Global recycling issues create changes for local municipalities

**BY ALEX HOSEY AND BETH MARSHALL**

Recycling programs around the country are seeing changes in the way recyclable waste is processed and who buys it.

In the face of these changes, Sugar Land staff is educating residents and emphasizing that reducing and reusing wasteful items are the first lines of defense before turning to recycling.

“When you say, ‘reduce, reuse, recycle,’ recycle is that third option, so we’re trying to push

Recently approved METRONext bond to bring some projects to Missouri City

**BY CLAIRE ALLBRIGHT**

In the weeks following the passage of the Metropolitan Transit Authority of Harris County’s $3.5 billion bond referendum, some Missouri City leaders are pushing back on what projects the plan will bring to the city over the next 20 years.

Some Missouri City City Council members have expressed a strong desire for light rail to connect Missouri City to downtown Houston and the Medical Center. However, the METRONext Moving Forward Plan, which is funded in part by the bond

**SUGAR LAND MISSOURI CITY EDITION**

**VOLUME 7, ISSUE 4 | DEC. 2, 2019-JAN. 5, 2020**

**CONTINUED ON 22**

**SINGLE-STREAM RECYCLING GUIDE**

Also known as curbside recycling, all recyclable items are put into one bin with single-stream recycling.

- Clean bottles and cans before recycling
- Ensure all recycling is dry
- Check with cities to know acceptable recycling items
- Do not place recycling in plastic bags
- Make sure there is no food or other organic material in recycling bins
- Do not crush or flatten containers such as cans, paper milk or juice cartons

**SOURCES:** WASTE MANAGEMENT/COMMUNITY IMPACT NEWSPAPER

**METRONext moving forward plan**

**$7.48B**

- **Regional express routes**
  Transportation between job centers and major destinations
- **Other future METRONext routes**
  Bus Rapid Transit, light rail and high-ridership route improvements
- **Missouri City park and rides**
  Operational transit hubs in Missouri City

**METRO collects 1%**

**8.25% FY 2019 sales tax**

- State collects 6.25%
- Missouri City keeps 1%

**8.25% FY 2019 sales tax**

**SOURCE:** CITY OF MISSOURI CITY, METRO/COMMUNITY IMPACT NEWSPAPER

**Missouri City has been part of METRO’s service area since 1979, but now some elected officials are questioning their agreement. The recent METRO bond, which passed with overwhelming support, will fund some projects in Missouri City.**

**SEE CURRENT MISSOURI CITY ROUTES 24**

**IMPACTS**

Now Open, Coming Soon & more

**TO-DO LIST**

Holiday events in December and January

**BUSINESS FEATURE**

Escape Again Rooms

**DINING FEATURE**

Rustika café and Bakery

**HISTORY**

Sugar Land celebrates 60 years of incorporation

**CONTINUED ON 24**
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Jan. 21 - March 15
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March 23 - May 17

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GENERAL PSYCHOLOGY
INTRODUCTION TO ETHICS
INTRODUCTION TO THE HUMANITIES
INTRODUCTION TO SOCIOLOGY
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Take time to slow down this holiday season

My favorite Christmas memory as an adult happened a few years ago. Typically, on Christmas Day, we wake up early, open presents from Santa, eat breakfast and hurry off to another venue for our bigger family Christmas. The morning becomes rushed as our children barely get a chance to play with their new toys. I usually forget to put the presents in the car and we have to go back, and the day feels more like an obligation than a celebration.

But this one year we somehow managed a “free day” and had the chance to stay at home with just our two boys at the time, Elijah and Canaan, and our two miniature dachshunds, Roxanne and Copper. What a wonderful day it was cuddled up on the couch, the decorative fire blazing, kids and dogs in our laps and nowhere to be.

We always have another party or gala to attend this time of year, don’t we? Another cookie exchange or craft market calling our name, another food bank in need of an extra hand. And by all means, go to the parties, help the needy and enjoy some time with your friends and coworkers.

But my wish for you this year is that you also get a free day or two to go nowhere and lose track of what time it is and truly celebrate the people and pets in our lives that make this the most wonderful time of the year.

How do I get rid of my Christmas tree?

In Sugar Land and Missouri City, removal of Christmas trees is a service residents can use by leaving their trees at the curb.

In Sugar Land, a green waste service is provided once a week, and materials collected are recycled into mulch or compost. Ornaments and lights must be removed from trees to be collected.

Residents using Republic Services in Sugar Land should place their trees out for collection by 7 a.m. on the designated collection day and no earlier than 5 p.m. the evening before. Residents in Greatwood using WCA Waste should place their trees out for collection by 6 a.m. on the designated collection day and no earlier than 7 a.m.

In Missouri City, curbside tree pickup is available. To learn more about tree pickup services, visit www.sugarlandtx.gov or www.sugarlandtx.gov.

To learn more about tree pickup services, visit www.sugarlandtx.gov.

*Additional terms and conditions apply. See website for details.
IMPACTS

Businesses that have recently opened, are coming soon, relocating or expanding.

1. **Fleur de Lisous**, a catering and to-go business, hosted a grand opening celebration Oct. 22 at 1536 Kenforest Drive, Missouri City. Previously, the 6-year-old company had been operating with a Pearland P.O. box address. The business provides private event catering, food truck services and a to-go menu that delivers through food delivery apps. The company specializes in New Orleans Cajun cuisine and can provide services throughout the Greater Houston area. 713-487-9436. [www.fdlcater.com](http://www.fdlcater.com)

2. **Gyro Republic** opened Nov. 8 at 19920 Hwy. 59, Sugar Land. The new restaurant is a build-your-own-gyro concept that allows customers to customize a pita, rice or salad with a variety of proteins, toppings and sauces. 832-847-4736. [www.gyroRepublic.com](http://www.gyroRepublic.com)

3. **Yummy Pho & Bo Ne** opened at 350 Promenade Way, Ste. 800, Sugar Land, in the Crossing at Telfair on Oct. 27 after some permitting delays. The Vietnamese restaurant offers pho, fried rice, vermicelli bowls, short ribs and marinated filet mignon. Yummy Pho & Bo Ne also has locations in Katy and Houston. 346-309-2935. [www.yummyphoandbone.com](http://www.yummyphoandbone.com)

4. Dr. Michael Chiang opened **Brilliant Smiles Orthodontics** on Nov. 5 at 9101 Sienna Crossing Drive, Ste. 125, Missouri City. The practice provides traditional metal braces, clear braces, Invisalign and other orthodontic services. 832-280-8818. [www.brilliantsmilesbraces.com](http://www.brilliantsmilesbraces.com)

5. The Greater Houston area’s first **In-N-Out Burger** location opened Nov. 22 at 12611 S. Kirkwood Road, Stafford. The California-based chain offers burgers, fries and shakes. The fast-food restaurant is located at The Grid, an emerging development located at the former Texas Instruments campus in Stafford. 1-800-786-1000. [www.in-n-out.com](http://www.in-n-out.com)

6. **Whiskey Cake Kitchen & Bar** held a grand opening celebration Nov. 11 at 12575 Hwy. 59, Stafford. The eatery offers brunch, lunch and dinner options as well as a variety of beer, whiskey and other cocktails. The restaurant incorporates slow-cooking methods on live-wood grills and smokers, and the menu is inspired by local ingredients available each season. 281-729-8333. [www.whiskeycake.com](http://www.whiskeycake.com)

7. **Burgerim**, a mini burger chain, opened a second Sugar Land location in mid-November at 19922 Hwy. 59. Diners can choose from different types of meats and toppings for their burgers. In addition to mini burgers, the chain serves sandwiches, salads, sides, appetizers and desserts. The fast-casual restaurant has locations in California and Tennessee as well as in Asia and Europe. There are about a dozen other locations in the Greater Houston area. 832-847-4974. [www.burgerim.com](http://www.burgerim.com)

8. **Simply Hemp** celebrated its grand opening Nov. 18 at 12343 Murphy Road, Stafford. The shop offers pure hemp cannabidiol, or CBD products, for chronic pain, inflammation and difficulty sleeping. 281-258-4275. [www.simplyhempstafford.com](http://www.simplyhempstafford.com)

9. **A Wendy’s** location opened Nov. 11 at 18911 University Blvd., Sugar Land, in The Village at Riverstone shopping center. The fast-food chain is known for its hamburgers, Frostys, chilis and potatoes. Wendy’s has dozens of other area locations. 713-279-0204. [www.wendys.com](http://www.wendys.com)

10. **Black Bear Diner** opened a location at 13590 University Blvd., Ste. 100, Sugar Land, on Nov. 25. The restaurant, located in the University Commons shopping center,
serves homestyle cooking for breakfast, lunch and dinner. The California-based Black Bear Diner has locations throughout the country, including in Katy, north Houston, Humble, League City and Beaumont. 770-821-1900. www.blackbeardiner.com

Tropical Smoothie Cafe will open a location at 3607 S. Main St., Ste. 114, Stafford, in mid-December. The fast-casual cafe offers smoothies and juices as well as cafe menu items, such as flatbreads, wraps, quesadillas, sandwiches and bowls. 770-821-1900. www.facebook.com/tscstaffordtx

State Fare Kitchen & Bar, a Houston-based restaurant, is slated to open its second location in Sugar Land Town Square at 15930 City Walk, Sugar Land, by the first quarter of 2020. Initially slated to open in late fall, the restaurant has pushed back its projected opening date. State Fare offers fresh, made-from-scratch Texas cuisine with menu items such as roasted oysters, smoked double-cut pork chops, dill pickle dip, cheeseburgers and Jimmy’s Texas Red Beef Chili. The new restaurant will fill the former Cafe Express location in Town Square on the corner between Japaneiro’s and Baker St. Pub & Grill. www.statefaretx.com

Pluckers Wing Bar will open in early 2020 at 12469 Hwy. 59, Stafford, at The Grid mixed-use development. The Austin-based restaurant serves traditional and boneless wings with about 25 different sauces and dry rubs to choose from. Pluckers also offers burgers, sandwiches, salads, appetizers and desserts on its menu. www.pluckers.com

After some delays, Scholars & Scoundrels Bar and Grill will open a location at 17101 W. Grand Parkway, Sugar Land, in early December, owner Anthony Petronella said. The restaurant offers a variety of classic bar food, including appetizers, burgers and sides, as well as soups and salads, tacos, lunch plates and more. Petronella said the Sugar Land location will offer 20 beers on tap. The original Scholars & Scoundrels is located in Katy. 346-307-7434. www.facebook.com/scholarsandscoundrelsugarland

Environmental consulting firm ALL4 relocated to 10707 Corporate Drive, Ste. 170, Stafford, in November ahead of planned expansions over the next several years, ALL4 Houston Office Director Kristin Gordon said. ALL4’s original location at 12946 Dairy Ashford Road, Ste. 375, Sugar Land, opened in September 2014. The company, which focuses on air quality compliance, has other locations in the Philadelphia; Atlanta; Washington, D.C.; and Raleigh, North Carolina, areas. 281-937-7553. www.all4inc.com

Sugar Land Rehab Hospital commemorated its one-year anniversary with a holiday celebration Nov. 20 from 4:30-7 p.m. The hospital, located at 7622 Branford Place Blvd., Sugar Land, hosts 41 beds and specializes in customized physical rehabilitation care. During the anniversary celebration, the hospital hosted a food drive benefiting the Fort Bend Food Pantry. 281-766-9002. www.sugarlandrehabhospital.com

Pepperoni’s at 3721 Hwy. 6 S., Sugar Land, celebrates 30 years in business in December. The New York-style pizza parlor offers a variety of pizzas as well as salads, subs, gyros, pasta, wings and desserts. Since opening the first location in December 1989, Pepperoni’s has opened 13 more locations across the Greater Houston area. 281-265-5555. www.pepperonis.net

Charming Charlie is making a comeback and opening 15 new stores in March 2020, including a location at First Colony Mall, 16535 Hwy. 59, Sugar Land. The retail clothing store, which operated locations across the U.S., filed for bankruptcy earlier this year and closed all of its locations, including a store in Sugar Land Town Square. The store is known for its color-coordinated in-store setup of clothes, shoes, jewelry and other accessories. www.facebook.com/CharmingCharlie

Steel City Pops is expected to cost about $24,000 and is projected to be held late next year. The project has already been about six years in the making, and the Missouri City Parks Department has led fundraising efforts since 2018 to ensure the memorial comes to fruition. The project is expected to cost about $24,000 annually after it is completed for routine maintenance. 281-403-8500. www.missouricitytx.gov

The city of Missouri City broke ground on its $1.5 million Veterans Memorial, located behind City Hall at 1522 Texas Parkway, Missouri City. City officials said they hope the memorial will honor veterans in the community and bring new visitors to Missouri City. Lloyd Lentz, who designed the memorial, said he expects construction to begin in March and a dedication ceremony to be held late next year. The project has already been about six years in the making, and the Missouri City Parks Department has led fundraising efforts since 2018 to ensure the memorial comes to fruition. The project is expected to cost about $24,000 annually after it is completed for routine maintenance. 281-403-8500. www.missouricitytx.gov
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HOLIDAY TO-DO LIST

EXCHANGE COOKIES
Dec. 5: The annual Fort Bend Cares Cookie Exchange and Market will feature vendors, wine and food tastings, live Christmas carols and a cash bar. The event, hosted at a private Sugar Land residence, will also include a new toy drive. 6-9 p.m. $25. 15 Grand Manor, Sugar Land 832-819-2005 www.fortbendcares.org

LEND AN EAR TO SOUNDS OF THE SEASON
Dec. 6: The Fort Bend Chamber of Commerce hosts a holiday luncheon featuring local musicians as well as special guest Frank Billingsley, the Houston NBC-affiliate KPRC meteorologist and author of “Swabbed and Found.” 11:30 a.m.-1 p.m. $35 and up for individual registration. Corporate tables and sponsor opportunities available. 1 Stadium Drive, Sugar Land 281-491-0112 www.fortbendchamber.com

GATHER FOR A CHRISTMAS TREE LIGHTING
Dec. 6: Join Santa and Mrs. Claus as they light Sugar Land’s 40-foot tree in Town Square. The evening will include live performances, photos with Santa and more. 5-8 p.m. Free. 15958 City Walk, Sugar Land. 281-275-2825 www.sugarlandtx.gov

ATTEND MISSOURI CITY’S SNOWFEST
281-403-8637 www.missouricitytx.gov
Dec. 6: Start Snowfest with a tree lighting ceremony and fireworks. Then enjoy a snow hill, a holiday light trail and a market. 5:30-9 p.m. Free. 1522 Texas Parkway, Missouri City
Dec. 7: The Snowfest Shuffle 1-mile fun run will begin and end at the Missouri City Rec & Tennis Center. 8:15 a.m. Free with donation of unwrapped toy. 2701 Cypress Point Drive, Missouri City
Dec. 7: The 36th annual Snowfest Parade will feature floats from a variety of community organizations and will begin at the Public Safety Headquarters. 9 a.m. Free. 3849 Cartwright Road, Missouri City

VIEW ‘THE NUTCRACKER’ ON ICE
Dec. 6 & 7: Watch Clara and the Nutcracker Prince battle the Mouse King at the Sugar Land Ice & Sports Center. 6 p.m. (Fri.), 2 p.m., 6 p.m. (Sat.). $15-$30. 16225 Lexington Blvd., Sugar Land 281-265-7465 www.sugarlandice.com

SNACK ON COOKIES WITH SANTA
Dec. 7: Enjoy the final Jingle Tree event at the Museum of Natural Science-Sugar Land with holiday crafts, milk and cookies, and photos with Santa and Mrs. Claus. 10 a.m.-1 p.m. $5 (members), $10 (nonmembers). 13016 University Blvd., Sugar Land 281-313-2277 www.hmns.org/hmns-at-sugar-land/events/jingle-tree

MIX AND MINGLE IN AN UGLY SWEATER
Dec. 12: Join young professionals at the Fort Bend Chamber’s annual holiday party. 6-8 p.m. $15 and up. 445 Commerce Green Blvd., Sugar Land 281-491-0800 www.fortbendchamber.com

ATTEND A HOLIDAY DANCE SHOWCASE
Dec. 14: Local dance companies will perform in the Holiday Dance Showcase at Sugar Land Town Square. 11 a.m.-4 p.m. Free. 2711 Plaza Drive, Sugar Land 281-242-2000 www.sugarlandtownsquare.com

HAVE A ‘FRIENDS’ HOLIDAY MARATHON

Tis the season to celebrate cooler weather, enjoy holiday breaks and spend time with family. The Sugar Land and Missouri City area has plenty of events and activities to explore this winter.

COMPiled by CLAIRE ALLBRIGHT
DESIGNED BY KARA NORDSTROM

STROLL THROUGH 3 MILLION LIGHTS
The sixth annual Sugar Land Holiday Lights, presented by Imperial Sugar, runs Nov. 22-Jan. 5 with themed nights throughout. Attendees can shop vendors, enjoy food and meet Santa. 6-9 p.m. $12-$16 (Sun.-Thu.), 6-10 p.m., $14-$16 (Fri.-Sat.).
1 Stadium Drive, Sugar Land 281-240-4487 www.sugarlandholidaylights.com
Dec.
3, 10, 17 Silver Bells Night: $10 tickets for seniors over 55
4, 11, 18 Santa’s Cinema
5 Sensory Night
7 Girl Scout Sleepover Night
8 Ugly Sweater Night: $10 admission with ugly sweater
9, 16, 30 Santa’s Nice List: $10 admission for children 12 and under
12 Gingerbread House Day; $10 Ladies Day
14 Boy Scout Sleepover Night
15 Rudolph’s Wagon Parade: $10 admission for children participating in parade
19 Fints & Lights/College Night: $10 tickets with college ID; $2 draft beer
26 Lights & Leashes: owners with pets get $10 admission
31 New Year’s Eve Fireworks Show
January
1 Santa’s Cinema

Welcome to Sugar Land!

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»» Thursday Dec. 12 @ 7 p.m.
»» Sugar Land Marriott Town Square 16090 City Walk, Sugar Land. 281-275-8400.

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MMA »» A College-Prep Boarding School for Boys in Grades 7-12 »» MMA / 320 Iwo Jima Blvd. / Harlingen, TX 78550
**Transportation Updates**

**Lake Olympia Parkway, Segment 1**
Construction on Lake Olympia Parkway will extend the road from Hurricane Lane in Missouri City to connect with a future extension of Chimney Rock Road. This segment of Lake Olympia Parkway will be a four-lane, divided concrete road. Future projects will extend Lake Olympia to FM 521 in Fresno to meet with Broadway Street.

**Timeline:** first quarter 2020-TBD (construction)
**Cost:** $6 million
**Funding source:** Fort Bend County

**Independence Boulevard, Segment 1**
This project reconstructed Independence Boulevard as a four-lane road from the Gulf Coast Waterway Authority bridge to the Staffordshire Road intersection. Staffordshire Road was also rebuilt as a two-lane, concrete curb-and-gutter road from Scanlin to Court roads.

**Timeline:** August 2018-October 2019
**Cost:** $7.5 million
**Funding sources:** city of Missouri City, Fort Bend County

**Independence Boulevard Segment 2**
This project will reconstruct Independence Boulevard from Moore Road to South Revolution Way. The existing two-lane concrete road will be rebuilt as a four-lane divided, concrete curb-and-gutter road using the existing closed-conduit storm system. CP&Y Inc. completed the design portion of the project.

**Timeline:** late 2019-late 2020
**Cost:** $2.5 million
**Funding sources:** city of Missouri City, Fort Bend County

**Soldiers Field extension/roundabout at First Colony**
The design phase of the project to extend Soldiers Field Drive to Hwy. 6 is 30% complete. The extension will create a two-lane, concrete pavement road with a storm sewer and utilities installed. Additionally, a roundabout will be constructed at the Soldiers Field and First Colony intersection. The cost of the project has increased from $1.89 million for both design and construction to $2.46 million for construction only.

**Timeline:** construction timeline TBD
**Cost:** $2.46 million
**Funding source:** city of Sugar Land

**How It Works**

When are conductors required to sound train horns at a crossing?

Federal law sets various requirements in regard to train and railroad operations in Texas, including how often and when trains have to blow their horns. For example, train operators are required to sound horns at least 20 seconds before they approach a public road crossing, according to the Texas Department of Transportation. Residents may also wonder why conductors are required to blow horns when there are already automatic warning signals at the intersection. Law requires engineers to blow the horn as it approaches and goes through the intersection, according to TxDOT. However, there are potential restrictions or loopholes. Certain communities may apply for quiet zones if Federal Railroad Administration requirements are met, and therefore trains will not be able to sound their horns when passing through the zone, according to TxDOT. Some cities may also use wayside horns, which are mounted on the signal at an intersection and would be directed at traffic in the street and potentially less disruptive, according to TxDOT.

All information on this page was updated as of 11/15/19. News or questions about these or other local transportation projects? Email us at slmnews@communityimpact.com.
FBISD approves schematics for Lakeview rebuild, preserves historic gym facade

BY CLAIRE ALLBRIGHT

The 101-year-old Lakeview Elementary School will keep the facade of its gym, even as the rest of the building is completely rebuilt.

FBISD’s board of trustees approved the schematics for the redesign at the Oct. 21 regular board meeting. The project, which is part of the 2018 FBISD bond, will cost the district $31.8 million.

“I believe the design approved by the Board represents the collective best effort of the community-based committee, staff, and architect,” Superintendent Charles Dupre said in an email. “Through all their efforts, Lakeview’s history will be well preserved.”

Lakeview Elementary was constructed in 1917, with the most recent rebuild occurring in 1964. The oldest part of the existing school is the gym, which was built during a 1932 expansion, said Chuck Kelly, who volunteers with the Sugar Land Heritage Foundation.

The historic gym will be repurposed as part of the cafeteria and library. To one side of the school, a cluster of administrative offices will be constructed, and to the other, extracurricular classrooms and a new gym will be built. Kindergarten and first- and second-grade classrooms will be adjacent to the administrative offices and wrap around an outside courtyard. A second floor will be added for third-, fourth- and fifth-grade classrooms.

Grayle James, the only school board member to vote against approving the schematics, said keeping the gym as a gym was a priority for members of the community she had spoken with.

“I guess I voted no because ... it wasn’t clear to me where the heart of the school was going to be, and I felt sad or nostalgic to have the gym not be a gym anymore,” said James, whose children went to Lakeview.

Dupre said the design firm, Kirksey Architecture, was chosen because of its expertise with historic structures.

Kelly said while the heritage foundation does not have an official reaction to the rebuild, he is happy the district is preserving the gym’s facade.

“It’s difficult to preserve buildings, especially difficult if you can’t repurpose them for future use,” Kelly said. “I thank God that they are keeping at least the facade of the building.”

While she voted no on the proposed schematics, James said she thinks a rebuild of the Lakeview campus is necessary due to the school’s long layout and required maintenance work.

“I absolutely think a rebuild was the best option,” James said. “We’re going forward with that, and we have a schematic design now that’s approved by the board, and it’s okay. I voted against it, but I also recognize that the board approved it, so that’s how it works sometimes.”

Lakeview Elementary will be closed while the rebuild is in progress and students will start the 2020-21 school year at a different campus, although the decision as to which school will house students has not yet been made. FBISD is working to finalize design and construction documents before determining a timeline for the rebuild.

District staff said the new building will open during the 2021-22 school year.
Solar power emerging in Fort Bend County

BY BETH MARSHALL

A group of residents in Lake Olympia are opting to power their homes with solar energy.

Lake Olympia solar homeowner Andreas Matzakos said in an email the sustainable nature of solar energy paired with the elimination of harmful air and water emissions piqued his interest when deciding to go solar three years ago.

“The concern of climate change was the tipping point in our decision,” said Matzakos, who leads the Lake Olympia group. “The fact that we could make a return on our green investment encouraged us to buy them and use the dividends for other green investments like an electric vehicle and energy efficient AC units.”

The co-op of over 30 residents selected an installer, Sunfinity Renewable Energy, in October to equip each home with solar panels at a discounted group rate.

The co-op is operated through Solar United Neighbors, a national organization whose mission is to create a new energy system through rooftop solar sources. The organization also has co-ops established in College Station, central Houston, The Woodlands area and southern Dallas County.

According to Solar United Neighbors, the national average for installation of solar panels is $3 per watt. Since the average residential system is between 4,000 and 8,000 watts, systems can cost anywhere from about $12,000-$24,000 and can take four to 12 years to earn back the cost of the system.

Matzakos said after researching solar panel installers, it took about three months for the system to be operational after his contract was signed.

Matzakos said his home still imports about 50% of its energy needs from the electrical grid during the night and times of peak energy consumption. His home also requires natural gas to heat water, dry clothes and heat the home.

“We also export energy to the grid and get equal value for it. Thus, the ‘net’ energy we pay to the utility is about 25% of our annual needs,” he said.

On a larger scale, in Fort Bend County, construction on a solar energy plant is set to start in the Needville area by the second quarter of 2020, according to Lisa Murphy, a project developer with AP Solar. The plant would be complete 10-14 months after construction begins, Murphy said.

The energy generated by the plant would be sold into the market, she said. “The advantage to the homeowners is that on those peak days when it’s so expensive, it will help to provide more capacity so the prices won’t go so high,” Murphy said.

Matzakos said he thinks the Lake Olympia co-op may encourage more groups to form in Fort Bend County. “This is a unique and rare opportunity for the community to save money while protecting their environment and supporting local green jobs,” he said.
Merry Christmas, FT. BEND!

WHAT ARE YOU SEARCHING FOR?
Whether you’re searching for community, purpose, hope, or something else, we invite you to the Sienna Campus of Houston’s First Baptist Church. We do not have all the answers, but God does and we would love to introduce you. No matter when you come, you are always welcome at our church!

SPEAKING OF SEARCHING, HERE IS A PUZZLE TO ENJOY!

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During this season of generosity, we invite you to pray for and give to our partners who are making a difference in our community:
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- Houston Welcomes Refugees
- Pregnancy Resource Medical Center
- Rosa Parks Elementary School
- Second Mile
- Sole Loved

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TUE, DEC 24 @ 2P, 4P & 6P
In the final hours before Christmas Day, we invite you to the Sienna Campus for candlelight services. All ages are welcome! Visit HoustonsFirst.org or text SIENNA to 41411 for details.

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Escape Again Rooms offers public and private experiences for players of all ages. The prices listed below reflect public rates, and discounts are available for children ages 10 years old and younger.

**The Hike**
- Time limit: 60 minutes
- Maximum players: 10
- Cost per adult: $28

**The Seance**
- Time limit: 60 minutes
- Maximum players: 10
- Cost per adult: $28

**Santa's Sleigh Ride**
- Time limit: 60 minutes
- Maximum players: 10
- Cost per adult: $20

**COMING SOON:**

**Wizard-themed room**
- Time limit: up to 75 minutes
- Maximum players: 8
- Cost per adult: $32

**Escape Again Rooms**
3564 Hwy. 6, Sugar Land
832-999-4572
www.escapeagainrooms.com

**Hours:** Thu. 6-9 p.m., Fri. 6-10:30 p.m., Sat. noon-10:30 p.m., Sun. 11:30 a.m.-5 p.m., or by appointment any day or time

**Holiday hours:** Dec. 16-Jan. 7 (closed Christmas Day); Mon.-Thu. 2-9 p.m., Fri.-Sat. noon-10:30 p.m., Sun. 11:30-5 p.m.

**Business Feature**

**David Sebek and Tracie Whitacre opened Escape Again Rooms in Sugar Land in November 2016.**

**During an April 2016 trip to College Station for parents weekend at Texas A&M University, Tracie Whitacre and David Sebek played their first escape room. In November of the same year, they opened Escape Again Rooms in Sugar Land.**

“We were hooked from the beginning,” Sebek said.

Whitacre, a certified public accountant, and Sebek, a teacher, said running Escape Again Rooms is an outlet for their creativity. The two have written and designed all three rooms offered and have a fourth in the works.

Rooms include The Hike—which is the most popular, Whitacre said—the Seance and Santa’s Sleigh Ride. The fourth room that is slated to be open by Christmas will be wizard-themed.

“We get quite a bit of team building with businesses that come out and bring 20 or 30 people,” Whitacre said. “We actually have the advantage of having this really large lounge so they can come and play their rooms and then come back in here and have food and drinks and hang out and party.”

The Hike, The Seance and Santa’s Sleigh Ride all can accommodate up to 10 people per room, Whitacre said. However, the wizard room will allow up to eight.

“We found that once you start getting over eight people, it’s easy for maybe one or two people to get put off to the side, and they don’t feel as involved,” Sebek said.

Beginning the week of Dec. 16, since colleges and local school districts will be on winter break, Escape Again Rooms will be open every day aside from Christmas Day until school is back in session, Whitacre said.

Each room has a one-hour time limit. However, the wizard room might have a 75-minute time limit, Whitacre said.

“We try really hard to let people finish on their own,” she said. “If they need a few extra minutes, we’ll let them get through the room, and if they’re struggling we always go in and walk through it with them so they can see how it ends. We don’t like people to leave and feel like they don’t understand what the whole game was about.”

Sebek said his favorite aspect about operating Escape Again Rooms is giving people time away from their phones and other distracting devices so they can work together and share an experience.

“I think people are together, but a lot of times they’re not in the moment because they’re on their phones, and in our attempt to be really connected, we become more disconnected,” Sebek said. “I love that when people come out, they’ve had that time together. That’s our purpose.”

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Rustika Café and Bakery Sugar Land location serves homemade Mexican-European family recipes

Marco Ruznick said his parents started Rustika Café and Bakery in Houston 26 years ago. At the time, Ruznick was only 1 year old. Now, he is the CEO of their wholesale company, Rustika Group.

The Rustika franchise location in Sugar Land has been open since February and is expanding this month to offer a complete lunch and dinner menu. The original Rustika is located on Hwy. 59 in West University Place, and since opening in 1993, the company has opened four other stores, including the Sugar Land location.

The cafe and bakery specializes in a variety of hot lunch items, such as soups and empanadas, and pastries, such as cookies, cupcakes, petit fours and cake pops.

Prior to coming to Rustika, he was a regional manager at Panera Bread, where he managed 22 Houston-area locations.

Ruznick said he felt drawn to working at Rustika because of how open and welcoming the Rustika family was. “You have to be happy where you work,” Arshad said. “You spend more time with people that you work with than you spend with your family ... especially in this industry.”

Arshad said he is passionate about Rustika’s food and serving the cafe’s customers. “Each and every product is made fresh,” Arshad said. “And I’m very proud to work for this company because this company delivers nothing but the best.”

The name Rustika comes from the Spanish word ‘rustico,’ meaning rustic, Ruznick said. He said the name symbolizes how all the food is homemade from scratch.
When Sugar Land City Manager Allen Bogard came to work for the city about 25 years ago, he had no intention of staying long term. Now, after serving as Sugar Land’s second city manager for nearly two decades, Bogard will retire in January 2020.

“I never intended to stay, but I went ahead and accepted the job as the assistant city manager in January of ’95,” Bogard said. Bogard started out helping Sugar Land’s first city manager, David Neely, with community development, he said.

“The city was growing like crazy, and I had been involved in growing cities both in Plano and in Keller,” Bogard said. “I helped him get some folks hired, and during that process I decided that this wasn’t too bad of a place to land for a while.”

As assistant city manager, Bogard handled all departments except public safety, and when Neely retired, City Council offered Bogard the role of city manager in 2001. And he accepted.

Born in Los Angeles and raised in Arkansas, Bogard moved after high school to Dallas, where he worked as a storeroom clerk and tractor and tire repairman for the city of Dallas while in college, he said.

“I had no support,” he said. “I was on my own. I worked my way through school and finished in four years and one summer semester.”

Bogard went on to get his master’s degree and continued to work his way up in city government, going on to become city manager of Winnsboro and then Keller before making it to Sugar Land.

In his retirement, Bogard wants to take a break from the responsibilities of public service for a bit.

“I’d like to continue to serve in some way, I just don’t know exactly how yet,” he said.

**What milestone in Sugar Land has been the most important to you?**

From a service perspective, the city taking responsibility for ambulance service through the fire department [about five years ago] I think is one of the most impactful decisions that we have made during my time. Prior to that, 911 calls went to Fort Bend County. … Our experience was there were not enough ambulances. There were not enough paramedics in the county to be able to respond in a time frame that hit the standards of care that we wanted to it to achieve. So, we explored it and … we were able to add ambulance service at no additional cost to the residents.

**What has been the biggest challenge of managing a growing city and expanding staff?**

You get to a point with the size of the organization that you have to accept that you’re not going to know everybody anymore. Years ago, when the size of the city was [smaller] and the organization was not as complex as it is now, you can pretty well have a feel for who everybody was. But that those days are behind us. Through that growth, you have to use a different skill set to influence the organization in the direction that you want it to go. You have to move from relying on personal relationships to building the culture of the organization.

**What do you feel prepared you to become city manager?**

I don’t like cliches, but I don’t know another way to describe it other than I have a servant heart. I get joy out of helping, and that’s what this job is all about. Now, there’s a lot of other things that are involved, too, like managing money and hiring people. But in its essence, it’s about doing good and helping people. … Every job I’ve had in public service has been a 24/7 job. Now, I don’t bear the burden the way that a police chief or a firefighter does. But I hire the police chief. So ultimately, I am accountable for everything that goes on. You have to have a pretty strong core of who you are.
HISTORY

Cheers to 60 years

Sugar Land is full of historical sites. In 1843, a commercial sugar mill was built on Oyster Creek. In the early 1900s, Sugar Land became a company town thriving on sugar production. Walking history tours are available through the Sugar Land Heritage Foundation on the second Saturday of each month. Visit www.slheritage.org to learn more.

Historical hot spots

1. Imperial Sugar Refinery
2. Lakeview Auditorium
3. Palms Theatre
4. Sugar Land Shopping Center

SUGAR LAND

Garnering growth

Sugar Land has seen exponential population growth in the last six decades. Various annexations and the development of new communities have contributed to this growth.

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Accomplishments since incorporation

Since Sugar Land became an incorporated city in 1959, several highlights and milestones have occurred.

1950s
- 1959: Sugar Land receives its city charter and elects its first mayor and city council.

1960s
- 1961: John Foster Dulles High School opens.
- 1967: The city acquires 106.6 acres to extend Hwy. 59.
- 1968: Development begins in Sugar Creek.

1970s
- 1972: Sugarland Industries sells 7,500 acres to Gerald Hines Interests for the development of First Colony.
- 1975: Sugar Land Junior High School opens.
- 1977: Development begins in master-planned community First Colony.

1980s
- 1984: Sugar Creek is annexed.
- 1984: Sugar Land Community Center opens.
- 1985: Form of government changes from mayor-council to council-manager.

1990s
- 1990: Sugar Land purchases Hull Field for $18.5 million for the Sugar Land Regional Airport.
- 1995: The air traffic control tower opens at Sugar Land Regional Airport.
- 1996: First Colony Mall opens.
- 1997: First Colony is annexed.

2000s
- 2001: Ground is broken on Sugar Land Town Square.
- 2001: The University of Houston at Sugar Land campus opens.
- 2002: The Imperial Sugar refinery closes.
- 2004: The new City Hall building opens.
- 2005: Avalon is annexed.

2010s
- 2012: Constellation Field opens.
- 2017: The Smart Financial Centre opens.
- 2017: The Crown Festival Park is completed.
- 2017: Greatwood and New Territory are annexed.

FEATURED EVENT: Dec. 6, 2019
Christmas Tree Lighting 5-8 p.m.
Sugar Land Town Square, 15958 City Walk

This year’s event commemorates Sugar Land’s 60th anniversary with ornaments as well as the singing of “Happy Birthday.”

Sugar Land mayors

Sugar Land has had 10 mayors since incorporating in December 1959. Mayors and City Council members are term limited, meaning they can only serve four consecutive two-year terms.

1. T. E. Harman 1959-61
2. Bill Little 1961-64
3. T. E. Harman 1964-68
4. Lee Duggan 1991-96
5. C. E. McFadden 1968-72
6. Roy Cordes, Sr. 1972-81
7. Walter McMeans 1981-86
9. David G. Wallace 2002-08
10. James A. Thompson 2008-16
11. Joe Zimmerman 2016-present

SOURCES: CITY OF SUGAR LAND, SUGAR LAND HERITAGE FOUNDATION, U.S. CENSUS BUREAU/COMMUNITY IMPACT NEWSPAPER

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As the number of senior adults nationwide and in the Sugar Land and Missouri City areas continues to grow, so does demand for residential options. The following list is not comprehensive.

**SUGAR LAND**

1. **Atria Sugar Land**  
   1401 Soldiers Field Drive  
   281-617-2225  
   www.atriaseniorliving.com

2. **The Auberge at Sugar Land**  
   1221 Seventh St.  
   281-277-1221  
   www.aubergesugarland.com

3. **Barton House**  
   2229 Williams Trace Blvd.  
   281-313-2500  
   www.barton-house.com

4. **Brookdale First Colony**  
   16000 Lexington Blvd.  
   281-299-3707  
   www.brookdale.com

5. **Brookdale Sugar Land**  
   151 Commerce Green Blvd.  
   281-318-5019  
   www.brookdale.com

6. **Clayton Oaks Living**  
   21775 Hwy. 59  
   281-201-6995  
   www.rcmseniorliving.com

7. **Colonial Oaks Senior Living at First Colony**  
   13825 Lexington Blvd.  
   281-277-0900  
   www.colonialoaks.com

8. **Greatwood at Sugar Land**  
   7001 Riverbrook Drive  
   281-729-5880  
   www.seniornursinghomes.com/greatwood-at-sugarland

9. **Inspired Living**  
   6400 Oilfield Road  
   832-564-3260  
   www.inspiredlivingcare.com

10. **Landon Ridge Sugar Land Assisted Living and Memory Care**  
    770 Brooks St.  
    281-968-5707  
    www.sagora.com/sugarland

11. **Landon Ridge Sugar Land Independent Living**  
    744 Brooks St.  
    281-968-6866  
    www.sagora.com/sugarland

12. **Optimum Personal Care Sugar Land**  
    1110 Lakeview Drive  
    281-565-4144  
    www.optimumpersonalcare.com

13. **Chelsea Gardens Rehabilitation**  
    4422 Riverstone Blvd.  
    281-499-5040  
    www.chelseagardensnh.com

14. **The Avenues of Fort Bend**  
    3505 FM 1092  
    281-336-9998  
    www.avenuesoffortbend.com

15. **The Auberge at Sugar Land**  
    1221 Seventh St., Sugar Land, TX 77478  
    www.aubergesugarland.com  
    281-277-1221

**MISSOURI CITY**

16. **Optimum Personal Care**  
    2021 FM 1092  
    281-565-4144  
    www.optimumpersonalcare.com

17. **Park Manor of Quail Valley**  
    2350 FM 1092  
    281-499-9333  
    www.parkmanor-quailvalley.com

18. **Villa at Riverstone**  
    20313 S University Blvd.  
    281-778-2881  
    www.villaatriverstone.com

19. **Windsor Quail Valley Post-Acute Healthcare**  
    3640 Hampton Drive  
    281-778-5144  
    www.regencyhealthcare.com

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**DEMOGRAPHICS**

Total population: 88,488  
Age 65 and older: 12,192  
13.8%

Total population: 72,519  
Age 65 and older: 11,278  
15.6%

---

**DEFINITIONS/KEY**

- **Independent-living** communities cater to older adults with limited care needs. Most include amenities, such as fitness programs, housekeeping, communal meals and more.
- **Assisted-living** communities specialize in providing care and supervision. These facilities frequently offer a full range of amenities as well as limited medical assistance.
- **Memory care** facilities specialize in providing care to seniors with Alzheimer’s, dementia and other cognitive issues. Staff members are trained to help residents manage these diseases.
- **Hospice care** is intended to relieve symptoms and suffering associated with a terminal illness in those who have been given six months or less to live.
- **Nursing home/skilled nursing** facilities provide care to those with illnesses or mental conditions requiring full-time monitoring and medical care. The patient must choose to forgo further curative treatment.
- **Disability care** facilities provide help for everyday tasks like dressing and housework.
- **Outpatient therapy** communities provide short-term care.
- **Rehabilitation** facilities specialize in stabilizing patients with neurological, musculo-skeletal or orthopedic conditions.
- **Respite care** provides short-term care to patients who typically need full-time care from family members or other primary care givers.
- **Mixed-use** facilities include multiple living options.

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**THE AUBERGE**

Sugar Land - Missouri City edition • December 2019
moving forward for this area,” Snipes said.

determine the next steps in our mobility through Dec./three.lf/one.lf/two.lf/five.lf. He said because of this, there is still work within the bounds of its current contract with METRO, which is valid through Dec. 31, 2025. “We will be working with METRO to determine the next steps in our mobility and being part of the regional mobility for this area,” Snipes said.

**moving forward**

All voters who live in METRO’s service area, which includes Houston as well as several bordering municipalities and suburbs, were able to vote to decide whether the $3.5 billion bond would pass. The bond referendum passed with 67.3% support.

Missouri City voters approved the referendum with 76.7% support, according to Fort Bend County election data. Snipes said there was community engagement throughout the election to make sure everyone in METRO’s service area understood the bond.

“I think based on its passage at 68%, [citizens] understood the value of the its passage,” Snipes said.

The $7.5 billion METRONext plan concentrates most of its projects in Houston proper.

The plan includes 75 miles of new bus rapid transit. METRO describes these buses as trains with rubber tires—they run in separate designated lanes and have raised boarding platforms—and are about half the cost of light rail.

In inner Houston, METRONext includes 16 miles of METRORail extensions and would connect two light rail routes to the William P. Hobby Airport.

Another initiative is 110 miles of two-way high-occupancy vehicle and bus lanes on major highways leading into the downtown area.

The plan also allocates funding for systemwide updates, including improvements on 17 routes with high ridership.

“The plan was truly travel improvements for the entire region,” METRO President and CEO Tom Lambert said. “And we think that the plan reflected what community was looking for us to do over the next 20 years.”

Missouri City would receive a small taste of the METRONext upgrades.

Hwy. 90A will be a part of the Regional Express Network, where buses will run in two-way HOV lanes from the two Missouri City park and rides to job hubs downtown. Additionally, a BRT corridor will extend from the Missouri City Park and Ride at Hwy. 90 and Beltway 8 north along the Beltway to Hwy. 290.

The city could also see some of the system-wide enhancements, such as traffic light synchronization and improved bus stops, Miranda said.

Floyd Emery, Missouri City’s District D councilmember, said ahead of the City Council election, many constituents questioned whether the city’s partnership with METRO was the best use of their tax dollars. He asked METRO representatives during the Nov. 18 meeting if there was a way to see the costs of the services the agency is providing to the city versus the sales tax dollars Missouri City contributes to METRO.

“How can we be assured … that we’re getting, so to speak, the bang for our buck?” Emery asked.

Steve Okoroha ran for the Missouri City Council District C seat in November but lost to incumbent Anthony Maroulis. Okoroha said he does not believe...
the city is reaping the full benefits of its partnership with METRO.

“For money that is going to be going toward an entity that is going to be providing services to a city, but it is not providing the same services as it does within the central Houston metropolitan area is deficient, in my opinion,” Okoroha said.

Missouri City’s current partnership with METRO provides that 1% of the city’s sales tax is collected by METRO. This means that for every $1 spent in Missouri City, $0.01 goes toward funding METRO. In fiscal year 2019, Missouri City estimates the city contributed $10.3 million to METRO.

Okoroha said he wants to see METRO provide a full bus system in Missouri City. Yet Thomas Gray, a principal transportation planner with the Houston-Galveston Area Council, said while he could see Missouri City having some fixed bus routes in the future, that tends to not be what suburban communities want.

“Generally we see that suburban people are interested in park and ride service,” Gray said.

THE FUTURE OF LIGHT RAIL

One METRO service Missouri City City Council members hope to see come to fruition is light rail.

“I’m wondering what the opportunity is to see something really come through with the [Hwy. 90] corridor, the light rail,” Emery said. “I think that’s something that’s been discussed for a number of years, and every time we think that we’re taking the step forward something happens in another district or another area gets the attention and the 90 corridor sits on the back burner.”

The METRONext plan does include a potential light rail opportunity that would run from the Fannin Transit Center on Loop 610 down Hwy. 90A in Missouri City to Hwy. 59 in Sugar Land.

However, the reality of a Missouri City light rail seems far off, according to city staff and other officials.

Gray said Missouri City alone could not support light rail from a financial and ridership perspective. He said other Fort Bend County entities including Sugar Land, Rosenberg and Richmond would need to help fund the project.

“We need them on board as well, both from a political support standpoint as well as a financial standpoint before we can build anything,” Gray said.

Sugar Land Mayor Joe Zimmerman, who also sits on the H-GAC board of directors, said before light rail was available in downtown Houston, people said it could not be done.

“Never say never,” Zimmerman said. “You have to have ridership.”

Missouri City Mayor Yolanda Ford said because of the challenges with acquiring the land necessary for a light rail, the city should support BRT throughout the area.

“That [Hwy.] 90 BRT would be a priority because it’s working just like rail, and it’s going to move people the same way. That’s something we absolutely need to focus on,” Ford said.

Emery, along with Council Member Jeffrey Boney, were not satisfied with this. They said they thought the light rail project was in the city’s original contract with METRO.

“I don’t want us to lose sight of the fact that we’ve already made significant investments into this METRO agreement with the purposes of getting rail, if that is the case,” Boney said.

Additional reporting by Beth Marshall
recollect that third option, so we’re trying to push heavily and let people know, you have to focus on those first two,” Sugar Land Environmental Manager Taylor Danesi said. “With the material that you do end up with, make sure you recycle it responsibly in a way that it can have another life.”

While many of the changes in recycling rates across the globe can be attributed to Chinese trade policy, there are still factors, down to the individual level, that could make or break the future of local recycling programs.

“The future is changing, but don’t give up on recycling,” said Jordan Fengel, executive director of the State of Texas Alliance for Recycling. “There’s a lot of work to do, but it has to be done, and I don’t foresee recycling going away.”

THE GREEN WALL

One of the largest difficulties for American recycling programs has been the changes in China’s policy for importing recycled materials globally.

According to officials from Waste Management, one of the largest processors of recycling in the country and the seventh-largest exporter of all goods by volume in the U.S., China used to consume 50% of all paper and plastic recycled in the world, with 13.2 million tons a year being imported from the U.S.

But with the passage of China’s National Sword policy, mixed paper and plastic imports are banned, and the country may halt imports of all international recycled materials by 2020.

“Because of this, recyclers are continuing to build alternative markets and move materials to other places on the globe,” said Sherrell Cordas, public affairs senior specialist for Waste Management.

Before it halts recycling imports completely, China has drastically increased its quality standards for the materials it will accept—the nation now only accepts recyclables with a contamination rate of no more than 0.5%. Sugar Land has a contamination rate of nearly 5%, well below the national average of 25%.

The increase in quality requirements, coupled with the heavily reduced demand for recyclables in the global market, means that the cost for processing recycled goods goes up, while the market value for the processed materials goes down.

In Sugar Land, the recycling program has not typically been a revenue generator, nor has it been a large expense, said Stacie Henderson, Sugar Land director of environmental and neighborhood services.

At this point, Sugar Land has not felt major effects to its recycling program but is remaining aware, Henderson said.

“The benefit of recycling is to make sure the materials have a place to go, and that’s not the landfill,” Henderson said.

According to the city’s fiscal year 2018-19 budget documents, the solid waste fund used to remove residential trash generated revenue of roughly $8 million, including $74 million in collection and recycling fees. About $1,500 of the total revenue came from the city’s recycling programs.

As of Jan. 1, residents pay $18.91 per month for solid waste services, including weekly recycling pickups.

RECYCLING AT HOME

The average person can do little to influence China’s policy changes. The factor they can most directly influence is a city’s contamination rate, or the measure of how much nonrecyclable material becomes mixed into recycling.

According to Waste Management’s estimates, the average contamination rate measured in its materials recovery facilities is about 25%, meaning one-fourth of the recycling it receives ends up in a landfill, either because it is non-recyclable or because the material is in no condition to be recycled.

Danesi said Sugar Land does not have a contamination rate issue due to public education, community events and monitoring contamination data.

“We don’t have a contamination rate issue in Sugar Land, but it’s always something that people need to be considerate of,” Danesi said.

Contamination leads to higher costs for sorting, cleaning and processing materials to sell to buyers. In other words, the messier a person is when it comes to recycling, the more damage they do to their own government’s ability to collect their recycling and keep their local recycling programs alive.

“The quality of materials entering the marketplace plays a huge factor in the continuation of recycling programs. Good-quality materials help keep costs down and allow the materials to become feedstock used by mills,” Cordas said. “Residents should focus on recycling clean and dry bottles, cans, paper and cardboard in order to provide quality feedstock to the market that mills can use instead of virgin resources.”

Aside from keeping recycling dry and clean, the best way to reduce contamination is by learning what a city’s recycling program accepts and does not accept in their bins or curbside pickup.

THE FUTURE

In 2017, China was importing roughly 1.3 million tons of recyclables each year. As of 2018, the country is only importing 70,000 tons, a 94% decrease.

Imports to other Asian countries, including Malaysia, Thailand and India, have increased to make up for the shortfall, but those countries are closing their ports and shipping materials back to their originating countries because of high contamination rates, according to a Republic Services report.

Henderson said she thinks the China Sword policy will open up opportunities in the U.S. for purchasing and repurposing recyclable materials.

“Some of what we’ve already seen happening is that we’re finding other markets,” she said. “The United States is, I think, looking at some things that we probably haven’t looked at in the past in order to find new markets for some materials.”

Fengel said recycling programs could flourish if businesses in the U.S. were able to start buying the recycled materials that were previously sold to China.

“The crisis is really a beaming opportunity for Texas to become one of the major inlets and outlets of materials in the nation,” Fengel said.

Additional reporting by Nola Z. Valente
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FEATURED NEIGHBORHOOD

Sugar Creek, 77478

Started in 1970, Sugar Creek is an established community situated on 1,200 acres in Sugar Land. The community contains 1,700 home sites and hosts the Sugar Creek Country Club. Here, residents can enjoy playing tennis or golf, or sitting down with friends at the community’s bistro.

Build-out year: 1971
HOA dues (estimated): $500 annually

Amenities: At the Sugar Creek Country Club, members can use the junior Olympic pool that includes lap lanes along with an area for leisure swimming. Young swimmers can use the children’s splash area while parents soak up some sun on the deck with poolside cabana service. A fitness center includes a full spectrum of free-weight machines in addition to cardiovascular equipment.

Schools: Dulles Elementary School, Highlands Elementary School, Lexington Creek Elementary School, Dulles Middle School, Dulles High School, Clements High School

Property taxes (in dollars):
- City of Sugar Land: 0.3320
- Fort Bend County General: 0.4447
- Fort Bend Drainage: 0.0135
- Fort Bend ISD: 1.3200
- Total (per $100 valuation): 2.1102

*As of 11/14/19

Neighborhood data provided by Jenny Welch
BHGRE Gary Greene • 713-857-7277 • Jenny.Welch@GaryGreene.com

RECENT LISTINGS

618 Chevy Chase Circle
4 bedroom/4.5 bath  3,476 sq. ft.  $598,800
Avda Younis
RE/MAX Southwest 713-857-9156

519 Longview Drive
4 bedroom/3.5 bath  3,749 sq. ft.  $335,000
Mary Stewart
RE/MAX Southwest 281-782-2111

215 Kirkwood Court
3 bedroom/2 bath  3,176 sq. ft.  $535,000
Shannon Cobb Evans
BHGRE Gary Greene 832-573-9188

38 Bendwood Drive
3 bedroom/2 bath  2,277 sq. ft.  $289,000
Cathy Stubb
Keller Williams Realty Southwest 281-967-6149

HOMES SOLD (OCT. 2019)

Number of homes sold/average days on the market

<table>
<thead>
<tr>
<th>Price range</th>
<th>77459</th>
<th>77478</th>
<th>77479</th>
<th>77489</th>
<th>77498</th>
</tr>
</thead>
<tbody>
<tr>
<td>$150,000 or less</td>
<td>54/35</td>
<td>13/47</td>
<td>61/45</td>
<td>27/43</td>
<td>37/30</td>
</tr>
<tr>
<td>$150,000-$200,000</td>
<td>20/32</td>
<td>3/21</td>
<td>5/38</td>
<td>28/20</td>
<td>8/27</td>
</tr>
<tr>
<td>$200,000-$300,000</td>
<td>56/60</td>
<td>6/53</td>
<td>25/54</td>
<td>11/73</td>
<td>19/27</td>
</tr>
<tr>
<td>$300,000-$400,000</td>
<td>38/81</td>
<td>7/65</td>
<td>24/61</td>
<td>-</td>
<td>11/55</td>
</tr>
<tr>
<td>$400,000-$500,000</td>
<td>8/78</td>
<td>5/73</td>
<td>16/66</td>
<td>-</td>
<td>1/140</td>
</tr>
<tr>
<td>$500,000-$600,000</td>
<td>2/94</td>
<td>1/5</td>
<td>10/72</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>$600,000-$800,000</td>
<td>5/113</td>
<td>2/195</td>
<td>8/99</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>$800,000-$1 million</td>
<td>1/126</td>
<td>2/162</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>$1 million +</td>
<td>1/49</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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</tbody>
</table>

MEDIAN PRICE OF HOMES SOLD

<table>
<thead>
<tr>
<th>Price</th>
<th>OCT. 2018 VS.</th>
<th>OCT.2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>$600,000</td>
<td>$77459</td>
<td>+7.3%</td>
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<tr>
<td>$500,000</td>
<td>$77478</td>
<td>+15.52%</td>
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<tr>
<td>$400,000</td>
<td>$77479</td>
<td>+12.54%</td>
</tr>
<tr>
<td>$300,000</td>
<td>$77489</td>
<td>-2.67%</td>
</tr>
<tr>
<td>$200,000</td>
<td>$77498</td>
<td>-7.56%</td>
</tr>
<tr>
<td>$100,000</td>
<td>-</td>
<td>-7.56%</td>
</tr>
</tbody>
</table>
Sacred Leaf Missouri City is lucky to be the heart of the CBD retail industry inside the Fort-bend County, Missouri City, Southwest and Sugar Land Areas.

After carefully researching many CBD companies, their extraction policies and availability of the certificates of analysis to prove the quality of their brands, the owners agreed that Sacred Leaf met all of the consumer expectations being it that each owner has a personal testimony using CBD products derived from Industrial Hemp for the use of general wellness and as a natural alternative.

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3. Does your dentist recommend extractions for crowded teeth? Give your child a full smile for life. No-Extractions Orthodontics with convenient no hassle after school appointments as late as 6:30pm.

4. Does your dentist offer before or after work appointments? Before & After work appointments that fit into your jam-packed schedule. Appointments start as early as 7:30am and as late as 6:30pm, and of course, appointments on Saturday.

5. Does your dentist have digital x-rays? Instant images the size of a computer monitor. We can magnify a suspicious area and basically see inside the tooth. An added benefit for you is 1/10 the radiation needed.

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7. Does your dentist have massage chairs and satellite TV? Your comfort is our #1 goal. Relaxing in a warm massage chair while watching a movie or your choice of 119 channels while we do all the work!

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