affect the other provisions and the Agreement will be construed as if the invalid provision had never been contained in this Agreement.

19. No Assumption of Liability. No Party assumes the liability for the Equipment under the control of any other Party or for the actions of employees of any other Party. This Agreement is not intended to create any cause of action for the benefit of third parties.

20. Immunity as a Defense. No signatory hereto or participating agency has agreed to waive any defense, right, immunity, or other protection under law, including any statutory provision, by entering into this Agreement.

21. Audit and Inspection of Records. Upon request, PARTICIPATING AGENCY shall permit the authorized representatives of COUNTY to inspect and audit all data and records relating to the Equipment referenced in this Agreement. Each party shall keep its books and records available for this purpose for at least three (3) years after this Agreement terminates. In the event any record is needed to support any dispute or legal action, such records shall be maintained for a period of not less than three (3) years following the settlement of any such dispute or legal action.

22. Confidential Information. The Parties acknowledge that they are both subject to the Texas Public Information Act, TEX. GOV'T CODE ANN. §§ 552.001 et seq., as amended, and notwithstanding any provision in the Agreement to the contrary, each Party will make any information related to the Agreement, or otherwise, available to third parties in accordance with the Texas Public Information Act. Any proprietary or confidential information marked as such shall not be disclosed to any third party, except as directed by the Texas Attorney General in response to a request for such under the Texas Public Information Act, which provides for notice to the owner of such marked information and the opportunity for the owner of such information to notify the Attorney General of the reasons why such information should not be disclosed. The terms and conditions of the Agreement are not proprietary or confidential information.

23. Assignment. Any assignment or other transfer of this AGREEMENT or any part hereof without the express consent in writing of the other Parties shall be void and of no effect.

24. Entire Agreement. The entire understanding and agreement of the Parties is contained herein and no change in or modification, amendment or discharge of this AGREEMENT in any form whatsoever shall be valid or enforceable unless it is in writing and signed by all Parties.

25. Understanding, Fair Construction. By execution of this Agreement, the Parties acknowledge that they have read and understood each provision, term and obligation contained in this Agreement. This Agreement, although drawn by one party, shall be construed fairly and reasonably and not more strictly against the drafting party than the non-drafting party.

26. Execution. This AGREEMENT may be executed in multiple counterparts. Each counterpart is deemed an original. All counterparts together constitute one and the same instrument. Each party warrants that the undersigned is a duly authorized representative with the power to execute this AGREEMENT.

27. Electronic and Digital Signatures. The Parties to this Agreement agree that any electronic and/or digital signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as the use of manual signatures.

(EXECUTION PAGE FOLLOWS)

IN WITNESS HEREOF, the parties, or their authorized representatives, have herewith set their signatures as of the date written below. This AGREEMENT is not effective until executed by all necessary parties.

FORT BEND COUNTY, TEXAS

_____
KP George, County Judge

_____
Date

ATTEST:

_____
Laura Richard, County Clerk

APPROVED:

FORT BEND COUNTY
Office of Emergency Management

By: _____
Greg Babst,
Emergency Management Coordinator

Date: _____

CITY OF SUGAR LAND, TEXAS

_____
Michael W. Goodrum, City Manager

_____
Date

_____
Linda Mendenhall, City Clerk

APPROVED AS TO FORM:

EXHIBIT A

SAMPLE EQUIPMENT CUSTODY RECEIPT

EQUIPMENT CUSTODY RECEIPT

By execution of this Equipment Custody Receipt, the undersigned acknowledge and certify that the equipment described herein was acquired by Fort Bend County, Texas ("County") using funds awarded under the _____ (name and year of grant) and is being placed in the care, custody, and control of the City of Sugar Land, Texas ("City") pursuant to the Memorandum of Understanding between the parties. This Receipt documents custodial possession only and does not effect a sale, donation, gift, or transfer of ownership of the equipment. All rights, title, and interest in and to the equipment remain vested exclusively in County at all times. City agrees to use, safeguard, and maintain the equipment in accordance with the Memorandum of Understanding and any applicable written instructions provided by County and to use the equipment for purposes consistent with those for which it was originally acquired. City is not a grant subrecipient and does not assume responsibility for grant administration, reporting, closeout, or disposition requirements except as expressly set forth in the Memorandum of Understanding. The undersigned certify that they are duly authorized to execute this Receipt on behalf of their respective entities.

FORT BEND COUNTY HOMELAND SECURITY EMERGENCY MANAGEMENT
PARTNERING AGENCY EQUIPMENT LIST

HSEM Initials	Item #	PO #	Acquisition Date	Description	FBC Tag #	Serial #	Date Out	Date Returned
	1							
	2							
	3							
	4							

ACKNOWLEDGED AND RECEIVED:

FORT BEND COUNTY, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

CITY OF SUGAR LAND, TEXAS

By: _____
Name: _____
Title: _____
Date: _____

City Council Agenda Request
February 17, 2026

Agenda Request No: VI.C.

Agenda of: City Council Meeting

Initiated by: Mitchell Davies, Director of Aviation

Presented by: Joseph Fairley, Airport Leasing Coordinator

Responsible Department: Airport

Agenda Caption:
OPTION AGREEMENT WITH MENESES ENTERPRISES, LLC
Consideration of and action on authorization of an Option Agreement with Meneses Enterprises, LLC., for the design of a new aircraft hangar on parcel one at the General Aviation Complex at Sugar Land Regional Airport, establishing key lease terms for future construction and expansion of aircraft based operations.

Recommended Action:
Consideration of and action on authorization of an Option Agreement with Meneses Enterprises, LLC., to design a hangar on parcel 1 at the General Aviation Complex.

Executive Summary:
In July of 2025, a representative from Meneses Enterprises, LLC, notified Airport Management of their desire and intent to build a new hangar on airport property. Meneses Enterprises, LLC is the company that owns Meneses Law Firm, a local immigration law firm that leases an existing executive hangar at the General Aviation (GA) Complex.

Meneses Enterprises, LLC has been with the Sugar Land Regional Airport since 2024 and is a benefit to the airport with their fuel sales from two based jets and is aligned with our long-term vision for the Airport by expanding their operational activity and based aircraft. They have a Phenom 300 in their current hangar and in December 2025 they bought a Gulfstream G550, which is currently kept in the Community Hangars owned by the Airport. Meneses fuel sales since bringing their aircraft to Sugar Land Regional Airport totals over $79,000.00.

This option agreement allows for the design of a new aircraft hangar on undeveloped property known as "Parcel 1" at the GA Complex, which is adjacent to the existing Meneses hangar ramp. The additional hangar would allow for fleet expansion and sub-leasable space for other tenants. The agreement includes an initial term of 180 days at no cost, with three optional extensions up to 270 additional days for $1,020.00 per extension.

The option agreement establishes key terms of the land lease, including an initial lease term of 30 years at $0.64/SQFT with CPI adjustments and two 10-year conditional extension options. This option agreement has been drafted by Legal and signed by Meneses. Airport staff attended the Finance Audit committee on February 10, 2026, to review the terms of the option agreement and answer any questions. Prior to construction of the hangar, a land lease must be brought to City Council for consideration.

Airport staff recommends approval of an option agreement between the City of Sugar Land and Meneses Enterprises, LLC.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. Signed Meneses Option Agreement

GROUND LEASE OPTION AGREEMENT

THIS GROUND LEASE OPTION AGREEMENT ("Agreement") is entered into as of the latest of the dates signed by parties hereto (the "Effective Date") by and between THE CITY OF SUGAR LAND, TEXAS, whose address is 2700 Town Center Blvd. N., Sugar Land, Texas 77479 ("Grantor") and MENESES ENTERPRISES, LLC. ("Grantee"), whose address is 2900 North Loop West Suite 300 Houston, Texas 77092.

RECITALS

WHEREAS, Grantor is the fee owner of the real property commonly referred to as the Sugar Land Regional Airport ("Airport"), located at 12888-B Highway 6 South, Sugar Land, Texas, 77498, which includes approximately 0.8789 acres referred to as EAST GENERAL AVIATION COMPLEX LEASE SITE No. 1 (the "Land") and The Ramp, as shown and described on Exhibit "A" attached hereto; and

WHEREAS, Grantee desires to develop and construct a corporate aviation hangar and parking lot for general and executive aviation operations, including office, reception, conference, and warehouse storage and any other legal purposes, on the Land; and

WHEREAS, Grantee desires to obtain, and Grantor desires to grant to Grantee an exclusive option to lease the Land, subject to and upon the terms and conditions set forth herein; and

NOW THEREFORE, in consideration of the Option Price (as defined below) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee hereby agree as follows:

AGREEMENT

1. Grant of Option. Grantor hereby grants to Grantee an exclusive option (the "Option") for Grantee to lease the Land from Grantor on the terms set forth herein. This Option may be exercised in accordance with the terms and conditions set forth herein. Grantor agrees to not enter into any agreements, conveyances, leases, purchase agreements, options, or other contractual or real estate interests in the Land whatsoever during the Option Term (as herein defined).

2. Term of Agreement and Option. The initial term of the Option (and this Agreement) commences on the Effective Date and terminates one hundred and eighty (180) days thereafter (the "Initial Option Term"). Grantee may request up to three (3) additional ninety (90) day extensions ("Option Term Extension 1", "Option Term Extension 2", and "Option Term Extension 3", collectively the "Option Term Extensions"). Grantee's requests to exercise the Option Term Extensions shall be made in writing to the City no less than thirty (30) days prior to the expiration of the then-current term (each an "Extension Request").

3. Termination. Grantor may terminate the Option (and this Agreement) prior to expiration of the Option Term for reasons including, but not limited to: (i) Grantor's determination that proceeding is not in the best interest of the Airport or the public; (ii) Grantor's determination that the cost to remediate environmental impacts to the Land, if any, from the relocation of the fuel farm

outweighs the benefits to Grantor from proceeding with the Option (and this Agreement); and/or (iii) Grantee's failure to pay the Option Price or other breach of this Agreement. In the event Grantor elects to terminate the Option (and this Agreement), Grantor will provide Grantee written notice at least fifteen (15) days prior to the date of such termination.

4. Option Consideration. Grantor and Grantee acknowledge and agree that:

a. No payment shall be due from Grantee to Grantor for the Initial Option Term (the "Initial Option Price"); and

b. If Grantee exercises one or more of the Option Term Extensions, Grantee shall pay Grantor One Thousand and 20/100 dollars ($1,020.00) for each extension (the "Option Extension Price"). Each payment shall be made to Grantor at the time Grantee submits the relevant Extension Request; and

(Collectively, the Initial Option Price and the Option Extension Price, are the "Option Price"). Payment of the Option Price by Grantee to Grantor, together with the mutual promises and covenants made herein, provide valuable consideration for the Option granted herein. The Option Price shall not be refundable.

5. Manner of Exercising Option. Grantee may exercise this Option by delivering to Grantor, at any time during the Option Term, a written notice (the "Option Notice") advising Grantor of Grantee's election to exercise the Option. The Option Notice shall state that the Option is thereby exercised by Grantee. The leasing of the Land by Grantee shall occur on a date designated by Grantee in the Option Notice that is no more than ninety (90) days from the date of the exercise of the Option (the "Initial Lease Date"). The form of lease shall be as negotiated and agreed to by Grantor and Grantee during the Option Term. If Grantee fails to submit such Option Notice prior to the expiration of the Option Term, this Option shall expire and neither Grantor nor Grantee shall have any further obligations under this Agreement.

6. Ground Lease Provisions. The lease between the parties for the Land is hereinafter referred to as the "Ground Lease". The terms and provisions of the Ground Lease for which this Option is granted will be negotiated during the Option Term, but the Ground Lease will include, among other terms:

a. An initial term of thirty (30) years with the option to extend for two additional ten (10) year terms;

b. A lease rate of $0.64/sq. ft. per year, with CPI Adjustments every year and market appraisal every five (5) years;

c. No security deposit will be required;

d. Ten percent (10%) of Grantee's original capital investment (in no event to exceed $5,000,000.00) shall be through Airport-approved capital investment into the facility, leased premises or other Airport areas as mutually agreed to by both parties. Any capital

invested over the lease term shall qualify for the capital investment threshold;

e. At the end of the lease term, including any extension(s), ownership of all improvements on the leased premises will revert to Grantor;

f. During the lease term, Grantee will have uninterrupted access to, and use of, the General Aviation Complex Ramp for access to the Airport's taxiways and runway. Provided, however, there may be times the Grantor may close the runway, and or taxiways, due to weather, maintenance, incidents/accidents, etc.;

g. The Ground Lease shall be in the standard form of ground lease generally used by Grantor;

h. Grantee shall be responsible for its own taxes related to its improvements; and

i. The Ground Lease will include language required by Tex. Gov't Code Sec. 2252.909, which requires Grantor's leases to include language stating that any construction on the leased property must be bonded and that the Grantee must notify Grantor before construction begins so that Grantor may have an opportunity to verify the bonds.

Ground Lease terms that remain to be negotiated include the potential for the Ground Lease to be assigned to a synthetic lease entity and parking.

7. Due Diligence. Grantee shall have the right at any time during the Option Term to make a physical inspection and assessment of the Land, including, without limitation, surveys, soil boring and analysis, Phase 1 environmental audits, and the like, upon not less than twenty-four (24) hours' prior written notice to Grantor, which may be given by email. Notwithstanding anything to the contrary contained in the foregoing, Grantee shall not make drillings or borings on the Land without first obtaining the prior written consent of Grantor, which consent shall not be unreasonably withheld. All such testing shall be at Grantee's sole expense and shall not interfere with the reasonable operations of the Land. Further, Grantee shall be solely responsible for returning the Land to the same pre-testing condition in a reasonable timeline after any performed tests. Grantee agrees to: (a) repair any damage to the Land caused by such inspections, tests, studies, examinations and investigations; (b) pay for and keep in full force and effect comprehensive or general liability insurance with coverage limits of not less than One Million Dollars ($1,000,000) for bodily injury, personal injury, death and property damage; and (c) indemnify, defend and hold Grantor harmless for, from and against any and all claims and expenses arising or resulting from such inspections, tests, studies, examinations and investigations, excluding, however, any of the foregoing caused by the willful misconduct of Grantor, its invitees or Grantor's employees, agents, representatives or any third party engaged by Grantor. Grantee's obligations under this Section 7 shall survive the termination of this Agreement.

8. Publicity. Grantor and Grantee will coordinate, control, and mutually approve all press releases and related public relations related to the Option (and this Agreement).

9. Assignment of Option. Neither party may assign its rights under this Agreement except with the prior written consent of the other party, which consent may be given or withheld in such party's sole and absolute discretion. Any assignment or attempted assignment in violation of this Section

9 shall be null and void and shall constitute a default by the assigning party.

10. Notices. Any notice pursuant hereto shall be given in writing by: (a) personal delivery; (b) expedited delivery service with proof of delivery; (c) United States Mail, postage prepaid, registered or certified mail, return receipt requested; or (d) email transmission (provided that such email transmission is confirmed by expedited delivery service or by mail in the manner previously described) sent to the intended addressee at the address set forth below, or to such other address in the continental United States or to the attention of such other person as the addressee shall have designated by written notice sent in accordance herewith, and shall be deemed to have been given either at the time of personal delivery, or, in the case of expedited delivery service or mail, as of the date of first attempted delivery at the address and in the manner provided herein, or, in the case of email or facsimile transmission, upon receipt. Unless changed in accordance with the preceding sentence, the addresses for notices given pursuant hereto shall be as follows:

If to Grantor:	City of Sugar Land 2700 Town Center Blvd. N. Sugar Land, TX 77479 Attn: City Manager Email: mgoodrum@sugarlandtx.gov
With a copy to:	City of Sugar Land 2700 Town Center Blvd. N. Sugar Land, TX 77479 Attn: Director of Aviation Email: mdavies@sugarlandtx.gov
If to Grantee:	Meneses Enterprises, LLC. 2900 North Loop West Suite 300 Houston, TX 77092 Attn: JC Meneses Email: jc.meneses@meneses.law
With a copy to:	Meneses Enterprises, LLC. 2900 North Loop West Suite 300 Houston, TX 77092 Attn: Adam Hailey Email: adam.hailey@jetaviation.com

11. Miscellaneous.

a. Law Governing and Venue. The laws of the State of Texas govern this Agreement and no lawsuit may be prosecuted on this Agreement except in a court of competent jurisdiction located in Fort Bend County, Texas.

b. Severability. Should any provision of this agreement be or become invalid, void, illegal or unenforceable, it shall be considered separate and severable from this Agreement, and the

remaining provisions shall remain in full force and effect and be binding upon the parties hereto as though such provisions had not been included.

c. Time is of the Essence. Time is of the essence with respect to all obligations to be performed hereunder.

d. Entire Agreement. No oral statements or prior written material not specifically incorporated herein shall be of any force or effect. Each party agrees that in entering into Agreement, it relies solely upon the representations and agreements contained in this Agreement and no others. This Agreement, including any exhibits attached hereto and made a part hereof, constitutes the whole agreement of the parties and shall in no way be constituted, modified or supplemented, except by a written agreement executed by both Grantor and Grantee.

e. Successor and Assigns. This Agreement is executed by, and shall be binding upon and inure to the benefit of, the parties hereto and each of their respective successors and assigns. None of the provisions of this Agreement shall be for the benefit of or enforceable by any other person.

f. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and together shall be deemed one and the same document.

g. Exhibits: The following exhibits are attached hereto and made a part hereof by reference:

Exhibit "A" – Land Description

[*Signature Pages Follow*]

GRANTOR:

CITY OF SUGAR LAND

By: _____
Name: Michael W. Goodrum
Its: City Manager
Date: _____

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me on _____, 2026, by Michael W. Goodrum, City Manager of the City of Sugar Land, on behalf of the City of Sugar Land.

_____
Notary Public, State of Texas
Notary's name (printed):

_____
Notary's commission expires:

_____

GRANTEE:

MENESES ENTERPRISES, LLC.

By: _____
Name: Julio Meneses
Its: President
Date: 1/12/2026

THE STATE OF Texas §
§
COUNTY OF Harris §

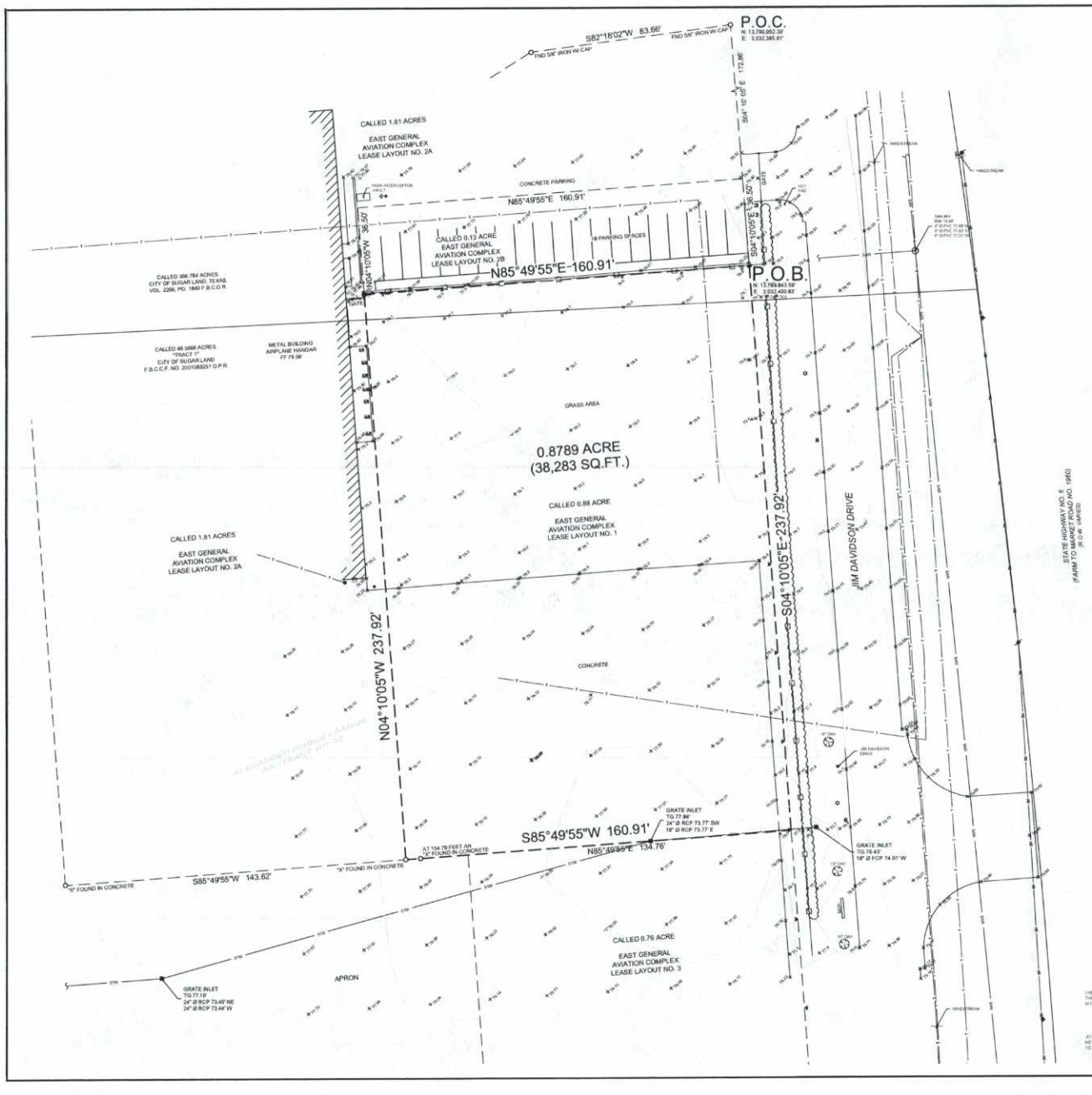
This instrument was acknowledged before me on January 12th, 2026, by Julio Meneses, President of Meneses Enterprises LLC., a Limited Liability corporation, on behalf of said corporation.

_____
Notary Public, State of Texas
Notary's name (printed):
Claudia Marquez
Notary's commission expires:
8/10/2029

CLAUDIA MARQUEZ
My Notary ID # 133259622
Expires August 10, 2029

EXHIBIT A

Land Description



LEGEND

AIR CONDITIONER	CONC	CONCRETE	
BOLLARD	ESMT.	EASEMENT	
CLEANOUT	F.B.C.C.F.	FORT BEND COUNTY CLERK'S FILE	
ELECTRIC BOX	F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS	
ELECTRIC RISER	F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS	
FIBER OPTIC CABLE MARKER	FL	FLOWLINE	
FIRE HYDRANT	FND	FOUND	
GATE/METAL POST	G	GUTTER	
GRATE INLET	IP	IRON PIPE	
TAXIWAY LIGHT	IR	IRON ROD	
IRRIGATION CONTROL VALVE	P.O.B.	POINT OF BEGINNING	
LIGHT POLE	P.O.C.	POINT OF COMMENCING	
POWER POLE	O.P.R.	OFFICIAL PUBLIC RECORDS	
PVC RISER	R.O.W.	RIGHT OF WAY	
SAMPLE WELL	SAN	SANITARY SEWER	
SANITARY MANHOLE	SQ. FT.	SQUARE FEET	
SIGN	TC	TOP OF CURB	
TELEPHONE PEDESTAL	TG	TOP OF GRATE	
WATER RISER			

20 10 0 20 40 80
SCALE IN FEET
1" = 20'

NOTES:

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. ALL COORDINATES SHOWN HEREON ARE IN GRID, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 0.999878169
2. ALL ELEVATIONS SHOWN HEREON ARE BASED ON SGR RM HOTEL, WITH AN ELEVATION OF 82.32 NAVD88 (GEOID 18), 2023 ADJ
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THE SURVEYOR HAS NOT ATTEMPTED TO ABSTRACT THE PROPERTY EASEMENTS, SETBACK LINES, AND RESTRICTIONS MAY EXIST WHICH ARE NOT SHOWN HEREON
4. THIS PROPERTY LIES IN SHADED ZONE "X" AS PER THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48157C 0255, EFFECTIVE DATE 04/02/2014
5. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TEXAS811 LOCATE REQUEST TICKET NO. 2555069640. UTILITY MARKINGS HERE LOCATED AT THE TIME OF SURVEY ARE SHOWN HEREON AND REASONABLE INTERPRETATION OF TRUSE. UNDERGROUND LINES IS SHOWN. UNDERGROUND GAS, COMMUNICATIONS, AND ELECTRICAL LINES CANNOT ALWAYS BE LOCATED AND MAY NOT ALL BE SHOWN ON THIS SURVEY. THE LOCATION OF UNDERGROUND UTILITY LINES IS BASED ON VISIBLE AND APPARENT EVIDENCE FOUND AND PROVIDED
6. THIS SURVEY PLAT IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EVEN DATE, WITHOUT WHICH THIS SURVEY IS INCOMPLETE

LINE LEGEND

OVERHEAD ELECTRIC	
UNDERGROUND TELEPHONE	
IRON FENCE	

TX811 TICKET RESPONSES
TICKET No. 2555069640

COMPANY NAME	CONTACT INFORMATION	STATUS
AT&T	USIC	CLEAR
HOUSTON PIPELINE COMPANY LP		NO RESPONSE
COMCAST HOUSTON		NO RESPONSE
CROWN CASTLE	800-654-3118	LOCATED
MCI		NO RESPONSE
WINDSTREAM	1-800-289-1901	LOCATED

NOTES:
1. ONLY UTILITY COMPANIES LISTED ON THE TX ONE CALL TICKET(S) ARE LISTED HERE, AND MAY NOT REPRESENT ALL UTILITIES PRESENT ON SITE.
2. UNLESS NOTED, ONE CALL UTILITIES ARE LIMITED TO QUALITY LEVEL C OR D, DEPENDING ON THE ACTION OF THE UTILITY OWNER.

I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON THE 3RD DAY OF SEPTEMBER, 2020

JOSE A. PEDRAZA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6806

01/07/2026

STATE OF TEXAS REGISTERED JOSE A. PEDRAZA 6806 PROFESSIONAL LAND SURVEYOR

PLAT OF SURVEY WITH TOPOGRAPHY OF 0.8789 ACRE (38,283 SQ. FT.)

SUGAR LAND REGIONAL AIRPORT
EAST GENERAL AVIATION COMPLEX
LEASE LAYOUT NO. 1
BEING OUT OF AND A PART OF A
CALLED 366.764 ACRES
(VOL. 2266, PG. 1840 F.B.C.D.R.)
BEING OUT OF AND PART OF A
CALLED 48.5866-ACRE TRACT
(F.B.C.C.F. NO. 2001083251 O.P.R.)
SITUATED IN THE
ALEXANDER HODGE LEAGUE, A-32
FORT BEND COUNTY, TEXAS

TEJAS SURVEYING
Pedraza Surveying, LLC
dba Tejas Surveying
1810 First Oaks Street, Suite 220
Richmond, Texas 77406
TBPELS Firm Reg. No. 10194389
Phone: (281) 240-9099
www.tejassurveying.com

SCALE: 1" = 20'	FIELD BOOK: #426	DATE: 01/07/2026
FILE No.:	ADDRESS: 12890-A HWY 6, SUGAR LAND, TEXAS 77498	
PHONE: (281) 240-9099	CAD FILE: 20-2505 EAST GENERAL AVIATION COMPLEX	JOB NO: 20-2505

City Council Agenda Request
February 17, 2026

Agenda Request No: VII.A.

Agenda of: City Council Meeting

Initiated by: Elizabeth Huff, Director of Economic Development and Tourism

Presented by: Alison Brooks, Assistant Director of Tourism

Responsible Department: Economic Development

Agenda Caption:
SUB-SPONSORSHIP WITH FORT BEND COUNTY
Consideration of and action on a sub-sponsorship agreement with Fort Bend County for $250,000 to support Sugar Land's FIFA World Cup 2026–related tourism and economic development efforts; and authorization of a Budget Amendment in the amount of $250,000 to revenues and expenditures.

Recommended Action:
Approval of receiving a $250,000 sub-sponsorship agreement with Fort Bend County and a corresponding budget amendment to revenues and expenditures.

Executive Summary:
Beginning in 2025, Fort Bend County started collecting Hotel Occupancy Tax (HOT). Since that time, our teams have been working collaboratively to identify opportunities for the County to support regional tourism initiatives and reinvest those HOT funds back into Sugar Land. With the FIFA World Cup 2026 approaching, this presents an ideal opportunity to align regional tourism efforts.

Through the proposed agreement, Fort Bend County would provide a $250,000 sub-sponsorship in support of Sugar Land's World Cup–related economic development and tourism efforts. These efforts are designed to increase awareness of Sugar Land as a destination, capitalize on increased visitation and economic activity within the city and the broader region and help offset costs associated with City-sponsored events and activations tied to the FIFA World Cup.

As a sub-sponsor, Fort Bend County would receive a package of benefits that includes visibility and branding opportunities tied to select World Cup events and initiatives led by Visit Sugar Land, as well as an invitation to one World Cup match to be used for business development and economic development efforts. These benefits are intended to recognize the County's support of regional tourism promotion.

We are excited about the opportunity to partner with Fort Bend County on our first sub-sponsorship agreement and see this as a positive step toward strengthening regional collaboration, maximizing the impact of World Cup-related investments, and reinvesting tourism funds back into Sugar Land.

The agreement was approved by the Fort Bend County Commissioners Court on January 22. Staff recommends approval of the Fort Bend County sub-sponsorship agreement and a budget amendment in the amount of $250,000 to revenues and expenditures in the Special Events Fund.

Budget

Expenditure Required: $0

Current Budget: $1,000,000

Additional Funding: $250,000

Funding Source: Fort Bend County HOT Funds

Account Number (ORG-OBJ-Project): 102-1177- 611000-FIFA

Attachments

1. 1.2 Sponsorship Agreement-Ft Bend County-FBC Signed

SPONSORSHIP AGREEMENT FOR ECONOMIC DEVELOPMENT SUPPORT

This Sponsorship Agreement for Economic Development and Tourism (the "Agreement") is made between the CITY OF SUGAR LAND, TEXAS ("City") and FORT BEND COUNTY ("Sponsor") as of the Effective Date (defined below).

RECITALS:

WHEREAS, on or about September 2, 2025, the City entered into that Host City Supporter Agreement with the Sports Authority Foundation, whereby the City was designated a Host City Supporter for FIFA World Cup 2026 (the "HCS Agreement"); and

WHEREAS, the HCS Agreement confers certain rights and benefits upon the City, related to FIFA World Cup 2026; and

WHEREAS, the City is authorized to extend certain FIFA World Cup 2026 related benefits to the Sponsor; and

WHEREAS, Sponsor wishes to provide financial support to the City, to sponsor its economic development efforts related to FIFA World Cup 2026; and

WHEREAS, Sponsor seeks to enhance and promote tourism and the convention and hotel industry in Fort Bend County through such sponsorship;

WHEREAS, in consideration of Sponsor's sponsorship of the City's economic development efforts related to FIFA World Cup 2026, the City agrees to provide certain benefits to and acknowledgments of the Sponsor; and

WHEREAS, the sponsorship is consistent with the values and purpose of the City; and

WHEREAS, the City expresses its appreciation to the Sponsor and accepts the sponsorship as provided in this Agreement;

NOW THEREFORE, in consideration of the mutual covenants and promises set forth herein, the City and the Sponsor agree as follows:

AGREEMENT:

1. **Recitals Incorporated.** The recitals set forth above are adopted and incorporated into this Agreement.

2. **Definitions.** In this Agreement:

   Agreement means this Sponsorship Agreement for Economic Development and Tourism.

   City means the City of Sugar Land, Texas.

Effective Date means the latest of the dates this Agreement is signed by the City and the Sponsor.

Host City means the City of Houston, Texas.

Sponsor means Fort Bend County.

Sponsor Benefits means the benefits granted to the Sponsor by the City in exchange for the Sponsorship Payment, as shown on Exhibit A attached hereto and incorporated herein by reference.

Sponsorship Payment means the payment made by the Sponsor to the City hereunder, in support of the City's economic development efforts related to FIFA World Cup 2026.

3. Term and Termination.

a. This Agreement is effective on the Effective Date and terminates on: (i) the date both parties have fulfilled all of their obligations hereunder; or (ii) termination of this Agreement by Sponsor or City, whichever occurs.

b. Either party may terminate this Agreement at any time, by providing not less than fifteen (15) days' prior written notice of the termination to the other party. In the event Sponsor elects to terminate the Agreement pursuant to this Section 3.b., the City will refund a portion of the Sponsorship Payment, to the extent any benefits hereunder have not yet been received by the Sponsor. If the Sponsor terminates this Agreement after all Sponsor Benefits have been received, then Sponsor will not be entitled to any refund of any portion of its Sponsorship Payment, and the City will have no obligation to refund any portion of the Sponsorship Payment.

c. Either party may terminate this Agreement at any time in the event of a material breach of this Agreement by the other party. If this Agreement is terminated due to the material breach of this Agreement by Sponsor, Sponsor will not be entitled to any refund of any portion of its Sponsorship Payment, and the City will have no obligation to refund any portion of the Sponsorship Payment. If this Agreement is terminated due to the material breach of this Agreement by the City, the City will return any unexpended portion of the Sponsorship Payment to the Sponsor, based on the Sponsor Benefits, if any, which remain outstanding. If no Sponsor Benefits remain outstanding as of the date of the termination by Sponsor, then Sponsor will not be entitled to any refund of any portion of its Sponsorship Payment, and the City will have no obligation to refund any portion of the Sponsorship Payment.

d. Either party may terminate this Agreement at any time if performance hereunder becomes impossible because of any act of God, war, earthquake, hurricane, fire, strike, accident, civil commotion, epidemic, pandemic, act of government, its agencies or offices, or any other cause beyond the control of the parties. In the event this Agreement is terminated due to an event of force majeure, the City will return any unexpended portion of the

Sponsorship Payment to the Sponsor, based on the Sponsor Benefits, if any, which remain outstanding. If no Sponsor Benefits remain outstanding as of the date of the force majeure, then Sponsor will not be entitled to any refund of any portion of its Sponsorship Payment, and the City will have no obligation to refund any portion of the Sponsorship Payment.

e. Notwithstanding anything to the contrary stated above, in the event of a termination under this Section 3, prior to any such termination the party seeking the termination or alleging a breach, agrees to provide written notice ("Notice") to the other party stating the termination or the specific failure or default and, if a party is alleging failure or default hereunder, providing the other party with the right to cure any such failure or default within ten (10) business days of receipt of Notice.

4. Sponsor Obligations.

a. Sponsor agrees to pay the Sponsorship Payment to the City, in the amount of $250,000.00 within thirty (30) days of the Effective Date of this Agreement. Sponsor's failure to pay the Sponsorship Payment to the City within in that timeframe will result in the immediate termination of this Agreement, with no further action required by the parties.

b. Sponsor grants to the City the non-exclusive right and license to use Sponsor's name and logo ("Sponsor Marks") in branding opportunities that are included as part of the Sponsor Benefits.

c. Sponsor acknowledges that one or more of the Sponsor Marks may be incidentally captured in photographs, audiovisual recordings and/or other forms of recordation by or on behalf of the City, or any other party authorized by the City (each an "Incidental Capture"). Incidental Capture of the Sponsor Marks by the City, shall not: (A) require any approval by Sponsor; (B) constitute an infringement of any of Sponsor's Marks; or (C) give rise to any claim by Sponsor for a breach hereof or damages, statutory fees or penalties, or injunctive or other relief.

d. Sponsor will obtain any necessary permissions to use logos, photographs, trademarks, trade names, copyrighted materials, or any other legally protected property it uses, or provides to the City for use, in any and all advertising and promotional materials related to this Agreement.

e. Sponsor will not suggest endorsement by association with the City in any commercial messages.

f. Sponsor will not suggest endorsement by, or association with, the Sports Authority Foundation or Fédération Internationale de Football Association of FIFA-Strasse 20 ("FIFA"), related to this Agreement or the benefits received by Sponsor hereunder.

5. City Obligations.

a. The City will provide the Sponsor with the Sponsor Benefits, which the parties agree

are commensurate with the value of the Sponsorship Payment.

b. The City is not responsible for any claims, costs, or damages that Sponsor may incur as result of delays, cancellation, or rescheduling of any Sponsor Benefits.

c. The City makes no representations or warranties regarding any benefits that may be received by Sponsor as a result of the Sponsorship, outside of the Sponsor Benefits.

d. The Sponsor's logo will not be placed on any City website(s) ending in ".gov".

6. Miscellaneous.

a. Entire Agreement. This Agreement represents the entire contract between the City and the Sponsor and supersedes all prior negotiations, representations, or contracts, either written or oral. This Agreement may be amended only by written instrument signed by both parties.

b. Subject to HCS Agreement. Any and all Sponsor Benefits conferred on the Sponsor hereunder are subject to the terms and conditions of the HCS Agreement. If it is determined that any of the Sponsor Benefits are disallowed under the HCS Agreement, the City will either: (1) refund the Sponsor that portion of the Sponsorship Payment equivalent to the value of the disallowed benefit; or (ii) replace the disallowed Sponsor Benefit with a benefit of similar value, as determined by the City in its sole discretion.

c. No Endorsement. This Agreement does not constitute an endorsement by the City of the Sponsor, or the Sponsor's services, products, or programs. Additionally, the Sponsor is not permitted to represent in any manner that such services, products, or programs have been endorsed by the City.

d. No Partnership. Nothing contained in this Agreement will create or be construed as creating a partnership, employment, joint venture, or agency relationship between the City and the Sponsor, and neither party will have the authority to bind the other in any respect.

e. Non-Exclusivity. The City does not award exclusive sponsorships nor establish exclusive relationships with sponsors. Sponsor will not imply that such preferential relationship exists between Sponsor and the City.

f. Non-Transferable. The Sponsorship is non-transferable.

g. Assignment. This Agreement may not be assigned.

h. Notices. All notices will be in writing and may be delivered by mail, in person, or by email. Notice sent by email must be followed up with a copy sent by regular mail, unless confirmation of the email's receipt by the intended recipient is received by the sender. Mailed notice is deemed received three days after the date of deposit in the United States mail. Unless otherwise provided in this Agreement, all notices will be delivered to the following addresses:

City:	City Manager City of Sugar Land P. O. Box 110 Sugar Land, Texas 77487 Email: mgoodrum@sugarlandtx.gov
With a copy to:	Director of Economic Development City of Sugar Land P. O. Box 110 Sugar Land, Texas 77487 Email: ehuff@sugarlandtx.gov
Sponsor:	Fort Bend County Attn: Carlos Guzman 245 Commerce Green Blvd, Suite 165 Sugar Land, Texas Email: Carlos.guzman@fortbendcountytx.gov

If either party changes its mailing or email address, it will notify the other party in writing of the change, as provided for in this section.

i. Compliance with Laws. All of Sponsor's rights are subject to any federal, state, and local laws and ordinances applicable to and during the Event. Sponsor agrees to comply with all such laws and ordinances, as well as any rules and regulations required by the City or previously provided to Sponsor.

j. Law Governing and Venue. The law of the State of Texas governs this Agreement and no lawsuit may be prosecuted on this Agreement except in a court of competent jurisdiction located in Fort Bend County, Texas.

k. Dispute Resolution Procedures. If any party disputes any matter relating to this Agreement, the parties agree to try in good faith, before bringing any legal action, to settle the dispute by submitting the matter to mediation before a third party who will be selected by agreement of the parties. The City will pay one-half and the Sponsor will pay one-half of the mediator's fees.

l. Waiver. A waiver of any breach of any of the provisions of this Agreement will not be construed as a continuing waiver of other breaches of the same or other provisions.

m. Severability. If a court finds or rules that any part of this Agreement is invalid or unlawful, the remainder of the Agreement continues to be binding on the parties.

n. Survival. The provisions of this Agreement that by their nature extend beyond termination or expiration of this Agreement survive such termination or expiration.

CITY OF SUGAR LAND, TEXAS

By: _____
Name: _____
Its: _____
Date: _____

SPONSOR:

By: KP George
Name: KP George
Its: County Judge
Date: January 22, 2026

Approved as to Form:
DAnn Shea Smith

Exhibits:
A – Sponsor Benefits

EXHIBIT A

Sponsor Benefits

In exchange for the Sponsorship Payment, and to the extent allowed by the HCS Agreement, the City hereby extends an invitation to the Sponsor to attend FIFA World Cup 2026 matches and events and, to that end, grants Sponsor the following benefits:

- 8 individual day passes for one (1) day to the Host City VIP hospitality space at the FIFA Fan Festival.
- 1 fiberglass soccer ball for participation in the Host City Art of Soccer campaign.
- Exclusive branding opportunities integrated across select World Cup–related events and initiatives, with specific activations to be determined..
- VIP access to an official watch party thrown by the City.
- Ten (10) orchestra tickets and suite lounge access to one (1) show at Smart Financial Centre Sugar Land (food and beverage included).
- One (1) private suite at a Space Cowboys game at Constellation Field in Sugar Land (food and beverage included).

City Council Agenda Request
February 17, 2026

Agenda Request No: VII.B.

Agenda of: City Council Meeting

Initiated by: Elizabeth Huff, Director of Economic Development and Tourism

Presented by: Alison Brooks, Assistant Director of Tourism

Responsible Department: Economic Development

Agenda Caption:
AGREEMENT WITH SUGAR LAND TOWN SQUARE POA
Consideration of and action on an agreement with Rebees Management Company to plan and execute Official Houston Host City World Cup 2026 public watch parties in Sugar Land Town Square, funded through the Hotel Occupancy Tax and Special Event funds.

Recommended Action:
Approval of an agreement between the City and the Sugar Land Town Square POA to produce watch parties in Sugar Land Town Square

Executive Summary:
As part of Sugar Land's designation as an official Houston World Cup 2026 Host City Supporter, Visit Sugar Land is working in partnership with the FIFA World Cup 2026™ Houston Host Committee to produce a series of public World Cup watch parties that will be recognized as Official Houston Host City Viewing Parties, reflecting Sugar Land's official participation in Host Committee supported World Cup activations. This agreement provides funding for Rebees Management Company to serve as the event planner for the watch parties. Funding will support the planning, execution, and overall operations of the watch parties, including costs related to event infrastructure, programming, staffing, and on-site management. Funds will be split between the Hotel Occupancy Tax fund ($400,000) and the Special Event fund ($480,000). These expenses are included as items that were approved as part of the FY26 operating budget and meant to support the execution of Visit Sugar Land's role as a Host City Supporter.

The proposed watch parties will be free and open to the public, with ticketing utilized solely for attendance management, safety, and operational planning. As Official Houston Host City Viewing Parties, the events will be branded and promoted through Houston Host Committee marketing channels, elevating Sugar Land's visibility as a Host City Supporter and integrating the watch parties into the region's official World Cup activation framework.

Sugar Land Town Square will serve as the location for Sugar Land's official public watch parties, offering a centralized, highly visible setting that supports walkability, and extended visitor activity, benefiting surrounding businesses. Each event will feature a large-scale outdoor viewing experience, soccer-themed entertainment, international food and beverage offerings, and family-friendly activities that celebrate the global spirit of the tournament and create a fan-centric atmosphere for residents and visitors alike.

These watch parties are a core component of Visit Sugar Land's broader tourism strategy focused on delivering a series of connected programming throughout the city during the World Cup. This strategy is designed to attract visitors to Sugar Land rather than surrounding Houston-area cities and to increase visitor length of stay by offering curated events, experiences, and activities beyond individual matches.

Programming will include 8 days of World Cup watch parties that will showcase 10 matches. This programming supports Sugar Land's goal of attracting visitors, extending stays, and positioning the city as a premier Host City destination during the tournament. Match selection was thoughtful and strategic, prioritizing weekend dates, highly anticipated matches, teams with strong regional and international followings, and match times that maximize attendance and visitor engagement. The final slate of matches was developed collaboratively with Visit Sugar Land, the Houston Host Committee, Rebees, and internal stakeholders to ensure alignment with city planning efforts, operational feasibility, and Sugar Land's tourism objectives.

Staff recommends approval of the HOT agreement with the Sugar Land Town Square POA not to exceed $880,000.

Budget

Expenditure Required: $880,000

Current Budget: $1,400,000

Additional Funding: $0

Funding Source: Hotel Occupancy Tax and Special Event Fund

Account Number (ORG-OBJ-Project): 2051175-561005-11908 (Hotel Occupancy Tax) $400,000
1021177-611000 Special Event Fund $480,000

Attachments

1. 1.9 Rebees HOT Agreement - FIFA Watch Parties rev 2-6-26-Rebees Signed

CITY OF SUGAR LAND CONTRACT FOR USE OF HOTEL OCCUPANCY TAX REVENUES FOR TOURISM EVENTS

RECITALS

As part of the City's Host City Supporter Agreement with the Sports Authority Foundation (aka Houston World Cup Host Committee), the City and the Event Planner endeavor to activate Sugar Land Town Square with World Cup related events and programming. The City has agreed to provide funding for the Events based on the findings that the Events would promote tourism and the convention and hotel industry, including: (1) advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity, as authorized by Section 351.101(a)(4) of the Texas Tax Code; and (2) expenses, including promotion expenses, directly related to a sporting event in which the majority of participants are tourists who substantially increase economic activity at hotels and motels within the municipality or its vicinity if the municipality is located in a county with a population of one million or less, as authorized by Section 351.101(a)(6)(A) of the Texas Tax Code.

AGREEMENT

The City and the Event Planner agree as follows:

A. Definitions. In this Contract:

City means the City of Sugar Land, Texas.

Contract means this City of Sugar Land Contract for Use of Hotel Occupancy Tax Revenues for Tourism Events.

Effective Date means the latest of the dates this Contract is signed by the parties hereto.

Events mean eight (8) public FIFA World Cup 2026 watch parties to be held at Sugar Land Town Square, according to the schedule in Exhibit A attached hereto. Event, singular, refers to a single public FIFA World Cup 2026 watch party.

Event Planner means Sugar Land Town Square Property Owner's Association, Inc.

Host Committee means the Sports Authority Foundation, the entity that entered into that separate Host City Supporter Agreement with the City, and who has granted the City certain rights to promote the Events.

Qualifying Expenses means expenses: (a) used to promote tourism and the convention and hotel industry; and (b) used for: (i) advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity; and/or (ii) expenses, including promotion expenses, directly related to a sporting event in which the majority of

participants are tourists who substantially increase economic activity at hotels and motels within the City or its vicinity.

Receipt means a clearly legible document or record of a Qualifying Expense that includes all the following information:

1. The date(s) incurred;
2. The amount paid;
3. Description of the service provided or item purchased; and
4. The name and address of the provider or vendor.

Tourism Funds means the revenues the City receives from the imposition of municipal hotel occupancy taxes as provided for under Chapter 351 of the Texas Tax Code.

Tourist means an individual who travels from the individual's residence located outside the City to the City for pleasure, recreation, education or culture.

B. City's Payment of Tourism Funds. The City will pay the Event Planner up to Eight Hundred Eighty Thousand and No/100 Dollars ($880,000.00) for Qualifying Expenses incurred by the Event Planner. Up to Four Hundred Thousand and No/100 Dollars ($400,000.00) will be paid from Tourism Funds, with the remaining funds provided from a different City funding source. The City will have no obligation to pay any amount over $880,000.00.

C. Time of Payments; Reimbursement.

1. The City will pay the Event Planner Four Hundred Forty Thousand and No/100 Dollars ($440,000.00) to the event planner upon the execution of this Contract.

2. The City will pay the Event Planner up to an additional $440,000.00, with individual monthly payments to be made within fifteen (15) days of receiving the information in Section G. below. The City will review the information received pursuant to Section E. below to determine the actual amount due. In no event will these additional payments cumulatively exceed an additional $440,000.00.

3. If the information received pursuant to Section G. below shows that the Event Planner has spent less than $880,000.00 on Qualifying Expenses, the Event Planner will reimburse the City for the difference between the aggregate amount it received throughout the course of this Contract and the actual amount spent on Qualifying Expenses. This amount will be paid to the City within sixty (60) days of the date the Event Planner receives written notice from the City. The reimbursement payment includes interest at the City's weighted average yield of its investment portfolio from the date the City made the payment to the Event Planner to the date of the Event Planner's repayment. The Event Planner's obligation to reimburse the City payments made to Event Planner if Event Planner breaches this Contract survives termination of this Contract.

D. Event Planner Obligations.

1. Event Planner will plan, produce, and operate eight (8) public FIFA World Cup 2026 watch party events to be held at Sugar Land Town Square, according to the schedule in Exhibit A attached hereto.

2. Event Planner will be responsible for all Event production and operations. This includes turnkey production and day-of operations for each Event, including event management, staffing, crowd management, and onsite coordination.

3. Event Planner shall deliver each Event at a professional standard consistent with a large-scale, high-profile event. This includes, but is not limited to, appropriate levels of audiovisual production, site layout and flow, wayfinding, crowd experience elements, staffing, and overall event presentation. Event production plans and layouts shall be subject to City review and approval in advance of each Event.

4. Event Planner will be responsible for handling all vendors and contractors for the Events. This includes identification, contracting, and management of all vendors and service providers necessary to execute the Events, including but not limited to audiovisual services, staging, power, fencing, security, sanitation, entertainment, and related event infrastructure. Event Planner agrees to be responsible for all vendor payments and contractual obligations.

5. Event Planner will be responsible for all permits and compliance. This includes securing all required permits and approvals through the City's established permitting and review processes, and ensuring compliance with all applicable ordinances, regulations, and City policies.

6. Event Planner will be responsible for all Event staffing and safety. This includes responsibility for coordinating staffing and safety needs for each Event, including the development of staffing plans and coordination with the City regarding required public safety resources. Provided, however, the City shall retain responsibility for the provision and payment of City of Sugar Land emergency services staffing, including Police, Fire, and Emergency Medical Services (EMS). City-provided emergency services staffing are provided as in-kind support and will not be billed to the Event Planner.

7. Event Planner shall prioritize the use of its internal operations staff for Event planning and operations. Event Planner and the City shall work collaboratively to identify a list of event planning and operational roles that may be supported by City staff and volunteers, as appropriate. Following this coordination, Event Planner may engage third-party staffing providers as needed to support remaining operational needs.

8. Event Planner will be responsible for cleanup and site restoration after each Event. This includes post-event cleanup, trash removal, and restoration of Sugar Land Town Square to pre-event condition following each Event.

9. Event Planner agrees to maintain complete and accurate records, including invoices, receipts,

and proof of payment, sufficient to support reimbursement of Qualifying Expenses.

10. Event Planner agrees to maintain flexibility regarding Event scheduling. Event Planner acknowledges that certain dates listed in Exhibit A may include more than one match or activation. Final match times, programming details, and any adjustments to Event dates shall be subject to mutual written agreement of the parties and/or the official FIFA World Cup 2026 match schedule. Event Planner and the City both acknowledge that, beyond the Events outlined in Exhibit A, there may be additional watch parties and/or FIFA-related events proposed. City support for any such events will require mutual agreement and the establishment of parameters, and will be addressed outside the scope of this Contract.

11. Event Planner agrees to allow the City to audit its records related to this Contract, during the term of the Contract. Such audit may occur at Event Planner's place of business. The City agrees to coordinate the timing of any such audit(s) with the Event Planner.

12. Event Planner agrees to conduct all Events and related programming in full compliance with all applicable FIFA public viewing license regulations, guidelines, and restrictions.

13. Event planner agrees to conduct all Events in a manner consistent with the City's obligations under its Host City Supporter Agreement, including any restrictions related to branding, sponsorship, marketing, and use of FIFA World Cup trademarks and intellectual property. Event planner agrees to conduct all Events in accordance with FIFA public viewing regulations and in accordance with the City's public viewing event license. Event Planner acknowledges that compliance with these requirements is material to this Contract.

E. Monthly Reporting Requirements. Event Planner will submit monthly reports to the City showing the amount spent on Qualifying Expenses. These reports will include supporting documentation (invoices, Receipts, or other proof of payment) for Qualifying Expenses during each month of this contract. Reports will be due to the City on the fifteenth of the month during each month of this Contract, for the preceding month, until this Contract expires or is terminated. Failure to timely provide the requested documentation each month may be considered an event of default hereunder, and no payment will be due to the Event Planner for the month it failed to comply with this reporting requirement. Provided, however, the Event Planner may include the missing report in its next monthly report.

F. Branding and Promotion.

1. The City will be responsible for the development of all official Event branding, marketing strategy, and marketing collateral associated with the Events, including materials utilizing the City of Sugar Land or Visit Sugar Land name, logos, or trademarks.

2. Event Planner will collaborate with the City to support and amplify marketing and promotional efforts for the Events, including, but not limited to, promotion through Event Planner's owned and operated communication channels, social media platforms, websites, email marketing, onsite signage, and coordination with tenants, vendors, or partners located within Sugar Land

Town Square, as appropriate, influencer outreach, distribution of printed marketing collateral and more.

3. All marketing and promotional activities by Event Planner will be subject to City review and approval and shall comply with applicable FIFA public viewing license regulations and Host Committee branding and marketing restrictions.

G. Final Accounting of Tourism Funds. Within forty-five (45) days following the date the last Event ends, the Event Planner must collect and submit to the City at one time:

1. An invoice not to exceed the approved amount of $880,000 requesting reimbursement for the funds;

2. Supporting documentation (invoices, Receipts, or other proof of payment) for Qualifying Expenses;

3. Evidence of all marketing initiatives showcasing the inclusion of the City, as specified herein, including, proof that the Event Planner has complied with the requirements of Section F.2. above; and

4. Evidence showing the number of individuals who attended the Event that were Tourists who substantially increase economic activity at hotels and motels within the City.

H. Term and Termination.

1. This Contract is effective on the Effective Date and will continue in effect until completion of all obligations by both parties, unless terminated earlier as provided herein.

2. The City may terminate this Contract during its term as provided in this paragraph if Event Planner fails to comply with its terms. The City will give Event Planner notice of the default in writing. If Event Planner fails to cure the default within ten (10) days of the date of the notice, the City may terminate this Contract by written notice to the Event Planner, specifying the date of termination. Provided, however, in the event of such termination the Event Planner may submit the documentation required by Section G. above, and the City will pay the Event Planner for its Qualifying Expenses to the date of termination.

3. The Event Planner may not be deemed to be in default of this Contract if performance of this Contract is delayed, disrupted, or becomes impossible because of any act of God, war, earthquake, fire, strike, accident, civil commotion, epidemic, act of government, its agencies or offices, or any other cause beyond the control of the parties during the time, including FIFA-driven schedule changes, match timing changes, or cancellations, but only for so long as the event of force majeure reasonable prevents performance.

I. Indemnification. IT IS UNDERSTOOD AND AGREED BETWEEN THE PARTIES THAT THE EVENT PLANNER, IN PERFORMING ITS OBLIGATIONS HEREUNDER, IS

ACTING INDEPENDENTLY, AND THE CITY ASSUMES NO RESPONSIBILITY OR LIABILITY TO THIRD PARTIES IN CONNECTION THEREWITH, AND EVENT PLANNER AGREES TO INDEMNIFY AND HOLD HARMLESS THE CITY FROM ANY SUCH RESPONSIBILITY OR LIABILITY.

J. Miscellaneous Provisions.

1. Remedies Cumulative. The rights and remedies provided in this Contract or under other laws are cumulative and the exercise of any particular right or remedy does not preclude the exercise of any other right or remedy.

2. Law Governing and Venue. The laws of the State of Texas govern this Contract and no lawsuit may be prosecuted on this Contract except in a court of competent jurisdiction located in Fort Bend County, Texas.

3. Notices. Any notice required to be given by one party to the other party must be given in writing addressed to the parties to be notified at the addresses set forth below: (1) by delivering the notice in person, (2) by depositing the notice in the U. S. Mail, certified or registered, return receipt requested, postage prepaid, (3) by depositing the notice with Federal Express or another nationally recognized courier service for next day delivery; or (4) by sending the notice by email with confirming copy sent by mail. Notice deposited in the U.S. Mail is deemed effective three business days following the date of deposit. Notice given in any other manner is effective when received by the party to be notified. For the purposes of notice, the addresses of the parties to whom notice is to be given, until changed by given notice to the other as provided herein, is as follows:

City:	City of Sugar Land Attn: Alison Brooks P.O. Box 110 Sugar Land, TX 77478 Email: abrooks@sugarlandtx.gov
With a copy to:	City Manager City of Sugar Land P. O. Box 110 Sugar Land, Texas 77487-0110 Email: citymgr@sugarlandtx.gov
Event Planner:	Sugar Land Town Square Property Owner's Association, Inc. Attn: Miranda Cartwright 2245 Texas Dr., Ste. 130 Sugar Land, TX 77479 Email: mcartwright@rebasmanagement.com

4. Assignment. Except as provided herein, the Event Planner may not assign this Contract to any

other person or entity unless the City consents in writing to the assignment.

5. Severability. The provisions of this Contract are severable and the invalidity of any part of this Contract shall not affect the validity of the remainder of this Contract.

6. Captions. The titles, captions and headings contained in this Contract are inserted in this Contract only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Contract or the intent of any provision of this Contract.

7. Retention of Records. For the term of this Contract, Event Planner must retail all records, documents, and information made available to the City for review under this Contract for a period of seven years from the date of the creation of the record, document, or information.

8. City Authority. The City's city manager or any employee authorized by the city manager is authorized to act on behalf of the City in the administration or enforcement of this Contract. The City's city manager or any employee authorized by the city manager are further authorized to make amendments to the Events schedule in Exhibit A administratively, without requiring the approval of City Council.

CITY OF SUGAR LAND

By: _____
Its: _____
Name: _____
Date: _____

SUGAR LAND TOWN SQUARE PROPERTY OWNER'S ASSOCIATION, INC.

By: _____
Its: General Manager
Name: Miranda Cartright
Date: 2/9/26

ATTEST:

_____
Linda Mendenhall, City Clerk

APPROVED AS TO FORM:
D'Ann Shea Smith

EXHIBIT A

Event Planner shall produce and operate eight (8) public FIFA World Cup 2026 watch party events at Sugar Land Town Square on the dates listed below. Certain dates may include more than one match or activation, as determined by the official FIFA match schedule and subject to City approval. Dates with more than one match qualify as one Event.

Event #	Day	Date
1	Thursday	June 11, 2026
2	Friday	June 12, 2026
3	Saturday	June 13, 2026
4	Wednesday	June 17, 2026
5	Friday	June 19, 2026, (two matches)
6	Saturday	June 27, 2026
7	Saturday	July 4, 2026, (two matches)
8	Sunday	July 19, 2026

Final match times and programming details are subject to the official FIFA World Cup 2026 match schedule.

Dates may be adjusted by mutual written agreement of the parties.

Event Planner may be required to support more than one match viewing or activation on a single date, depending on the match schedule and City direction.

City Council Agenda Request
February 17, 2026

Agenda Request No: VIII.A.

Agenda of: City Council Meeting

Initiated by: Betty Jurado, Administrative Coordinator

Presented by: Elvia Garza, Controller

Responsible Department: Finance

Agenda Caption:
FY 2025 FINANCIAL REPORT AND AUDITOR'S OPINION
Consideration of and action to receive for filing the audited Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2025, prepared by Weaver and Tidwell, LLP, including the independent auditor's opinion and single audit compliance report.

Recommended Action:
Receive for filing the audited Annual Comprehensive Financial Report and auditor's opinion for fiscal year ended September 30, 2025

Executive Summary:
A certified public accounting firm completes an independent audit at the end of each fiscal year. Annual financial statements, including the auditor's opinion, are prepared based on the audit. The audited annual financials – Annual Comprehensive Financial Report (ACFR) must be filed with the City Secretary within 180 days after the last day of the fiscal year to be compliant with Local Government Code 103.003.

The ACFR contains information that can be utilized to evaluate the City's financial condition and its operational and fiscal accountability for the year. The ACFR consists of a comprehensive summary of the City's finances and other relevant information for the audit year, including economic overviews, financial analyses, financial statement note disclosures, budgetary and other compliance schedules, and other statistical data. The ACFR is prepared in conformity with accounting principles generally accepted in the United States of America and is audited by the City's independent auditor.

The ACFR goes beyond the minimum requirements of generally accepted accounting principles to prepare a financial report that evidences the spirit of transparency and full disclosure. The ACFR consists of three sections:

- Introductory — Orients and guides the reader through the report.

- Financial — Includes the government-wide financial statements, basic financial (fund level) statements, notes to the statements and the independent auditor's report.
- Statistical — Provides additional financial and statistical data, including data about financial trends that may better inform the reader about the government's activities. Information presented in the statistical section is unaudited.

The audit for the fiscal year ended September 30, 2025 has been completed by Weaver and Tidwell, LLP (Weaver), the City's currently engaged independent auditor. The City entered into a five-year professional service contract with Weaver in 2025 based on the result of the RFP process and the recommendation of the Finance/Audit Committee. Engagement letter for each subsequent annual audit is to be approved by the City Council. In May 2025 the City Council approved the engagement with Weaver for professional audit services for the fiscal year 2025.

The audited financial statements, which include the auditor's unmodified, or clean opinion, will be presented to the Mayor and City Council and provided to the City Secretary for filing. The auditors met with the Finance and Audit Committee on February 10th, 2026 and reviewed the single audit, financial statements, and Auditor's Opinion.

The City's focus on resiliency and innovative constraint has enabled us to maintain our financial strength and continue providing the high-quality services that are important to our residents. Accountability and transparency are important, and the City's commitment to these efforts is recognized through the audited financial statements, which report future obligations of the City, such as long-term debt, pension obligations, and other post-employment benefits.

The City participates in the Certificate of Achievement for Excellence in Financial Reporting Program established by the Government Finance Officers Association. This is the highest recognition program in the area of governmental accounting and financial reporting. The City has received the Certificate of Achievement for Excellence in Financial Reporting annually since Fiscal Year 1983.

In conjunction with the annual financial audit, a review of federal funds was conducted, and a compliance report (or Single Audit) has been issued for FY25. This report will be distributed to the appropriate agencies through the single audit clearinghouse.

Budget

Expenditure Required: NA

Current Budget: NA

Additional Funding: NA

Funding Source: NA

Account Number (ORG-OBJ-Project): NA

Attachments
None