



City of Sugar Land

City Council Agenda

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

Tuesday, February 24, 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://youtube.com/live/9y_eN7F-wL8?feature=share. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

II. Call to Order

III. Invocation

Council Member Jim Vonderhaar

IV. Pledges of Allegiance

Council Member Jim Vonderhaar

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. Contracts and Agreements

A. 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 fund (\$400,000) and Special Event fund (\$480,000), for a total not to exceed \$880,000.

Alison Brooks, Assistant Director of Tourism

VII. Workshop

A. MOSQUITO CONTROL PILOT STUDY

Review of and discussion on the Mosquito Control Pilot Study Results and the Service Level Evaluation.

Here Meier, Director of Public Works

B. LUMITRACKER STREETLIGHT ASSESSMENT

Review of and discussion on the Lumitracker Streetlight Assessment, a streetlight efficiency project.

Here Meier, Director of Public Works

VIII. 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.

IX. 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 18th day of February, 2026, at 4:00 P.M.



City Council Agenda Request February 24, 2026

Agenda Request No: VI.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:

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 fund (\$400,000) and Special Event fund (\$480,000), for a total not to exceed \$880,000.

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 C. Anagnost*
2245 Texas Dr., Ste. 1320
Sugar Land, TX 77479
Email: *mcaanagnost@rebasmanagement.com*

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

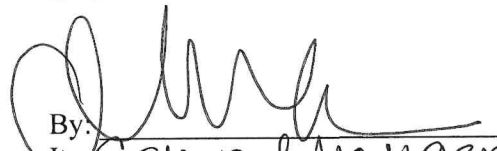
other person or entity unless the City consents in writing to the assignment.

- 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 retain 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

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

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

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

ATTEST:

Linda Mendenhall, City Clerk

APPROVED AS TO FORM:

DAnn 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 24, 2026

Agenda Request No: VII.A.

Agenda of: City Council Meeting

Initiated by: Ryon Bell, Streets and Drainage Manager

Presented by: Herc Meier, Director of Public Works

Responsible Department: Public Works

Agenda Caption:

MOSQUITO CONTROL PILOT STUDY

Review of and discussion on the Mosquito Control Pilot Study Results and the Service Level Evaluation.

Recommended Action:

This workshop is intended to be informational and collaborative, allowing City Council to ask questions. No action is requested at this time.

Executive Summary:

The City conducted a targeted mosquito control pilot study to better understand the effectiveness of varying adulticide spray frequencies and to support data-driven, decision-making, related to public health protection, service levels, and operational efficiency. The study was designed to evaluate whether increased spray frequency results in measurable reductions in mosquito activity and to identify an appropriate balance between effectiveness, resource use, and community impact. Three geographically distinct study areas were selected and monitored over the course of the pilot. Each area was assigned a different spray frequency on a rotating sequence, ranging from zero sprays per week to two sprays per week. This structure allowed staff to observe and compare mosquito activity under varying treatment levels while maintaining consistent monitoring methods across all locations. The results of the study will be presented at the workshop.

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

None



City Council Agenda Request February 24, 2026

Agenda Request No: VII.B.

Agenda of: City Council Meeting

Initiated by: Henry Vavrecka, Right of Way Services Manager

Presented by: Herc Meier, Director of Public Works

Responsible Department: Public Works

Agenda Caption:

LUMITRACKER STREETLIGHT ASSESSMENT

Review of and discussion on the Lumitracker Streetlight Assessment, a streetlight efficiency project.

Recommended Action:

This workshop is intended to be informational and collaborative, allowing City Council to ask questions. No action is requested at this time.

Executive Summary:

The Public Works Department partnered with the consulting firm Garver USA, utilizing their Lumitracker device, which is new technology that collects streetlight illumination efficiency. We are also working with the University of Houston and University of Arkansas Capstone programs, to analyze the data collected by the Lumitracker device. The purpose of this workshop is to dive into the process, provide an update on progress, and provide what's expected from the assessment moving forward.

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

None