



City of Sugar Land

City Council Agenda

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

Tuesday, September 9, 2025
City Council Special Meeting
City Council Chamber
5:30 PM

I. Attention

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

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

II. Call to Order

III. Public Comment

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

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

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

IV. Public Hearings

- A. **PUBLIC HEARING 5:30 P.M.:** To receive and hear all persons desiring to be heard on the Proposed Property Tax Rate of \$0.363210 for 2025.

ShaLae Steadman, Director of Budget

V. Adjournment

The Mayor and City Council reserve the right, upon motion, to suspend the rules to consider business out of the posted order. In addition to any Executive Session listed above, the City Council reserves the right to adjourn into Executive Session at any time during this meeting for the purpose of consultation with the Attorney as authorized by Texas Government Code Sections 551.071 to discuss any of the matters listed above.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary, (281) 275-2730. Requests for special services must be received 48 hours prior to the meeting time. Reasonable accommodations will be made to assist your needs.

The agenda and supporting documentation is located on the [City Website](#) under meeting agendas.

Posted on this 3rd day of September, 2025 at 4:30 p.m.



City Council Agenda Request September 9, 2025

Agenda Request No: IV.A.

Agenda of: City Council Meeting

Initiated by: Mike Martinez, Budget Manager

Presented by: ShaLae Steadman, Director of Budget

Responsible Department: Budget

Agenda Caption:

PUBLIC HEARING 5:30 P.M.: To receive and hear all persons desiring to be heard on the Proposed Property Tax Rate of \$0.363210 for 2025.

Recommended Action:

Receive and hear all persons desiring to be heard regarding the 2025 proposed tax rate of \$0.363210

Executive Summary:

Background

The City has a long history of recognition as a leader in financial stewardship, with strategies specifically tailored to the community and designed to maximize both the conservative nature of the City's finances and to offset the residential tax burden.

The Fiscal Year 2026 (FY26) proposed budget and five-year Capital Improvement Program (CIP) were presented to the City Council in accordance with the City Charter. The proposed budget includes \$331 million for operations excluding transfers and \$184 million for capital projects.

The Five-Year CIP totals \$766M. It is important to understand that only the first year of the CIP is included for funding in the annual budget while the remaining years are included for planning purposes only and will change from one year to the next based on the best information available at the time.

The proposed Fiscal Year 2026 (FY26) budget and five-year capital improvement program (CIP) follows guidelines in the City Council-adopted Financial Management Policy Statements. The FY26 budget provides leadership in conservative, resilient and responsible stewardship through strategic investment in priority areas. We must seek to stay relevant and preserve the quality of life in Sugar Land for our residents. The proposed budget provides for future success, ensures continued financial and operational stability and is structurally balanced and sustainable into the future. Our goal is to balance

investment in both maintenance and operations and capital funding to increase our resiliency in FY26 and into the future.

The proposed budget ensures continued financial strength and resiliency by meeting all fund balance requirements, including the structural balance of the General Fund, and includes significant investment in public safety, infrastructure, and Sugar Land’s high quality of life.

The City continues to be recognized as a leader in financial stewardship, with strategies specifically tailored to the community and designed to maximize both the conservative nature of the City’s finances and to offset the residential tax burden.

Priorities for FY26 Budget & Five-Year CIP

The FY26 budget provides leadership in conservative, resilient & responsible stewardship through strategic investment in priority areas. The focus of the proposed budget is an investment in priorities and services that provide high value to the Sugar Land community today and into the future, including public safety, redevelopment, data-based decision making, and a championship workforce.

Truth In Taxation Calculations

The Fort Bend Central Appraisal District (FBCAD) is charged with assessing property values within Fort Bend County. The City of Sugar Land contracts with the Fort Bend County Tax Office (a separate entity from FBCAD) for Tax Assessor/Collector services, including calculation of tax rates as directed by the Tax Code. Based on calculations performed by the Tax Assessor/Collector, the required rates have been calculated and submitted to the governing body as follows:

No New Revenue Tax Rate:	\$0.367991
Voter Approval Tax Rate:	\$0.377063

These calculations were recorded as received in the minutes of the August 14th City Council meeting. City Council concurred with staff recommendation to implement \$0.01 in connection to the 2024 GO bond election in the 2025 tax rate.

Record Vote on Proposed Tax Rate

On August 19th, City Council took a record vote to propose a tax rate of \$0.363210 per \$100 taxable value for tax year 2025 and set a public hearing date of September 9th.

The 2025 average residential value is \$443,969, and with the City’s 15% homestead exemption (\$78,347) this gives a taxable value of \$443,969. The resulting City tax bill is \$1,613, an increase of \$95 from last year or \$7.92 per month.

Tax Levy Type	2025
Maintenance & Operations	\$0.211555
Debt Service	\$0.151655

Total	\$0.363210
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Notice of Public Hearing

Notice of the public hearing was posted on August 27th. And included the following information:

“This budget will raise less revenue from property taxes than last year’s budget by an amount of \$947,358, which is a 1.2 percent decrease from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$313,716.”

	TAX YEAR 2024	TAX YEAR 2025	TAX YEAR 2025
	Fiscal Year 2025 Adopted Budget	Adoption of FY26 Budget at Proposed Tax Rate	Adoption of FY26 Budget at No-New Revenue Rate
Tax Rate	0.35321	0.36321	0.367991
Average Homestead Taxable Value (Net of Homestead Exemption)	\$429,875	\$443,969	\$443,969
Tax on Average Homestead	\$1,518	\$1,613	\$1,634
Changes from Prior Year		\$95 or 6.3%	\$116 or 7.6%

Public Hearing

No action on the tax rate will be taken at this meeting. it is only to receive feedback on the proposed tax rate from the public. Action to adopt the 2025 tax rate will be taken on September 16th after the budget for FY26 is approved.

Staff recommends City Council hold a public hearing to receive all persons wishing to speak on the 2025

proposed tax rate. At the end of the public hearing, the date, time, and place for action on the tax rate should be stated, which is September 16th at 5:30 p.m. at Sugar Land City Hall.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. 2025 PHN- City of Sugar Land

NOTICE OF MEETING TO VOTE ON TAX RATE

A tax rate of \$0.363210 per \$100 valuation has been proposed by the governing body of City of Sugar Land.

PROPOSED TAX RATE	\$0.363210 per \$100
NO-NEW-REVENUE TAX RATE	\$0.367991 per \$100
VOTER-APPROVAL TAX RATE	\$0.377063 per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for City of Sugar Land from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that City of Sugar Land may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is not greater than the no-new-revenue tax rate. This means that City of Sugar Land is not proposing to increase property taxes for the 2025 tax year.

A PUBLIC MEETING TO VOTE ON THE PROPOSED TAX RATE WILL BE HELD ON September 9, 2025 AT 5:30 pm AT Sugar Land City Hall, 2700 Town Center Blvd North.

The proposed tax rate is also not greater than the voter-approval tax rate. As a result, City of Sugar Land is not required to hold an election to seek voter approval of the rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the city council of City of Sugar Land at their offices or by attending the public meeting mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED
AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal:	Carol K. McCutcheon	Robert Boettcher
	Suzanne Whatley	Rick Miller
	Stewart Jacobson	Jim Vonderhaar

AGAINST the proposal: Sanjay Singhal

PRESENT and not voting:None

ABSENT: None

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Sugar Land last year to the taxes proposed to be imposed on the average residence homestead by City of Sugar Land this year.

	2024	2025	Change
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Total tax rate (per \$100 of value)	\$0.353210	\$0.363210	increase of 0.010000 per \$100, or 2.83%
Average homestead taxable value	\$429,875	\$443,969	increase of 3.28%
Tax on average homestead	\$1,518.36	\$1,612.54	increase of 94.18, or 6.20%
Total tax levy on all properties	\$78,232,236	\$77,284,878	decrease of -947,358, or -1.21%

For assistance with tax calculations, please contact the tax assessor for City of Sugar Land at 281-341-3710 or FBCTaxInfo@fortbendcountytexas.gov, or visit www.fbctx.gov for more information.