



CITY OF SUGAR LAND

CITY COUNCIL MINUTES

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

CITY OF SUGAR LAND

TUESDAY, FEBRUARY 7, 2023

CITY COUNCIL MEETING MINUTES

5:30 PM

Council Chamber

QUORUM PRESENT

All members of the City Council were present.

I. ATTENTION

- A.** *Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through videoconferencing 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 Cable Subscribers can also tune-in on Channel 16.

INVOCATION

Councilmember Jennifer Lane

PLEDGES OF ALLEGIANCE

Councilmember Jennifer Lane

II. PUBLIC COMMENT

- A. Option 1:** Members of the public desiring to submit written comments to be read during the Public Comment or Public Hearing portions of the meeting, will be allowed to submit their comments to the Office of the City Secretary (citysec@sugarlandtx.gov). Written/e-mailed comments must be received by

3:00 p.m., Tuesday, February 7, 2023.

Option 2: Members of the public desiring to participate virtually during the set/posted time of the Public Comment or Public Hearing must e-mail (citysec@sugarlandtx.gov) or call ((281) 275-2730) the Office of the City Secretary by 3:00 p.m., Tuesday, February 7, 2023. Once properly registered, the Office of the City Secretary will provide instructions for direct participation during the Public Hearing.

Option 3: Members of the public desiring to address the City Council, Board and/or Commission in person with regard to matters on the agenda must complete a "Request to Speak" form and give it to the City Secretary, or designee, prior to the beginning of the meeting.

Each option available, as described above, is limited to three (3) minutes, and in-person/virtual speakers requiring a translator will have six (6) minutes, regardless of the number of agenda items to be addressed. Comments or discussion by the City Council, Board, and/or Commission Members, will only be made at the time the subject is scheduled for consideration.

Disclaimer: *The City of Sugar Land reserves the right to remove any written/mailed comments deemed inappropriate or not adhering to the public comment rules outlined in this notice. The City reserves the right to not read any comments containing -*

- *Links to for-profit sites*
- *Advertising*
- *Promotion of illegal activities*
- *Sexual oriented/explicit comments and sites*
- *Information promoting discrimination/harassment*
- *Political/religious rhetoric, advocacy, or commentary*

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

The following citizens provided comments regarding Item VIII-B:

Name	Address	Comment/Position
Harman Patel	711 Lakeshore Drive	Opposition
Cathy Bayles	Not Provided	Opposition
Mary Margaret Zach	2719 Cane Field Drive	Opposition
Kathy Zak	Not Provided	Opposition
Dakia Hewing	225 Matlage Way	Opposition
Kenyatta Davis	7500 Blankford Place	Opposition

III. CONSENT AGENDA

- A. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 23-03**: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ACCEPTING THE STATE OF TEXAS, OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION, FOR FISCAL YEAR 2023 BULLET-RESISTANT SHIELD GRANT PROGRAM; AND DESIGNATING THE DEPUTY CITY MANAGER AS AUTHORIZED GRANT OFFICIAL TO EXECUTE ALL GRANT DOCUMENTS AND IMPLEMENT THE GRANT; and authorization of a Budget Amendment in the amount of \$70,725.60 to revenue and expenditures.

Chris Thompson, Professional Services Captain

- B. Consideration of and action on authorization of a Contract with GT Distributors, Inc., in the amount of \$127,908.00 through the Texas State Contract No. 680-A1, for the purchase of firearms for the Police Department, utilizing American Rescue Plan Act Funds.

Todd Zettlemoyer, Support Services Captain

- C. Consideration of and action on authorization of a Contract with Laser Technology, Inc., in the amount of \$57,510.00 through the Houston-Galveston Area Council Cooperative Purchasing Contract No. EF04-21, for the purchase of laser cameras for the Police Department.

Pedro Lara, Police Patrol Captain

- D. Consideration of and action on authorization of a Contract with Tanches Global Management, Inc., in the amount of \$390,786.00 through the Texas Department of Information Resources Contract No. DIR-TSO-3763, for the purchase of replacement computer server equipment.

Robert Bowman, Information Technology Manager

- E. Consideration of and action on authorization of a Contract with Sequel Data Systems, Inc., in the amount of \$198,694.45 through the Texas Department of Information Resources Contract No. DIR-TSO-4075, for the purchase of security incident and event management hardware, software, and licensing, utilizing Urban Areas Security Initiative Grant Funds.

Robert Bowman, Information Technology Manager

- F. Consideration of and action on authorization of a Contract with Chastang Enterprises Houston LLC, DBA Chastang Ford, in the amount of \$192,085.00 through the BuyBoard Cooperative Purchasing Contract No. 601-19, for the purchase of a Ford Crane Truck Service Body vehicle for Public Works.

Shahid Ali, Fleet Services Manager

- G.** Consideration of and action on authorization of an Agreement between the City of Sugar Land, Texas, and Sugar Creek Center Property Owners Association, in the amount of \$75,000.00 through the Sugar Land 4B Corporation Joint Capital Improvement Program, for entryway signage improvements located at the entrances to the Sugar Creek Center Office Park.

Jon Soriano, Community Development Program Strategist

- H.** Consideration of and action on appointment of Stewart Jacobson to the City Council's Economic Development Committee, for an unexpired term ending May 31, 2023.

Joe Zimmerman, Mayor

- I.** Consideration of and action on the minutes of the January 17, 2023 and January 24, 2023 meetings.

Thomas Harris III, City Secretary

All Consent Agenda items listed are considered to be routine by the City Council and enacted by one motion.

A motion to **Approve**, Consent Agenda Items III-A through III-I, was made by Carol McCutcheon and seconded by Naushad Kermally, the motion **Passed**.

Ayes: Ferguson, Jacobson, Kermally, Lane, McCutcheon, Whatley, Zimmerman

IV. DONATIONS

- A.** Consideration of and action on acceptance of a Donation from the Sugar Land Citizens Fire Academy, in the amount of \$42,606.87; and authorization of a Budget Amendment in the amount of \$42,606.87 to revenues and expenditures.

Doug Boeker, Fire - EMS Chief

Doug Boeker, Fire -EMS Chief gave a presentation, comments and answered questions from the Council.

A motion to **Approve**, Acceptance of a monetary donation, in the amount of \$42,606.87, from the Sugar Land Citizens Fire Academy Alumni and approval of a budget amendment in the amount of \$42,606.87 for Sugar Land Fire-EMS to further enhance safety, equipment, and training, was made by Suzanne Whatley and seconded by Carol McCutcheon, the motion **Passed**.

Ayes: Ferguson, Jacobson, Kermally, Lane, McCutcheon, Whatley, Zimmerman

V. BONDS

- A.** Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 23-01:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.

Jennifer Brown, Director of Fiscal Projects

Razeeda Boochoon, Finance Manager gave a presentation, comments and answered questions from the Council.

Christen Cadwell, Masterson Advisors Financial Advisor; Hannah Broke, ABHR Attorney; and Jennifer Brown, Director of Fiscal Projects gave comments and answered questions from the Council.

A motion to **Approve**, Resolution No. 23-01 stating the City's intent to issue Taxable Certificates of Obligation, was made by Stewart Jacobson and seconded by William Ferguson, the motion **Passed**.

Ayes: Jacobson, Kermally, Lane, McCutcheon, Whatley

Nays: Ferguson, Zimmerman

- B.** Consideration of and action on authorizing issuance of Fort Bend County Municipal Utility District No. 192 Unlimited Tax Bonds Series 2023.

Razeeda Boochoon, Finance Manager

Jennifer Brown gave a presentation, comments and answered questions from the Council.

Jessie Li, City Engineer gave comments and answered questions from the Council.

A motion to **Approve**, Issuance of Fort Bend MUD 192 Unlimited Tax Bonds Series 2023, was made by Suzanne Whatley and seconded by Naushad Kermally, the motion **Passed**.

Ayes: Ferguson, Jacobson, Kermally, Lane, McCutcheon, Whatley, Zimmerman

VI. PUBLIC HEARINGS

- A. PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons desiring to be heard on a proposed amendment to Ordinance 1869 allowing for additional fuel dispensing stations at the Costco Fueling Facility at 17520 Southwest Freeway.

FIRST CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2291:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE COSTCO WHOLESALE CORPORATION – TELFAIR CENTER LAKEFRONT DISTRICT PLANNED DEVELOPMENT (PD) FINAL DEVELOPMENT PLAN, LOCATED AT THE SOUTHEAST CORNER OF WALLINGFORD AVENUE AND WESTCOTT AVENUE; RE-ADOPTING THE FINAL DEVELOPMENT PLAN; AND REPEALING ORDINANCE NO. 1869.

Laura Waller, Planner II

Laura Waller, Planner, gave a presentation, comments and answered questions from the Council.

Larry Dziurdzik, The JNL Group, Inc.; Chris Teasler, Kittleson and Associates; James Turner, City Traffic Engineer, gave comments and answered questions from the Council.

Mayor Zimmerman opened the Public Hearing at 6:18 p.m.

No one appeared in favor or opposition.

Mayor Zimmerman closed the Public Hearing at 6:19 p.m.

A motion to **Approve**, Ordinance No. 2291: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE COSTCO WHOLESALE CORPORATION –TELFAIR CENTER LAKEFRONT DISTRICT PLANNED DEVELOPMENT (PD) FINAL DEVELOPMENT PLAN, LOCATED AT THE SOUTHEAST CORNER OF WALLINGFORD AVENUE AND WESTCOTT AVENUE; RE-ADOPTING THE FINAL DEVELOPMENT PLAN; AND REPEALING ORDINANCE NO. 1869, was made by Stewart Jacobson and seconded by Naushad Kermally, the motion **Passed**.

Ayes: Ferguson, Jacobson, Kermally, Lane, McCutcheon, Whatley, Zimmerman

B. PUBLIC HEARING 5:30 P.M.: Receive and hear all persons desiring to be heard on a proposed rezoning of 6.241 acres from Telfair West Commercial District General Development Plan to Tarrington Office Park Final Development Plan.

FIRST CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2290:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS,

PROVIDING FOR A CHANGE OF ZONING FROM TELFAIR WEST COMMERCIAL DISTRICT GENERAL DEVELOPMENT PLAN (GDP) TO TARRINGTON OFFICE PARK FINAL DEVELOPMENT PLAN (FDP) FOR APPROXIMATELY 6.241 ACRES OF LAND, KNOWN AS THE TARRINGTON OFFICE PARK, LOCATED ALONG TELFAIR AVENUE, TARRINGTON AVENUE, COTESWORTH AVENUE, AND ADDISON AVENUE.

Lauren Fehr, Assistant Director of Planning & Development Services

Lauren Fehr, Assistant Director of Planning & Development Services, gave a presentation, comments, and answered questions from the Council.

Mayor Zimmerman opened the Public Hearing at 6:34 p.m.

No one appeared in favor or opposition.

Mayor Zimmerman closed the Public Hearing at 6:35p.m.

A motion to **Approve**, Ordinance No. 2290: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, PROVIDING FOR A CHANGE OF ZONING FROM TELFAIR WEST COMMERCIAL DISTRICT GENERAL DEVELOPMENT PLAN (GDP) TO TARRINGTON OFFICE PARK FINAL DEVELOPMENT PLAN (FDP) FOR APPROXIMATELY 6.241 ACRES OF LAND, KNOWN AS THE TARRINGTON OFFICE PARK, LOCATED ALONG TELFAIR AVENUE, TARRINGTON AVENUE, COTESWORTH AVENUE, AND ADDISON AVENUE, was made by Naushad Kermally and seconded by Jennifer Lane, the motion **Passed**.

Ayes: Ferguson, Jacobson, Kermally, Lane, McCutcheon, Whatley, Zimmerman

VII. ORDINANCES AND RESOLUTIONS

- A. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 22-57**: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ADOPTING A CITY COUNCIL POLICY FOR A GREAT HOMES DESIGN ECONOMIC DEVELOPMENT PROGRAM.

Jon Soriano, Community Development Program Strategist

Jon Soriano, Community Development Program Strategist gave a presentation, comments and answered questions from the Council.

A motion to **Approve**, Resolution No. 22-57 adopting a City Council policy for a Great Homes Design Economic Development Program, was made by Joe Zimmerman and seconded by Carol McCutcheon, the motion **Passed**.

Ayes: Jacobson, Kermally, Lane, McCutcheon, Whatley, Zimmerman

Nays: Ferguson

- B.** Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 22-55: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ADOPTING A CITY COUNCIL POLICY FOR A GREAT HOMES UPDATE ECONOMIC DEVELOPMENT PROGRAM.**

Jon Soriano, Community Development Program Strategist

Jon Soriano, Community Development Program Strategist gave a presentation, comments and answered questions from the Council.

A motion to **Approve**, Resolution No. 22-55 adopting a City Council policy for a Great Homes Update economic development program, was made by Joe Zimmerman and seconded by Stewart Jacobson, the motion **Passed**.

Ayes: Ferguson, Jacobson, Kermally, Lane, McCutcheon, Whatley, Zimmerman

VIII CONTRACTS AND AGREEMENTS

- A.** Consideration of and action on authorization of a Contract with Brick & Batten Inc., in the amount of \$81,250.00, for 125 vouchers/coupons for discounted exterior design services for City residents for the Great Homes Design Program.

Jon Soriano, Community Development Program Strategist

Jon Soriano, Community Development Program Strategist gave a presentation, comments and answered questions from the Council.

A motion to **Approve**, execution of a professional services contract with Brick & Batten for 125 vouchers/coupons for virtual, exterior home design services for use in the City's pilot program, the Great Homes Design Program, was made by Joe Zimmerman and seconded by Stewart Jacobson, the motion **Passed**.

Ayes: Jacobson, Kermally, Lane, McCutcheon, Whatley, Zimmerman

Nays: Ferguson

- B.** Consideration of and action on authorization of a Five-Year Lease Agreement between PUMA Development, Inc., and the City of Sugar Land, Texas, for the Imperial Char House building.

Jim Callaway, Director of Special Projects and Devon Rodriguez, Deputy Director of Economic Development

Council Member Kermally recused.

Devon Rodriguez, Deputy Director of Economic Development, gave a presentation, comments and answered questions from the Council.

A motion to **Approve**, a 5-year office lease agreement between PUMA Development, Inc. and the City of Sugar Land for approximately 27,000 square feet of the Imperial Char House, was made by Joe Zimmerman and seconded by Jennifer Lane, the motion **Passed**.

Ayes: Ferguson, Jacobson, Lane, McCutcheon, Whatley, Zimmerman

Absent: Kermally

C. Consideration of and action on authorization of a Development Agreement by and between the City of Sugar Land, Texas, and SiFi Networks Sugar Land LLC, to install, operate, and maintain a fiber optic network system.

Steve Budny, Director of IT, Data & Security

Steve Budny, Director of IT, Data & Security, gave a presentation, comments and answered questions from the Council.

Scott Bradshaw, President of SiFi Network; Michael W. Goodrum, City Manager; Meredith Riede, City Attorney; Christopher Steubing, Director of Special Projects, gave comments and answered questions from the Council.

A motion to **Approve**, Development agreement with SiFi for the installation of an open access fiber optic infrastructure, was made by Joe Zimmerman and seconded by Stewart Jacobson, the motion **Passed**.

Ayes: Jacobson, Lane, McCutcheon, Whatley, Zimmerman

Nays: Ferguson, Kermally

IX. CITY COUNCIL CITY MANAGER REPORTS

A. City Council Member Reports

- Community Events Attended or Scheduled

The City Council gave comments and reported on events and activities attended.

Absent: Kermally

B. City Manager Report

- Community Events Attended or Scheduled
- Other Governmental Meetings Attended or Scheduled
- Council Meeting Schedule

This item was deleted.

Absent: Kermally

X. CLOSED EXECUTIVE SESSION

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

Section 551.074 Public Officers:

For the purpose of deliberations regarding appointments to, and duties of, the Building Standards Commission, Planning and Zoning Commission, and Zoning Board of Adjustment.

Thomas Harris III, City Secretary and Lisa Kocich-Meyer, Director of Planning and Development Services

RECESS: Mayor Zimmerman recessed the meeting into Closed Executive Session at 7:56 p.m.

Absent: Kermally

XI. ADJOURNMENT

RECONVENE: Mayor Zimmerman reconvened the meeting at 8:05 p.m.

Absent: Kermally

Thomas Harris III, City Secretary

