City of Sugar Land

City Council Minutes

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

Friday, May 9, 2025
City Council Meeting Minutes
City Council Chamber
6:00 PM

I. Attention

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

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

II. Closed Executive Session - City Council

A. Closed Executive Session as authorized by Chapter 551, Texas Government Code in accordance with:

Section 551.087 Deliberation Regarding Economic Development Negotiations:

For the purpose of deliberation regarding the offer of a financial or other incentive to a business prospect the City seeks to have locate, stay, or expand in or near the City. **Devon Rodriguez, Director of Redevelopment, Jessica Huble, Assistant Director of Redevelopment, Alba Penate-Johnson, Assistant Director of Economic Development, Jennifer Alexander, Business Development Manager**

RECESS: Mayor Zimmerman recessed the meeting into closed executive session at 5:02 p.m.
RECONVENED: Mayor Zimmerman reconvened the meeting at 5:28 p.m.

III. Invocation

A. Councilmember Naushad Kermally

IV. Pledges of Allegiance

A. Councilmember Naushad Kermally

V. Recognition - City Council

A. NATIONAL PUBLIC WORKS WEEK
MAY 18 - 24, 2025
Katie Clayton, Director of Utilities, Herc Meier, Director of Public Works

B. PUBLIC SERVICE RECOGNITION WEEK
MAY 4-10, 2025
Shondra Holmes, People Experience Manager

C. BRENNA COSBY
FORT BEND EDUCATION FOUNDATION
25 YEARS OF SERVICE
Joe Zimmerman, Mayor

VI. Public Comment

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

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

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

No members of the public addressed the City Council.

VII. Consent Agenda - City Council

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. **SECOND CONSIDERATION**: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2373**: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING CHAPTER 2 (ZONING REGULATIONS), CHAPTER 5 (SUBDIVISION REGULATIONS), AND CHAPTER 10 (DEFINITIONS) OF THE LAND DEVELOPMENT CODE TO ALIGN THE REGULATIONS FOR THE LAKE POINTE REDEVELOPMENT (LPR) DISTRICT WITH THE SUBDIVISION REGULATIONS AND TO ENHANCE CLARITY AND CONSISTENCY WITHIN THE CODE.
Jessica Echols, Senior Planner

B. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 25-19**: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, DIRECTING CITY STAFF TO EXPLORE POTENTIAL ZONING MODIFICATIONS FOR THE PROPERTIES ALONG THE WEST SIDE OF ULRICH STREET, SOUTH OF AVENUE D.
Jessica Rodriguez, Assistant Director of Planning & Development Services

C. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 25-24**: 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, FOR THE STATE CRISIS INTERVENTION GRANT PROGRAM, FY2026, TO FUND LAW ENFORCEMENT PROJECTS; DESIGNATING THE CITY MANAGER AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT; AND REPEALING RESOLUTION NO. 25-08.
Gregory Suter, Police Captain - Staff Services Bureau

D. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 25-25**: 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) 2026 RIFLE-RESISTANT BODY ARMOR GRANT PROGRAM FUNDED THROUGH BG-RIFLE RESISTANT BODY-ARMOR GRANT PROGRAM (“GRANT”) TO FUND RIFLE RESISTANT BODY ARMOR (GRANT #5406701); DESIGNATING THE CITY MANAGER AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER OR TERMINATE THE GRANT; AND REPEALING RESOLUTION NO. 25-09.
Gregory Suter, Police Captain - Staff Services Bureau

E. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 25-26**: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING THE SUBMISSION OF GRANT APPLICATIONS TO THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION, FOR THE FISCAL YEAR (FY) 2026 CRIMINAL JUSTICE GRANT PROGRAM FUNDED THROUGH THE DJ-EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM (“GRANT”) TO FUND K-9 UNIT (GRANT #5406401) AND CROWD CONTROL AND CIVIL UNREST EQUIPMENT (GRANT #5534001); AND 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

F. Consideration of and action on authorization of a Contract with G&S Asphalt DBA American Materials, Inc, in the amount of $140,000.00, for the purchase of associated materials for the Scenic River Drive roadway resurfacing.
Ryon Bell, Streets and Drainage Manager

G. Consideration of and action on authorization of a Contract with Electric Motor Specialists, in the amount of $300,000.00, for pump repairs for the Lift Stations, Groundwater Plants, and Surface Water Plant. This contract will automatically renew for four (4) additional one-year terms for a total contract amount of $1,500,000.00.
Charles Stroud, Wastewater Facilities Manager

H. Consideration of and action on authorization of a Contract with McKenna Contracting, Inc., in the amount of $152,250.00 through the BuyBoard Cooperative Purchasing Contract No. 737-24, for construction services for the City Park Pickleball

Courts Project, CIP CPK2304.
William Hajdik, Interim Director of Parks and Recreation

I. Consideration of and action on Authorization For License For Parking Near Constellation Field - Offsite Parking Area (Lot B) with Astros LLC, for parking near Constellation Field.
Jonathan Soriano, Community Development Manager

J. Consideration of and action on authorization of a Contract with HUB International, in the annual amount of $49,500.00 for Years One - Three, for benefits consulting services. This contract will automatically renew for four (4) additional one-year terms, with Years Four and Five not to exceed the total contract amount of $265,000.00.
Janet A. Lawrie, Assistant Director of People & Culture

K. Consideration of and action on a Contract with Hunden Partners, in the amount of $395,000.00, for the Five-Year Strategic Tourism Plan and Sports Tourism Plan, utilizing Hotel Occupancy Tax Funds.
Alison Brooks, Assistant Director of Tourism, Kimberly Terrell, Interim Director of Communications

L. Consideration of and action on a one-year extension for The Pearl at Lake Pointe Planned Development District - Final Development Plan, Ordinance No. 2305.
Jessica Echols, Senior Planner

M. Consideration of and action on authorization of a Contract with Arcco Power Systems, in the amount of $466,467.28 through the Sourcewell Cooperative Purchasing Contract No. 092222-GNR, for the purchase of two (2) Generac Mobile Diesel Engine-Driven Generators.
Danica Mueller, Water Operations Manager

N. Consideration of and action on the minutes of the April 15, 2025 City Council meeting and the April 22, 2025 Joint City Council and Planning and Zoning Commission meeting.
Linda Mendenhall, City Clerk

A motion to **Approve, consent agenda items A through O**, was made by Suzanne Whatley and seconded by Carol McCutcheon, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

VIII. Donations - City Council

A. Consideration of and action on acceptance of monetary donations, in the amount of $12,000.00, for 2025 Lend a Hand Sugar Land; and authorization of a Budget Amendment, in the amount of $12,000.00 to revenues and expenditures.

Nicole Guevara, Assistant Director of Neighborhood Services

Nicole Guevara, Assistant Director of Neighborhood Services, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve,** monetary donations for 2025 Lend a Hand Sugar Land and the authorization of a budget amendment, was made by Carol McCutcheon and seconded by Naushad Kermally, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

IX. Contracts and Agreements - City Council

A. Consideration of and action on authorization of a Contract with Metro Fire Apparatus Specialists, Inc., in the amount of $1,173,346.00 through the Houston-Galveston Area Council Cooperative Purchasing Contract No. FS12-23, for the purchase of a Spartan S-180 Model 3106 Pumper for the Fire Department.
Mark Campise, Fire Chief

Mark Campise, Chief of Fire-EMS, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve,** a contract with Metro Fire Apparatus Specialists, Inc., for the purchase of a Spartan S-180 Model 3106 Pumper for the Fire Department , was made by Suzanne Whatley and seconded by Naushad Kermally, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

B. Consideration of and action on authorization of a Contract with Siddons Martin Emergency Group LLC, in the amount of $2,096,592.00 through the Houston-Galveston Area Council Cooperative Purchasing Contract No. FS12-23, for the purchase of a Pierce Enforcer Ascendant 107' Aerial Ladder for the Fire Department.
Mark Campise, Fire Chief

Mark Campise, Chief of Fire-EMS, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve, a contract with Siddons Martin Emergy Group LLC, for the purchase of a Pierce Enforcer Ascendant 107' Aerial Ladder for the Fire Department.** , was made by Suzanne Whatley and seconded by Carol McCutcheon, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

C. Consideration of and action on authorization of Amendment No. 1 to Amended and Restated Development Agreement with Pulte Homes of Texas LP.
Lisa Kocich-Meyer, Director of Planning & Development Services, Katie Clayton, Director of Utilities

Lisa Kocich-Meyer, Director of Planning & Development Services, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve, authorization of Amendment No. 1 to Amended and Restated Development Agreement with Pulte Homes of Texas LP**, was made by Joe Zimmerman and seconded by Naushad Kermally, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

D. Consideration of and action on authorization of Amendment No. 1 to the Water Supply, Wastewater Treatment and Reclaimed Water Suplly Services Contract with Pulte Homes of Texas LP.
Lisa Kocich-Meyer, Director of Planning & Development Services, Katie Clayton, Director of Utilities

Lisa Kocich-Meyer, Director of Planning & Development Services, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve, authorization of Amendment No. 1 to the Water Supply, Wastewater Treatment and Reclaimed Water Supply Services Contract with Pulte Homes of Texas LP**, was made by Joe Zimmerman and seconded by Carol McCutcheon, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

X. Ordinances and Resolutions - City Council

A. **SECOND CONSIDERATION**: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2368**: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING OF APPROXIMATELY 30 ACRES OF LAND, LOCATED EAST OF HIGHWAY 6 BETWEEN IMPERIAL BOULEVARD AND CROWN GARDEN TRAIL, FROM PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN (IMPERIAL) TO PLANNED DEVELOPMENT (PD) DISTRICT GENERAL DEVELOPMENT PLAN (IMPERIAL HIGHWAY 6 DISTRICT TRACT H).
Ruth M. Lohmer, Redevelopment Planning Manager

Ruth Lohmer, Redevelopment Planning Manager, gave a presentation, made comments, and answered questions from the Council.

Councilmember Naushad Kermally recused himself from the agenda item at 6:20 p.m. and returned to the meeting at 6:21 p.m.

A motion to **Approve, Ordinance No. 2368**, was made by Joe Zimmerman and seconded by Jennifer Lane, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Stewart Jacobson

B. **SECOND CONSIDERATION**: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2366**: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE LAND USE DESIGNATION OF THE IMPERIAL (HWY 6) AREA ON THE FUTURE LAND USE MAP IN SECTION 5 OF CHAPTER 6 LAND USE PLAN OF THE CITY OF SUGAR LAND COMPREHENSIVE PLAN.
Ruth M. Lohmer, Redevelopment Planning Manager

Ruth Lohmer, Redevelopment Planning Manager, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve, Ordinance No. 2366**, was made by Joe Zimmerman and seconded by Suzanne Whatley, the motion **Passed**.

Ayes: Joe Zimmerman, William Ferguson, Carol McCutcheon, Jennifer Lane, Suzanne Whatley, Naushad Kermally, Stewart Jacobson

XI. Public Hearings - Joint

A. **PUBLIC HEARING 6:00 P.M.**: Receive and hear all persons desiring to be heard on the proposed Redevelopment Concept Plan for Lake Pointe Green, approximately 52 acres in The Lake Pointe Redevelopment District, located on Creek Bend Drive between Fluor Daniel Drive and Lake Pointe Parkway.
Ruth M. Lohmer, Redevelopment Planning Manager

The Planning and Zoning Commission meeting was called to order by Taylor Landin, Vice Chair, at 6:22 p.m.
All members of the Planning and Zoning Commission were present except for Commissioners Matthew Caligur and Chuck Brown.

Ruth Lohmer, Redevelopment Planning Manager, gave a presentation, made comments, and answered questions from the Council and the Commission.

Mayor Zimmerman opened the public hearing for the City Council meeting at 6:42 p.m. Taylor Landin, Vice Chair, opened the public hearing for the Planning and Zoning Commission meeting at 6:42 p.m.
The following members of the public addressed the City Council and the Planning and Zoning Commission regarding the redevelopment concept plan for Lake Point Green:

- Susan Fortenberry neither spoke in favor of nor opposed the redevelopment concept plan for Lake Point Green.
- Jared Jameson spoke in favor of the redevelopment concept plan for Lake Point Green.
- Kylie Stanley spoke in favor of the redevelopment concept plan for Lake Point Green.
- Robert Karush spoke in favor of the redevelopment concept plan for Lake Point Green.

Taylor Landin, Vice Chair, closed the Planning and Zoning Commission public hearing at 6:55 p.m. Mayor Zimmerman closed the City Council public hearing at 7:01 p.m.

XII. Fact, Findings, and Recommendation - Planning & Zoning Commission

XIII. City Council and City Manager Reports

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

Mayor Zimmerman and the City Council reported on the events and activities they attended.

No further business was discussed during the meeting. Mayor Zimmerman adjourned the City Council meeting at 7:03 p.m. Taylor Landin, Vice Chair, adjourned the Planning and Zoning meeting at 7:03 p.m.

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Linda Mendenhall, City Clerk