



# 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, SEPTEMBER 5, 2023

CITY COUNCIL MEETING MINUTES

5:30 PM

Council Chamber

### **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.*

### **QUORUM PRESENT**

All members of the City Council were present.

### **INVOCATION**

*Councilmember William Ferguson*

### **PLEDGES OF ALLEGIANCE**

*Councilmember William Ferguson*

Fort Bend County Junior Livestock Volunteers led the Pledge of Allegiance.

### **II. PUBLIC COMMENT / PUBLIC HEARING**

- A. Citizens who desire 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 speaker is limited to three (3) minutes, 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 individual for comments deemed inappropriate, impertinent, profane, slanderous and/or for not adhering to the public comment rules outlined in this notice.*

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

Susan Ridley, 2106 Steamhurst Dr., SL, 77479, addressed the Council regarding Item IV-A.

### **III. CONSENT AGENDA**

- A.** Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 23-26:** 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 TRANSPORTATION (DOT), OFFICE OF THE SECRETARY OF TRANSPORTATION, FOR THE RECONNECTING COMMUNITIES AND NEIGHBORHOODS (RCN) PROGRAM; AND DESIGNATING THE CITY MANAGER, OR HIS DESIGNEE, AS AUTHORIZED GRANT OFFICIAL TO APPLY FOR, ACCEPT, REJECT, ALTER, OR TERMINATE THE GRANT AND TO EXECUTE ALL GRANT RELATED DOCUMENTS.

***Melanie Beaman, Transportation & Mobility Coordinator***

- B.** Consideration of and action on authorization of a Contract with DXI Industries, Inc., in the amount of \$280,000.00, for Chlorine Gas for the Ground Water Treatment Plants. This contract will automatically renew for four (4) additional one-year terms for a total contract amount of \$1,400,000.

***Danica Mueller, Water Operations Manager***

- C.** Consideration of and action on authorization of a Contract with DXI Industries, Inc., in the amount of \$314,650.00, for 12.5% Sodium Hypochlorite for the Surface Water Treatment Plant. This contract will automatically renew for four (4) additional one-year terms for a total contract amount of

\$1,573,250.

***John Bailey, Surface Water Plant Manger***

- D.** Consideration of and action on authorization of a Contract with Atlas Copco Compressors LLC, in the amount of \$55,800.85, for air compressors preventative and corrective maintenance for the Surface Water Treatment Plant. This contract will automatically renew for four (4) additional one-year terms for a total contact amount of \$279,004.25.

***John Bailey, Surface Water Plant Manager***

- E.** Consideration of and action on authorization of a Contract with Summit Chemical Specialty Products, in the amount of \$568,000.00, for Poly-Aluminum Chloride for the Surface Water Treatment Plant. This contract will automatically renew for four (4) additional one-year terms for a total contract amount of \$2,840,000.

***John Bailey, Surface Water Plant Manager***

- F.** Consideration of and action on authorization of a Contract with Univar Solutions USA, Inc., in the amount of \$89,491.50, for Sodium Hydroxide for the Surface Water Treatment Plant. This contract will automatically renew for four (4) additional one-year terms for a total contract amount of \$447,457.50.

***John Bailey, Surface Water Plant Manager***

- G.** Consideration of and action on authorization of a Contract with Univar Solutions USA, Inc., in the amount of \$54,000.00, for Citric Acid for the Surface Water Treatment Plant. This contract will automatically renew for four (4) additional one-year terms for a total contract amount of \$270,000.00.

***John Bailey, Surface Water Plant Manager***

- H.** Consideration of and action on authorization of a Contract with International Dioxide, Inc., in the amount of \$133,705.00, for 25% Sodium Chlorite for the Surface Water Treatment Plant. This contract will automatically renew for four (4) additional one-year terms for a total contract amount of \$668,525.00.

***John Bailey, Surface Water Plant Manager***

- I.** Consideration of and action on authorization of a Service Agreement with FirstWatch Solutions, Inc., in the amount of \$50,198.32, for the Sugar Land Fire-EMS patient care data analysis software.

***Kevin Leverage, EMS Battalion Chief***

- J.** Consideration of and action on authorization of a Contract with Metro Fire Apparatus Specialists, Inc., in the amount of \$58,422.00 through BuyBoard Cooperative Purchasing Contract No. 698-23, for the purchase of firefighting equipment for fire apparatus pumpers.

***Mark Campise, Assistant Fire Chief***

- K.** Consideration of and action on authorization of a Contract with Siddons Emergency Group LLC, in the amount of \$173,937.32 through BuyBoard Cooperative Purchasing Contract No. 698-23, for the purchase of firefighting equipment for fire apparatus pumpers.

***Mark Campise, Assistant Fire Chief***

- L.** Consideration of and action on authorization of a Professional Services Contract with DBR Engineering Consultants, Inc., in the amount of \$65,250.00, for HVAC design and construction administration services for City Hall chiller installation, utilizing American Rescue Plan Act Funds.

***Herc Meier, Assistant Director of Public Works***

- M.** Consideration of and action on authorization of a Contract with MiniCam, Inc., in the amount of \$146,049.95 through the BuyBoard Cooperative Purchasing Contract No. 676-22, for the purchase of a 300MM Porteus Crawler Storm CCTV Camera.

***Ryon Bell, Streets and Drainage Manager***

- N.** Consideration of and action on authorization of a Contract with Motorola Solutions, Inc., in the amount of \$170,390.16 through Houston-Galveston Area Council Cooperative Purchasing Contract No. RA05-21, for the purchase of public safety mobile radios.

***Pete Lara, Police Captain***

- O.** Consideration of and action on authorization of a Three-Year Contract with Comcast Business, in the amount of \$494,403.84 through Texas Department of Information Resources Cooperative Purchasing Contract No. TELE-CTSA-010, for City facilities ethernet services.

***Robert Bowman, IT Manager***

- P.** Consideration of and action on the minutes of the August 10, 17, and 24, 2023 City Council Budget Workshop meetings; and the minutes of the August 15 and 22, 2023 City Council regular meetings.

***Natalie Serrano, Interim City Secretary***

A motion to **Approve**, Item III-A through III-P, Approval of Consent Agenda, was made by Stewart Jacobson 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 monetary donations, in the amount of \$14,221.00, for the care and adoption efforts at the City of Sugar

Land Animal Shelter, and for residents and community-wide animal welfare education efforts.

*Cindy King, Animal Services Manager*

Cindy King, Animal Services Manager, gave a presentation, comments, and answered questions from the Council.

A motion to **Approve**, Item IV-A, Acceptance of monetary donations, in the amount of \$14,221.00, for the care and adoption efforts at the City of Sugar Land Animal Shelter, and for residents and community-wide animal welfare education efforts, was made by Naushad Kermally and seconded by Carol McCutcheon, the motion **Passed**.

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

## **V. PUBLIC HEARINGS**

**A. PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed revised fee schedule.

**FIRST CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2314:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ADOPTING A REVISED FEE SCHEDULE BY AMENDING CHAPTER 2, ARTICLE V, DIVISION 4 (FEES FOR VARIOUS CITY SERVICES) AND CHAPTER 5, ARTICLE VIII, DIVISION 3 (RATES AND CHARGES), SECTIONS 5-246-5-265 OF THE CODE OF ORDINANCES, AND OTHER MATTERS RELATED THERETO.

*Justyn Mejorado, Interim Director of Budget & Strategy*

Justyn Mejorado, Interim Director of Budget & Strategy, gave a presentation, comments, and answered questions from the Council.

Mayor Zimmerman opened the Public Hearing at 5:49 p.m.

No member of the public addressed the Council.

Mayor Zimmerman closed the Public Hearing at 5:50 p.m.

A motion to **Approve**, Item V-A, First Consideration of City of Sugar Land Ordinance No. 2314, adopting a revised fee schedule by amending Chapter 2, Article V, Division 4 (Fees for Various City Services) and Chapter 5, Article VIII, Division 3 (Rates and Charges), Sections 5-246 - 5-265 of the Code of Ordinances, and other matters related thereto, was made by Naushad Kermally and seconded by William Ferguson, 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 the proposed 2023 assessment for properties located in the Enclave at River Park Public Improvement District.

**FIRST CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2316:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, APPROVING AND ADOPTING THE 2024 SERVICE PLAN; THE 2023 ASSESSMENT ROLL; AND LEVYING ASSESSMENTS FOR THE 2023 CALENDAR YEAR FOR PROPERTY LOCATED IN THE ENCLAVE AT RIVER PARK PUBLIC IMPROVEMENT DISTRICT.

*Justyn Meorado, Interim Director of Budget & Strategy*

Justyn Meorado, Interim Director of Budget & Strategy, gave a presentation, comments, and answered questions from the Council.

Mayor Zimmerman opened the Public Hearing at 5:44 p.m.

No member of the public addressed the Council.

Mayor Zimmerman closed the Public Hearing at 5:44 p.m.

A motion to **Approve**, Item V-B, First Consideration of City of Sugar Land Ordinance No. 2316, approving and adopting the 2024 Service Plan; the 2023 Assessment Roll; and levying assessments for the 2023 calendar year for property located in the Enclave at River Park Public Improvement District, was made by Naushad Kermally and seconded by Carol McCutcheon, the motion **Passed**.

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

## **VI. ORDINANCES AND RESOLUTIONS**

- A. FIRST AND FINAL CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2311:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS AMENDING THE FISCAL YEAR 2022-2023 BUDGET FOR THE CITY OF SUGAR LAND, TEXAS TO PROVIDE THAT THE REVISED BUDGET ADDRESS FUNDS RELATING TO CERTAIN CAPITAL AND OPERATING BUDGET MATTERS AND THAT THIS AMENDMENT BE ADOPTED AS THE BUDGETED AMOUNT FOR THOSE FUNDS.

*Justyn Meorado, Interim Director of Budget & Strategy*

Justyn Meorado, Interim Director of Budget & Strategy, gave a presentation, comments, and answered questions from the Council.

A motion to **Approve**, Item VI-B, First and Final Consideration City of Sugar Land Ordinance No. 2311, amending the Fiscal Year 2022-2023 budget for the City of Sugar Land, Texas to provide that the revised budget address funds relating to certain Capital and Operating budget matters and that this amendment be adopted as the budgeted amount for those funds, was made by Joe Zimmerman and seconded by William Ferguson, the motion **Passed**.

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

**B. FIRST CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2313:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ADOPTING THE UNANIMOUS SETTLEMENT AGREEMENT, SETTING RATES AND ESTABLISHING TARIFFS FOR THE PROVISION OF NATURAL GAS SERVICE BY SIENERGY, LP WITHIN THE CITY OF SUGAR LAND, TEXAS; DECLARING THIS ORDINANCE TO BE A FINAL DETERMINATION OF RATES; REQUIRING ACCEPTANCE BY SIENERGY, LP OF THE RATES PRESCRIBED HEREIN; AND ESTABLISHING AN EFFECTIVE DATE.

*Meredith Riede, City Attorney / Executive Director*

Meredith Riede, City Attorney / Executive Director, gave a presentation, comments, and answered questions from the Council.

A motion to **Approve**, Item VI-A, First Consideration City of Sugar Land Ordinance No. 2313, adopting the unanimous settlement agreement, setting rates and establishing tariffs for the provision of natural gas service by SiEnergy, LP within the City of Sugar Land, Texas; declaring this ordinance to be a final determination of rates; requiring acceptance by SiEnergy, LP of the rates prescribed herein; and establishing an effective date, was made by Carol McCutcheon and seconded by Jennifer Lane, the motion **Passed**.

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

**C. Consideration of and action on CITY OF SUGAR LAND RESOLUTION NO. 23-28:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ADOPTING A CITY COUNCIL POLICY FOR A FOSTERING UNIQUE NEIGHBORHOODS REIMBURSEMENT GRANT PROGRAM USING SUGAR LAND 4B CORPORATION FUNDS; AND REPEALING RESOLUTION NO. 20-03.

*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**, Item VI-C, City of Sugar Land Resolution No. 23-28, adopting a City Council Policy for a Fostering Unique Neighborhoods Reimbursement Grant Program using Sugar Land 4B Corporation funds; and repealing Resolution No. 20-03, was made by Naushad Kermally and seconded by Suzanne Whatley, the motion **Passed**.

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

## **VII. WORKSHOP**

A. Review of and discussion on an update on the progress to redevelop the Imperial Char House and results of pre-development studies and work.

*Devon Rodriguez, Director of Community Planning & Redevelopment; Vance Smith, Director of Development - PUMA Development; and Laura Carrera, AIA, Partner - Urbano Architects*

Council Member Kermally recused himself from this item.

Devon Rodriguez, Director of Community Planning & Redevelopment; Vance Smith, Director of Development - PUMA Development; and Laura Carrera, AIA, Partner - Urbano Architects; gave a presentation, comments, and answered questions from the Council.

## **VIII. CITY COUNCIL CITY MANAGER REPORTS**

A. City Council Member Reports

- Community Events Attended or Scheduled

Mayor Zimmerman and Council Members gave comments and reported on events and activities attended.

B. City Manager Report

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

Michael Goodrum, City Manager, gave comments and reported on events and activities attended.

## **IX. ADJOURNMENT**

There being no further business to come before the Council, Mayor Zimmerman adjourned the meeting at 7:00 p.m.

A motion to **Approve**, Adjournment at 7:00 p.m., was made by Carol McCutcheon and seconded by Joe Zimmerman, the motion **Passed**.



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

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**Tia Moore, Deputy City Secretary**

