



City of Sugar Land

City Council Agenda

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

Tuesday, September 16, 2025
City Council 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. Invocation

Councilmember Suzanne Whatley

IV. Pledges of Allegiance

Councilmember Suzanne Whatley

V. Recognition

A. NATIONAL FOOD SAFETY AWARENESS MONTH SEPTEMBER 2025

Nicole Guevara, Assistant Director of Neighborhood Services

B. GOVERNMENT FINANCE OFFICERS ASSOCIATION FISCAL YEAR 2025 DISTINGUISHED BUDGET PRESENTATION AWARD

ShaLae Steadman, Director of Budget

C. ROBO SAPIENS- FIRST TECH CHALLENGE

Carol McCutcheon, Mayor

VI. Public Comment

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

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

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

VII. Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. **MINUTES**

Consideration of and action on the minutes of the September 2, 2025 meeting.

Linda Mendenhall, City Clerk

B. **CONTRACT WITH MCDONALD MUNICIPAL AND INDUSTRIAL**

Consideration of and action on the authorization of a construction contract with McDonald Municipal and Industrial, A Division of C.F. McDonald Electric, Inc., for the Well Rehabilitation project for the rehabilitation of the Motor Control Centers (MCCs) at the Thompson Chapel Ground Water Plant, CIP CWA2405, for \$626,469.00.

Jonathan Braun, Assistant City Engineer

C. **SECOND CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2384:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, APPROVING AND ADOPTING THE 2026 SERVICE PLAN; THE 2025 ASSESSMENT ROLL; AND LEVYING ASSESSMENTS FOR THE 2025 CALENDAR YEAR FOR PROPERTY LOCATED IN THE PARK AT ELDRIDGE PUBLIC IMPROVEMENT DISTRICT.

ShaLae Steadman, Director of Budget

D. **APPOINTMENTS TO THE FIRST COLONY DISTRICT BOARD OF DIRECTORS**

Consideration of and action on the appointment of Barkley Peschel, Miranda Cartwright, Don Janssen, Karen Clark, Kolbe Curtice, Anas Maguz and Michael Garcia for terms expiring June 1, 2029, to the First Colony Management District.

Carol McCutcheon, Mayor

E. **SECOND CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2385:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, GRANTING A CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN EXISTING PRIVATE SCHOOL (FORT BEND CHRISTIAN ACADEMY) LOCATED AT 1201 LAKEVIEW DRIVE AND 1250 SEVENTH STREET, WITHIN A BUSINESS OFFICE (B-O) ZONING DISTRICT; AND REPEALING ORDINANCE NO. 1317.

Jessica Echols, Senior Planner

F. Consideration of and action on **CITY OF SUGARLAND RESOLUTION NO. 25-41:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, DETERMINING THAT THE CONSTRUCTION MANAGER-AT-RISK PROCUREMENT METHOD PROVIDES THE BEST VALUE FOR THE CONSTRUCTION OF PHASE 3 OF THE PUBLIC SERVICE TRAINING FACILITY.

Lane Wolf, Senior Manager Vertical Construction

G. **RATIFICATION OF A JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES**

Consideration of and action on ratification of a Joint Election Agreement and

Contract for Election Services with Fort Bend County Elections in the amount of \$166,446.53 for expenses incurred for the May 3 and June 7, 2025, General, Special, Charter, and Runoff Elections.

Linda Mendenhall, City Clerk

H. **RATIFICATION OF EXPENDITURES WITH AMERICAN GENERATOR SERVICES NA**

Consideration of and action on ratification of expenditures with American Generator Services NA, in the amount of \$132,353.37 for emergency repair to the Police Department generator.

David Brown, Facilities Services Manager

VIII. Ordinances and Resolutions

- A. **SECOND CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2382:** 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), CHAPTER 5, ARTICLE VIII, DIVISION 3 (RATES AND CHARGES), SECTIONS 5-246-5-265 AND CHAPTER 5, ARTICLE VIII, DIVISION 12 (MUNICIPAL DRAINAGE UTILITY SYSTEM), SECTION 5-413 OF THE CODE OF ORDINANCES, AND OTHER MATTERS RELATED THERETO.

ShaLae Steadman, Director of Budget

IX. Budget

- A. **FIRST AND FINAL CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2388:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; APPROPRIATING THE SUMS AS SET FORTH THEREIN; ADOPTING THE CAPITAL IMPROVEMENTS PROGRAM 2026 – 2030; AND ADOPTING A COMPENSATION PLAN.

ShaLae Steadman, Director of Budget

- B. **FIRST AND FINAL CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2387:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, LEVYING A PROPERTY TAX RATE FOR THE YEAR 2025; AND DIRECTING THE TAX ASSESSOR-COLLECTOR TO ASSESS, ACCOUNT FOR, AND DISTRIBUTE THE PROPERTY TAXES AS HEREIN LEVIED.

ShaLae Steadman, Director of Budget

X. City Council and City Manager Reports

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

XI. 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 10th day of September 2025 at 5:00 p.m.



City Council Agenda Request September 16, 2025

Agenda Request No: V.A.

Agenda of: City Council Meeting

Initiated by: Nicole Solis, Assistant Director of Neighborhood Services

Presented by: Nicole Guevara, Assistant Director of Neighborhood Services

Responsible Department: Public Works

Agenda Caption:

NATIONAL FOOD SAFETY AWARENESS MONTH
SEPTEMBER 2025

Recommended Action:

Recommend City Council to officially recognize the City's commitment to National Food Safety Awareness Month

Executive Summary:

The City of Sugar Land proudly proclaims September as National Food Safety Awareness Month in recognition of the vital role food safety plays in protecting public health. According to the Centers for Disease Control and Prevention, an estimated 48 million people in the United States get sick, 128,000 are hospitalized, and 3,000 die each year from foodborne illnesses, many of which are preventable through proper food handling and sanitation practices. Locally, the City's Food Inspection Division works year-round to ensure that restaurants, grocery stores, daycares, nursing homes, schools, and other food establishments comply with health and safety regulations designed to protect our residents. Through routine inspections, education campaigns, and collaborative outreach, our team helps minimize risk and raise awareness about critical practices like maintaining safe cooking temperatures, preventing cross-contamination, and ensuring proper food storage. As we observe National Food Safety Awareness Month, we call on all residents, businesses, and food service workers to join us in supporting a culture of food safety. By staying informed and vigilant, we can reduce preventable illnesses and help keep our community healthy and thriving.

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

None



City Council Agenda Request September 16, 2025

Agenda Request No: V.B.

Agenda of: City Council Meeting

Initiated by: Mike Martinez, Budget Manager

Presented by: ShaLae Steadman, Director of Budget

Responsible Department: Budget

Agenda Caption:

GOVERNMENT FINANCE OFFICERS ASSOCIATION
FISCAL YEAR 2025 DISTINGUISHED BUDGET PRESENTATION AWARD

Recommended Action:

Recognition of receiving the Distinguished Budget Presentation Award from the Government Finance Officers Association for FY2025's Budget.

Executive Summary:

The City of Sugar Land strives for an open and transparent budget process, with a goal of education along with public participation in the process. The end result each year is a budget document called the Annual Budget and Program of Services. The budget document can be found on the City's website once it is filed by the City Manager, along with information relating to the City Council budget workshops and property tax process. The City of Sugar Land has been recognized for excellence in financial stewardship and transparency with receipt of the Distinguished Budget Presentation Award for the Fiscal Year 2025 Annual Budget from the Government Finance Officers Association. This is the only national awards program in governmental budgeting.

The award represents a significant achievement by the City, representing the commitment of the City Council and staff to meeting the highest principles of governmental budgeting. The award applies to the fiscal year 2024-2025 budget for the period October 1, 2024 through September 30, 2025.

The City has 90 days after the budget is approved to submit the budget document to GFOA for consideration for this program. In order to receive this award, the budget

has to satisfy nationally recognized guidelines for effective budget presentation. These guidelines are designed to assess how well the City’s budget serves as:

- A policy document,
- A financial plan,
- An operations guide, and
- A communication device.

The budget must be rated by independent evaluators as “proficient” in all four categories along with meeting or exceeding fourteen mandatory criteria to receive the award. The fiscal year 2024-2025 budget is the 29th consecutive year for the City of Sugar Land to receive this award.

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. 3 - Budget Award



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of Sugar Land
Texas**

For the Fiscal Year Beginning

October 01, 2024

Christopher P. Morill

Executive Director



City Council Agenda Request September 16, 2025

Agenda Request No: V.C.

Agenda of: City Council Meeting

Initiated by: Natalie Serrano, City Council Liaison

Presented by: Carol McCutcheon, Mayor

Responsible Department: Strategic and Government Affairs

Agenda Caption:

ROBO SAPIENS- FIRST TECH CHALLENGE

Recommended Action:

Recognize Robo Sapiens robotics team for their FIRST Tech Challenge achievements in robotics performance and community outreach efforts.

Executive Summary:

Following their advancement at the Texas East Regional Championship, the Robo Sapiens robotics team competed in the elite Northeastern Oklahoma Robotics (NEO) Invitational Premiere Competition for FIRST Tech Challenge (FTC), held on June 13th and 14th in Tulsa, Oklahoma.

Over the course of the season, the team distinguished themselves with multiple prestigious achievements including:

- Houston League Tournament – First Pick Winning Alliance Team and recipient of the Control Award
- Houston Regional Championship – winner of the Inspire Award, the most prestigious honor in FTC, qualifying them for the Premier Invitational Championship
- NEO Invitational Premiere Championship – achieved an impressive 2nd Place Overall Finish

Beyond their competitive success, the team has demonstrated extraordinary commitment to community engagement at the local, national, and international levels.

The team is comprised of the following 10 students:

1. Kavish Mehta

2. Aarav Mehta
3. Neel Heblikar
4. Aryan Ganglani
5. Aarav Garg
6. Maanav Pinapala
7. Pranav Pulluru
8. Maahir Shah
9. Neelan Shah
10. Dushan Immadi

The City of Sugar Land would like to recognize the Robo Sapiens robotics team for their efforts and achievements during their journey this season.

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

None



City Council Agenda Request September 16, 2025

Agenda Request No: VII.A.

Agenda of: City Council Meeting

Initiated by: Justin Perez, Agenda Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department: City Clerk's Office

Agenda Caption:

MINUTES

Consideration of and action on the minutes of the September 2, 2025 meeting.

Recommended Action:

Consideration of and action on the minutes of the September 2, 2025 meeting.

Executive Summary:

Consider the minutes of the September 2, 2025 meeting

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. 9.2.25 City Council Meeting Minutes



City of Sugar Land

City Council Minutes

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

Tuesday, September 2, 2025
City Council Meeting Minutes
City Council Chamber
5:30 PM

I. Attention

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II. Call to Order

QUORUM PRESENT

Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, and Carol McCutcheon were present.

III. Invocation

Councilmember Rob Boettcher

IV. Pledges of Allegiance

Councilmember Rob Boettcher

V. Recognition

VI. Public Comment

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

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

No members of the public addressed the Council.

VII. Consent Agenda

All Consent Agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

A. **CHANGE ORDER NO. 1 WITH CEDROS PAVING SERVICES LLC**

Consideration of and action on authorization of Change Order No. 1 to the Contract with Cedros Paving Services LLC, in the amount of \$353,956.00, for additional sidewalk replacement for the Sidewalk Program Rehabilitation & Replacement Project, CIP CST2501.

Keisha Seals, Assistant Director of Public Works

B. **CONTRACT WITH MCDONALD MUNICIPAL AND INDUSTRIAL**

Consideration of and action on authorization of a Contract with McDonald Municipal and Industrial, in the amount of \$221,469.00, for construction services of bypass pumps rehabilitation for the Lift Station Generator Quick Connects Project, CIP CWW2404.

Idahosa Igbinoba, Senior Project Manager

C. **RATIFICATION OF EXPENDITURES WITH C&C WATER SERVICES LLC**

Consideration of and action on ratification of expenditures with C&C Water Services LLC, in the amount of \$295,039.00, for emergency repairs to Greatwood Water Well No. 1.

Danica Mueller, Water Operations Manager

D. **INTERLOCAL AGREEMENT WITH FORT BEND COUNTY LEVEE IMPROVEMENT DISTRICT NO. 7**

Consideration of and action on authorization of an Interlocal Agreement with Fort Bend County Levee Improvement District No. 7, for land use and floodplain administration authority.

Robert Wilson, Assistant City Engineer

E. **APPOINTMENT OF A TIRZ NO. THREE CHAIR**

Consideration of and action on the appointment of Jim Vonderhaar as Chair for an unexpired term ending December 31, 2025, to the Tax Increment Reinvestment Zone Number Three Board of Directors.

Carol McCutcheon, Mayor

F. **MINUTES**

Consideration of and action on the minutes of the August 19, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve consent agenda items A-F**, was made by Suzanne Whatley and seconded by Rick Miller; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

VIII. Contracts and Agreements

A. HOST CITY SUPPORTER AGREEMENT WITH SPORTS AUTHORITY FOUNDATION

Consideration of and action on authorization of a Host City Supporter Agreement with Sports Authority Foundation, in the amount of \$2,500,000.00, for the 2026 FIFA World Cup; and authorization of a Budget Amendment in the amount of \$100,000.00 from the Hotel Occupancy Tax Fund.

Alison Brooks, Assistant Director of Tourism

Alison Brooks, Assistant Director of Tourism, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve the FIFA World Cup 2026 Host City Supporter Agreement**, was made by Stewart Jacobson and seconded by Jim Vonderhaar; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

Nays: Robert Boettcher

B. CONTRACT WITH JMJ DIAZ CORP DBA JMJ CONSTRUCTORS

Consideration of and action on authorization of a Contract with JMJ Diaz Corp DBA JMJ Constructors, in the amount of \$3,507,290.00, for construction services for the Wastewater Treatment Plants Improvements Project, CIP CWW2303; and authorization of a Budget Amendment in the amount of \$850,000.00 from CIP CWW2003 to CIP CWW2303.

Jonathan Braun, Assistant City Engineer

Jonathan Braun, Assistant City Engineer, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve a construction contract with JMJ Diaz, Corp., and a budget transfer amount of \$850,000.00**, was made by Rick Miller and seconded by Suzanne Whatley, the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

IX. Public Hearings

- A. **PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed Conditional Use Permit for the expansion of an existing Private School (Elementary, Middle, and High) at 1201 Lakeview Drive and 1250 Seventh Street, further described as a subdivision of 21.52 acres located in the Brown and Belknap League, A-15, City of Sugar Land, Fort Bend County, Texas.

FIRST CONSIDERATION: Consideration of and action on **CITY OF SUGAR**

LAND ORDINANCE NO. 2385: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, GRANTING A CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN EXISTING PRIVATE SCHOOL (FORT BEND CHRISTIAN ACADEMY) LOCATED AT 1201 LAKEVIEW DRIVE AND 1250 SEVENTH STREET, WITHIN A BUSINESS OFFICE (B-O) ZONING DISTRICT; AND REPEALING ORDINANCE NO. 1317.

Jessica Echols, Senior Planner

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Council.

Mayor McCutcheon opened the public hearing at 6:18 p.m. Clay Schaefer, Linda Wright, Mindy Stubbs, and Michelle Mikeska spoke in favor of agenda item IX A. Mayor McCutcheon closed the public hearing at 6:26 p.m.

A motion to **Approve the first reading of Ordinance No. 2385**, was made by Suzanne Whatley and seconded by Jim Vonderhaar; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

- B. **PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed Conditional Use Permit for the establishment of a Private School (Elementary, Middle, and High) at 800 Brooks Street and 802 Brooks Street, further described as 6.0024 acres located in the S.M. Williams League, A-97 and 17.1949 acres located in the S.M. Williams League, A-97 and Alexander Hodge League, A-32, Fort Bend County, Texas located west of Brooks Street.

FIRST CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2380:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, GRANTING A CONDITIONAL USE PERMIT FOR A PRIVATE SCHOOL (LOGOS PREPARATORY ACADEMY) LOCATED AT 800 BROOKS STREET AND 802 BROOKS STREET WITHIN A BUSINESS OFFICE (B-O) ZONING DISTRICT.

Jessica Echols, Senior Planner

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Council.

Mayor McCutcheon opened the public hearing at 6:54 p.m. Dayne Delahoussaye, Megan Johnson, Joe Stelling, Mike Bohny, Davis Bradford, and Catherine Withrow spoke in favor of agenda item IX A. Leon Anhaizer, John Lucey, Bill Hicks, and James L. Anhaizer spoke in opposition to agenda item IX B. Mayor McCutcheon closed the public hearing at 7:18 p.m.

Council member Suzanne Whatley made a motion to approve an amendment to Ordinance No. 2380 with the condition that the detention pond be moved to the back of the lot on the site plan.

A motion to **Approve the first reading of Ordinance No. 2380 with the condition that the detention pond be moved to the back of the lot on the site plan** was made by Suzanne

Whatley and seconded by Stewart Jacobson, the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

- C. **PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed Ordinance No. 2382 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.

FIRST CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2382:** 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), CHAPTER 5, ARTICLE VIII, DIVISION 3 (RATES AND CHARGES), SECTIONS 5-246-5-265, CHAPTER 5, ARTICLE VIII, DIVISION 12 (MUNICIPAL DRAINAGE UTILITY SYSTEM), SECTION 5-413, AND CHAPTER 5, ARTICLE IX, DIVISION 1 (FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE FEES ESTABLISHED) OF THE CODE OF ORDINANCES, AND OTHER MATTERS RELATED THERETO.

ShaLae Steadman, Director of Budget

RECESS: Mayor McCutcheon recessed the meeting at 7:34 p.m.

RECONVENE: Mayor McCutcheon reconvened the meeting at 7:45 p.m.

ShaLae Steadman, Director of Budget, gave a presentation, made comments, and answered questions from the Council. Mayor McCutcheon opened the public hearing at 7:52 p.m. No members of the public addressed the Council during the public hearing. Mayor McCutcheon closed the public hearing at 7:52 p.m.

A motion to **Approve the first reading of Ordinance No. 2382**, was made by Stewart Jacobson and seconded by Jim Vonderhaar; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

- D. **PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed 2025 assessment for properties located in the Park at Eldridge Public Improvement District.

FIRST CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2384:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, APPROVING AND ADOPTING THE 2026 SERVICE PLAN; THE 2025 ASSESSMENT ROLL; AND LEVYING ASSESSMENTS FOR THE 2025 CALENDAR YEAR FOR PROPERTY LOCATED IN THE PARK AT ELDRIDGE PUBLIC IMPROVEMENT DISTRICT.

ShaLae Steadman, Director of Budget

ShaLae Steadman, Director of Budget, gave a presentation, made comments, and answered questions from the Council. Mayor McCutcheon opened the public hearing at 7:52 p.m. No members of the public addressed the Council during the public hearing. Mayor McCutcheon closed the public hearing at 7:52 p.m.

A motion to **Approve the first reading of Ordinance No. 2384**, was made by Suzanne Whatley and seconded by Sanjay Singhal; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

- E. **PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons desiring to be heard on proposed Fiscal Year 2026 Budget.

Consideration of and action on setting a date for deliberation and adoption of the Fiscal Year 2026 Budget.

ShaLae Steadman, Director of Budget

ShaLae Steadman, Director of Budget, gave a presentation, made comments, and answered questions from the Council. Mayor McCutcheon opened the public hearing at 8:06 p.m. Sumita Ghosh, Farhe Ahmed, Leon Anhaizer, John Lucey, Ashok Dasgupta, Anna Lykouds, Kara Masharani, Andy Pinto, Amina Ishaq, and Mayur Gadhikan spoke in opposition to agenda item IX E. Mayor McCutcheon closed the public hearing at 8:32 p.m.

A motion to **Approve the proposed Fiscal Year 2026 Budget**, was made by Stewart Jacobson and seconded by Jim Vonderhaar; the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

X. Ordinances and Resolutions

- A. **FIRST AND FINAL CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2386:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE FISCAL YEAR 2024-2025 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 Mejorado, Assistant Director of Budget

Justyn Mejorado, Assistant Director of Budget, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve the first and final reading of Ordinance No. 2386**, was made by Sanjay Singhal and seconded by Robert Boettcher, the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

XI. City Council and City Manager Reports

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

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

XII. Adjournment

A motion to **Adjourn at 8:53 p.m.**, was made by Sanjay Singhal and seconded by Carol McCutcheon, the motion **Passed**.

Ayes: Suzanne Whatley, Stewart Jacobson, Robert Boettcher, Rick Miller, Sanjay Singhal, Jim Vonderhaar, Carol McCutcheon

Linda Mendenhall, City Clerk





City Council Agenda Request September 16, 2025

Agenda Request No: VII.B.

Agenda of: City Council Meeting

Initiated by: Paola DeLaTorre, Project Manager II

Presented by: Jonathan Braun, Assistant City Engineer

Responsible Department: Engineering

Agenda Caption:

CONTRACT WITH MCDONALD MUNICIPAL AND INDUSTRIAL

Consideration of and action on the authorization of a construction contract with McDonald Municipal and Industrial, A Division of C.F. McDonald Electric, Inc., for the Well Rehabilitation project for the rehabilitation of the Motor Control Centers (MCCs) at the Thompson Chapel Ground Water Plant, CIP CWA2405, for \$626,469.00.

Recommended Action:

Authorize the execution of a construction contract with McDonald Municipal and Industrial - A Division of C.F. McDonald Electric, Inc for a Well Rehabilitation project, CIP CWA2405, for the replacement of Motor Control Center at Thompson Chapel Ground Water Plant Construction Contract with McDonald Municipal and Industrial - A Division of C.F. McDonald Electric, Inc. in the amount of \$626,469.00.

Executive Summary:

As part of the City's commitment to a high level of service and quality water delivery, continued investment in our existing infrastructure is imperative. Every year, Public Works staff perform inspections to prioritize water well rehabilitation projects and update the asset management program. The Motor Control Centers (MCCs) for the Thompson Chapel Ground Water Plant are due for rehabilitation and replacement of components as inspections warrant.

This program's main objective is to perform rehabilitation which extends the useful life of the existing water plant to support the goal of delivering reliable and superior quality drinking water to the residents.

Baird, Gilroy, and Dixon LLC (BGD) conducted field assessments on the water plants in April 2024, identified deficiencies, and provided rehabilitation options. The design for the rehabilitation was completed in May 2025.

The scope of the Well Rehabilitation (MCC Replacements) for the Thompson Chapel Ground

Water Plant, based on the recommendations from the inspection report, includes the followings:

- Provide mobilization of sufficient workforce, equipment, and supervision to complete the MCC replacements.
- Obtaining all necessary permits.
- Site preparation.
- Demolition of existing MCC.
- Installation of proposed MCC at Thompson Chapel.
- Relocation of an existing air compressor from the MCC room to the proposed FRP building.
- Installation of new electrical service, main breaker, and ATS (Automatic Transfer Switch).
- SCADA programming by Prime Controls.
- Completion of all related subsidiary and incidental components as shown in the contract documents

An Invitation to Bid (ITB) No. 2025-014 was posted on [CivCastusa.com](https://www.civcastusa.com) on July 9, 2025, and advertised in the local newspaper on two separate occasions: July 9, 2025, and July 16, 2025. To ensure the opportunity was widely distributed, the design consultant contacted several contractors to notify them of the advertisement. Two (2) bids were received and opened on Thursday, July 24, 2025.

A bid summary is shown below:

Contractor	Total Bid
McDonald Municipal and Industrial - A Division of C.F. McDonald Electric, Inc.	\$626,469.00
W. W. Payton Corporation	\$750,000.00
<i>Engineers Estimate</i>	<i>733,200.00</i>

The lowest responsible bidder is McDonald Municipal and Industrial, A Division of C.F. McDonald Electric, Inc., at \$626,469.00. The low bid was also about 16% lower than the engineer's estimate. BGD provided a letter of recommendation indicating that references and financial statements for McDonald Municipal and Industrial have been checked and confirmed that they are capable of completing a project of this nature.

The available budget for construction in FY25 for CIP CWA2405 is \$1,670,000.00 through City utility revenue funds. The construction administration fee was included in the design contract, and construction and material testing is not required.

Upon the City Council's approval, the Notice to Proceed for the project is anticipated to be issued by early October 2025. The work is to be completed within 500 days, placing final completion at approximately February 2027. The schedule allows for long lead times for the majority of the components for the Motor Control Centers (MCCs) and avoiding shutdowns during peak water demand months (summer).

In accordance with Policy CO-110, Notification of Construction Impacts and Service Interruptions, this is classified as a Neighborhood Project. However, there will be no service interruptions (i.e. water service interruption, power outage, solid waste collection, mail and/or school transportation interruptions). The well is located on City-owned property and within fences.

The Engineering and Public Works Departments recommend that the City Council authorize the execution of a construction contract with McDonald Municipal and Industrial, A Division of C.F. McDonald Electric, Inc. for the Well Rehabilitation project for the rehabilitation of the Motor Control Centers (MCCs) at the Thompson Chapel Ground Water Plant, CIP CWA2405, for \$626,469.00.

Budget

Expenditure Required: \$626,469.00

Current Budget: \$1,670,000.00

Additional Funding: NA

Funding Source: System Revenues and Revenue Bonds

Account Number (ORG-OBJ-Project): 6049205/621020 - \$670,000.00
6029205/621020 - \$1,000,000.00

Attachments

1. Signed Contract
2. Letter or Recommendation
3. Form HB-89
4. Form 1295
5. Form SB-13
6. Form SB-19
7. Location Map
8. Bid

CITY OF SUGAR LAND
STANDARD CONTRACT FOR CIVIL ENGINEERING CONSTRUCTION PROJECTS
(Not For Building Construction Projects)
(Rev. 8-19-22)

This City of Sugar Land Standard Contract for Civil Engineering Construction Projects (Contract) is made between the City of Sugar Land, Texas (City), and the Contractor. The City and the Contractor agree to the terms and conditions of this Contract, which consists of the following

- I. Signatures
- II. Summary of Contract Terms
- III. Standard Contractual Provisions
- IV. Contract Documents

I. Signatures. By signing below, the parties agree to the terms of this Contract:

CITY OF SUGAR LAND

CONTRACTOR: McDonald Municipal & Industrial
A Division of C.F. McDonald Electric, Inc.

By:

By:

Name:

Name: Wayne Berkenmeier

Title:

Title: Vice President Special Projects

Date:

Date: August 8, 2025

II. Summary of Contract Terms.

Project: Replacement of Motor Control Center at Thompson Chapel

Ground Water Plant, CIP No. CWA2405

Contractor: McDonald Municipal & Industrial - A Division of C.F. McDonald Electric Inc.

Name of Engineering Firm, if any: Baird Gilroy & Dixon, LLC

Name of Owner's Project Manager: Paola De La Torre

Base Bid: \$ 626,469.00

Alternate Bid Item Nos.: ---

Total Alternate Bid Items Amount: \$ 0

Contract Price (Base Bid + Alternates): \$ 626,469.00, as may be adjusted by Change Orders

Effective Date of Contract: On the latest date of the dates executed by both parties

Date to Begin Work: Date specified in Notice to Proceed

Substantial Completion: Contractor must achieve Substantial Completion within 500 Calendar Days from date specified in Notice to Proceed, as the time may be adjusted by Change Order

Final Completion: Contractor must complete the Punch List within 30 Calendar Days from Substantial Completion

Liquidated Damage Amount for Failure to Meet Time for Substantial Completion: \$ 500 per Calendar Day



CITY OF SUGAR LAND **CWA2405 GROUNDWATER** **WELL REHABILITATION**

Legend
 [Red dashed line] City Limits
 [Blue solid line] Project Area

JUNE 2024

0 245 490 980 1,470 1,960 Feet

This map has been produced from various sources. Every effort has been made to ensure the accuracy of this map. However, the City of Sugar Land assumes no liability or damages due to errors, or omissions. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. If any errors are detected, please contact the GIS Division of Information Technology at (281)275-2379.

BID PRICING FORM

PROJECT: Replacement of Motor Control Center at Thompson Chapel Ground Water Plant, CIP No. CWA2405
PROJECT NO.: 223-0002

ITEM NO.	DESCRIPTION OF ITEM WITH UNIT BID	QTY	UNIT	UNIT PRICE	TOTAL COST
A. GENERAL REQUIREMENTS					
1	Mobilization, Demobilization, Temporary Facilities and Controls, Project Close Out, and General Conditions at Thompson Chapel (Not to Exceed 5% of Project Cost)	1	LS	\$ 29,900.00	\$ 29,900.00
	Subtotal General Requirements (ITEM A)				
B. MECHANICAL IMPROVEMENTS					
2	Installation of proposed FRP building to house air compressor	1	LS	\$ 30,000.00	\$ 30,000.00
3	Rerouting of 1" air line from MCC room to new FRP Building	1	LS	\$ 3,000.00	\$ 3,000.00
	Subtotal Mechanical Improvements (ITEM B)				
C. ELECTRICAL IMPROVEMENTS (THOMPSON CHAPEL WATER PLANT)					
4	Demolish and removal of existing MCC at Thompson Chapel as show in drawings, All labor, material, and supervision complete and in-place.	1	LS	\$ 30,000.00	\$ 30,000.00
5	Installation of proposed MCC at Thompson Chapel as shown on the drawings.	1	LS	\$ 120,000.00	\$ 120,000.00
6	Installation of proposed electrical service drop as shown on the drawings.	1	LS	\$ 38,569.00	\$ 38,569.00
7	Installation of proposed main breaker, SPD, and ATS as shown on the drawings	1	LS	\$ 200,000.00	\$ 200,000.00
8	Installation of underground ductbank, conduit, and wire at Thompson Chapel as shown on the drawings.	1	LS	\$ 100,000.00	\$ 100,000.00
9	Relocation and Installation of existing air compressor from MCC room to proposed FRP Building	1	LS	\$ 2,000.00	\$ 2,000.00
10	Reconnection of existing PLC I/O from proposed ASP to existing SCADA Panel	1	LS	\$ 15,000.00	\$ 15,000.00
	Subtotal Electrical Improvements (ITEM C)				\$ 568,469.00
D. BID ALLOWANCE (THOMPSON CHAPEL WATER PLANT)					
11	Electrical Service Allowance - Allow for electrical service by the local utility provider. exact amount will be reimbursed to the contractor upon providing an invoice from the service provider.	1	LS	50,000	50,000
12	Allowance for Arc Flash Hazard Study development and implementation to be performed by Baird Gilroy & Dixon, LLC.	1	LS	8,000	8,000
13	Subtotal Bid Allowance (ITEM D)				\$ 58,000.00
	TOTAL				\$ 626,469.00



City Council Agenda Request September 16, 2025

Agenda Request No: VII.C.

Agenda of: City Council Meeting

Initiated by: Mike Martinez, Budget Manager

Presented by: ShaLae Steadman, Director of Budget

Responsible Department: Budget

Agenda Caption:

SECOND CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2384:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, APPROVING AND ADOPTING THE 2026 SERVICE PLAN; THE 2025 ASSESSMENT ROLL; AND LEVYING ASSESSMENTS FOR THE 2025 CALENDAR YEAR FOR PROPERTY LOCATED IN THE PARK AT ELDRIDGE PUBLIC IMPROVEMENT DISTRICT.

Recommended Action:

Second Reading of the 2025 proposed assessment for the Park at Eldridge Public Improvement District, Ordinance No. 2384

Executive Summary:

Background Information

The Park at Eldridge began development in 2021, and through petition by the developer to the City, the PID was created in 2021 to finance public infrastructure required for development of homes in the area, instead of creating an in-City Municipal Utility District (MUD) to support development as adjacent neighborhoods did. The PID is a more cost-effective means to financing public infrastructure than a MUD and the small size of the development made a MUD a less - effective means to fund the improvements. Infrastructure allowed to be reimbursed included street and drainage improvements as well as utility improvements that were required to serve the homes.

The City will reimburse the developer for the investment in the infrastructure upon reaching the certified assessed value threshold of \$25.5 million. The Development Agreement provides reimbursement of \$1,555,636, plus actual interest, up to \$1,742,312 for improvement projects - the reimbursement will be financed by the City over 20 years to allow the payments to be spread over time. The debt is funded through the assessment on property owners in the Park at Eldridge. The assessment is anticipated to remain unchanged through the life of the PID (the PID expires in 2044). The City contributes property taxes to the PID similar to in-City MUDs in other parts

of the City.

2025 Assessment

The Park at Eldridge PID proposed assessment rate is \$935 per lot for tax year 2025. The assessment is billed and collected by Fort Bend County and included on the property tax bill for these properties.

Public Hearing

In accordance with LOCAL GOVERNMENT CODE § 372.016, notice to hold a public hearing on the proposed PID assessment must be published in at least one newspaper of general circulation in the county in which the municipality is located. This notice must be published not later than the 10th day before the public hearing on the proposed assessment.

Based on the expenditures in the FY26 budget, the City has prepared a proposed assessment roll. The roll states the assessment to be levied against each parcel of land in the district. The proposed assessment roll was filed with the City Secretary as required by the code referenced above and the attached notice of public hearing was published on August 20th and mailed to each property owner as required. The proposed assessment roll is subject to public inspection.

Notice of the public hearing was mailed to each property owner in addition to a letter explaining the assessment and the role of the PID.

A Public Hearing and First Reading of Ordinance No. 2384 were held during the September 2, 2025, City Council Meeting.

Recommended Action and Next Steps

Approval of the Second Reading of Ordinance No. 2384, for the 2025 proposed assessment for the Park at Eldridge Public Improvement District.

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. Exhibit A - Park at Eldridge Assessment Roll
2. Exhibit B - 2025 Service Plan
3. Ordinance No.2384
4. 2.1 - PID Letter to Residents 2025
5. 1.0 - 2025 Public Hearing Notice Park at Eldridge

**Park at Eldridge PID
2025 Assessment Roll
EXHIBIT A**

TaxYear	OwnerQuick RefID	Percent Ownership	LegalDescription	MailingAddress	2025 Assessment
2025	R554987	100	The Park at Eldridge, BLOCK 1, Lot 11	15725 N Dallas PKWY #STE 300Addison, TX 75001-385	\$ 935
2025	R554988	100	The Park at Eldridge, BLOCK 1, Lot 12	2010 Gardenia CT Sugar Land, TX 77498-4105	\$ 935
2025	R555002	100	The Park at Eldridge, BLOCK 1, Lot 26	13447 Beacon ST Sugar Land, TX 77498-4100	\$ 935
2025	R555005	100	The Park at Eldridge, BLOCK 1, Lot 29	13511 Beacon STA Sugar Land, TX 77498-4101	\$ 935
2025	R555006	100	The Park at Eldridge, BLOCK 1, Lot 30	13515 Beacon ST Sugar Land, TX 77498-4101	\$ 935
2025	R555019	100	The Park at Eldridge, BLOCK 1, Lot 43	13627 Beacon ST Sugar Land, TX 77478	\$ 935
2025	R555020	100	The Park at Eldridge, BLOCK 1, Lot 44	13631 Beacon ST Sugar Land, TX 77478	\$ 935
2025	R555037	100	The Park at Eldridge, BLOCK 2, Lot 4	2002 Orchid ST Sugar Land, TX 77498-4107	\$ 935
2025	R555038	100	The Park at Eldridge, BLOCK 2, Lot 5	2003 Sunflower CT Sugar Land, TX 77498-4109	\$ 935
2025	R555055	100	The Park at Eldridge, BLOCK 2, Lot 22	1020 West LOOP N#STE 200Houston, TX 77055-7256	\$ 935
2025	R555056	100	The Park at Eldridge, BLOCK 2, Lot 23	2011 Magnolia CT Sugar Land, TX 77478	\$ 935
2025	R554983	100	The Park at Eldridge, BLOCK 1, Lot 7	15725 N Dallas PKWY #STE 300Addison, TX 75001-385	\$ 935
2025	R554985	100	The Park at Eldridge, BLOCK 1, Lot 9	15725 N Dallas PKWY #STE 300Addison, TX 75001-385	\$ 935
2025	R554990	100	The Park at Eldridge, BLOCK 1, Lot 14	1020 West LOOP N#STE 200Houston, TX 77055-7256	\$ 935
2025	R554992	100	The Park at Eldridge, BLOCK 1, Lot 16	1020 West LOOP N#STE 200Houston, TX 77055-7256	\$ 935
2025	R555015	100	The Park at Eldridge, BLOCK 1, Lot 39	13611 Beacon ST Sugar Land, TX 77498-4102	\$ 935
2025	R555017	100	The Park at Eldridge, BLOCK 1, Lot 41	13619 Beacon ST Sugar Land, TX 77498-4102	\$ 935
2025	R555024	100	The Park at Eldridge, BLOCK 1, Lot 48	2011 Cape Cod CT Sugar Land, TX 77498-4103	\$ 935
2025	R555026	100	The Park at Eldridge, BLOCK 1, Lot 50	2019 Cape Cod CT Sugar Land, TX 77498-4103	\$ 935
2025	R555049	100	The Park at Eldridge, BLOCK 2, Lot 16	2015 Cottage CT Sugar Land, TX 77498-4104	\$ 935
2025	R555051	100	The Park at Eldridge, BLOCK 2, Lot 18	2010 Cottage CT Sugar Land, TX 77498-4104	\$ 935
2025	R555058	100	The Park at Eldridge, BLOCK 2, Lot 25	2014 Magnolia CT Sugar Land, TX 77498-4106	\$ 935
2025	R555060	100	The Park at Eldridge, BLOCK 2, Lot 27	15725 N Dallas PKWY #STE 300Addison, TX 75001-385	\$ 935
2025	R554977	100	The Park at Eldridge, BLOCK 1, Lot 1	2002 Pearl ST Sugar Land, TX 77478	\$ 935
2025	R554979	100	The Park at Eldridge, BLOCK 1, Lot 3	2010 Pearl ST Sugar Land, TX 77498-4108	\$ 935
2025	R554981	100	The Park at Eldridge, BLOCK 1, Lot 5	2011 Gardenia CT Sugar Land, TX 77498-4105	\$ 935
2025	R554994	100	The Park at Eldridge, BLOCK 1, Lot 18	13415 Beacon ST Sugar Land, TX 77478-4100	\$ 935
2025	R554996	100	The Park at Eldridge, BLOCK 1, Lot 20	13423 Beacon ST Sugar Land, TX 77498-4103	\$ 935
2025	R555011	100	The Park at Eldridge, BLOCK 1, Lot 35	13535 Beacon ST Sugar Land, TX 77498-4101	\$ 935
2025	R555013	100	The Park at Eldridge, BLOCK 1, Lot 37	13603 Beacon ST Sugar Land, TX 77498-4102	\$ 935
2025	R555028	100	The Park at Eldridge, BLOCK 1, Lot 52	2027 Cape Cod CT Sugar Land, TX 77498-4103	\$ 935
2025	R555030	100	The Park at Eldridge, BLOCK 1, Lot 54	2022 Cape Cod CT Sugar Land, TX 77498-4103	\$ 935
2025	R555045	100	The Park at Eldridge, BLOCK 2, Lot 12	2002 Sunflower CT Sugar Land, TX 77498-4109	\$ 935
2025	R555047	100	The Park at Eldridge, BLOCK 2, Lot 14	15725 N Dallas PKWY #STE 300Addison, TX 75001-385	\$ 935
2025	R555062	100	The Park at Eldridge, BLOCK 2, Lot 29	1020 West LOOP N#STE 200Houston, TX 77055-7256	\$ 935
2025	R555064	100	The Park at Eldridge, BLOCK 2, Lot 31	2011 Pearl ST Sugar Land, TX 77498-4108	\$ 935
2025	R554999	100	The Park at Eldridge, BLOCK 1, Lot 23	13435 Beacon ST Sugar Land, TX 77478	\$ 935
2025	R555001	100	The Park at Eldridge, BLOCK 1, Lot 25	13443 Beacon ST Sugar Land, TX 77498-4100	\$ 935
2025	R555008	100	The Park at Eldridge, BLOCK 1, Lot 32	13523 Beacon ST Sugar Land, TX 77498-4101	\$ 935

**Park at Eldridge PID
2025 Assessment Roll
EXHIBIT A**

TaxYear	OwnerQuick RefID	Percent Ownership	LegalDescription	MailingAddress	2025 Assessment
2025	R555010	100	The Park at Eldridge, BLOCK 1, Lot 34	13531 Beacon ST Sugar Land, TX 77498-4101	\$ 935
2025	R555033	100	The Park at Eldridge, BLOCK 1, Lot 57	2010 Cape Cod CT Sugar Land, TX 77498-4103	\$ 935
2025	R555035	100	The Park at Eldridge, BLOCK 2, Lot 2	2010 Orchid ST Sugar Land, TX 77478-4107	\$ 935
2025	R555040	100	The Park at Eldridge, BLOCK 2, Lot 7	15725 N Dallas PKWY #STE 300Addison, TX 75001-385	\$ 935
2025	R555042	100	The Park at Eldridge, BLOCK 2, Lot 9	2014 Sunflower CT Sugar Land, TX 77498-4109	\$ 935
2025	R555065	100	The Park at Eldridge, BLOCK 2, Lot 32	2015 Pearl ST Sugar Land, TX 77498-4108	\$ 935
2025	R554978	100	The Park at Eldridge, BLOCK 1, Lot 2	2006 Pearl ST Sugar Land, TX 77498-4108	\$ 935
2025	R554980	100	The Park at Eldridge, BLOCK 1, Lot 4	15725 N Dallas PKWY #STE 300Addison, TX 75001-385	\$ 935
2025	R554995	100	The Park at Eldridge, BLOCK 1, Lot 19	1020 West LOOP N#STE 200Houston, TX 77055-7256	\$ 935
2025	R554997	100	The Park at Eldridge, BLOCK 1, Lot 21	13427 Beacon ST Sugar Land, TX 77498-4100	\$ 935
2025	R555012	100	The Park at Eldridge, BLOCK 1, Lot 36	13539 Beacon ST Sugar Land, TX 77498-4101	\$ 935
2025	R555014	100	The Park at Eldridge, BLOCK 1, Lot 38	13607 Beacon ST Sugar Land, TX 77498-4102	\$ 935
2025	R555027	100	The Park at Eldridge, BLOCK 1, Lot 51	2023 Cape Cod CT Sugar Land, TX 77498-4103	\$ 935
2025	R555029	100	The Park at Eldridge, BLOCK 1, Lot 53	2026 Cape Cod CT Sugar Land, TX 77498-4103	\$ 935
2025	R555031	100	The Park at Eldridge, BLOCK 1, Lot 55	15725 N Dallas PKWY #STE 300Addison, TX 75001-385	\$ 935
2025	R555044	100	The Park at Eldridge, BLOCK 2, Lot 11	2006 Sunflower CT Sugar Land, TX 77498-4109	\$ 935
2025	R555046	100	The Park at Eldridge, BLOCK 2, Lot 13	2003 Cottage CT Sugar Land, TX 77498-4104	\$ 935
2025	R555061	100	The Park at Eldridge, BLOCK 2, Lot 28	2002 Magnolia CT Sugar Land, TX 77498-4106	\$ 935
2025	R555063	100	The Park at Eldridge, BLOCK 2, Lot 30	2007 Pearl ST Sugar Land, TX 77498-4108	\$ 935
2025	R554986	100	The Park at Eldridge, BLOCK 1, Lot 10	2018 Gardenia CT Sugar Land, TX 77498-4105	\$ 935
2025	R554989	100	The Park at Eldridge, BLOCK 1, Lot 13	15725 N Dallas PKWY #STE 300Addison, TX 75001-385	\$ 935
2025	R570056	33.33	The Park at Eldridge, BLOCK 1, Lot 27	13503 Beacon ST Sugar Land, TX 77498-4101	\$ 312
2025	R555003	66.67	The Park at Eldridge, BLOCK 1, Lot 27	14510 Marshall Bridge LN Sugar Land, TX 77498-2188	\$ 623
2025	R555004	100	The Park at Eldridge, BLOCK 1, Lot 28	13507 Beacon ST Sugar Land, TX 77498-4101	\$ 935
2025	R555021	100	The Park at Eldridge, BLOCK 1, Lot 45	13635 Beacon ST Sugar Land, TX 77498-4102	\$ 935
2025	R555022	100	The Park at Eldridge, BLOCK 1, Lot 46	13639 Beacon ST Sugar Land, TX 77498-4102	\$ 935
2025	R555036	100	The Park at Eldridge, BLOCK 2, Lot 3	15725 N Dallas PKWY #STE 300Addison, TX 75001-385	\$ 935
2025	R555039	100	The Park at Eldridge, BLOCK 2, Lot 6	15725 N Dallas PKWY #STE 300Addison, TX 75001-385	\$ 935
2025	R555053	100	The Park at Eldridge, BLOCK 2, Lot 20	2002 Cottage CT Sugar Land, TX 77498-4104	\$ 935
2025	R555054	100	The Park at Eldridge, BLOCK 2, Lot 21	2003 Magnolia CT Sugar Land, TX 77498-4106	\$ 935
2025	R554982	100	The Park at Eldridge, BLOCK 1, Lot 6	15725 N Dallas PKWY #STE 300Addison, TX 75001-385	\$ 935
2025	R554993	100	The Park at Eldridge, BLOCK 1, Lot 17	13411 Beacon ST Sugar Land, TX 77478	\$ 935
2025	R555000	100	The Park at Eldridge, BLOCK 1, Lot 24	13439 Beacon ST Sugar Land, TX 77478-4100	\$ 935
2025	R555007	100	The Park at Eldridge, BLOCK 1, Lot 31	13519 Beacon ST Sugar Land, TX 77498-4101	\$ 935
2025	R555018	100	The Park at Eldridge, BLOCK 1, Lot 42	13623 Beacon ST Sugar Land, TX 77498-4102	\$ 935
2025	R555025	100	The Park at Eldridge, BLOCK 1, Lot 49	2015 Cape Cod CT Sugar Land, TX 77498-4103	\$ 935
2025	R555032	100	The Park at Eldridge, BLOCK 1, Lot 56	2014 Cape Cod CT Sugar Land, TX 77498-4103	\$ 935
2025	R555043	100	The Park at Eldridge, BLOCK 2, Lot 10	2010 Sunflower CT Sugar Land, TX 77498-4109	\$ 935
2025	R555050	100	The Park at Eldridge, BLOCK 2, Lot 17	2014 Cottage CT Sugar Land, TX 77498-4104	\$ 935

**Park at Eldridge PID
2025 Assessment Roll
EXHIBIT A**

TaxYear	OwnerQuick RefID	Percent Ownership	LegalDescription	MailingAddress	2025 Assessment
2025	R555057	100	The Park at Eldridge, BLOCK 2, Lot 24	2015 Magnolia CT Sugar Land, TX 77498-4106	\$ 935
2025	R554984	100	The Park at Eldridge, BLOCK 1, Lot 8	2023 Gardenia CT Sugar Land, TX 77498-4105	\$ 935
2025	R554991	100	The Park at Eldridge, BLOCK 1, Lot 15	15725 N Dallas PKWY #STE 300Addison, TX 75001-3850	\$ 935
2025	R554998	100	The Park at Eldridge, BLOCK 1, Lot 22	13431 Beacon ST Sugar Land, TX 77498-4100	\$ 935
2025	R555009	100	The Park at Eldridge, BLOCK 1, Lot 33	13527 Beacon ST Sugar Land, TX 77498-4101	\$ 935
2025	R555016	100	The Park at Eldridge, BLOCK 1, Lot 40	13615 Beacon ST Sugar Land, TX 77498-4102	\$ 935
2025	R555023	100	The Park at Eldridge, BLOCK 1, Lot 47	2003 Cape Cod CT Sugar Land, TX 77478-4103	\$ 935
2025	R555034	100	The Park at Eldridge, BLOCK 2, Lot 1	15725 N Dallas PKWY #STE 300Addison, TX 75001-3850	\$ 935
2025	R555041	100	The Park at Eldridge, BLOCK 2, Lot 8	2015 Sunflower CT Sugar Land, TX 77498-4109	\$ 935
2025	R555048	100	The Park at Eldridge, BLOCK 2, Lot 15	2011 Cottage CT Sugar Land, TX 77498-4104	\$ 935
2025	R555052	100	The Park at Eldridge, BLOCK 2, Lot 19	2006 Cottage CT Sugar Land, TX 77498-4104	\$ 935
2025	R555059	100	The Park at Eldridge, BLOCK 2, Lot 26	2010 Magnolia CT Sugar Land, TX 77498-4106	\$ 935
Total					\$ 83,215

Exhibit B

Park at Eldridge PID Service Plan for FY2026 – 2030

Fiscal Year	2026	2027	2028	2029	2030
<u>Revenues</u>					
Assessments	83,215	87,665	97,900	97,900	97,900
City Contribution	12,649	51,938	52,590	52,590	52,590
Interest Income	7,140	11,487	9,290	7,245	5,639
Total Sources	103,004	151,090	159,780	157,735	156,129
<u>Expenses</u>					
Debt Service	-	45,000	202,500	196,875	191,250
Billing & Collection	50	5,050	50	50	50
Total Uses	50	50,050	202,550	196,925	191,300
Fund Balance Drawdown	102,954	101,040	(42,770)	(39,190)	(35,171)
Annual Assessment	\$ 935	\$ 985	\$ 1,100	\$ 1,100	\$ 1,100

Park at Eldridge PID Assessment Plan

The Park at Eldridge PID proposed assessment rate is \$935 per lot for tax year 2025.

PID Assessment bills are mailed by the Fort Bend County Tax Office directly to the property owners (to the mailing address listed with the Tax office) and will be collected on the schedule listed below:

Mailed no later than December 31

Due by January 31

Delinquent on February 1

Penalties and interest accrue to delinquent PID assessments just as with delinquent property taxes. The penalty rate on delinquent PID assessment levies is 10% per year. PID assessments remain with the property and continue to accrue penalties until paid in full with the Fort Bend County Tax Office.

ORDINANCE NO. 2384

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, APPROVING AND ADOPTING THE 2026 SERVICE PLAN; THE 2025 ASSESSMENT ROLL; AND LEVYING ASSESSMENTS FOR THE 2025 CALENDAR YEAR FOR PROPERTY LOCATED IN THE PARK AT ELDRIDGE PUBLIC IMPROVEMENT DISTRICT.

WHEREAS, Chapter 372 (Public Improvement District Assessment Act) of the Texas Local Government Code (Act) authorized the creation of the Park at Eldridge Public Improvement District (District); and

WHEREAS, on April 6, 2021, the City Council passed Resolution 21-04 establishing the District; and

WHEREAS, on September 2, 2025, the City Council held a public hearing, properly noticed under the Act, to consider the levy of the proposed assessments on property located within the District for calendar year 2025; and

WHEREAS, at the September 2, 2025 public hearing, the City Council provided the public an opportunity to state their objections to the proposed assessment, NOW, THEREFORE;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS:

Section 1. That the facts and recitations set forth in this ordinance are declared true and correct.

Section 2. That the assessments set out in **Exhibit A**, attached and incorporated into this ordinance:

- (a) should be made and levied against the property and property owners within the District;
- (b) are in proportion to the benefits to the property for the services and improvements in the District; and
- (c) establish substantial justice, equality, and uniformity in the amount assessed against each property owner for the benefits received and burdens imposed.

Section 3. That the 2026 Service Plan set out in **Exhibit B**, attached and incorporated into this ordinance, is feasible and sound and will serve the needs of the property owners in the District and that the assessment rate of \$935 per lot is reasonable and consistent with the special benefits conferred by the District.

Section 4. That the procedures followed and apportionment of the cost of the services and improvements in the District comply with applicable law and the purpose for which the District was formed.

Section 5. That the following are exempted from the payment of the assessment and are excluded from the assessment roll:

- (a) property owned by a utility that is located in a public street or rights-of-way;
- (b) property owned by the City and used for a public purpose; and
- (c) property platted as a "Restricted Reserve" on the plat filed as File No. 2023073715 and 20230163 in the real property records of Fort Bend County.

Section 6. That the assessments shown on **Exhibit A** are levied and assessed against the property in the District and against the record owner of the property identified by the Fort Bend County Appraisal District records.

Section 7. That the assessment shown in **Exhibit A**:

- (a) accrues interest at a rate of 0% from the effective date of this Ordinance until February 1, 2025;
- (b) accrues interest, penalties, and attorney's fees in the same manner as a delinquent ad valorem tax after February 1, 2025, until paid; and
- (c) is a lien on the property shown in **Exhibit A** and the personal liability of the property owner.

Section 8. That the provisions of this ordinance are severable and the invalidity of any part of this ordinance will not affect the validity of the remainder of the ordinance.

APPROVED on first consideration on _____, 2025.

ADOPTED on second consideration on _____, 2025.

Carol K. McCutcheon, Mayor

ATTEST:

APPROVED AS TO FORM:

DAnn Shea Smith

Linda Mendenhall, City Clerk



CITY OF SUGAR LAND

August 15, 2025

Dear Resident,

Enclosed is a notice of public hearing regarding the Park at Eldridge Public Improvement District (PID) assessment for 2025. In advance of the public hearing- which is September 2nd at 5:30 pm, the City of Sugar Land would like to provide some background information regarding the PID- including its role in the development of the Park at Eldridge subdivision.

The Park at Eldridge began development in 2021, and through petition by the developer to the City, the PID was created to finance public infrastructure required for development of homes in the area, instead of creating an in-City Municipal Utility District (MUD) to support development as adjacent neighborhoods did. The PID is a more cost-effective means to financing public infrastructure than a MUD and the small size of the development made a MUD a less effective means to fund the improvements. Infrastructure allowed to be reimbursed included street and drainage improvements as well as utility improvements that were required to serve the homes.

The city will reimburse the developer for the investment in the infrastructure upon reaching the certified assessed value threshold of \$25.5 million - the reimbursement will be financed by the City over 20 years to allow the payments to be spread over time.

The debt is funded through the assessment on property owners in the Park at Eldridge. The City contributes property taxes to the PID similar to in-City MUDs in other parts of the City.

The proposed assessment for 2025 is \$935 per lot.

If you have any questions, please feel free to contact the City through our 311 contact center.

Warm Regards,

A handwritten signature in blue ink that reads "ShaLae Steadman".

ShaLae Steadman
Director of Budget



NOTICE OF PUBLIC HEARING PARK AT ELDRIDGE PUBLIC IMPROVEMENT DISTRICT ASSESSMENT

The City of Sugar Land will hold a public hearing on the proposed 2025 assessment for properties located in the Park at Eldridge Public Improvement District at 5:30 p.m. during the City Council Meeting September 2nd, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North.

The District was created to finance public infrastructure improvements to the Park at Eldridge subdivision, a single-family residential development covering approximately 21.4 acres situated across Eldridge Road and West Airport Boulevard. The City will reimburse developers \$1,555,636, plus actual interest not exceeding \$1,742,312, for improvement projects. Reimbursement will be contingent upon reaching the certified assessed value threshold.

The proposed assessment for 2025 is set at \$935 per lot.

Oral or written objections or input will be considered at the public hearing or you may visit www.sugarlandtx.gov/PublicHearingComment for feedback or information.



City Council Agenda Request September 16, 2025

Agenda Request No: VII.D.

Agenda of: City Council Meeting

Initiated by: Linda Mendenhall, City Clerk

Presented by: Carol McCutcheon, Mayor

Responsible Department: City Clerk's Office

Agenda Caption:

APPOINTMENTS TO THE FIRST COLONY DISTRICT BOARD OF DIRECTORS

Consideration of and action on the appointment of Barkley Peschel, Miranda Cartwright, Don Janssen, Karen Clark, Kolbe Curtice, Anas Maguz and Michael Garcia for terms expiring June 1, 2029, to the First Colony Management District.

Recommended Action:

Consider seven appointments to the First Colony Management District Board of Directors.

Executive Summary:

The First Colony Management District, created during the 78th State of Texas Legislative Session as a special district of this state, was formed as a political subdivision in order to promote, develop, encourage, and maintain employment, commerce, transportation, housing, tourism, recreation, the arts, entertainment, economic development, safety, and the public welfare of the city of Sugar Land. Legislation regarding the District is codified in the Texas Special District Local Laws Code, Chapter 3804.

Section 3804.052 (a) states, "The mayor and members of the governing body of the City of Sugar Land shall appoint directors from persons recommended by the board." The Board recommends the appointment of Barkley Peschel, Miranda Cartwright, Don Janssen, Karen Clark, Kolbe Curtice, Anas Maguz and Michael Garcia for terms expiring June 1, 2029.

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

None



City Council Agenda Request September 16, 2025

Agenda Request No: VII.E.

Agenda of: City Council Meeting

Initiated by: Jessica Echols, Senior Planner

Presented by: Jessica Echols, Senior Planner

Responsible Department: Planning and Development Services

Agenda Caption:

SECOND CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2385:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, GRANTING A CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN EXISTING PRIVATE SCHOOL (FORT BEND CHRISTIAN ACADEMY) LOCATED AT 1201 LAKEVIEW DRIVE AND 1250 SEVENTH STREET, WITHIN A BUSINESS OFFICE (B-O) ZONING DISTRICT; AND REPEALING ORDINANCE NO. 1317.

Recommended Action:

Approve Second Reading of Ordinance No. 2385 for a Conditional Use Permit for the expansion of an existing Private School (Elementary, Middle, High) at 1201 Lakeview Drive and 1250 Seventh Street.

Executive Summary:

This request is for a Conditional Use Permit (CUP) for the expansion of Fort Bend Christian Academy. The subject site is approximately 21.52 acres of land situated south of Seventh Street, north of Lakeview Drive, east of Eldridge Road, and west of Gillingham Lane in the Business Office District (B-O). The expansion or development of a Private School (Elementary, Middle, High) in the Business Office District (B-O) requires a CUP.

Fort Bend Christian Academy is proposing to construct a one-story, 10,997 square foot addition to the existing Lower/Middle School at 1201 Lakeview Drive. The purpose of the proposed expansion is to alleviate the Lower/Middle School's current shortage of classrooms. The current Lower/Middle School enrollment is 508 students, with a projected maximum enrollment of 570 students after the expansion.

The Commission held a Public Hearing on July 24, 2025, at which three members of the public spoke in favor of the proposed CUP. After the Public Hearing closed, the Commission asked a few clarifying questions regarding the existing queueing along Gillingham Lane and the

expected reduction from the proposed internal circulation modifications, their role in the CUP process, and the reasoning behind staff's recommended condition that the school to continue contracting with officers to direct turn restrictions.

Consideration and Action was held at the following meeting on August 12, 2025. The Commission unanimously voted to recommend approval of the CUP to Members of City Council with the staff recommended conditions, which included:

- Site to be developed in accordance with the attached Overall Site Plan.
- Traffic flow and vehicular stacking must comply with the attached Traffic Circulation Plan. The drop-off and pick-up times detailed on the Traffic Circulation Plan must be maintained and the school shall continue to contract with police officers to enforce the turn restrictions.
- The Lower/Middle School has a maximum enrollment of 570 students.

City Council held a Public Hearing and First Reading of Ordinance No. 2385 at the September 2, 2025, meeting. During the Public Hearing, four members of the public spoke in support of the request. Following the Public Hearing, City Council voted unanimously to approve Ordinance No. 2385 with Staff and Commission recommended conditions.

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. Ordinance No. 2385
2. Staff Report
3. Request for CUP Letter
4. Addition Rendering

ORDINANCE NO. 2385

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, GRANTING A CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN EXISTING PRIVATE SCHOOL (FORT BEND CHRISTIAN ACADEMY) LOCATED AT 1201 LAKEVIEW DRIVE AND 1250 SEVENTH STREET, WITHIN A BUSINESS OFFICE (B-O) ZONING DISTRICT; AND REPEALING ORDINANCE NO. 1317.

WHEREAS, by the adoption of Ordinance No. 1317, the City Council granted a conditional use permit to Fort Bend Baptist Academy, now known as Fort Bend Christian Academy (the "School"), for the expansion of school facilities located at 1201 Lakeview Drive and 1250 Seventh Street within a Business Office (B-O) zoning district; and

WHEREAS, the School has continuously operated at the same location and has applied for a new conditional use permit to expand the existing Private School (Elementary, Middle, High) on property further described as approximately 21.52 acres of land situated south of Seventh Street, north of Lakeview Drive, east of Eldridge Road, and west of Gillingham Lane, within a Business Office (B-O) zoning district; and

WHEREAS, the Planning and Zoning Commission recommends the permit be approved; NOW, THEREFORE;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS:

Section 1. That a conditional use permit for the expansion of an existing Private School (Fort Bend Christian Academy) is granted for the property located at 1201 Lakeview Drive and 1250 Seventh Street, further described as approximately 21.52 acres of land situated south of Seventh Street, north of Lakeview Drive, east of Eldridge Road, and west of Gillingham Lane, within a Business Office (B-O) zoning district.

Section 2. That the permit is subject to the following conditions:

1. The site must be developed in accordance with the Overall Site Plan.
2. Traffic flow and vehicular stacking must comply with the Traffic Circulation Plan. The drop-off and pick-up times detailed on the Traffic Circulation Plan must be maintained and the school must continue to contract with police officers to enforce the turn restrictions.
3. The Lower/Middle School will have a maximum enrollment of 570 students.

Section 3. That the premises must be developed, operated, and maintained in accordance with the ordinances of the City of Sugar Land and in accordance with the following Exhibits, attached to and incorporated into this ordinance by reference. If there is a conflict between a provision of this ordinance and a provision of the Code of Ordinances or the Sugar Land Development Code, the more stringent provision controls.

Exhibit A – Overall Site Plan
Exhibit B – Traffic Circulation Plan

Section 4. That any person found guilty of intentionally violating this ordinance will be fined not more than \$2,000 for each offense.

Section 5. That Ordinance No. 1317 is repealed.

APPROVED on first consideration on _____, 2025.

ADOPTED upon second consideration on _____, 2025.

Carol W. McCutcheon, Mayor

ATTEST:

Linda Mendenhall, City Clerk

APPROVED AS TO FORM:

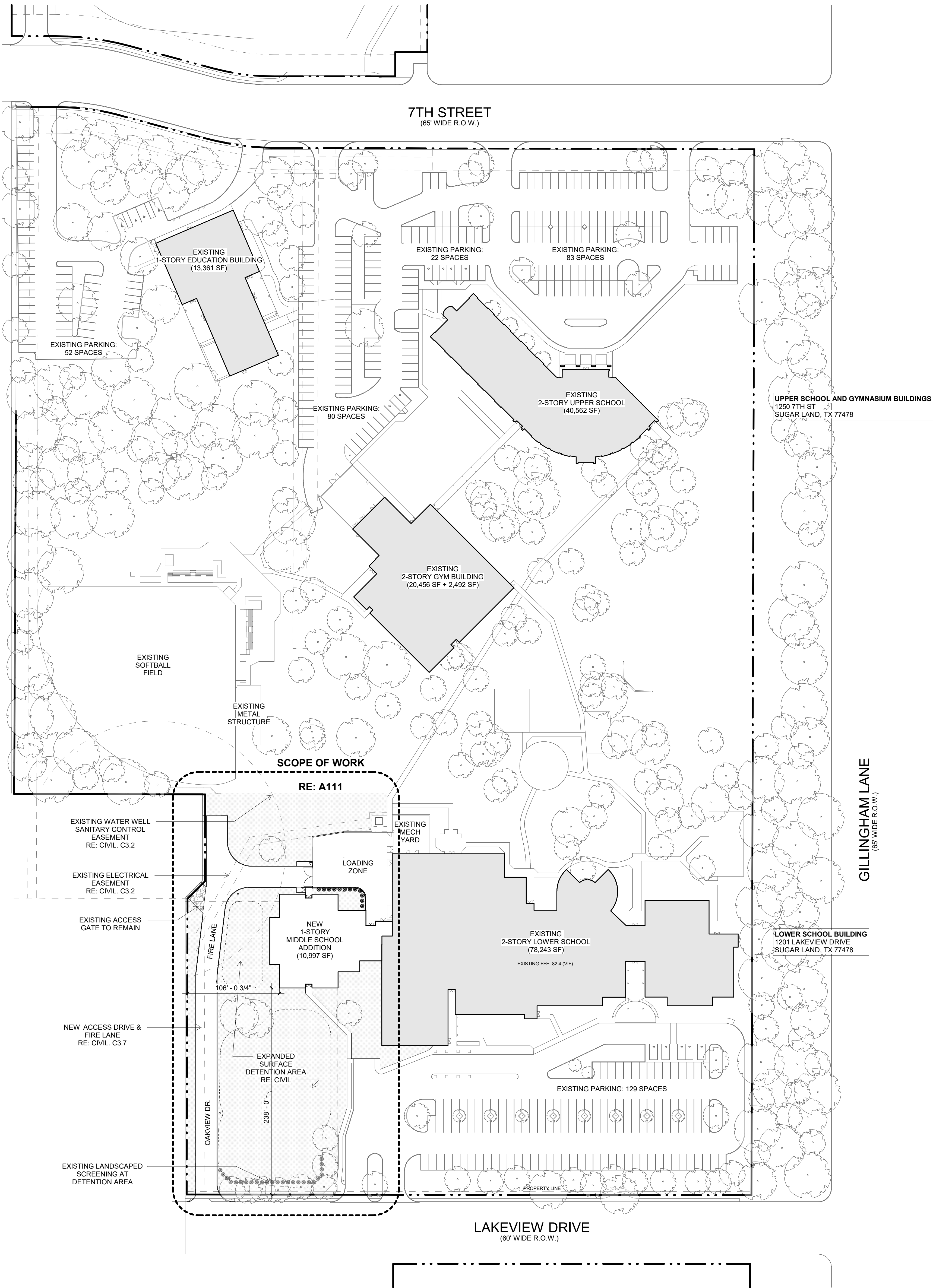


Attachments:

Exhibit A – Overall Site Plan
Exhibit B – Traffic Circulation Plan

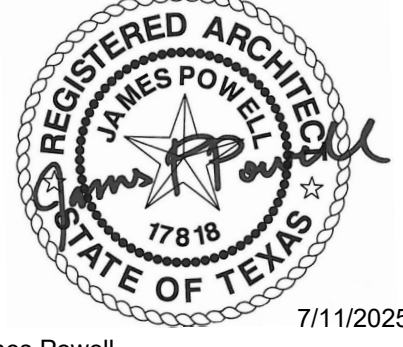
7/10/2025 12:29:43 PM
D:\Projects\2408\Fort Bend Christian Academy\2408_Fort Bend Christian Academy.dwg

LOWER SCHOOL PARKING
PROPOSED CAPACITY: 570 STUDENTS
PARKING AT 1:20 STUDENTS = 29 SPACES
PARKING PROVIDED: 129 SPACES



1 OVERALL SITE PLAN
1" = 60'-0"

REVISIONS		
No.	DATE	DESCRIPTION
1	01-10-2025	CITY REVISION 1



James Powell
Texas Registration No. 17818

Fort Bend Christian Academy

MIDDLE SCHOOL ADDITION

1201 LAKEVIEW DR. SUGAR LAND, TX 77478

MERRIMAN HOLT POWELL ARCHITECTS

3900 Essex Lane, Suite 200
Houston, Texas 77027-5133
Tel. 713 522-2885 Fax 713 524-4151

CONSTRUCTION DOCUMENTS

September 30, 2024

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Merriman Holt Powell Architects

OVERALL SITE PLAN

FBCA Traffic Circulation Plan

Grade	Drop-off		Pick-up
	Begins	Ends	Begins
Lower (Pre K - K)	7:30 am	8:00 am	3:00 pm
Lower (1 st - 4 th)	7:30 am	8:00 am	3:15 pm
Middle (5 th - 8 th)	7:45 am	8:30 am	3:30 pm
Note: School starts at 8:35 am.			



FORT BEND CHRISTIAN ACADEMY CUP

Request

This request is for a Conditional Use Permit (CUP) for the expansion of Fort Bend Christian Academy. The subject site is approximately 21.52 acres of land situated south of Seventh Street, north of Lakeview Drive, east of Eldridge Road, and west of Gillingham Lane in the Business Office District (B-O). The expansion or development of a Private School (Elementary, Middle, High) in the Business Office District (B-O) requires a CUP.

Background

In 2001, Fort Bend Baptist Academy (now Fort Bend Christian Academy) was granted a CUP to construct an elementary school on its campus at 1250 Seventh Street. At the time, the high school was already established on the campus. Conditions of approval included a maximum enrollment of 675 elementary students, compliance with the approved traffic flow plan, and development and operation of the site in accordance with the approved site plan.

Case Analysis

Fort Bend Christian Academy is proposing to construct a one-story, 10,997 square foot addition to the existing Lower/Middle School at 1201 Lakeview Drive. The purpose of the proposed expansion is to alleviate the Lower/Middle School's current shortage of classrooms. The current Lower/Middle School enrollment is 508 students, with a projected maximum enrollment of 570 students after the expansion.

Fort Bend Christian Academy's campus consists of a North Campus, which houses the Upper School (9th–12th Grade), and a South Campus, which houses the Lower School (Pre-K–4th Grade) and Middle School (5th–8th Grade). The proposed scope of work, which also includes relocating a fire lane, expanding detention facilities, and reconfiguring a loading zone, is limited to the South Campus. The Upper School student population will not increase under the proposed CUP, and enrollment will remain at approximately 370 students. The CUP is required due to the proposed building addition and the increased student capacity of the Lower/Middle School.

Fort Bend Christian Academy Conditional Use Permit

The surrounding area is also zoned B-O, with land uses including churches, assisted living facilities, a Fort Bend County library, and a City of Sugar Land water plant. Located across Gillingham Lane is the Schlumberger (SLB) campus, which is zoned Restricted Industrial District (M-1).

Parking requirements for Private Schools (Elementary, Middle, High) are based on the number of students. The required parking ratio for elementary and middle schools is one parking space per 20 students. Based on 570 students, 29 parking spaces are required. There are currently 129 spaces serving the Lower/Middle School, which exceeds the required number of parking spaces for both current and projected student enrollment.

The Lower/Middle School is accessed via a curb cut along Lakeview Drive. Under the school's current traffic management plan, parents are directed into two lanes upon entering the parking lot: one for single-riders and one for multi-riders. During morning drop-off and afternoon pick-up, offsite queuing is limited to westbound Lakeview Drive and southbound Gillingham Lane. The school currently contracts with SLPD officers to enforce turn lane restrictions.

Staff has reviewed and concurred with the Traffic Impact Analysis (TIA) that includes the proposed Traffic Circulation Plan. The TIA examined site generated traffic impacts of the proposed addition on the surrounding roadway network. The study analyzed traffic impacts based on projected morning and afternoon peak period traffic conditions once the proposed addition is constructed and at capacity (570 students).

While the additional traffic generated by the expansion is not expected to significantly impact traffic operations, Fort Bend Christian Academy has incorporated several modifications to their current traffic management plan to help alleviate existing and future traffic conditions. These modifications are reflected in the proposed Traffic Circulation Plan, which illustrates the school's proposed drop-off and pick-up schedule, internal circulation, offsite queuing, and turn restrictions. The modifications include:

- Restricting parking in the row of spaces adjacent to Lakeview Drive (approximately 39 spaces) after 2 p.m. with "No Parking" signs to accommodate an additional on-site queuing lane during afternoon pick-up.
- Extending the loading zone to increase length of the onsite queuing lanes.

- Adjusting dismissal times to create greater spread in designated parent pick-up times.

The proposed CUP is consistent with the Land Use Plan. This property is identified as “Neighborhood Commercial & Services” on the Future Land Use Map. This category consists of conventional car-oriented retail and services, such as small offices, religious institutions, and other low impact commercial uses that serve local neighborhoods. Buildings are identified to be low to mid-rise and located on Collectors or Arterials.

PLANNING & ZONING COMMISSION RECAP

The Planning & Zoning Commission (P&Z) held a Public Hearing on July 24, 2025, followed by Discussion and Direction. During the Public Hearing, three members of the public spoke in support of the proposed CUP, emphasizing the school’s need to expand in order to provide additional classrooms for teachers and to separate middle school students from elementary students due to their differing needs.

After the Public Hearing, the Commission asked questions about the current queue length on Gillingham Lane during afternoon pick-up and how much the proposed internal circulation modifications would reduce that queue. The Commission also inquired about their role in the review of CUPs and the reasoning behind staff’s recommendation that the school continue contracting officers to enforce the turn restrictions on Lakeview Drive and Gillingham Lane.

Consideration and Action was held at the following meeting on August 12, 2025. The Commission unanimously voted to recommend approval of the CUP to Members of City Council with the staff recommended conditions, which included:

- Site to be developed in accordance with the attached Overall Site Plan
- Traffic flow and vehicular stacking must comply with the attached Traffic Circulation Plan. The drop-off and pick-up times detailed on the Traffic Circulation Plan must be maintained and the school shall continue to contract with police officers to enforce the turn restrictions.
- The Lower/Middle School has a maximum enrollment of 570 students

City Council may impose additional conditions to ensure the property is developed as proposed and mitigate any negative impacts on the surrounding area; however, it should be noted that the proposed CUP is for the expansion of an existing school.

PUBLIC HEARING NOTICE

The Notice of Public Hearing was published in a newspaper of general circulation and posted on the City of Sugar Land's Public Hearings webpage. All property owners within 200 feet of the subject property were notified via mailers and a courtesy public hearing sign was placed at the property. A map of properties within the 200-foot notification boundary is included at the end of this report. The public hearing notice included a link to an online form that can be submitted to provide comments in advance of the meeting. At the time of writing this report, staff has received no inquiries and is not aware of any opposition.



NOTICE OF PUBLIC HEARING

PROPOSED CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN EXISTING PRIVATE SCHOOL (ELEMENTARY, MIDDLE, AND HIGH) LOCATED AT 1201 LAKEVIEW DRIVE AND 1250 SEVENTH STREET

City Council Public Hearing 5:30 p.m., September 2, 2025, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live>, and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed Conditional Use Permit for the expansion of an existing Private School (Elementary, Middle, and High) at 1201 Lakeview Drive and 1250 Seventh Street, further described as a subdivision of 21.52 acres located in the Brown and Belknap League, A-15, City of Sugar Land, Fort Bend County, Texas.

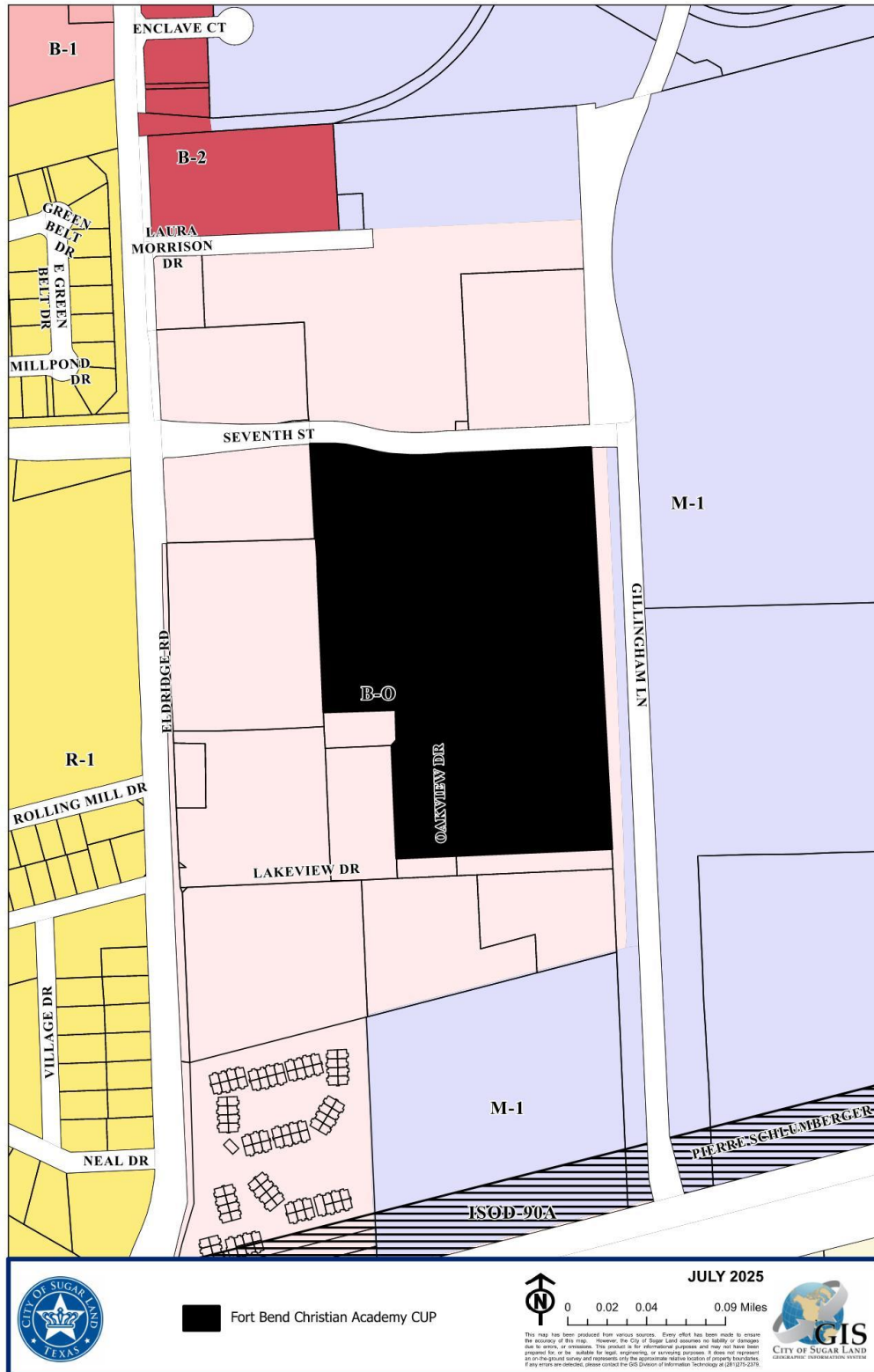
The proposed Conditional Use Permit would allow for the construction of a one-story, 10,997 square foot middle school addition to the existing lower school.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" City Council no later than Wednesday, August 27, 2025. Request details or provide feedback on the proposed Conditional Use Permit online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

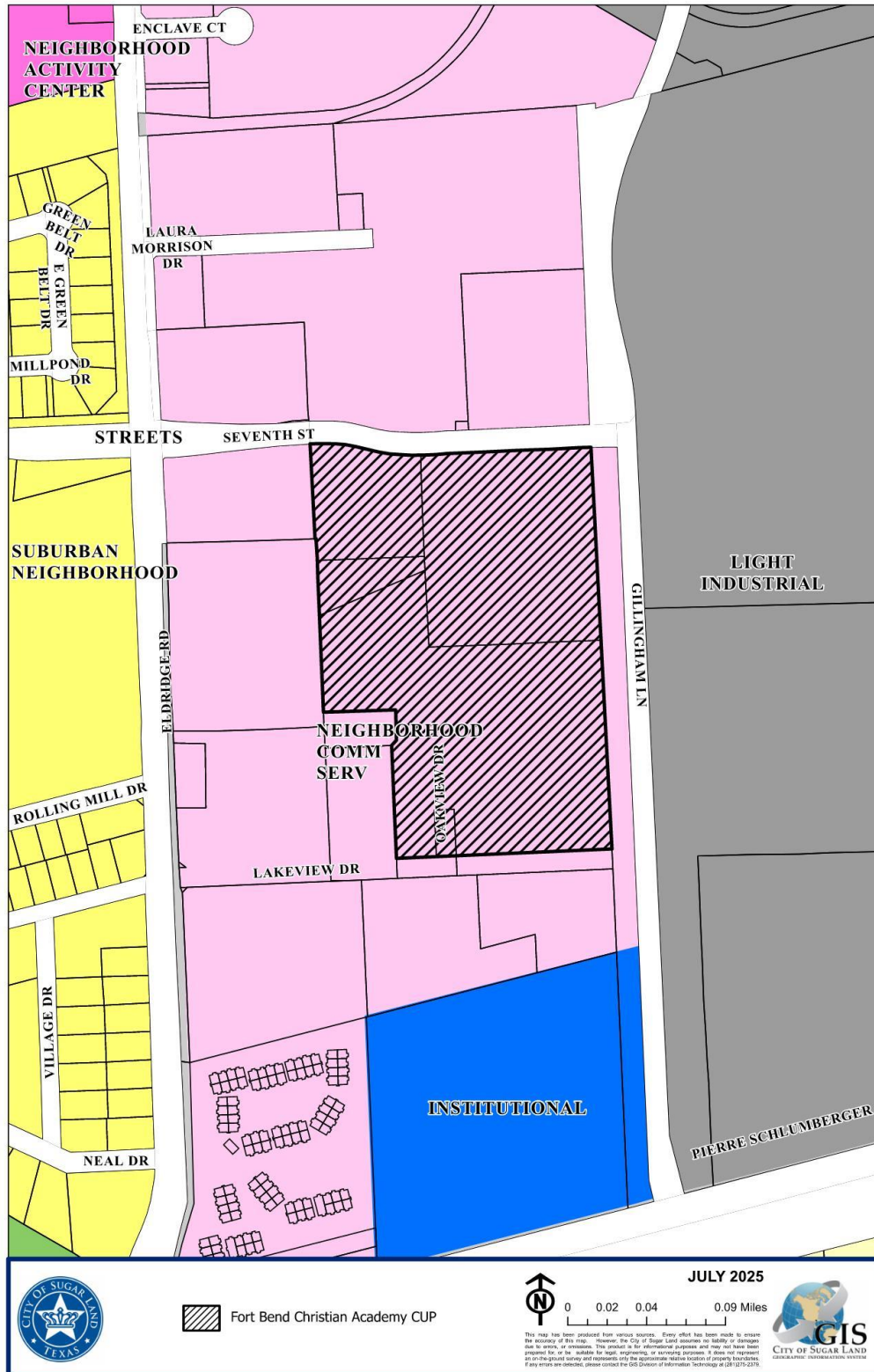
AERIAL MAP



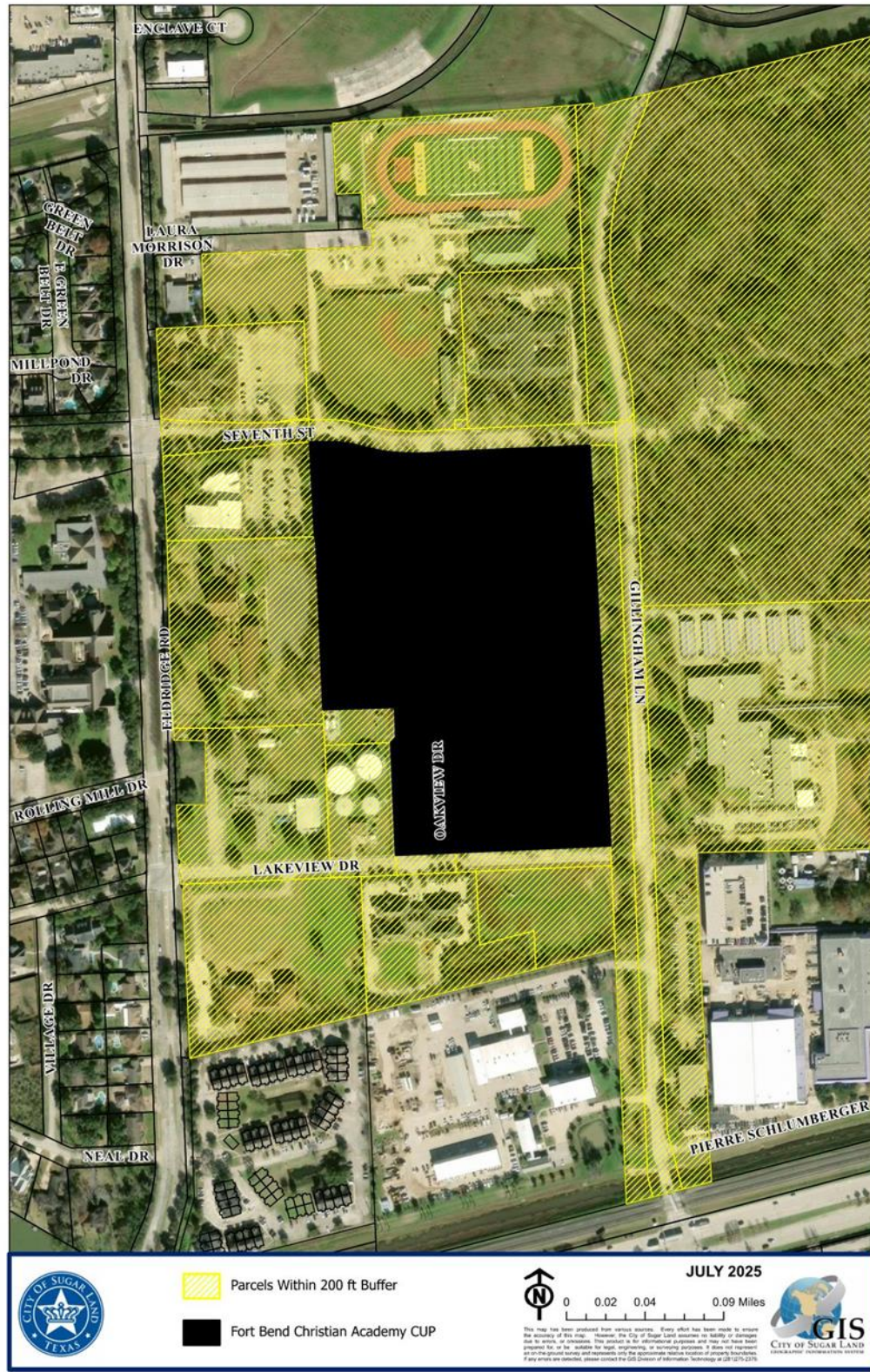
ZONING MAP



FUTURE LAND USE MAP EXCERPT



PUBLIC HEARING NOTIFICATION MAP



April 9, 2025

Jessica Echols, Planner II
Department of Planning & Development
City of Sugar Land City Hall
2700 N Town Center Blvd
Sugar Land, TX

RE: Update of Fort Bend Christian Academy CUP

Jessica, Fort Bend Christian Academy is seeking to update the CUP which was approved in July of 2001. The school would like the revised CUP to include an expansion of the school onto a parcel to the west of the existing building that was not included in the approved CUP.

The new addition will alleviate the current shortage of classrooms. Currently teachers have no off period in their classrooms and some classes have been forced to meet in the cafeteria. Grades 6 and 7 will be moving to the new building, allowing some of their classrooms to be used for enrichment activities such as dance and theater. The addition will provide larger and enhanced Science Labs and provide a new Commons Area. The current enrollment is 508. The new addition will raise the capacity to 570 students.

We appreciate your help in this process!

Sincerely,



William H. Merriman





City Council Agenda Request September 16, 2025

Agenda Request No: VII.F.

Agenda of: City Council Meeting

Initiated by: Lane Wolf, Senior Manager Vertical Construction

Presented by: Lane Wolf, Senior Manager Vertical Construction

Responsible Department: Engineering

Agenda Caption:

Consideration of and action on **CITY OF SUGARLAND RESOLUTION NO. 25-41:** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, DETERMINING THAT THE CONSTRUCTION MANAGER-AT-RISK PROCUREMENT METHOD PROVIDES THE BEST VALUE FOR THE CONSTRUCTION OF PHASE 3 OF THE PUBLIC SERVICE TRAINING FACILITY.

Recommended Action:

Approve Resolution No. 25-41 to authorize the Construction Manager At Risk (CMAR) project delivery method for the construction of the Public Safety Training Facility, Phase III, CMU2504.

Executive Summary:

The Sugar Land voter approved 2024 GO Bond includes the Public Safety Training Facility Phase III. Construction of Phase III will include a new permanent gun range including a 50-yard indoor shooting range, 100-yard outdoor range, Classroom, restrooms, cleaning area and range master's office. The training facilities for the Fire Department will consist of a series of concrete/masonry buildings used for both Class 'A' burn buildings and various types of residential/commercial buildings for both PD and Fire to work in as well. The project will also include the associated access roads and utilities required for the project. The selected Construction Manager at Risk (CMAR) will provide cost estimating & design input for the project scope by separate contract for pre-construction services.

The City primarily utilizes three types of construction delivery methods. These include design-bid-build (qualified low bid), competitive sealed proposal, and CMAR. The Engineering Department and the design team recommend CMAR as the construction delivery system for this project. Key benefits of utilizing CMAR for this project include the following:

- Early involvement of the contractor with the design team to provide pre-construction services, such as constructability and value engineering, resulting in the best product for the price;

- Early knowledge of cost control options;
- CMAR assumes some of the risks and responsibilities, providing the City a partner who shares the goal of completing the project within the agreed budget and schedule;
- Streamlined project delivery;
- Flexibility to change design early in the design process;
- Reduce the number of claims; and
- Opportunity for collaboration among the design team, contractor and stake-holders.

Utilizing the CMAR project delivery method for a project such as the new Public Safety Training Facility, Phase III, which possesses a high level of structural design, mechanical systems and filtration, as well as the unique design and approach to the Class 'A' burn buildings, will provide the best value for the City. The construction industry continues to see cost concerns in the following areas: cost inflation, labor shortages/rising wages, tariffs and supply chain concerns. The CMAR pre-construction services will ensure the project stays within budget and maintains the schedule.

The selection process for the Public Safety Training Facility, Phase III project will be a four-step process: a request for proposal (RFP), a scoring of the submitted proposals, shortlisting of qualified construction managers for interviews, and a final selection. Martinez Architects, who successfully designed Phase II of the facility, will also be the architects for this new phase. The CMAR contract will be issued in two parts: pre-construction services followed by a Guaranteed Maximum Price (GMP) contract for the overall construction.

The Engineering Department requests that the City Council approve Resolution No. 25-41 to authorize the Construction Manager at Risk (CMAR) project delivery method for the construction of the Public Safety Training Facility, Phase III, CMU2504.

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. Training Facility CMAR res

RESOLUTION NO. 25-41

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, DETERMINING THAT THE CONSTRUCTION MANAGER-AT-RISK PROCUREMENT METHOD PROVIDES THE BEST VALUE FOR THE CONSTRUCTION OF PHASE 3 OF THE PUBLIC SERVICE TRAINING FACILITY.

WHEREAS, the City Council has determined that it is necessary to construct Phase 3 of the Public Service Training Facility to provide additional training spaces for the Fire and Police Departments as well as regional partners; and

WHEREAS, Sections 2269.002 and 2269.251 of the Texas Government Code allow municipalities to construct facilities by use of the construction manager-at-risk method; and

WHEREAS, Section 2269.056 of the Texas Government Code requires that the governing body of a governmental entity considering a construction contract using a method other than competitive bidding must, before advertising, determine which construction method provides the best value for the governmental entity; NOW THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS**

Section 1. That it determines that the construction manager-at-risk method provides the best value to the City in providing for construction services to build Phase 3 of the City's Public Service Training Facility.

APPROVED on _____, 2025.

Carol K. McCutcheon, Mayor

ATTEST:

APPROVED AS TO FORM:

Linda Mendenhall, City Secretary



City Council Agenda Request September 16, 2025

Agenda Request No: VII.G.

Agenda of: City Council Meeting

Initiated by: Linda Mendenhall, City Clerk

Presented by: Linda Mendenhall, City Clerk

Responsible Department: City Clerk's Office

Agenda Caption:

RATIFICATION OF A JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

Consideration of and action on ratification of a Joint Election Agreement and Contract for Election Services with Fort Bend County Elections in the amount of \$166,446.53 for expenses incurred for the May 3 and June 7, 2025, General, Special, Charter, and Runoff Elections.

Recommended Action:

Consideration of and action on ratification of a Joint Election Agreement and Contract for Election Services with Fort Bend County Elections in the amount of \$166,446.53 for expenses incurred for the May 3 and June 7, 2025, General, Special, Charter, and Runoff Elections.

Executive Summary:

On February 4, 2025, the City Council approved Ordinance No. 2369 ordering a General Election, a Special Election, and a Charter Amendment Election to be held on May 3, 2025, and designating the Fort Bend County Elections Administrator as the Contracting Officer for joint election services. The ordinance also provided for the possibility of a runoff election, scheduled for June 7, 2025, if required.

At the time of council action, cost estimates from the Fort Bend County Elections Administrator were not yet available. The General, Special, and Charter Amendment Elections were initially quoted at \$77,361, but because other municipalities also participated in the May 3 election, the City's share was reduced to \$66,329.45.

Following the election, no candidate received a majority of votes in three contests: Mayor, At-Large Position One, and Single-District Council Member Two. A runoff election was therefore required and held on June 7, 2025. Because fewer municipalities participated in the runoff, the City's share of costs was significantly higher, totaling \$100,117.08.

The final combined cost for election services is \$166,443.11. The FY25 budget included \$77,361

for election services; therefore, contingency funds will be used to cover the additional \$89,443.11. Ratification of the Joint Election Agreement and Contract for Election Services is necessary in order to authorize payment of the invoice.

Budget

Expenditure Required: \$166,446.53

Current Budget: \$77,361

Additional Funding: \$89,085.53

Funding Source: Contingency

Account Number (ORG-OBJ-Project): 101-11-25-581000

Attachments

1. Signed Joint Agreement - Fort Bend County
2. Fort Bend County 2025 Elections Invoice

THE STATE OF TEXAS
COUNTY OF FORT BEND

JOINT ELECTION AGREEMENT AND CONTRACT FOR ELECTION SERVICES

THIS CONTRACT made by and between Fort Bend County, a body corporate and politic under the laws of the State of Texas, , acting herein by and through the Fort Bend County Elections Administrator pursuant to Texas Election Code Section 31.092, hereinafter referred to as the "County", and the City of Sugar Land hereinafter referred to as "Political Subdivision," for a joint May 3, 2025 election pursuant to Texas Election Code Section 271.002 .

RECITAL

The City of Sugar Land is holding a General and a Special Election on May 3, 2025 (at the expense of the Political Subdivision) for the purpose of electing Municipal Officers.

The County owns the Election Systems & Software EVS 6020 Voting System consisting of the ExpressVote Ballot Marking Device, the ExpressTouch electronic tabulation device, the DS-200 Precinct Tabulator, and the DS-450 Central Scanner and tabulator, which have been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122 as amended, and is compliant with the accessibility requirements set forth by Texas Election Code Section 61.012. Political Subdivision desires to use the County's electronic voting system and to compensate the County for such use and to share in certain other expenses connected with joint elections in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended.

NOW THEREFORE, in consideration of the mutual covenants, agreements, and benefits to the parties, IT IS AGREED as follows:

I. ADMINISTRATION

The parties agree to hold a "Joint Election" in accordance with Chapter 271 of the Texas Election Code and this agreement. The Fort Bend County Elections Administrator, hereinafter referred to as "Elections Administrator", shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this agreement. Political Subdivision agrees to pay the County for equipment, supplies, services, and administrative costs as provided in this agreement. The Elections Administrator shall serve as the administrator for the Joint Election; however, the Political Subdivision shall remain responsible for the lawful conduct of its election. The Elections Administrator shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of the Political Subdivision.

It is understood that other political subdivisions may wish to participate in the use of the County's electronic voting system and polling places, and it is agreed that the County may enter into other joint election agreements and contracts for election services for those purposes on terms and conditions generally similar to those set forth in this contract. Political Subdivision agrees that the County may enter into joint election agreements with other political subdivisions that may have territory located partially or wholly within the boundaries of Political Subdivision, and in such case all parties sharing common territory shall share a joint ballot on the County's electronic voting system at the applicable polling places. In such cases, costs shall be pro-rated among the participants according to Section X of this contract.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating parties shall share a mutual ballot in those precincts where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap.

II. LEGAL DOCUMENTS

Political Subdivision shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or Political Subdivision's governing body, charter, or ordinances.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of Political Subdivision, including translation to languages other than English. Political Subdivision shall provide a copy of their respective election orders and notices to the Elections Administrator.

III. VOTING LOCATIONS

The County has adopted a countywide polling place program. Voters who reside in Fort Bend County who wish to participate in this Joint Election may cast a ballot at any polling place open for this election. Voters who do not reside in Fort Bend County but within the boundaries of Political Subdivision and wish to participate in this Joint Election shall be assigned to one Early Voting and one Election Day polling location. The Elections Administrator shall select and arrange for the use of and payment for all Election Day voting locations. The proposed voting locations are listed in Attachment A of this agreement. In the event a voting location is not available, the Elections Administrator will arrange for use of an alternate location with the approval of the Political Subdivision. The Elections Administrator shall notify the Political Subdivision of any changes from the locations listed in Attachment A.

If polling places for the May 3, 2025 joint election are different from the polling place(s) used by Political Subdivision in its most recent election, the County agrees to post a notice no later than May 3, 2024 at the entrance to any previous polling places in the jurisdiction stating that the polling location has changed and stating the polling place names and addresses in effect for the May 3, 2025 election.

IV. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

The County shall be responsible for the appointment of the presiding judge and alternate judge for each polling location in accordance with Chapter 32 of the Texas Election Code. The Elections Administrator shall make emergency appointments of election officials if necessary.

Upon request by the Elections Administrator, Political Subdivision agrees to assist in recruiting polling place officials who are bilingual (fluent in both English and Spanish).

The Elections Administrator shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code, and will take the necessary steps to ensure that all election judges appointed for the Joint Election are eligible to serve.

The Elections Administrator shall arrange for the training and compensation of all election judges and clerks. The Elections Administrator shall arrange for the date, time, and place for presiding election judges to pick up their election supplies. Each presiding election judge will be sent a letter from the Elections Administrator notifying the person of the appointment, the time and location of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint.

Each election judge and clerk will receive compensation at an hourly rate established by the County pursuant to Texas Election Code Section 32.091. Judges and Clerks will be compensated for actual time working at a polling place, time spent preparing the polling location prior to Election Day, and time spent attending any training classes required to successfully conduct the election. The election judge will receive an additional sum of \$25.00 for picking up the election supplies prior to Election Day and for returning the supplies and equipment to the central counting station after the polls close.

The Elections Administrator may employ other personnel necessary for the proper administration of the election, including such part-time help as is necessary to prepare for the election, to ensure the timely delivery of supplies during early voting and on Election Day, and for the efficient tabulation of ballots at the central counting station. Part-time personnel working in support of the Early Voting Ballot Board and/or central counting station on election night will be compensated at the rate set by the County.

It is agreed by all parties that at all times and for all purposes hereunder, all election judges, clerks, and all other personnel involved in this election are independent contractors and are not employees or agents of the County. No statement contained in this Agreement shall be construed so as to find any judge, clerk, or any other election personnel an employee or agent of the County, and no election personnel shall be entitled to the rights, privileges, or benefits of County employees except as otherwise stated herein, nor shall any election personnel hold himself out as an employee or agent of the County, unless considered a county employee as determined by the Fort Bend County Human Resources Department. It is further agreed by all parties that at all times and for all purposes hereunder, all election judges, clerks, and all other personnel involved in this election are independent contractors and are not employees or agents of Political Subdivision. No statement contained in this Agreement shall be construed so as to find any judge, clerk, or any other election personnel an employee or agent of Political Subdivision, and no election personnel shall be entitled to the rights, privileges, or benefits of Political Subdivision employees except as otherwise stated herein, nor shall any election personnel hold himself out as an employee or agent of Political Subdivision, unless considered an employee of the City of Sugar Land as determined by the Human Resources Department of the City of Sugar Land.

V. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The Elections Administrator shall arrange for all election supplies and voting equipment including, but not limited to official ballots, sample ballots, voter registration lists, and all forms, signs, maps and other materials used by the election judges at the voting locations. At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating parties shall share a mutual ballot in those precincts where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap. The Elections Administrator shall provide the necessary voter registration information, maps, instructions, and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election.

Political Subdivision shall furnish the Elections Administrator a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which Political Subdivision's ballot is to be printed). This list shall be delivered to the Elections Administrator prior to the deadlines as described in section XVI. Political Subdivision shall be responsible for proofreading and approving the ballot insofar as it pertains to Political Subdivision's candidates and/or propositions.

If the boundaries of the political subdivision extend into another county, it shall be the responsibility of the political subdivision to request a poll book from the voter registrar of those counties and provide to the Elections Administrator within five calendar days before the start of Early Voting. It shall also be the responsibility of the Political Subdivision to request copies of Ballot by Mail applications from the Early Voting Clerk of those counties. Applications for ballot should be provided the latter of 45 days prior to Election Day, or 5 days after the calling of the election by the governing body of the political subdivision.

VI. EARLY VOTING

The participating authorities agree to conduct joint early voting and to appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. The participating authorities agree to appoint the Elections Administrator's permanent county employees as deputy early voting clerks. The participating authorities further agree that the Elections Administrator may appoint other deputy early voting clerks to assist in the conduct of early voting as necessary, and that these additional deputy early voting clerks shall be compensated at an hourly rate set by the County pursuant to Section 83.052 of the Texas Election Code.

Early Voting by personal appearance will be held at the locations, dates, and times listed in Attachment "B" of this document. Any qualified voter of the Joint Election may vote early by personal appearance at any one of the joint early voting locations.

As Early Voting Clerk, the Elections Administrator shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by Political Subdivision shall be forwarded immediately by fax or courier to the Elections Administrator for processing. Political Subdivision shall provide to the Elections Administrator copies of all ballot by mail applications submitted by voters who do not reside in Fort Bend County but within the boundaries of Political Subdivision.

Upon request, the Elections Administrator shall provide Political Subdivision a copy of the early voting report on a daily basis and a cumulative final early voting report following the election.

VII. EARLY VOTING BALLOT BOARD

The County shall appoint an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. The Presiding Judge of Central Count, with the assistance of the Elections Administrator, shall appoint two or more additional members to constitute the EVBB. The Elections Administrator shall determine the number of EVBB members required to efficiently process the early voting ballots.

VIII. CENTRAL COUNTING STATION AND ELECTION RETURNS

The Elections Administrator shall be responsible for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this agreement.

The participating authorities hereby, in accordance with Section 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

Counting Station Manager:	John Oldham, Elections Administrator
Tabulation Supervisor:	Chase Wilson, Assistant Elections Administrator
Presiding Judge:	Jonathan Marcantel

The counting station manager or his representative shall deliver timely cumulative reports of the election results as precincts report to the central counting station and are tabulated. The manager shall be responsible for releasing cumulative totals and precinct returns from the election to the joint participants, candidates, press, and general public by distribution of hard copies or electronic transmittals by facsimile (when so requested) and by posting to the Elections Administrator's web page located at "www.fortbendvotes.org".

The Elections Administrator will prepare the unofficial canvass reports after all precincts have been counted, and will deliver a copy of the unofficial canvass to the Political Subdivision as soon as possible after all returns have been tabulated. All participating authorities shall be responsible for the official canvass of their respective elections.

The Elections Administrator shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each participating authority and the Secretary of State's Office.

IX. RUNOFF ELECTION

Political Subdivision shall have the option of extending the terms of this agreement through its runoff election, if applicable. In the event of such runoff election, the terms of this agreement shall automatically extend unless the Political Subdivision notifies the Elections Administrator in writing within 10 days of the original election.

Political Subdivision and the elections Administrator shall reserve the right to reduce the number of early voting locations and/or Election Day voting locations in any runoff election.

X. ELECTION EXPENSES AND ALLOCATION OF COSTS

Political Subdivision agrees to share the costs of administering the Joint Election. Allocation of costs, unless specifically stated otherwise, is mutually agreed to be shared among the total number of political subdivisions. Costs for polling places shared by the County, Political Subdivision, and other political subdivisions shall be pro-rated among the participants to this agreement.

Any expenses incurred in the rental of polling place facilities shall be pro-rated among the participants to this agreement.

It is agreed that the normal rental rate charged for the County's voting equipment used on Election Day shall be pro-rated among the participants to this agreement.

Costs for Early Voting by Personal Appearance shall be allocated as shown in Attachment C of this document.

Political Subdivision agrees to pay the County an administrative fee equal to ten percent (10%) of its total billable costs in accordance with Section 31.100(d) of the Texas Election Code.

XI. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Political Subdivision may withdraw from this agreement and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code. Political Subdivision is fully liable for any expenses incurred by the County on behalf of Political Subdivision plus an administrative fee of ten percent (10%) of such expenses. Any monies deposited with the county by Political Subdivision shall be refunded, minus the aforementioned expenses and administrative fee if applicable.

XII. RECORDS OF THE ELECTION

The Elections Administrator is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each participating authority as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the Elections Administrator or at an alternate facility used for storage of county records. The Elections Administrator shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, the Elections Administrator shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of Political Subdivision to bring to the attention of the Elections Administrator any notice of pending election contest, investigation, litigation or open records request which may be filed with Political Subdivision.

XIII. RECOUNTS

A recount may be obtained as provided by Title 13 of the Texas Election Code. Political Subdivision agrees that any recount shall take place at the offices of the Elections Administrator, and that the Elections Administrator shall serve as Recount Supervisor and Political Subdivision's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

XIV. MISCELLANEOUS PROVISIONS

1. It is understood that to the extent space is available, that other districts and political subdivisions may wish to participate in the use of the County's election equipment and voting places, and it is agreed that the Elections Administrator may contract with such other districts or political subdivisions for such purposes and that in such event there may be an adjustment of the pro-rata share to be paid to the County by the participating authorities.
2. The Elections Administrator shall file copies of this document with the Fort Bend County Treasurer and the Fort Bend County Auditor in accordance with Section 31.099 of the Texas Election Code.
3. In the event that legal action is filed contesting Political Subdivision's election under Title 14 of the Texas Election Code, Political Subdivision shall choose and provide, at its own expense, legal counsel for the County, the Elections Administrator, and additional election personnel as necessary.
4. Nothing in this contract prevents any party from taking appropriate legal action against any other party and/or other election personnel for a breach of this contract or a violation of the Texas Election Code.
5. The parties agree that under the Constitution and laws of the State of Texas, neither the County nor Political Subdivision can enter into an agreement whereby either party agrees to indemnify or hold harmless another party; therefore, all references of any kind, if any, to indemnifying or holding or saving harmless for any reason are hereby deleted.
6. This agreement shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Fort Bend or Harris Counties, Texas.
7. In the event of one of more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
8. All parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.
9. The waiver by any party of a breach of any provision of this agreement shall not operate as or be construed as a waiver of any subsequent breach.

Any amendments of this agreement shall be of no effect unless in writing and signed by all parties hereto.

XV. COST ESTIMATES AND DEPOSIT OF FUNDS

It is estimated that Political Subdivision's obligation under the terms of this agreement shall be \$77,361.00. The Political Subdivision agrees to pay to the County a deposit of \$46,400.00 which is approximately sixty (60) percent of the total estimated obligation of Political Subdivision to the County under this agreement. This deposit shall be paid to the County

within ten (10) days of the City's receipt of this agreement, authorized by the governing bodies of both parties and fully executed by both parties. The exact amount of the Political Subdivision's obligation under the terms of this agreement shall be calculated after the May 3, 2025 election (or runoff election, if applicable), and if the amount of the Political Subdivision's obligation exceeds the amount deposited, the Political Subdivision shall pay to the County the balance due within thirty (30) days after receipt of the final invoice from the Elections Administrator. However, if the amount of the Political Subdivision's obligation is less than the amount deposited, the County shall refund to the Political Subdivision the excess amount paid within thirty (30) days after final costs are calculated.

XVI. RESULT OF NON-COMPLIANCE OF DEADLINES

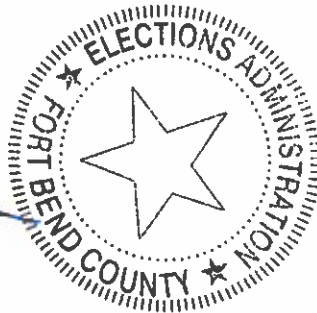
The Political Subdivision agrees that it shall provide ballot details to the Elections Office not later than the 68th day (February 24, 2025) before the election. It is understood that if the ballot details are not provided to the Elections Office by the 61st day before the election (March 3, 2025) that the Elections Office may impose a penalty fee of \$1000.00 assessed to the total cost. It is also understood that if the ballot details are not provided to the Elections Office by the 57th day before Election Day (March 7, 2025), this contract will be declared null and void and it will be the responsibility of the political entity to conduct a separate election.

IN TESTIMONY HEREOF, this agreement, its multiple originals all of equal force, has been executed on behalf of the parties hereto as follows, to-wit:

- (1) It has on the 13th day of March, 2025 been executed on behalf of Fort Bend County by the Elections Administrator pursuant to the Texas Election Code Section 31.092 so authorizing;
- (2) It has on the 4th day of March, 2025 been executed on behalf of the City of Sugar Land by its Presiding Officer or authorized representative, pursuant to an action by the Governing Body of the City of Sugar Land.

FORT BEND COUNTY

By [Signature]
John Oldham
Elections Administrator



CITY OF SUGAR LAND:

By [Signature]

Fort Bend County
Election Polling Locations

May 3, 2025
3 de mayo 2025

Condado de Fort Bend
Lugares de votación electoral

City/School Board/MUD Election Elecciones de la Ciudad/Junta Escolar/MUD				
COUNTYWIDE POLLING PLACE	Voting Location	ADDRESS	CITY	ZIP
Beasley City Hall	CITY HALL BACK BOARDROOM	319 S. Third Street	BEASLEY, TX	77417
Bowie Middle School	Main Hallway by Gym	700 Plantation Dr	RICHMOND, TX	77406
Brazos Bend Baptist Church	Education Building	22311 FM 762 Rd	NEEDVILLE, TX	77461
Briar Chase Missionary Bapt Ch.	Fellowship hall	16000 Blueridge Rd	MISSOURI CITY, TX	77489
Chasewood Clubhouse	Level 1 (Clubhouse Facility)	7622 Chasewood Dr	MISSOURI CITY, TX	77489
Commonwealth Clubhouse	Clubhouse	4330 Knightsbridge Blvd	SUGAR LAND, TX	77479
Crawford High School	TBD	801 Caldwell Ranch Road	ROSHARON, TX	77583
Crockett Middle School	Girls Gym	19001 Beechnut St	RICHMOND, TX	77407
Elkins High School	Front lobby	7007 Knights Ct	MISSOURI CITY, TX	77459
FBC Elections Office		0 3730 Bamore Dr	ROSENBERG, TX	77471
Fort Bend ESD No. 4 Admin. Bldg.	TBD	33301 FM 1093 Rd	FULSHEAR, TX	77441
Fort Bend ISD Admin. Bldg.	Lobby	16431 Lexington Blvd	SUGAR LAND, TX	77479
Fort Settlement Middle School		0 5440 Elkins Rd	SUGAR LAND, TX	77479
Foster High School	Front of Auditorium	4400 FM Rd 723	RICHMOND, TX	77406
Four Corners Community Center	"Sprint Room"	15700 Old Richmond Road	SUGAR LAND, TX	77498
Fulshear Branch Library	TBD	6350 GM Library Road	FULSHEAR, TX	77441
Garcia Middle School	Gym Area Hallway	18550 Old Richmond Rd	SUGAR LAND, TX	77478
Great Oaks Baptist Church	Parish Hall	7101 FM 2919 Rd	RICHMOND, TX	77469
George Bush High School	Gym Foyer	6707 FM 1901 RD	RICHMOND, TX	77407
Hightower High School	Front Lobby	3333 Hurricane Ln	MISSOURI CITY, TX	77459
Hunters Glen Elementary School	Gym	695 Independence Blvd	MISSOURI CITY, TX	77459
Jacks Conference Center	Main Room	3232 Austin Pkwy	SUGAR LAND, TX	77479
Kempner High School	Side hallway thru student par	14777 Voss Rd	SUGAR LAND, TX	77498
Kendleton Church of God	ED Building	619 FM 2919 Rd	KENDLETON, TX	77417
Lake Olympia Club House	Ballroom	180 Island Blvd	MISSOURI CITY, TX	77459
Lantern Lane Elementary School	cafeteria	3323 Mission Valley Dr	MISSOURI CITY, TX	77459
Lexington Creek Elementary School	Gymnasium	2335 Dulles Ave	MISSOURI CITY, TX	77459
Lost Creek Conference Center	Main Room	3703 Lost Creek Blvd	SUGAR LAND, TX	77478
M.R. Massey Admin. Bldg.	Event Space	1570 W. Sycamore Rd	FRESNO, TX	77545
Meadows Place City Hall	Council Chambers	1 Troyan Dr	MEADOWS PLACE, TX	77477
Mission Bend Library	Meeting Room	8421 Addicks Clodine Rd	HOUSTON, TX	77083
Missouri City Baptist Church	Multipurpose Building	16816 Quail Park Dr	MISSOURI CITY, TX	77489
Missouri City Visitors Center	Main Room	1522 Texas Parkway	MISSOURI CITY, TX	77489
Mustang Community Center	Classroom	4521 FM 521 Rd	FRESNO, TX	77545
Orchard City Hall	Room # 7	9714 Kibler	ORCHARD, TX	77464
Pinnacle Senior Center	Multi-purpose Room	5525 Hobby St	HOUSTON, TX	77053
Quail Valley Elementary School	Main Room	3500 Quail Village Dr	MISSOURI CITY, TX	77459
Quail Valley Fund Office	Board Room	3603 Glenn Lakes Ln	MISSOURI CITY, TX	77459
Randle High School	Front of Auditorium	7600 Koeblen Road	RICHMOND, TX	77469
Reese Tech Ctr	B116 - Physical Therapy Room	12300 University Blvd	SUGAR LAND, TX	77479
Richmond Water Mnt. Facility	1st room to the right	110 N 8th St	RICHMOND, TX	77469
Ridge Point High School	Gym Foyer	500 Waters Lake Blvd.	MISSOURI CITY, TX	77459
Ridgegate Community Ass'n	Main Room	5855 West Ridgescreek Dr	HOUSTON, TX	77489
Ridgemont Early Childhood Ctr	Extended Day Room	5353 Ridgescreek Circle	HOUSTON, TX	77053
River Park Recreation Ctr.	Rec Center	5875 Summit Crk Drive	SUGAR LAND, TX	77479
Road and Bridge (Needville)	Meeting Room	3743 School St	NEEDVILLE, TX	77461

City/School Board/MUD Election <i>Elecciones de la Ciudad/Junta Escolar/MUD</i>				
COUNTYWIDE POLLING PLACE	Voting Location	ADDRESS	CITY	ZIP
Rosenberg Annex Building	varies	4520 Reading Rd	ROSENBERG, TX	77471
Sartartia Middle School	Front Area	8125 Homeward Way	SUGAR LAND, TX	77479
Sienna Annex	Community Room	5855 Sienna Springs Way	MISSOURI CITY, TX	77459
Simonton City Hall	Meeting Room	35011 FM 1093	SIMONTON, TX	77476
Stafford City Hall	Large Conference Room	2610 S Main St	STAFFORD, TX	77477
Sugar Lakes Clubhouse	Clubhouse	930 Sugar Lakes Dr	SUGAR LAND, TX	77478
Sugar Land Branch Library	Meeting Room	550 Eldridge Rd	SUGAR LAND, TX	77478
Sugar Land Church of God	Fellowship Hall	1715 Eldridge Rd	SUGAR LAND, TX	77478
Sugar Land City Hall	Lobby	2700 Town Center Blvd N	SUGAR LAND, TX	77479
Terry High School		550 Anenue N	ROSENBERG, TX	77471
T.E.Harman Center	Meeting Room	226 Matlage Way	SUGAR LAND, TX	77478
Thompsons City Hall	Community Center	520 Thompson Oil Field Road	THOMPSONS, TX	77481
Townewest Towne Hall	Main Room	10322 Old Towne Ln	SUGAR LAND, TX	77498
University Branch Library	Meeting Room 1	14010 University Blvd	SUGAR LAND, TX	77479

DRAFT

**Fort Bend County
Early Voting Schedule**

**May 3, 2025
3 de mayo de 2025**

**Condado de Fort Bend
Horario de Votación Anticipada**

Early Voting Locations	City/School Board/MUD Election <i>Elecciones de la Ciudad/Junta Escolar/MUD</i>			
	Monday-Friday April 22 – 25, 2025 (lunes-viernes) 22 - 25 de abril 2025	Saturday April 26, 2025 (sábado) 26 de abril 2025	Sunday April 27, 2025 (domingo) 27 de abril 2025	Monday-Friday April 28 - 29, 2025 (lunes- viernes) (28 - 29 de abril 2025)
Beasley City Hall 319 S 3rd Street, Beasley	<i>All sites are</i>	<i>All sites are</i>	<i>All sites</i>	<i>All sites are</i>
Bowie Middle 700 Plantation Dr, Richmond				
Chasewood Clubhouse 7622 Chasewood Dr, Missouri City	<i>Open</i>	<i>Open</i>	<i>Are</i>	<i>Open</i>
Commonwealth Clubhouse 4330 Knightsbridge Blvd, Sugar Land				
Crawford High School 801 Caldwell Ranch Blvd, Rosharon	<i>7:00 A.M.</i>	<i>8:00 A.M.</i>	<i>Closed</i>	<i>7:00 A.M.</i>
Elections Office (MAIN EARLY VOTING SITE) 3730 Bamore Road, Rosenberg				
FBC ESD No. 4 Admin. Bldg. 33301 FM 1093 Rd, Fulshear	<i>To</i>	<i>To</i>	<i>Are</i>	<i>To</i>
Fort Bend I.S.D. Administration Building 16431 Lexington Blvd, Sugar Land				
Foster High School 4400 FM 723 RD, Richmond	<i>7:00 PM</i>	<i>5:00 PM</i>	<i>Are</i>	<i>7:00 PM</i>
Four Corners Community Center 15700 Old Richmond Rd, Sugar Land				
Fulshear Branch Library 6350 GM Library Road, Fulshear	<i>están los sitios</i>	<i>(Todos los sitios</i>	<i>sitos</i>	<i>(Todos los sitios</i>
Hightower HS 3333 Hurricane Ln, Missouri City				
Jacks Conference Center 3232 Austin Pkwy, Sugar Land	<i>están abiertos</i>	<i>están abiertos</i>	<i>están cerrado)</i>	<i>están abiertos</i>
Lost Creek Conference Center 3703 Lost Creek Blvd, Sugar Land				
Meadows Place City Hall 1 Troyan Dr, Meadows Place	<i>7:00 A.M.</i>	<i>8:00 A.M.</i>	<i>están cerrado)</i>	<i>7:00 A.M.</i>
Missouri City Visitors Center 1522 Texas Pkwy, Missouri City				
Mustang Community Center 4521 FM 521 RD, Fresno	<i>Para</i>	<i>Para</i>	<i>están cerrado)</i>	<i>Para</i>
Quail Valley Fund Office 3603 Glenn Lakes Ln, Missouri City				
Reese Tech Ctr 12300 University Dr, Sugar Land	<i>7:00 PM</i>	<i>5:00 PM</i>	<i>están cerrado)</i>	<i>7:00 PM</i>
Richmond Water Mnt. Facility 110 N 8th Street, Richmond				
Road and Bridge (Needville) 3743 School St, Needville	<i>Para</i>	<i>Para</i>	<i>están cerrado)</i>	<i>Para</i>
Rosenberg Annex Building 4520 Reading Rd, Rosenberg				
Sienna Annex 5855 Sienna Springs Way, Missouri City	<i>7:00 PM</i>	<i>5:00 PM</i>	<i>están cerrado)</i>	<i>7:00 PM</i>
Sugar Land Branch Library 550 Eldridge Road, Sugar Land				
Stafford City Hall 2610 Main Street, Stafford	<i>7:00 PM</i>	<i>5:00 PM</i>	<i>están cerrado)</i>	<i>7:00 PM</i>
Sugar Land City Hall 2700 Town Center Blvd N, Sugar Land				

**City of Sugar Land proposed Election Services Contract
Estimate for the conduct of the May 3, 2025 Election**

A. Statistical Information

1. Number of Registered Voters	<u>76,018</u>
2. Number of Precincts	<u>37</u>
3. Number of election day polling places (excluding early voting)	<u>60</u>
4. Number of polling places shared with another entity	<u>60</u>
5. Number of public buildings used as polling places	<u> </u>
6. Number of early voting stations	<u>26</u>
7. Voting system:	<u>Hybrid</u>

B. Cost of Election

								Estimate	Actual
1. Early Voting and Election Day personnel (TEC § 32.091, 32.092, 32.114, 83.052, 271.013)									
	Clerks	x	Rate	x	Hours	/	Entities		
a. Early voting clerks	<u>28</u>	x	<u>\$20</u>	x	<u>94</u>	/	<u>2</u>	<u>\$26,328</u>	<u> </u>
	<u>16</u>								
	Location(s)	x							
b. Election day judges	<u>1</u>	x	<u>\$20</u>	x	<u>16</u>	/	<u>2</u>	<u>\$2,568</u>	<u> </u>
Election day judges / clerks	<u>3</u>	x	<u>\$17</u>	x	<u>16</u>	/	<u>2</u>	<u>\$6,528</u>	<u> </u>
2. Early Voting Ballot Board & central counting station personnel (TEC § 87.005, 127.006)									
a. Clerks and Judges								<u>\$800</u>	<u> </u>
3. Election Day Field Techs and Other Temp workers								<u>\$600</u>	<u> </u>
4. Elections Administration Dept. Staff overtime (TEC § 31.100(e))								<u>\$800</u>	<u> </u>
								Subtotal of Labor Cost	
								<u>\$37,624</u>	
5. FICA & Workers Comp				11.45%	x	\$37,624	=	<u>\$4,308</u>	<u> </u>
6. Election supplies & equipment									
Early Voting	Quant	x	Cost	/	Entities				
a. Early Voting supply kits	<u>7</u>	x	<u>\$35</u>	/	<u>2</u>			<u>\$123</u>	<u> </u>
b. Early Voting ExpressVotes	<u>50</u>	x	<u>\$175</u>	/	<u>2</u>			<u>\$4,375</u>	<u> </u>
c. Early Voting ExpressTouch	<u>7</u>	x	<u>\$150</u>	/	<u>2</u>			<u>\$525</u>	<u> </u>
d. Early Voting DS-200	<u>7</u>		<u>\$250</u>		<u>2</u>			<u>\$875</u>	<u> </u>
e. Wireless Communication (phone & hot	<u>7</u>	x	<u>\$75</u>	/	<u>2</u>			<u>\$263</u>	<u> </u>
f. Ballot Stock	<u>8,000</u>		<u>0.14</u>		<u>2</u>			<u>\$560</u>	<u> </u>
7. Election Day									
g. Election Day supply kits	<u>16</u>	x	<u>\$35</u>	/	<u>2</u>			<u>\$280</u>	<u> </u>
h. Election Day ExpressVotes	<u>54</u>	x	<u>\$175</u>	/	<u>2</u>			<u>\$4,725</u>	<u> </u>
i. Election Day ExpressTouch	<u>16</u>	x	<u>\$150</u>	/	<u>2</u>			<u>\$1,200</u>	<u> </u>
j. Election Day DS-200	<u>16</u>		<u>\$250</u>		<u>2</u>			<u>\$2,000</u>	<u> </u>
k. Wireless Communication (phones & hot	<u>16</u>	x	<u>\$75</u>	/	<u>2</u>			<u>\$600</u>	<u> </u>
l. Ballot Stock	<u>8,000</u>	x	<u>0.14</u>	/	<u>2</u>			<u>\$560</u>	<u> </u>
8. Delivery of Voting Equipment & Supplies									
a. Early Voting & Election Day								<u>\$10,450</u>	<u> </u>
9. Polling Place Rental (TEC § 43.031, 43.033)									

City of Sugar Land

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OFFICE OF ELECTIONS ADMINISTRATION
FORT BEND COUNTY, TEXAS

JOHN OLDHAM
ELECTIONS ADMINISTRATOR

(281) 341-8670
Fax: (281) 341-4418

July 16, 2025

Hon. Linda Mendenhall
City of Sugar Land
PO Box 110
Sugar Land, TX 77487

Dear Linda:

Attached are itemized costs for your May 3 and June 7, 2025 elections.

Although I had estimated the cost of the May 3 election to be \$77,361, the actual cost was less at \$66,329.45. However, because so fewer entities participated in the June 7 Runoff election, the cost of that election was \$100,117.08 which brings the total amount due to \$166,446.53.

Please make your check payable to Fort Bend County Elections and remit to 3730 Bamore Rd, Rosenberg, TX 77471

As always, it was a pleasure working with the city of Sugar Land.

A handwritten signature in dark ink, appearing to read "JOA", is written over a light blue circular stamp. The stamp contains the text "FORT BEND COUNTY, TEXAS" and "ELECTIONS ADMINISTRATOR".

John Oldham
Elections Administrator

**City of Sugar Land proposed Election Services Contract
Estimate for the conduct of the May 3, 2025 Election**

A. Statistical Information

1. Number of Registered Voters	<u>76,018</u>
2. Number of Precincts	<u>37</u>
3. Number of election day polling places (excluding early voting)	<u>60</u>
4. Number of polling places shared with another entity	<u>60</u>
5. Number of public buildings used as polling places	<u> </u>
6. Number of early voting stations	<u>26</u>
7. Voting system:	<u>Hybrid</u>

B. Cost of Election

							Estimate	Actual
1. Early Voting and Election Day personnel (TEC § 32.091, 32.092, 32.114, 83.052, 271.013)								
	Clerks	x	Rate	x	Hours	/	Entities	
a. Early voting clerks	<u>28</u>	x	<u>\$20</u>	x	<u>94</u>	/	<u>2</u>	<u>\$26,328</u>
	<u>16</u>							
	Location(s)	x						
b. Election day judges	<u>1</u>	x	<u>\$20</u>	x	<u>16</u>	/	<u>2</u>	<u>\$2,568</u>
Election day judges / clerks	<u>3</u>	x	<u>\$17</u>	x	<u>16</u>	/	<u>2</u>	<u>\$6,528</u>
2. Early Voting Ballot Board & central counting station personnel (TEC § 87.005, 127.006)								
a. Clerks and Judges							<u>\$800</u>	<u>\$855.00</u>
3. Election Day Field Techs and Other Temp workers							<u>\$600</u>	<u>\$231.00</u>
4. Elections Administration Dept. Staff overtime (TEC § 31.100(e))							<u>\$800</u>	<u>\$800.00</u>
						Subtotal of Labor Cost	<u>\$37,624</u>	<u>\$30,886.00</u>
5. FICA & Workers Comp				11.45%	x	\$37,624	= <u>\$4,308</u>	<u>\$3,536.45</u>
6. Election supplies & equipment								
Early Voting	Quant	x	Cost	/	Entities			
a. Early Voting supply kits	<u>7</u>	x	<u>\$35</u>	/	<u>2</u>		<u>\$123</u>	<u>123.00</u>
b. Early Voting ExpressVotes	<u>50</u>	x	<u>\$175</u>	/	<u>2</u>		<u>\$4,375</u>	<u>3,675.00</u>
c. Early Voting ExpressTouch	<u>7</u>	x	<u>\$150</u>	/	<u>2</u>		<u>\$525</u>	<u>525.00</u>
d. Early Voting DS-200	<u>7</u>		<u>\$250</u>		<u>2</u>		<u>\$875</u>	<u>875.00</u>
e. Wireless Communication (phone & hot	<u>7</u>	x	<u>\$75</u>	/	<u>2</u>		<u>\$263</u>	<u>442.00</u>
f. Ballot Stock	<u>8,000</u>		<u>0.14</u>		<u>2</u>		<u>\$560</u>	<u>\$1,533.00</u>
7. Election Day								
g. Election Day supply kits	<u>16</u>	x	<u>\$35</u>	/	<u>2</u>		<u>\$280</u>	<u>\$245.00</u>
h. Election Day ExpressVotes	<u>54</u>	x	<u>\$175</u>	/	<u>2</u>		<u>\$4,725</u>	<u>\$2,900.00</u>
i. Election Day ExpressTouch	<u>16</u>	x	<u>\$150</u>	/	<u>2</u>		<u>\$1,200</u>	<u>\$1,050.00</u>
j. Election Day DS-200	<u>16</u>		<u>\$250</u>		<u>2</u>		<u>\$2,000</u>	<u>\$1,750.00</u>
k. Wireless Communication (phones & hot	<u>16</u>	x	<u>\$75</u>	/	<u>2</u>		<u>\$600</u>	<u>\$1,593.00</u>
l. Ballot Stock	<u>8,000</u>	x	<u>0.14</u>	/	<u>2</u>		<u>\$560</u>	<u>\$740.00</u>
8. Delivery of Voting Equipment & Supplies								
a. Early Voting & Election Day							<u>\$10,450</u>	<u>\$8,547.00</u>
9. Polling Place Rental (TEC § 43.031, 43.033)								

a. Election (number of polling places rented)			<u>\$150</u>	<u>\$150.00</u>
10. Publication of electronic voting system notices) (TEC § 127.096(a))				
a. Election			<u>\$10</u>	<u>\$6.00</u>
11. Miscellaneous election expenses (itemize)				
a. Ger				
Ballot Layout & Coding			<u>\$400</u>	<u>\$400.00</u>
Absentee Ballots -Printed & Mailed				
<u>300</u> Ballots x <u>\$3</u>			<u>\$900</u>	<u>\$1,053.00</u>
Mileage reimbursements			<u>\$400</u>	<u>\$270.00</u>
Posting of Bond				
<u>0</u> Locations x <u>\$3</u>			<u>\$0</u>	<u>\$0.00</u>
Printing of Notices				
<u>0</u> Pages x <u>0</u> Locations x <u>\$0.03</u>			<u>\$0</u>	<u>\$0.00</u>
SUBTOTAL			<u>\$70,328</u>	<u>\$60,299.45</u>
12. Election Services Contract Administrative Fee (TEC § 31.100(d))		<u>10%</u>		
a. Election			<u>\$7,033</u>	<u>\$6,030.00</u>
13. Cost of Joint election			\$77,361	\$66,329.45

**City of Sugar Land Election Services Contract
Cost for the conduct of the June 7 2025 Election**

A. Statistical Information

1. Number of Registered Voters	<u>76,018</u>
2. Number of Precincts	<u>37</u>
3. Number of election day polling places (excluding early voting)	<u>19</u>
4. Number of polling places shared with another entity	<u>19</u>
5. Number of public buildings used as polling places	<u>13</u>
6. Number of early voting stations	<u>6</u>
7. Voting system:	<u>Hybrid</u>

B. Cost of Election

Runoff

1. Early Voting and Election Day personnel (TEC § 32.091, 32.092, 32.114, 83.052, 271.013)												
		Clerks	x	Rate	x	Hours	/	Entities				
a. Early voting clerks		28	x	\$20	x	94	/	2	\$22,380.00			
		16	Location(s)	x	Clerks	x	Rate	x	Hours	/	Entities	
b. Election day judges		1	x	\$20	x	16	/	2	\$13,496.00			
Election day judges / clerks		3	x	\$17	x	16	/	2				
2. Early Voting Ballot Board & central counting station personnel (TEC § 87.005, 127.006)												
a. Clerks and Judges									\$790.00			
3. Election Day Field Techs and Other Temp workers									\$0.00			
4. Elections Administration Dept. Staff overtime (TEC § 31.100(a))									\$1,020.00			
Subtotal of Labor Cost									\$37,686.00			
5. FICA & Workers Comp					11.45%	x	\$37,686	=	\$4,315.08			
6. Election supplies & equipment												
Early Voting		Quant	x	Cost	/	Entities						
a. Early Voting supply kits		7	x	\$35	/	2			\$140.00			
b. Early Voting ExpressVotes		50	x	\$175	/	2			\$2,800.00			
c. Early Voting ExpressTouch		7	x	\$150	/	2			\$600.00			
d. Early Voting DS-200		7	x	\$250	/	2			\$1,000.00			
e. Wireless Communication (phone & ho		7	x	\$75	/	2			\$920.00			
f. Ballot Stock		8,000		0.14		2			\$1,612.00			

7. Election Day									
g. Election Day supply kits		16	x	\$35	/	2			\$595.00
h. Election Day ExpressVotes		54	x	\$175	/	2			\$9,100.00
i. Election Day ExpressTouch		16	x	\$150	/	2			\$2,550.00
j. Election Day DS-200		16		\$250		2			\$4,250.00
k. Wireless Communication (phones & hol		16	x	\$75	/	2			\$4,830.00
l. Ballot Stock		8,000	x	0.14	/	2			
8. Delivery of Voting Equipment & Supplies									
a. Early Voting & Election Day									\$18,498.00
9. Polling Place Rental									
(TEC § 43.031, 43.033)									
a. Election (number of polling places rented)									\$300.00
10. Publication of electronic voting system notices)									
(TEC § 127.096(a))									
a. Election									\$25.00
11. Miscellaneous election expenses (itemize)									
a. Ge									
Ballot Layout & Coding									\$300.00
Absentee Ballots -Printed & Mailed		300	Ballots	x	\$3				\$1,158.00
Mileage reimbursements									\$336.00
Posting of Bond		0	Locations	x	\$3				\$0.00
Printing of Notices		0	Pages	x	0	Locations	x	\$0.03	\$0.00
SUBTOTAL									
								\$91,015.08	
12. Election Services Contract Administrative Fee									
(TEC § 31.100(d))									
a. Election									\$9,102.00
13. Cost of Joint election									
								\$100,117.08	



City Council Agenda Request September 16, 2025

Agenda Request No: VII.H.

Agenda of: City Council Meeting

Initiated by: Lauren Lathon, Facilities Services Project Manager

Presented by: David Brown, Facilities Services Manager

Responsible Department: Public Works

Agenda Caption:

RATIFICATION OF EXPENDITURES WITH AMERICAN GENERATOR SERVICES

NA

Consideration of and action on ratification of expenditures with American Generator Services NA, in the amount of \$132,353.37 for emergency repair to the Police Department generator.

Recommended Action:

The Public Works Department recommends ratification of the Police Department Generator emergency repair in the amount of \$132,353.37 with American Generator Services NA.

Executive Summary:

The Facilities Management Division of the Public Works Department is charged with the operation and maintenance of the electrical and emergency power systems at all City facilities.

On April 21, 2025, Facilities Management was notified that the power had failed for the entire Police and Courts Building. We dispatched technicians and found that the Automatic Transfer Switch (ATS) had failed to transfer the building onto generator power. We contacted American Generator Service (AGS) to assist in the initial troubleshooting of the transfer switch. Fortunately, utility power was restored shortly after our arrival and the building resumed normal operation. We investigated the issue along with AGS and determined that the ATS had mechanically failed and would no longer automatically transfer the power source from utility power to generator power.

The Police and Courts building is considered a critical facility because all Police and Fire radio communications and 911 call taking are handled through this facility and approximately half of the City's network is dependent on the network infrastructure within the building. When the generator and ATS were upgraded at this building, the ATS was installed in a manner that created a single point of failure where any issue with the device could cause the building to lose power. Additionally, there is no method of

performing routine preventative maintenance or working on the ATS since it can never be fully powered down.

Facilities leased a transfer switch and generator so that all the existing equipment could be de-energized to correct the mechanical malfunction. This move from the existing ATS and generator to a rental ATS and generator was accomplished less than a week after the initial failure and the building was back on a reliable backup power source.

AGS, along with the transfer switch manufacturer, ASCO, began diagnosing the issues with the ATS. Once the various issues were diagnosed, parts were ordered and arrived over the next 30–60 days. After the repairs were completed, additional issues were discovered and, again, parts were ordered, received, and replaced. Testing was conducted again and the ATS performed as intended.

AGS was initially selected for this project due to the criticality of the building and their ability to respond quickly, start work immediately, and bring the building onto a reliable backup power source. AGS is an awarded vendor through The Interlocal Purchasing System (TIPS) under contract #25010401. These agreements leverage the purchasing potential of governmental entities. All contracts are competitively bid and awarded in compliance with state procurement laws and regulations. American Generator Services NA has worked with the City of Sugar Land in the past and Facilities Management was pleased with all services rendered.

Facilities Management approved invoices totaling \$132,353.37 for troubleshooting, emergency repairs, and equipment leases throughout this event. In accordance with City Policy PU-106, emergency contracts may be executed when repairs are required to address immediate risks to public health and life. The expenditures must be ratified by council action.

The Public Works Department recommends that City Council authorize the ratification of expenditures with American Generator Services NA in the amount of \$132,353.37 for the emergency repairs of the Police and Courts Building automatic transfer switch.

Budget

Expenditure Required: \$132,353.37

Current Budget: \$132,353.37

Additional Funding: N/A

Funding Source: Rehab and O&M Funds

Account Number (ORG-OBJ-Project): 1016115-501000 - \$131,133.37
1016115-571073 - \$1,220.00

Attachments

1. Form 1295 Certificate 101424978 SIGNED
2. HB-89 - Verification AGSNA SIGNED
3. SB-13 (STATE OF TEXAS SENATE BILL 13 VERIFICATION) Form AGSNA SIGNED
4. SB-19 (STATE OF TEXAS SENATE BILL 19 VERIFICATION) Form AGSNA SIGNED



City Council Agenda Request September 16, 2025

Agenda Request No: VIII.A.

Agenda of: City Council Meeting

Initiated by: Mike Martinez, Budget Manager

Presented by: ShaLae Steadman, Director of Budget

Responsible Department: Budget

Agenda Caption:

SECOND CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2382:** 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), CHAPTER 5, ARTICLE VIII, DIVISION 3 (RATES AND CHARGES), SECTIONS 5-246-5-265 AND CHAPTER 5, ARTICLE VIII, DIVISION 12 (MUNICIPAL DRAINAGE UTILITY SYSTEM), SECTION 5-413 OF THE CODE OF ORDINANCES, AND OTHER MATTERS RELATED THERETO.

Recommended Action:

Second Reading Ordinance No. 2382, amending fees for various city services.

Executive Summary:

Background

As directed by the Council adopted Financial Management Policy Statements (FMPS), the Budget Office annually reviews the City's fees for various services to ensure they accurately reflect market conditions and makes recommendations of new fees that may be needed. Charges for services ensure that those who benefit from services are supporting the cost of those services.

Limitations on property taxes mean that user fees are an important resource to the City and help to manage growth in tax bills. The FY26 proposed budget includes increases to existing fees, the addition of some new fees, as well as CPI adjustments to other fees.

Existing Fee Changes

As part of a commitment to financial stewardship, user fees are an important resource to the City and help to manage growth in tax bills. The FY26 budget includes increases to existing fees based on five-year average 3.71 CPI adjustment.

New Fees and Other Adjustments

Parks

Using a consultant, the City has updated fees for drop-in activities and rentals in a phased approach designed to move closer to cost recovery goals while keeping facilities affordable and reducing reliance on general taxpayers. FY26 marks the first year of a three-year plan. Membership rates at the Imperial Park Recreation Center (IPRC) and T.E. Harman Center for residents have been adjusted and includes a Dual Membership option at a discounted resident rate. Athletic Facilities, such as baseball and soccer fields, will see gradual increases over the next three years. New fees for tennis courts, pickleball courts, and IPRC exercise rooms begin in FY26. Pavilion rentals, across all sizes and for both peak and non-peak times have also been updated. These adjustments support long-term financial sustainability.

Planning and Development

Fees have been restructured and updated to better align with service delivery and simplify the permitting process. The shift to a valuation-based schedule for commercial electrical, plumbing, and changes with mechanical permits makes calculations clearer and more consistent. After-hours inspections fees and new plan resubmittal and revision fees were added to cover the additional workload and costs associated with these requests.

Public Safety Training Complex (PSTC)

With the completion of Stage Two of the Public Safety Training Center (PSTC), new fees have been introduced to recover costs from use of the facility by other public safety organizations. The PSTC will be available at both daily and weekly rates for a variety of spaces, including classrooms, the Conex structure, Romper Room, simulation area, SLPD Legacy Gun Range, and SLFD Fire Field. An additional after-hours fee will also apply when the facilities are used outside of standard operating hours.

Airport

New fees have been introduced for special events, including deposits by airplane category, dishwashing services, and potable water service. These special event fees were established in preparation for the FIFA World Cup 2026.

Residential Solid Waste Rates

In FY22, the City finalized a new contract with Republic Services that took effect in 2023. The agreement allows for an annual adjustment equal to the higher of 2.5% or CPI, capped at 5%. For FY26, the CPI for garbage service was 6%, but the 5% cap applies. As a result, the recommended residential rate is \$22.97 reflecting a \$1.09 increase from the current \$21.88 rate. The 5% adjustment will also apply to all other listed solid waste fees, including commercial waste rates and licenses. The disaster recovery fee will be reserved for costs related to disaster response and recovery. An additional fee of \$1 per month has been added for future disaster recovery.

The new rates are effective for bills issued on or after January 1, 2026.

Water Utility Rates

The City utilizes the Integrated Water Resource Plan (IWRP) to evaluate and address the long-term infrastructure and water supply needs of our community. The plan considers the City's

ultimate water needs versus costs from sources such as groundwater, surface water, raw and reclaimed water, with a recommended portfolio of resources that is diverse, balanced, and cost-effective. The plan also incorporates the mandated 60% reduction in groundwater usage by 2027, which staff continues to monitor the regulations.

The annual update of the rate model and analysis of the operational and capital needs recommended a maintenance increase of approximately 3% for water rates and approximately 3% for wastewater rates as part of the total water and wastewater bill. The recommended rates will result in an increase of \$3.06 per month to residential utility bills based on 10,000 gallons of water usage.

Changes Since First Reading

- Generator Permits

After reviewing recent state regulations, it was confirmed that the City may still require permits for generators larger than 50 kW. This requirement, which was originally removed at first reading, has now been reinstated in the fee schedule.

- Airport Fuel Discounts

The Airport Department has revised its fees to include higher adjustments for fuel discount programs. These programs, which include both transactional and volume discounts, are now determined based on the prior year's purchase activity.

- Economic Development Application Fees

The Economic Development Department added a new fees to recover costs associated with staff and legal reviews of applications submitted by businesses seeking incentives or tax abatements in Sugar Land.

- Alcohol Beverage Permit Fee

Due to recent changes under SB1008, municipalities no longer have the authority to collect fees on alcoholic beverage licenses. As a result, this fee has been removed.

Overall

Most departments chose to either keep their current fee or adjust according to the CPI of 3.71%. Any changes outside of that were minor administrative changes.

Public Hearing

A Public Hearing and First Reading of Ordinance No. 2382 were held during the September 2, 2025, City Council Meeting.

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. Ordinance 2382 - FY26 Fee Ordinance

ORDINANCE NO. 2382

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), CHAPTER 5, ARTICLE VIII, DIVISION 3 (RATES AND CHARGES), SECTIONS 5-246-5-265 , CHAPTER 5, ARTICLE VIII, DIVISION 12 (MUNICIPAL DRAINAGE UTILITY SYSTEM), SECTION 5-413, AND CHAPTER 5, ARTICLE IX, DIVISION 1 (FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE FEES ESTABLISHED) OF THE CODE OF ORDINANCES, AND OTHER MATTERS RELATED THERETO.

WHEREAS, on September 2, 2025, the City Council held a public hearing to receive public comments related to the fees contained in this ordinance; **NOW THEREFORE**:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS:

Section 1. That Chapter 2, Article V, Division 4 (Fees for various city services) is amended to read as follows:

DIVISION 4. - FEES FOR VARIOUS CITY SERVICES

Sec. 2-136. Environmental and Neighborhood Services Fees

The fees set out below are adopted for the city services outlined therein:

(a) *Animal services:*

- (1) Animal impoundment
 - a. First impoundment\$40.00
 - b. Second impoundment...\$50.00
 - c. All subsequent impoundments\$56.00
- (2) Shelter fee (per day)\$22.00
- (3) Dog adoption fee
 - a. Adult.... \$57.00
 - b. Puppy (under 6 mos)\$112.00
- (4) Cat adoption fee
 - a. Adult.....\$40.00
 - b. Kitten (under 6 mos)\$56.00
- (5) Initial Registration—Dangerous dog\$250.00

- Annual Dangerous Dog Renewal fee \$50.00
- (6) Initial Registration Aggressive Animal ...\$250.00
Annual Aggressive Animal Renewal fee.... \$50.00
- (7) Microchip implant fee
 - a. Resident\$17.00
 - b. Non-resident\$22.50

(8) Sterilization fee ... amount charged to City by veterinary

The city manager or their designee may reduce or waive the dog adoption fee, cat adoption fee, or both:

- a. When the cat or dog population exceeds the animal shelter capacity for dogs or cats; or
- b. In connection with intergovernmental or other adoption events that the city manager or their designee determines serves a public purpose.

The reduction or waiver of the dog or cat adoption fee must be uniformly applied.

(b) *Food establishments and inspections:*

- (1) Food establishments, per year:
 - One to four employees\$258.75
 - Five to nine employees\$518.75
 - Ten to 25 employees\$777.75
 - 26 to 50 employees\$1,037.00
 - 51 to 100 employees\$1,296.25
 - 101 or more employees\$1,550.50
- (2) Nonprofit food establishment\$124.50
- (3) Retail frozen dessert manufacturing permit fee\$291.25
- (4) Frozen dessert excess sample fee\$155.50
- (5) Temporary food establishment permit TYPE 1\$41.00
Plus, per day of operation\$26.75
- (6) Temporary food establishment permit TYPE 2\$593.00
- (7) Temporary vendor fee\$22.75
- (8) Food establishment permit special processing fee\$145.25
- (9) Food establishment pre-opening inspection fee\$188.50

- (10) Food establishment construction re-inspection fee\$188.50
- (11) Food establishment operations re-inspection fee
 - First re-inspection \$161.00
 - Second re-inspection \$188.00 or 25% of annual fee (whichever is greater)
 - Third re-inspection \$214.75 or 35% of annual fee (whichever is greater)
 - Fourth re-inspection and any additional re-inspections (each). . . . \$268.25 or 41% of annual fee (whichever is greater)
- (12) Replacement of permit or medallion\$28.75
- (13) Expedited temporary food permit\$32.50
- (c) *Residential rental property license fees:*
 - (1) License for dwelling unit in single-family dwelling or condominium dwelling\$96.75
 - (2) License for multifamily dwelling (per each dwelling unit in the multifamily dwelling)\$10.75
 - (3) Single-family residential rental property license\$96.75
 - (4) First inspection and first re-inspectionNo charge
 - (5) Second re-inspection\$71.75
 - (6) Third and each subsequent re-inspection\$140.00
 - (7) Replacement license\$10.25
 - (8) Late rental license renewal\$36.25
- (d) *Solid waste fees, licenses and rates:*
 - (1) Residential solid waste fees:
 - a. Residential solid waste services\$22.97 /month
 - b. First solid waste cartno charge
 - c. Additional solid waste cart \$8.11 /month
 - d. Recycle carts\$0.00
 - e. Additional recycle cart\$0.00 per cart/month
 - f. Cart exchange fee\$28.94 /cart
 - g. Cart replacement fee\$81.04/cart
 - h. Additional bulk pickup (less than 3 cubic yards) \$156.28 per pickup
 - i. Additional bulk pickup (3-5 cubic yards)\$202.59 per pickup
 - j. Unusual accumulation rate\$173.65 per hour + \$8.11 disposal fee per yard

- k. Disaster Recovery fee\$1.00 per month
- (2) Commercial solid waste fees, rates, and licenses:
 - a. Application for commercial solid waste or recyclable materials operator's license\$500.00
 - b. License fee 10% of the solid waste operator's gross revenues
 - c. Commercial solid waste fees and exclusive franchise rates for collection and disposal of commercial solid waste:

Small Business Collection Rates:		
	Monthly Rate Based on Number of Service Days Per Week	
	1	2
95 Cart	\$26.63	\$31.26

Front End Load Containers:							
	Monthly Rate Based on Number of Service Days Per Week						
	1	2	3	4	5	6	7
2 yard	\$118.11	\$200.75	\$289.06	\$377.31	\$465.57	\$572.43	\$679.31
3 yard	\$124.30	\$219.48	\$314.67	\$409.87	\$505.08	\$618.87	\$732.68
4 yard	\$134.75	\$236.88	\$338.98	\$441.13	\$543.24	\$663.98	\$784.71
6 yard	\$160.55	\$300.75	\$428.58	\$541.35	\$639.09	\$963.61	\$1,157.89
8 yard	\$180.52	\$348.87	\$505.25	\$649.62	\$781.95	\$1,082.70	\$1,403.50
10 yard	\$300.75	\$571.43	\$842.10	\$1,042.60	\$1,253.13	\$1,804.51	\$2,456.14

Front End Load Vertical Compactors:							
	Monthly Rate Based on Number of Service Days Per Week						
	1	2	3	4	5	6	7
4 yard	\$257.95	\$470.55	\$586.38	\$767.37	\$814.43	\$868.74	\$937.49
6 yard	\$374.63	\$705.85	\$878.06	\$1,151.05	\$1,221.65	\$1,303.09	\$1,407.69

Roll Off Container Pricing:				
	Each Haul and Disposal			
	Haul	Disposal	Excess Tonnage (Additional Fee)	Total
Open top:				
Up to 6 tons	\$549.87	Included	-	\$549.87
Over 6 less than 10 tons	\$549.87	\$45.73/per ton	\$45.73/per ton	\$549.87 + \$45.73/per ton + Excess Tonnage Fee, if applicable
Delivery – Open Top	\$202.59			\$202.59
Dry Run	\$289.41			\$289.41
Compactors				
Up to 7 tons	\$619.33	Included	\$45.73/per ton	\$619.33
Over 7 less than 10 tons	\$619.33	\$45.73/per ton	\$45.73/per ton	\$619.33+ \$45.73/per ton + Excess Tonnage Fee, if applicable
Dry Run	\$289.41			\$289.41

Construction & Demolition Roll Off Container Pricing:			
	Each Haul and Disposal Based on Project Size		
	1-10 Hauls	11-50 Hauls	51 + Hauls
20 yard	\$509.36	\$509.36	\$509.36
30 yard	\$549.87	\$549.87	\$549.87
40 yard	\$590.39	\$590.39	\$590.39

Other Fees:	
Extra Lift	\$173.65
Extra Yardage	\$69.46
Relocation	\$173.65

Delivery	\$173.65
Removal	\$173.65
Container Swap Out	\$173.65
Pull Out Fee (10' Max)	\$34.73
Container Lock	\$10.42
Enclosure Lock	\$10.42
Casters	\$17.37
Contamination on Recycle	\$144.70

Roll-off Other Fees:	
Minimum Lift Fee	\$202.59
Dry Run	\$289.41
Delivery	\$202.59
Removal	\$202.59
Relocation	\$202.59

- (3) Liquid waste application and license fees:
 - a. Application for liquid waste hauler's license ...\$500.00
 - b. License fee – 10% of the liquid waste operator's gross revenues

2-137. Community Development Fees

The fees set out below are adopted for the city services outlined therein:

(a) *Building Permits, licenses and inspections:*

*If the contractor begins work prior to the issuance of any required permit, all fees established below are to be doubled. Re-inspections under the building, plumbing, mechanical, or electrical code required as a result of a failure to pass the initial inspection or if the system is not ready for inspection at the requested time will result in a \$59.75 fee for the first re-inspection, and each re-inspection thereafter.

- (1) Commercial building:

Building permit and plan check fees (based on construction value).

The minimum total fee for any commercial building permit will be \$150.00.

a. First \$1,000.00 or fraction thereof\$150.00

Additional \$1,000.00 or fraction thereof, up to and including \$50,000.00
.....\$7.75

b. First \$50,000.00\$529.75

Additional \$1,000.00 or fraction thereof, up to and including \$100,000.00
.....\$6.50

c. First \$100,000.00\$854.75

Additional \$1,000.00 or fraction thereof, up to and including \$500,000.00
.....\$4.75

d. First \$500,000.00\$2,754.75

Additional \$1,000.00 or fraction thereof\$2.50

e. Plan checking fee—One-half of building permit fee when valuation exceeds the minimum permit fee.

f. Plan resubmittal fee

First and second resubmittal No charge

Third and each subsequent resubmittal 5% of original plan-check fee or \$150, whichever is greater

g. Revision fee ... \$150.00 per revision to approved permit application

(2) Residential building:

Building permit and plan check fees (based on square footage).

a. One-100 square feet\$55.00 base permit

Additional square feet, up to 500\$.55 per square foot

b. 501 square feet\$275.00 base permit

Additional square feet, up to 1,000\$.60 per square foot

c. 1,001 square feet\$600.00 base permit

Additional square feet, up to 1,500\$.60 per square foot

d. 1,500 square feet\$900.00 base permit

Additional square feet, up to 2,000\$.60 per square foot

e. 2,001 square feet\$1,200.00 base permit

Additional square feet, up to 3,000\$.60 per square foot

- f. 3,001 square feet\$1,800.00 base permit
Additional square feet, up to 4,000\$.60 per square foot
- g. 4,001 square feet\$2,400.00 base permit
Additional square feet, up to 5,000\$.75 per square foot
- h. 5,001 square feet\$3,250.00 base permit
Additional square feet\$.75 per square foot
- i. Plan checking feeOne-half of building permit fee
- j. Pool permit\$330.00
- k. Pool plan check\$162.50
- l. Roof permit\$127.00
- m. Foundation/piers and pilings\$153.25
- n. Fence permit\$92.00 for first 50 feet, \$12.50 per additional 50 ft.
- o. Generator permit (50kw and larger) ...\$330.00/\$165.00 plan check

(3) Commercial and residential building:

- a. Overtime inspections, per hour (minimum of two hours) ... \$100.00
- b. Moving permit for moving any building or structure . . . \$144.25

(4) Demolition permit fees:

a. Commercial:

First 100,000 cubic feet . . . \$72.00

Each additional 1,000 cubic feet or fraction thereof...\$.50

b. Residential:

Base fee...\$72.00

Plan checking fee for The Hill Residential District (HR-1) . . . one-half of residential demolition permit fee

(b) *Plumbing services and gas permit fees:*

(1) Commercial building:

- a. Plumbing services and gas permit base fee, first \$2,000.00 in construction valuation \$150.00
- b. Each additional \$1,000.00 of value, or fraction thereof\$4.25

(2) Residential building:

Base fee of \$41.25 plus any number of the following, each:

- a. Plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow protection)\$12.25
 - b. Building sewer\$44.25
 - c. Each sample well\$22.25
 - d. Each water heater and/or vent\$12.25
 - e. Installation of water piping\$12.25
 - f. Installation of water treating/softening equipment\$12.25
 - g. Backflow protective device\$12.25
 - h. Interceptors/separators (each)\$44.25
 - i. Gas inspection fee—1 to 3 openings\$22.25
 - j. Gas inspection fee—Each additional opening\$7.25
 - k. Storm sewer tie in\$73.50
 - l. Catch basin or outside area drain—First two\$22.25
 - m. Catch basin or outside area drain—each additional installed under same permit\$12.25
 - n. Junction box (each)\$12.25
 - o. Roof drain or outside downspout\$12.25
- (c) *Irrigation permit fee:*
- (1) Residential irrigation system permit\$107.00
 - (2) Commercial irrigation system permit\$66.75 plus \$36.75 per irrigation zone
- (d) *Mechanical services fee:*
- (1) Commercial buildings:
 - a. Building Permits and Mechanical Services base fee, first \$2,000.00 in construction valuation \$150.00
 - b. Each additional \$1,000.00 of value, or fraction thereof\$4.25
 - (2) Residential buildings:
 - a. Up to 5,000 square feet\$132.75
 - b. 5,001 to 10,000 square feet\$187.25
 - c. 10,001 to 15,000 square feet\$271.50
 - d. 15,001 to 20,000 square feet\$543.50
 - e. 20,001 square feet and above\$784.50
 - f. HVAC replacements\$115.00
- (e) *Electrical services fee:*

(1) Change of occupancy permit\$44.25

(2) Commercial buildings:

a. Building permits and electrical services base fee, first \$2,000.00 in construction valuation \$150.00

b. Each additional \$1,000.00 of value, or fraction thereof\$4.25

(3) Residential buildings:

Building permits and electrical services base fee44.25

Base fee plus any number of the following, each:

a. Meter loop and service—Up to and including 50 Kw\$22.25

b. Meter loop and service—Over 50 Kw through 250 Kw\$22.25

c. Meter loop and service—Over 250 Kw\$44.25

d. Sub panel with eight or more circuits (each)\$12.25

e. Electric heat—Up to and including one Kw\$12.25

f. Electric heat—One Kw through ten Kw\$12.25

g. Electric heat—Over ten Kw\$12.25

h. Electric heat—Plus, per Kw\$2.25

i. Outlets\$1.00

j. Lighting fixtures\$1.00

k. Range receptacle\$7.25

l. Clothes dryer\$7.25

m. Cooking tops\$7.25

n. Ovens\$7.25

o. Garbage disposals\$7.25

p. Dishwasher\$7.25

q. Miscellaneous\$24.50

r. Motion picture/commercial sound equipment\$12.25

s. X-ray machines\$12.25

t. Motors—Up to and including one Hp\$7.25

u. Motors—Over one Hp through ten Hp\$11.75

v. Motors—Over ten Hp\$12.25

w. Motors—Plus, per Hp\$2.50

x. Transformers—Up to and including one Kva\$2.50

- y. Transformers—Over one Kva through ten Kva\$12.25
- z. Transformers—Over ten Kva\$12.25
- aa. Transformers—Plus, per Kva\$2.50
- bb. Ball park and parking lot light poles (each)\$44.25
- cc. Pole with guy wire (each)\$12.25
- dd. Temporary saw pole\$29.50
- ee. TCI/letter required\$44.25
- ff. Reconnection fee\$44.25
- gg. Sign circuit\$12.25
- hh. Water heater (each)\$12.00
- ii. Electrical underground inspection\$22.25
- jj. Electrical panel inspection\$29.50

(f) *Sign permit and inspection fees:*

(Monument and walls, wind banners, or other wind devices require a sign permit.)

Sign permit and inspection base fee\$44.25

(1) First \$1,000.00 of valuation\$21.75

(2) Plus: Additional \$1,000.00 of valuation\$11.25

(g) *Subdivision Fees:*

(1) Plats:

a. Preliminary plat, base fee per submittal\$1,443.75

b. Final plat, base fee per submittal\$1,443.75

c. In addition to the base fee above, the following fees apply:

Per each lot\$3.75

Per each acre and/or fraction of an acre in reserves\$20.00

(2) Replats:

a. Preliminary replat, base fee per submittal\$1,342.00

b. Final replat, base fee per submittal\$1,342.00

c. In addition to the base fee above, the following fees apply:

Per each lot\$3.75

Per each acre and/or fraction of an acre in reserves\$20.00

(3) Amending or minor plat/replat, per submittal\$638.00

- (4) Subdivision variances if not submitted as part of a plat approval, per separate request\$933.75
- (5) Infrastructure Construction plan review and engineering inspection fee:
 - a. Plan review, base fee per submittal \$386.50
 - b. In addition to plan review, the following field inspection fees apply:
 - \$0.75/linear foot of installed public water line including appurtenances
 - \$1.25/linear foot of installed gravity or pressurized sanitary sewer line including appurtenances
 - \$2.25/linear foot of installed storm sewer line including appurtenances
 - \$3.75/linear foot of up to 15-ft width sections of pavement installed
 - \$1,502.50 for new lift station installations
- (6) General land plan review. Base fee of \$3,324.50 per submittal, plus \$13.00/acre or fraction of an acre.
No single general land plan review fee will exceed \$4,136.00
- (7) General land plan minor amendment (no new or revised impact analysis required)\$872.75
- (8) General land plan major amendment (new or revised impact analysis required) base fee of \$2,148.75 per submittal plus a fee of \$13.25 /acre or fraction of an acre.
No single general land plan major amendment fee will exceed \$5,062.71
- (9) Parkland fees in lieu of dedication of land:
 - a. Per single family lot\$448.00
 - b. Multi-family development per unit\$307.25
- (h) *Zoning Fees:*
 - (1) Site plan review. For development of non-single-family sites on platted reserves or lots, per each set of plans
 - a. Initial submittal\$792.25
 - b. First resubmittal ...no charge
 - c. subsequent resubmittals, each \$223.25
 - (2) Site development permit within the mixed use conservation (MUC) district and/or Hill Area Residential (HR-1) zoning district.....\$581.25
 - (3) Planned development (PD) district fee. Required for general development plans and final development plans. Base fee of \$2,303.25 per submittal, plus a fee of \$25.75/acre or fraction of an acre, not to exceed \$3364.50 per submittal.
 - (4) Administrative amendment to PD\$259.75

- (5) Conditional use permit application fee, per separate request....\$2,148.75
- (6) Redevelopment Concept Review...
Base fee of \$3,097.50 per submittal, plus \$12.00/acre or fraction of an acre.
- (7) Special exception application fee, per separate request\$758.50
- (8) Zoning variance to the Zoning Board of Adjustment, if not submitted as part of a plat approval, per separate request.....\$925.75
- (9) Zoning renotification fee. Required when republication of a zoning hearing is required as a result of an action by the applicant. Fee is based on the actual cost of publication.
Initial deposit ...\$2,842.75
Plus \$6.50 per property owner notified within 200 feet of the area to be considered for rezoning or conditional use permit.
If needed, alternate publication fee...\$300.25

*Additional amount owed, or refund based on actual cost of publication;
- (10) Zoning appeal to the Zoning Board of Adjustment.....\$590.25
- (11) Standard rezoning fee, per request\$1,443.00
- (12) Zoning verification\$55.75
- (i) *Miscellaneous land development fees:*
 - (1) Development agreement\$3,408.00
 - (2) Annexation petition\$4,538.00
 - (3) Utility District, Public Improvement, or other special district fees:
 - a. Process petition to create district (other than Public Improvement District)\$38,899.75
 - b. Process petition to acquire or annex land (other than Public Improvement District)\$38,899.75
 - c. Public Improvement District Application ... \$20,000.00
 - (4) Driveway variances, per each separate request\$603.75
 - (5) Flood zone development permit fee\$129.75
(Fee required unless exempt by state or federal law)
 - (6) Land disturbance fee\$129.75
 - (7) Vested rights\$973.00
 - (8) Fire Station fee ...\$10.25
 - (9) Traffic Impact Analysis Plan Review fee, per submittal \$382.00
 - (10) Traffic Impact Analysis fee ... \$10,000.00

Sec. 2-138. Fire Safety and Emergency Medical Services fees:

The fees set out below are adopted for the city services outlined therein:

(a) *Fire safety and inspection fees:*

*If the contractor begins work prior to the issuance of any required permit, all fees established below are to be doubled.

- (1) Foster homes\$105.00
- (2) Day care\$132.75
- (3) Assisted living/nursing homes\$265.00
- (4) Medical facilities 25 beds or less\$265.00
- (5) Medical facilities 26 to 100 beds\$529.75
- (6) Medical facilities greater than 100 beds\$860.75
- (7) Fire inspection after hours—Two-hour block\$198.00

(b) *Fire safety fees:*

*Governmental agencies are exempt from the payment of fire safety fees.

Fireworks standby permit\$398.00

(c) *Fire alarm installation fees, per building:*

Number of devices:

Ten or less\$112.25

11 to 25\$179.00

26 to 100\$265.25

Each additional device over 100\$2.00

(d) *Access control fees, per building:*

Number of devices:

Ten or less\$112.25

11 to 25\$179.00

26 to 100\$322.25

Each additional device over 100\$2.00

(e) *Fixed fire extinguishing systems:*

(1) Fire sprinkler system, first 50 heads\$132.75

Each additional head\$2.00

- (2) Fire pumps\$265.50
 - (3) Standpipe Systems\$265.50
 - (4) Underground sprinkler piping\$265.50
 - (5) Kitchen extinguishing system\$330.50
 - (6) Clean agent extinguishing system\$265.00
- (f) The charge for the initial required inspection is included in the permit fee. Any re-inspections required as a result of a failure to pass the initial inspection or if the system is not ready for inspection at the requested time, a \$123.50 fee will be charged for each re-inspection.
- (g) Single-family residential fire sprinkler systems are exempt from the payment of permit fees.
- (h) The annual fees for the issuance of operational permits required under the fire prevention code are as follows:
- Governmental agencies are exempt from the payment of all fees listed in this subsection.
- (1) Single permit\$125.25
 - (2) Combination permit: One to three permit items\$322.50
 - (3) Combination permit: Four to five permit items\$516.00
 - (4) Combination permit: More than five permit items\$645.00
- (i) *Resubmittal fee* \$67.00
- (j) *Fire Watch Personnel Fee, per hour*
- (1) Assistant Chief....\$100.50
 - (2) Battalion Chief: shift \$90.50
 - (3) Battalion Chief: non-shift . . . \$127.00
 - (4) Captain: shift \$76.50
 - (5) Captain: non-shift . . . \$131.75
 - (6) Lieutenant: shift \$71.75
 - (7) Lieutenant: non-shift . . . \$101.50
 - (8) Driver / Operator\$59.25
 - (9) Firefighter Paramedic . . . \$57.75
 - (10) Firefighter EMT . . . \$52.75
 - (11) Firefighter....\$37.50
- (k) *Hazardous materials incidents:*
- Hazardous material responses are charged for full cost recovery to include:

Actual cost of responder time, including salary and benefits. This includes all responders used to mitigate the emergency, whether on site or at a remote location, as well as those responders that may be requested as a part of mutual aid.

Equipment cost for all equipment usage, based on the most current Federal Emergency Management Administration Schedule of Equipment Rates. This includes equipment usage of entities providing mutual aid.

Actual cost of all materials and consumables used. This includes materials and consumables used by entities providing mutual aid.

Actual cost of equipment decontamination. This includes decontamination of equipment used by entities providing mutual aid.

Actual cost of repair and replacement of damaged equipment. This includes repair and replacement of damaged equipment used by entities providing mutual aid.

(l) *Emergency medical services:*

(1) Definitions:

a. Advanced life support, level 1 (ALS-1): Providing transportation by ground ambulance vehicle, medically necessary supplies and services and either an ALS assessment by ALS personnel or the provision of at least one ALS intervention.

b. Advanced life support, level 2 (ALS-2): Providing either transportation by ground ambulance vehicle, medically necessary supplies and services, and the administration of at least three medications by intravenous push/bolus or by continuous infusion excluding crystalloid, hypotonic, isotonic, and hypertonic solutions (dextrose, normal saline, ringer's lactate); or providing transportation, medically necessary supplies, and services, and the provision of at least one of the following ALS procedures:

1. Manual defibrillation/cardioversion.
2. Endotracheal intubation.
3. Central venous line.
4. Cardiac pacing,
5. Chest decompression,
6. Surgical airway, or
7. Intraosseous line.

c. Basic life support (BLS): Providing transportation by ground ambulance vehicle and the provision of medically necessary supplies and services, including BLS ambulance services as defined by the state.

d. Mileage: The distance traveled by an ambulance from the point where the patient is picked up, to the hospital or to a rendezvous point.

- e. Patient: A person who receives an EMS response or a person who receives emergency medical services from the Sugar Land Fire Department.
- f. Supplies: Consumable medical supplies that are used by EMS crews in the delivery of services to a patient.
- g. Treatment without transport: Providing ambulance-based EMS treatment at the scene of a 911 call where no transport by ambulance to a hospital is made (such as a hypoglycemic patient, refusal by patient or alternate transport to hospital by Life Flight).

(2) Fees:

- a. Advanced life support, level 1 (ALS1) A0427.....\$2,100.50
- b. Advanced life support, level 2 (ALS2) A0433.....\$2,217.00
- c. Basic life support (BLS) A0429\$1,283.50
- d. Deceased on scene A0429.....\$875.00
- e. Lift Assist\$58.25
- f. Mileage (ALS/BLS) (per loaded mile) A0425.....\$29.25
- g. Treatment without transport A0998.....\$175.00
- h. Patient care report (PCR)\$26.00
- i. Supplies:
 - 1. ALS Disposables A0398\$446.50
 - 2. BLS Disposables A0382\$390.75
 - 3. 02 A0422\$139.50
- j. EMS services provided outside the corporate city limits of Sugar Land shall incur an additional 20 percent charge in addition to fees billed as an out of city service fee.

Sec. 2-139. Public Property Use Fees

The fees set out below are adopted for the city services outlined therein:

(a) *Recreation:*

- (1) Imperial Park Recreation Center (IPRC) and T.E. Harman Senior Center membership fees:

	Resident fee	Nonresident fee
IPRC (ages 10 and over)	\$50.00 per year	\$191.00 per year
T.E. Harman (ages 50 and over)	25.00 per year	191.00 per year
Dual membership	60.00 per year	225.00 per year

Lost card replacement	6.75	6.75
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The director of the parks and recreation department may charge a reasonable fee for any department activity, event, program, or facility rental for which a fee is not already established under this article. The fee must be in an amount necessary to allow the department to recover all reasonable costs to the department associated with administering the activity, event, program, or facility rental, including direct, indirect, and administrative costs where appropriate in context of the general benefit to the community.

(2) Athletic facility fees:

Facility	Deposit	Resident Per Hour	Nonresident Per Hour
Baseball/Softball field (without lights)	\$78.50	\$42.00	\$51.00
Baseball/Softball field (with lights)	78.50	63.00	83.00
Soccer/Football field (without lights)	77.75	31.75	39.00
Soccer/Football field (with lights)	77.75	47.75	63.00
Tennis court (without lights)	20.00	10.00	12.50
Pickleball court (without lights)	20.00	5.00	6.25

Recognized youth sports—50 percent of light bill (brought down to 25 percent of team's investment in field maintenance/improvements)

Recognized swim team—\$12.00 per hour of use of swimming pool

Charitable organizations are exempt from the requirement to pay the rental fees set forth in this section for meetings during nonpeak times and for fundraisers if:

- a. The organization has applied for and been recognized as a tax-exempt charitable organization by the Internal Revenue Service under section 501(c)(3) or section 501(c)(4) of the Internal Revenue Code;
- b. The majority of its directors, officers, organizers, and members are residents of the city;
- c. Its charitable purposes are primarily directed at activities or persons located within the city; and

d. The organization complies with the written procedural requirements for receiving a fee exemption as established by the director of the parks and recreation department.

Organizations that do not qualify for an exemption under this section may qualify for an exemption from the requirement to pay the rental fees set forth in this section for fundraising events where 100 percent of all the funds raised provide a direct charitable benefit to the City of Sugar Land or city residents.

The director of the parks and recreation department may charge a reasonable fee for any department activity, event, program, or facility rental for which a fee is not already established under this section.

Where appropriate in context of the general benefit to the community, the fee must be in an amount necessary to allow the department to recover all reasonable costs to the department associated with administering the activity, event, program, or facility rental, including direct, indirect, and administrative costs.

e. The director of the parks and recreation department may negotiate a fee for fence banners at parks with sports fields. This fee will be based on the size, location, and duration of the sign.

(3) Room rental fees:

Facility	Deposit	Peak Hours (Fri. 5:00 p.m.—Sun. 10:00 p.m.)		Non-Peak Hours (Mon. 8:00 a.m.—Fri. 5:00 p.m.)		
		Nonprofit and Resident Per Hour	Nonresident Per Hour	Nonprofit Per Hour	Resident Per Hour	Nonresident Per Hour
T.E. HARMAN CENTER						
Room A & B (180)	\$389.25	\$171.00	\$208.00	\$67.00	\$104.00	\$134.00
Rooms A-D (250)	393.75	223.00	282.75	96.50	148.50	193.50
IPRC						

Exercise Room	389.25	38.00	51.00	38.00	38.00	51.00
Gymnasium (athletic use)	393.75	164.25	210.25	164.25	164.25	210.25
Half gymnasium (athletic use)	393.75	78.50	105.00	78.50	78.50	105.00
CLYDE AND NANCY JACKS CC						
Clyde & Nancy Jacks CC (100)	393.75	86.75	107.50	36.00	58.00	72.50
ELDRIDGE PARK CC						
EP Comm. Center (65)	393.75	74.75	96.50	30.00	44.50	60.00
LOST CREEK CC						
LC Comm. Center (40)	393.75	61.75	81.75	27.75	40.75	55.00
JIM COOPER CC						
JC Comm. Center (30)	393.75	53.00	65.50	20.00	33.25	39.50
DUHACSEK PARK						
Duhacsek Park—House (30)	393.75	59.00	78.50	26.25	39.50	53.00

- Lost key: \$82.25
- Late change fee: \$82.25

(4) Pavilion and amphitheater fees:

Facility	Deposit	Peak Hours (Fri. 5:00 p.m.—Sun. 10:00 p.m.)		Non-Peak Hours (Mon. 8:00 a.m.—Fri. 5:00 p.m.)		
		Nonprofit and Resident Per Hour	Nonresident Per Hour	Nonprofit Per Hour	Resident Per Hour	Nonresident Per Hour
ELDRIDGE PARK						
Pavilion	\$171.00	32.00	44.00	32.00	32.00	44.00
CROWN FESTIVAL PARK PUMP TRACK						
Pavilion	\$171.00	23.75	32.50	23.75	23.75	32.50
LOST CREEK PARK						
Pavilion	171.00	32.00	44.00	32.00	32.00	44.00
S.L. MEMORIAL PARK						
SLMP Pavilion	171.00	40.00	55.75	40.00	40.00	55.75
South Meadow Pavilion	171.00	32.25	44.00	32.25	32.25	44.00
DUHACSEK PARK						
Pavilion	171.00	40.00	55.75	40.00	40.00	55.75
CITY PARK						
Pavilion	171.00	23.75	32.50	23.75	23.75	32.50
FIRST COLONY PARK						

Pavilion	171.00	23.75	32.50	23.75	23.75	32.50
IMPERIAL PARK						
Pavilion	171.00	23.75	32.50	23.75	23.75	32.50
ALL OTHER CITY OF SUGAR LAND NEIGHBORHOOD PARKS						
Pavilions	171.00	23.75	32.50	23.75	23.75	32.50
OYSTER CREEK PARK* AMPHITHEATRE						
OCP Section A (1—250)	788.00	85.25	105.00	85.25	85.25	105.00
OCP Section B (250—500)	1,182.25	123.75	159.25	124.75	124.75	159.25
OCP Section AB (250 – 500)	1,577.00	171.00	210.25	172.25	172.25	210.25
Non- special use deposit	393.75					
SPECIAL USE DEPOSIT						
(1—250)	788.00					
(250—500)	1,182.25					

*Deposits for OCP are dependent on size.

BRAZOS RIVER PARK

Facility	Deposit	Peak Hours (Fri. 5:00 p.m.—Sun. 10:00 p.m.)		Non-Peak Hours (Mon. 8:00 a.m.—Fri. 5:00 p.m.)		
		Nonprofit and Resident Per Hour	Nonresident Per Hour	Nonprofit Per Hour	Resident Per Hour	Nonresident Per Hour
Setup/ breakdown	\$250.00					
Pavilion	\$171.00	\$40.00	\$55.75	\$40.00	\$40.00	\$55.75
Brazos River Park	Deposit	Nonprofit and Resident per Hour	Nonprofit and Resident per Day	Nonresident per Hour		Nonresident per Day
Bowl (max 200)		\$210.25	\$2,524.75	\$263.00		\$3,154.25
1-250 attendees	\$788.00					
251-500 attendees	\$1,182.25					
501-1,000 attendees	\$1,577.00					
1,001-2,000 attendees	\$1,971.00					
Overlook (max 250)	\$779.00	\$105.00	\$1,216.00	\$131.25		\$1,521.25
BRAZOS RIVER PARK – PARKING LOT RENTAL RATE						
Lot A or B	\$1,500.00/per day					

Lot A and B	\$2,500.00/per day
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(5) Trail use fee\$279.00

(6) Special events fees:

a. Application processing fees:

i. By attendance

Attendance	Rate
Under 100	\$0.00
100 to 500	31.00
500 to 1K	61.75
1K to 5K	123.25
5K to 10K	246.00
Over 10K	614.50

ii. Expedited application fee.... \$200.00

iii. Application fee for nonstandard reservations (blanket attendance)
.....\$30.75

iv. Refundable deposit for special events on non-city owned property (100 – 499)\$250.00

v. Refundable deposit for special events on non-city owned property (500 and over)\$500.00

b. Crown Festival Park fees:

i. Rental fees for 1 – 2-day events

Tier	Attendance	Deposit Rate per Event	Event Day Rate	Setup/Breakdown Rate per Day

1	2K to 5K	\$2,581.00	\$3,686.50	\$369.50
2	5K to 8K	7,610.50	9,603.75	351.50
3	8K to 35K	11,806.25*	15,853.50	1,045.25

*After 15K attendance the deposit rate is \$1.00 per person per event.

ii. Additional fees: 1–2-day For-profit events

Subject to additional fees to be negotiated with goal of reaching three to seven percent return of producer's gross revenue.

iii. Rental fees for events 3 days or longer

Tier	Attendance	Deposit Rate per Event	Event Day Rate	Setup/Breakdown per day
1	Up to 1K	\$2,581.00	\$858.75	\$369.50
2	1K – 3K	\$2,581.00	\$2,576.00	\$369.50
3	3K – 5K	\$5,678.50	\$4,293.25	\$351.50

iv. Additional fees: 3+ days For-profit events

Market value of Celebration Bermuda grass sod x sq. ft. included on Site map

Fees for 3 + day events with over 5k attendees per day will be negotiated

Subject to additional fees to ensure 3 – 7% return of producer's gross revenue

v. Fair Weather Parking Flagging \$2,500.00/per event

c. Cost recovery for city services activated during a permitted or unpermitted special event will be based on the pre-established hourly rates below:

DEPARTMENT:	POSITIONS:	HOURLY RATE:
PUBLIC WORKS TRAFFIC	Traffic Operations Manager	\$97.00
	TMC Operator	\$60.50
	Traffic Signs Supervisor	\$60.50

	Traffic Signal Technician	\$48.25
PUBLIC WORKS STREETS	General Maintenance	\$48.25
	Crew Chief	\$60.25
	Field Supervisor	\$72.00
	Streets & Drainage Supervisor	\$84.25
POLICE	Police Officer	\$89.25
	Sergeant	\$109.00
	Lieutenant	\$124.50
	Captain	\$146.00
	Emergency Management Specialist	\$72.00
FIRE-EMS	Assistant Fire Chief	\$100.50
	Battalion Chief – Shift	\$90.50
	Battalion Chief – Non-Shift	\$127.00
	Captain – Shift	\$76.50
	Captain – Non-Shift	\$131.75
	Lieutenant – Shift	\$71.75
	Lieutenant – Non-Shift	\$101.50
	Driver/Operator	\$59.25
	Firefighter Paramedic	\$57.75

	Firefighter EMT	\$52.75
	Firefighter	\$37.50
ENVIRONMENTAL SERVICES	Sanitarian	\$48.25
	Senior Sanitarian	\$60.50
	Environmental Services Inspector	\$48.25
	Environmental Manager	\$72.00
PLANNING & DEVELOPMENT	Chief or Deputy Building Official	\$84.25
	Senior Building Inspector	\$72.00
	Building Inspector	\$60.50
PARKS & RECREATION	General Maintenance	\$48.25
	Crew Chief	\$60.50
	Field Supervisor	\$71.25
	Parks Manager	\$82.00

The fee for unlisted positions will be based on a reimbursement rate calculated by the city that includes employees' overtime rate, current TMRS rate, current Medicare tax rate, and worker's compensation rate.

(7) TIRZ No. 4 Plaza fees:

a. Plaza usage fee:

Special events and general rentals that have no admission charge and are open to the public\$120.75/hr

Special events and general rentals that have an admission charge and/or are not open to the public\$241.50/hr

b. Refundable cleanup deposit:

For special events or general rentals deposit rates will be:

Attendance	Setup	Deposit Rate
0—100 people	No more than table and chairs	\$0.00
101—500 people		\$603.75
501—6,400 people		\$1,207.00

The applicable deposit is due no later than seven business days before the usage date, which may be used to clean up, or repair damage caused to, the plaza during a special event or general rental if the renter fails to clean up or repair any damage to the plaza. Any partial deposit refunds shall be returned within 30 business days following the completion of the clean-up or damage repair. The full deposit shall be returned within 30 business days following the special event or general rental if the renter has cleaned up the plaza as required and no damages are incurred.

c. Activities conducted during blackout periods are exempt from usage fees.

(b) *Sugar Land Regional Airport fees and charges:*

(1) Fuel and petroleum products pricing (Operational expenses and discount categories/rates to be determined annually through budget process to meet the annual operating requirements of the airport):

Customer	Price
Retail Price of Fuel	Cost of fuel sold (COFS) + applied margin rate
Government	COFS without tax + applied margin rate

(2) Fuel Discount programs:

a. Transactional Discounts:

Jet A	
Discount Category	Discount (per gal)
Less than 250 gal	0.00
250-749 gal	0.25
750 gal or more	0.50

Avgas	
Discount Category	Discount (per gal)
Less than 25 gal	0.00
Between 25 – 99.9 gal	0.25
100 gal or more	0.50

The director of aviation or designee may offer a \$0.03-\$0.05 discount per jet fuel gallon in addition to the current discounts if there is a situation where a customer is asking for an additional discount in order to take a larger fuel load.

b. Volume discount programs: (based on previous year's purchases)

Jet A Volume Discounts*	
Annual Volume	Discount (per gal)
10,000 – 19,999 gal	0.25
20,000 – 99,999 gal	0.50
100,000 – 299,999 gal	0.60
300,000 gal or more	0.80

*Jet A Volume customer must use fuel provider credit card to receive discount

Avgas Volume Discounts	
Discount Category	Discount (per gal)
Itinerant Volume (1,000 gal annually)	0.35
Based Volume (1,000 gal annually)	0.55

c. Based customer discount programs:

Jet A Based Customer Volume Discount*	
Discount Category	Discount (per gal)
Less than 10,000 gal	0.25
10,000 – 19,999 gal	0.50

20,000 – 99,999 gal	0.75
100,000 – 299,999 gal	0.85
300,000 or more	1.05

*Jet A Based transactional customer must use fuel provider credit card to receive discount

Avgas Based Transactional Discount	
Discount Category	Discount (per gal)
Less than 25 gal	0.25
Between 25-99.9 gal	0.50
100 gal or more	0.85

d. Airport Management is authorized to adjust the Margin Rate for any fuel type during the year to ensure the margin does not fall below the established minimum margin revenue approved by City Management.

- (3) Self-Fueling facility fuel flowage fee = \$0.50 per gallon.
- (4) Oil: Cost + 100% + 8.25% sales tax
- (5) Leases:

Type	Price
T-Hangars	\$0.50/square foot/month
Banks A and B	\$483.00/month plus one month's rent deposit
Banks C and D	\$587.00/month plus one month's rent deposit
Bank E	\$640.00/month plus one month's rent deposit
Bank F	\$774.00/month plus one month's rent deposit
Hangar 104	\$2,950.00/month

Hangar 105	\$2,750.00/month
Hangars 106 and 107	\$750.00/month
Airport community hangars	\$0.50/square foot/month (\$825.00/month minimum)
Tie downs	\$120.00/month
Long-term hangar leases	Negotiable (approved by city council)
Short-term land lease	\$250.00/month
Long-term land leases	Negotiable (approved by city council)
Pipeline easement	Negotiable (approved by city council)

(6) Other space rental:

Type	Price
Occupying Tenant Maintenance Hangar without a Reservation	\$50 per calendar day after hangar reservation expires
Airport office space	\$1.79/square foot/month
Transient hangar storage:	
Heavy, Super Heavy, Transport	\$360.00/night plus ramp fee if applicable
Light turbo and up	\$240.00/night plus ramp fee if applicable
Piston	\$120.00/night plus ramp fee if applicable

(7) Miscellaneous aviation fees:

Type	Price
135 commercial aircraft fee <30 people	\$720.00/trip

135 commercial aircraft fee 30+ people	\$1,200.00/trip
Administrative fee	\$60.00/invoice
Aircraft jump start	\$12.00/jump—One free every six months
Avgas Surcharge – less than 15 gallons	\$12.00
Mobile aircraft washing permit fee	\$150.00/year
Mobile aircraft maintenance permit fee	\$30.00/aircraft serviced/week
Flying club permit fee	\$12.00/member/year
Car rental concession fee—Onsite	Negotiable (approved by city council)
Car rental concession fee—Offsite	15% on-airport gross income
Gift shop concession fee—Onsite	Negotiable (approved by city council)
Maintenance processing fee—Onsite	Ten percent of monthly gross revenue
Car wash service	Negotiable (approved by city council)
Catering processing fee—Onsite	Negotiable (approved by city council)
Catering processing fee—Offsite	15% pre-tax invoice total
Crew car coverage	\$60.00/hour—First two hours free
Customs agent call-out fees	\$336.00/service
Customs clearance fees:	
One to three passengers	\$300.00
Four to six passengers	\$420.00
Seven to ten passengers	\$600.00

11 + passengers	\$60.00/per additional person
Helistop/heliport permits:	
Annual	\$600.00/site/year + \$360.00 deposit
Temporary—Fewer than ten days	\$120.00/site
Temporary—Ten to 180 days	\$360.00/site
Airfield escort	\$84.00/man-hour
Incident response fee	\$600.00/hour; \$120.00/hour thereafter + recovery expenses
Incident/after-hours call-out fees	\$120.00/hour/person
International garbage	\$210.00/service
Lost key replacement	\$60.00/key
Parcel storage fee	\$30.00/week; One-week minimum
Pipeline field escort	\$84.00/hour/person plus \$24.00 equipment use
Returned check fee	Subsection 2-140.
Spill clean-up fee	\$300.00/barrel of absorbent + any fines incurred
Airport access card - new	no charge
Airport access card –additional cards	\$60.00
Airport access card – replacement	\$30.00
Toll violations in crew car	As billed/violation plus \$60.00 administrative fee
Towing	\$54.00/tow

Pull-out/push-back	\$12.00/service
Unlimited pull-outs/push-backs	\$60.00/month
Valet covered parking	\$9.00/day; \$54.00/week; \$120.00/month The director of aviation or designee may waive or discount valet covered parking fees as a promotional tool to promote the use of the covered parking.

(8) FBO service fees:

Ground power unit	\$18.00/15 minutes (15 minutes free with fuel)
Lavatory fees	\$60.00/service
Dishwashing	\$25.00/per bin

The director or designee has the authority to waive FBO service fees for negotiation purposes to bring in additional business.

(9) Ramp fees:

- a. Ramp fees per day/overnight (charged by aircraft category and waived with purchase of minimum fuel load). The director or designee has the authority to waive ramp fees for negotiation purposes to bring in additional business.

	Minimum Gallons	Ramp Fee
Transport aircraft type	400	\$780.00
Super heavy jets	300	\$420.00
Heavy jet aircraft	200	\$300.00
Medium jet aircraft	150	\$240.00
Light jet aircraft	100	\$180.00

Very light jet (VLJ) aircraft	75	\$120.00
Heavy turboprop	75	\$120.00
Medium turboprop	60	\$96.00
Light turboprop	50	\$72.00
Heavy twin (AvGas)	30	\$60.00
Light twin engine (AvGas)	30	\$48.00
Single engine—Light aircraft (AvGas)	5	\$12.00

b. Special events ramp fee* per day/overnight (charged by aircraft category and waived with purchase of minimum fuel load)

Reservation deposit, non-refundable, 10% charge for modification/cancellation:

Jets/turbine aircraft\$2,500.00

Piston/single engine\$500.00

*For this fee, "special event" means a sporting, cultural, business or other type of unique activity, occurring for a limited or fixed duration and presented to a live audience. Activities that are sponsored by the city are not deemed special events.

	Minimum Gallons	Ramp Fee
Transport aircraft type	500	\$5,000.00
Super heavy jets	500	\$4,500.00
Heavy jet aircraft	500	\$3,000.00
Medium jet aircraft	300	\$2,000.00
Light jet aircraft	200	\$1,500.00

Very light jet (VLJ) aircraft	150	\$1,200.00
Heavy turboprop	100	\$1,000.00
Medium turboprop	100	\$1,000.00
Light turboprop	75	\$1,000.00
Heavy twin (AvGas)	40	\$600.00
Light twin engine (AvGas)	40	\$600.00
Single engine—Light aircraft (AvGas)	20	\$600.00

The director of aviation or designee may waive or discount ramp fees to customers attending Houston area conferences as a promotional tool to promote the airport/FBO during a specific time period in advance and not longer than a week at a time.

(10) T-hangar damage (damage assessed at move-out):

Vehicular access card(s)	\$60.00
Hangar door keys	\$60.00
Damage to hangar exterior	
Access door:	
Door hardware	\$120.00
Access door dent(s)	Airport will provide a quote
Hangar door	Airport will provide a quote
Metal wall	Airport will provide a quote
Damage to hangar interior	
Metal wall	Airport will provide a quote

Fire partition damage	Airport will provide a quote
Ceiling/light	Airport will provide a quote
Floor:	
Major oil stains	\$120.00
Missing chocks	\$60.00
Door switch	\$240.00
Fire extinguisher	\$300.00
General clean-up	
Trash	\$60.00
Oil stain	\$60.00

- (11) Infrastructure fee (charged by aircraft category and waived with purchase of minimum fuel load).

	Infrastructure Fee	Minimum Gallons
Transport aircraft type	\$195.00	400
Super heavy jet	105.00	300
Heavy jet	75.00	200
Medium jet	60.00	150
Light jet	45.00	100
Very light jet (VLJ)	30.00	75
Heavy turboprop	30.00	75
Medium turboprop	24.00	60
Light turboprop	18.00	50
Heavy Twin (Avgas)	15.00	30
Light Twin (Avgas)	12.00	30
Single engine – light aircraft (Avgas)	3.00	5

- (c) *Rights of way fees:*

- (1) A permit fee is required to be paid for any work done in city-owned rights-of-way. The ROW permit fee does not apply to the city's existing utility franchisees or to

entities exempt by law from payment of a ROW permit fee (including their contractors)\$98.00

(2) Application fee for network providers per application (as established by V.T.C.A., Local Government Code, ch. 284): Up to five network nodes\$500.00

Each additional network node (up to total of 30 network nodes per application)\$250.00

Each pole\$1,000.00

Resubmission of denied or incomplete applicationActual cost

(3) Public right-of-way rates for network providers (per V.T.C.A., Local Government Code, ch. 284):

a. Public right-of-way rate—Annual rate of \$285.31 multiplied by number of network provider's network nodes in public right-of-way (will be prorated for the months remaining in the calendar year after the later date of the permits issued by city)

b. Annual adjustment to public-right-of-way rate—One-half the annual change to the Consumer Price Index for All Urban Consumers for Texas, as published by the federal Bureau of Labor Statistics in February of the preceding year. The annual adjustment will apply to the first payment due to the city on the later of (a.) January 1st; or (b.) after 60 days following written notice to the network provider of the increase and new annual rate.

c. Network provider's installation of its own transport facilities—In addition to the public right-of-way rate, the sum of \$28.00 multiplied by number of network provider's network nodes in the public right-of-way for which transport facilities provide backhaul until time payment exceeds monthly aggregate per node compensation.

(4) Collocation on service poles by network provider (per V.T.C.A., Local Government Code, ch. 284)—\$20.00 per year per service pole (will be pro-rated for the months remaining in the calendar year after the later date of the permits issued for the network node at the location)

(5) Connection of network node to network using the public right-of-way to obtain transport service from a person paying municipal fees to occupy public right-of-way equivalent to at least \$28.00 per node per monthNo additional cost

(d) *Public Safety Training Complex fees*

The PTSC is only available to public safety partners, no public bookings are available.

Facility		Daily	Weekly
PSTC BUILDING C			

	Classroom Red	\$200.00	\$500.00
	Classroom Blue	\$200.00	\$500.00
	Classrooms Red & Blue	\$400.00	\$1,000.00
	Sim Area	\$200.00	\$500.00
	Romper Room	\$200.00	\$500.00
SLFD FIRE FIELD			
	Conex Structure	\$100.00	
	Ventilation Prop	\$100.00	
SLPD LEGACY GUN RANGE			
	Outdoor gun range (50 yard)	\$100.00	
PSTC MULTI-USE WAREHOUSE			
	Warehouse	\$50.00	
AFTER HOURS FEE			
	Monday – Friday 0600-1800	\$70.00	

Sec. 2-140. Miscellaneous fees:

The fees set out below are adopted for the city services outlined therein:

- (a) *Returned checks or dishonored credit card transactions, per occurrence*Full amount allowed by state statute
- (b) *Copies of city records*Full amount allowed by state statute
- (c) *Requests that require large amounts of staff time*Full amount allowed by state statute
- (d) *Notarial Service*\$7.50
- (e) *Paper copies of municipal court records*\$0.10 per page + \$20.00/hour
- (f) *Electronic compilation and distribution of municipal court records (each report)*\$19.75

- (g) *Municipal court record on flash drive, compact disc or other storage medium (each)*\$3.75
- (h) *Convenience fee for credit card transactions other than Utility payments....2% of total transaction*
- (i) *Accident report copies - regular*\$6.00
- (j) *Accident report copy – certified*\$8.00
- (k) *Fingerprinting, per card*\$12.25
- (l) *Parking placards (subsection 5-140(b)(6)):*
 Resident12.75
 Guest2.00
- (m) *Solicitor's license 15 years of age and over.....\$98.25*
- (n) *Solicitor's license 14 years of age and under\$0.00*
- (o) *Application for municipal setting designation*\$10,370.00
- (p) *Application for tax abatement*\$1,000.00
- (q) *Application for Economic Development Incentive*\$1,000.00

Section 2. That Chapter 5, Article VIII, Division 3, Rates and Charges is amended to read as follows:

DIVISION 3. - RATES AND CHARGES

Sec. 5-246. - Monthly retail water rates.

(a) *Regular service.* Each customer receiving city retail water service through a meter must pay a monthly charge based on the following quantity and service charges by user class:

(1) Residential users must pay usage charges based on an increasing block volume rate for each 1,000 gallons of water, or portion thereof, as follows:

Volume Block (gallons)	Rate
0 to 3,000	\$1.21
3,001 to 10,000	1.39
10,001 to 20,000	1.90
Over 20,000	2.18

(2) Commercial users must pay usage charges based on a uniform volume rate of \$1.56 for each 1,000 gallons of water, or portion thereof.

(3) Landscape users must pay usage charges based on a uniform seasonal volume rate for each 1,000 gallons of water, or portion thereof, as follows:

Season	Rate
Winter (Oct.—Apr.)	\$1.55
Summer (May—Sept.)	\$1.94

(4) In addition to other charges, each residential, commercial and landscape user must pay a service charge based on the water meter size as follows:

Meter Size	Service Charge
$\frac{5}{8}$ inch	\$16.71
$\frac{3}{4}$ inch	16.71
1 inch	30.62
1½ inch	73.44
2 inch	115.36
3 inch	262.20
4 inch	651.33
6 inch	1,259.11
8 inch	1,603.55

(5) Surface water fee. In addition to other charges, each residential, commercial, and landscape user must pay a surface water fee of \$3.81/1,000 gallons of water or portion thereof.

(6) *Adjustments and payment plans.* The City Manager is authorized to implement policies and procedures to adjust residential water and surface water charges on bills

due to a water leak that was beyond the customer's control and resulted in a significantly higher water bill than the bill received for the same billing cycle in the immediately preceding year. Documentation of leak and repair must be provided. Adjustments are limited to one per rolling twelve-month period per customer. Customers who do not qualify for adjustment may be offered payment plan for higher-than-normal charges upon request.

(b) *Fire lines.* Any property served by a fire line must pay a monthly service charge of \$19.44 and the monthly quantity charge, if any, applicable to regular service.

(c) *Transient meters.* Any person making use of a transient meter must pay a monthly service charge of \$59.15 and the monthly quantity charge applicable to regular service.

Sec. 5-247. - Monthly retail wastewater charges.

Each residential and commercial user receiving city retail wastewater service must pay a monthly charge based on the following volume and service charges:

- (1) A uniform charge of \$3.62 for each 1,000 gallons of water, or portion thereof, provided through the meter, and
- (2) A service charge based on the customer's water meter size as follows:

Meter Size	Service Charge
5/8 inch	\$17.42
3/4 inch	17.42
1 inch	31.32
1½ inch	80.08
2 inch	125.62
3 inch	281.58
4 inch	729.87
6 inch	1,423.14
8 inch	1,800.22

(3) Unless subsection (4) applies, for residential customers, wastewater volume charges for April through March of the following year will be calculated using the lesser of the following:

- a. The customer's average monthly water usage for the latest preceding February and March bills for service; or
- b. Twelve thousand gallons per month.

(4) New and existing residential customers with no water usage billed in the latest preceding February and March will be charged a wastewater volume charge based on the average water usage billed to residential customers in the latest preceding February and March. In a new residential customer's first billing cycle, the wastewater volume charge will be prorated based on the number of days for which water service was received through a meter.

(5) Wastewater charges will not be imposed in conjunction with water service for a new meter installed on property for new residential construction until the expiration of 90 days of service, or the date of permanent occupancy, whichever first occurs.

(6) Wastewater charges will not be imposed in conjunction with water service for a new meter installed on property for new nonresidential construction until the expiration of 180 days of service, or the date of permanent occupancy, whichever first occurs.

Sec. 5-248. - Out of city retail customers.

- (a) Retail water and wastewater customers located outside of the city's corporate limits and not governed by a Strategic Partnership Agreement with the city will be charged double the rate for water, wastewater, and surface water service that applies to retail customers located within the city.
- (b) Retail water and wastewater customers located outside of the city's corporate limits and governed by a Strategic Partnership Agreement with the city will be charged the same rate for water, wastewater, and surface water service that applies to retail customers located within the city.

Sec. 5-249. - Water and wastewater charges for districts served by the utility system.

(a) *Application.* This section provides for usage and connection charges to any district located in the city's extraterritorial jurisdiction that contracts with the city to receive water or wastewater services from the city's utility system.

(b) *Quantity charges.*

(1) *Amount.* The city will bill and the district must pay monthly water, wastewater, and surface water quantity charges, in the same manner as provided for in this chapter for retail customers, in the following amounts:

- a. Water: \$1.47 per 1,000 gallons of metered water.
- b. Wastewater: \$1.90 per 1,000 gallons of metered water.
- c. Surface water fee: \$4.57 per 1,000 gallons of metered water.

(2) Calculation of surface water fee. The surface water fee under subsection (1)c. must be determined by subtracting the metered volume of reclaimed water produced and used by the district from the total metered volume used by the district.

(c) *Connection charges.*

(1) *Amount.* The district must pay the city a connection charge in the following amounts for each equivalent single-family connection made to the district's water and wastewater system:

Categories	North of the Brazos	South of the Brazos
Water Production and Storage	\$737.47	\$3,200.00
Water Distribution and Wastewater collection	\$3,586.69	\$0.00
Wastewater Treatment	\$2,280.84	\$7,400.00
Surface Water	\$0.00	\$900.00
Total connection fee	\$6,605.00	\$11,500.00

(2) *Calculation of connection charge.* The connection charge is imposed to pay for the capital costs of providing water and wastewater services to a district that contracts with the city for water and wastewater services provided by the utility system. The connection charge is based on the city's projected capital cost of providing the required capital facilities for the utility system that will be necessary to serve the utility system service area as determined by the city from time to time. The basis on which the city calculates the connection charge and from time to time adjusts the connection charge must be reduced to writing and filed as a city record, which must show:

- a. The estimated capital costs of providing future utility system facilities for the service area for which connection charges have not been previously paid; and
- b. The estimated number of connections that will be served by the system in the future for which connection charges have not been paid.

(3) *Time of payment.* The district must pay the connection charge imposed in this section to the city before water or wastewater service is provided by the district to any premises for which a connection charge has not been paid. For residential subdivisions, the district will pay the connection charge to the city for the estimated number of equivalent single-family service connections that will be needed to serve the subdivision, or portion thereof, being platted before the plat is recorded in the county real property records. For nonresidential properties, the district will pay the connection charge to the city for the estimated number of equivalent single-family service connections to serve the property before the city issues a slab permit for the property.

(4) *Credit for facilities.* The city manager may approve a written agreement with a district that provides for the district to receive credits for connection charges for constructing "oversized" facilities requested by the city or other facilities that would not otherwise be required to be constructed by the district to serve development within the district.

(5) *Deposit of funds.* All connection charges collected by the city under this section must be deposited in a construction fund and used solely to pay the capital costs of the utility system.

Sec. 5-250. - Schedule of service fees and charges.

The following fees and charges apply to the water and wastewater services provided under this article:

Delinquent process fee (section 5-279):

To continue service if payment not received by 9:00 a.m. on termination date\$50.00

Deposits (section 5-269):

Single-family50.00

Multifamily: two months' average usage based on prior tenant's usage. For first time occupancy, usage will be based on usage tables.

Commercial: Two months' average usage based on standard projected usage tables.

Sprinkler100.00

Additional deposit if termination for nonpayment25.00

Beginning with the second termination, up to a maximum of \$100.00 additional deposit.
Grease trap inspection fee50.00

Grease trap reinspection fee50.00

Transient meters:

One inch603.00

Two inches1,455.00

Meter tampering (section 5-280):

Administrative fee51.00

Reinstallation fee163.20

Meter test fees (section 5-311)214.20

Return check fee—See section 2-140.

Service initiation fee:

Twenty-four hours' notice or more0.00

Less than 24 hours' notice25.00

Additional service call (if meter shows water running and new service cannot be initiated per request)10.00

Sewer tap fees:

Four-inch residential200.00

Six-inch commercial tap300.00

Eight-inch commercial tap400.00

Temporary water service charge (30 days or less)10.00

Water connections (section 5-310):

Meter Size (in inches)	Set
$\frac{3}{4}$	\$915.00
1	1,265.00
1½	1,570.00
2	1,670.00

Meter downsizing (section 5-310)\$125.00

Annual permit fees for industrial users of wastewater treatment plant:

(1) Industrial discharger Category I\$9,000.00

(2) Industrial discharger Category II7,000.00

(3) Industrial discharger Category III5,000.00

(4) Industrial discharger Category IV1,000.00

a. Category I industrial dischargers: City inspection once per year, city monitoring twice per year, self-monitoring twice per month, and self-reporting twice per year.

- b. Category II industrial dischargers: City inspection once per year, city monitoring twice per year, self-monitoring once per quarter, and self-reporting once per quarter.
- c. Category III industrial dischargers: City inspection once per year, city monitoring twice per year, self-monitoring twice per year, and self-reporting twice per year.
- d. Category IV industrial dischargers: City inspection once per year, city monitoring as required by city's permit and self-reporting semi-annually.

Sec. 5-251. - Groundwater reduction plan pumpage fees.

- (a) Groundwater reduction plan (GRP) pumpage fee\$3.55/1,000 gallons

Each entity that participates in the city's groundwater reduction plan must pay a monthly pumpage fee in the amount of \$3.55 per 1,000 gallons of:

- (1) Ground water that the entity pumps from a well operating under a permit issued by the Fort Bend Subsidence District; and
 - (2) Water supplied by the city to the entity as part of the groundwater reduction plan.
- (c) Groundwater reduction plan (GRP) participants outside the corporate city limits of Sugar Land shall incur an additional 20 percent charge in addition to GRP fees billed as an out of city service fee.

Sec. 5-252. - Industrial waste charges and permit fees.

- (a) *Annual permit fees for industrial users of wastewater treatment plant.* Each industrial user must pay the following annual permit fees to the city:

- (1) Industrial Discharger—Category I\$9,000.00
 - (2) Industrial Discharger—Category II7,000.00
 - (3) Industrial Discharger—Category III5,000.00
 - (4) Industrial Discharger—Category IV1,000.00
 - a. Category I Industrial Dischargers: City inspection once per year, city monitoring twice per year, self-monitoring twice per month, and self-reporting twice per year.
 - b. Category II Industrial Dischargers: City inspection once per year, city monitoring twice per year, self-monitoring once per quarter, and self-reporting once per quarter.
 - c. Category III Industrial Dischargers: City inspection once per year, city monitoring twice per year, self-monitoring twice per year, and self-reporting twice per year.
 - d. Category IV Industrial Dischargers: City inspection once per year, city monitoring as required by city's permit and self-reporting semiannually.

(b) *Industrial surcharges.* In addition to any other fees required by this Code, each industrial user must pay to the city the surcharges shown below for discharges and contributions to the city's sewers that have not been approved by the city and that:

- (1) Have a five-day biochemical oxygen demand greater than 300 ppm by weight;
or
- (2) Contain more than 400 ppm by weight of total suspended solids.

Surcharge amounts:

cBOD5\$0.10 per pound exceeding the limit

Total suspended solids\$0.08 per pound exceeding the limit

Sec. 5-253. - Fee for untreated (raw) surface water.

(a) Each entity that receives untreated (raw) surface water from the city must pay a monthly fee in the amount of \$0.56 per 1,000 gallons of metered untreated (raw) surface water.

(b) Any person found guilty of violating this section will be fined not more than \$2,000.00 for each offense. A violation of this section requires a culpable mental state of "recklessness." Each day any violation continues constitutes a separate offense.

Sec. 5-254 –5-265. – Reserved.

Section 3. That Chapter 5, Article VIII, Division 12 (Municipal Drainage Utility System) is amended by amending section 5-413 to read as follows:

Sec. 5-413. Stormwater Compliance Fee Rates.

(a) The owner or occupant of any single-family residential lot will be charged a monthly Stormwater Compliance Fee as follows:

Tier	Minimum IA SF	Maximum IA SF	Monthly Fee
1	0	3,500	\$2.06
2	3,501	4,800	\$3.08
3	4,801		\$4.62

(b) The owner or occupant of any place of worship, multi-family or commercial lot will be charged a monthly Stormwater Compliance Fee as follows:

Total SF of IA / 4200 X \$3.08

Section 4. That Chapter 5, Article IX, Division 1, Section 5-421(b) (Fire protection service fee for districts in extraterritorial jurisdiction) is amended to read as follows:

(b) Each district that contracts with the city to receive fire protection services from the city must pay a monthly fee of \$24.00 per fire service connection, per month, for the full cost of fire service.

Section 5. That Chapter 5, Article IX, Division 1, Section 5-422(b) (Emergency medical service fee for districts in extraterritorial jurisdiction) is amended to read as follows:

(b) Each district that contracts with the city to receive Emergency medical services from the city must pay a monthly fee of \$14.75 per service connection, per month, for the full cost of EMS. This monthly fee excludes charges incurred per call and billed pursuant to the city's fee ordinance in chapter 2.

Section 6. That the provisions of this ordinance are severable and the invalidity of any part of this ordinance will not affect the validity of the remainder of the ordinance.

Section 7. That this ordinance is effective on January 1, 2026.

APPROVED on first consideration on _____, 2025.

ADOPTED on second consideration on _____, 2025.

Carol K. McCutcheon, Mayor

ATTEST:

APPROVED AS TO FORM:

Linda Mendenhall, City Clerk



City Council Agenda Request September 16, 2025

Agenda Request No: IX.A.

Agenda of: City Council Meeting

Initiated by: Mike Martinez, Budget Manager

Presented by: ShaLae Steadman, Director of Budget

Responsible Department: Budget

Agenda Caption:

FIRST AND FINAL CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2388:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; APPROPRIATING THE SUMS AS SET FORTH THEREIN; ADOPTING THE CAPITAL IMPROVEMENTS PROGRAM 2026 – 2030; AND ADOPTING A COMPENSATION PLAN.

Recommended Action:

Approve first and final reading of Ordinance No. 2388 adopting the annual budget for Fiscal Year 2026, the Five-Year Capital Improvement Program 2026-2030, and Compensation Plan for 2026.

Executive Summary:

Background

The annual budget is a planning and policy document that sets the course for the City for the fiscal year, which begins October 1, 2025, and ends September 30, 2026. Under Section 6.03 of the City Charter, the City Manager is charged with filing a proposed budget no later than 60 days before the end of the fiscal year. The Charter also requires a multi-year capital improvement program, as well as a current-year capital budget. State law also requires that a budget be filed and adopted by the City Council.

Accordingly, the Fiscal Year 2026 Proposed Budget and Five-Year Capital Improvement Program were submitted to the City Council on July 15, 2025. The proposed budget and five-year CIP were thoroughly reviewed with the City Council over a series of four budget workshops during the month of August, and a public hearing was held on September 2, 2025.

The focus of the 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 maintaining a championship workforce. The proposed budget

provides for future success, ensures continued financial & operational stability, and is structurally balanced and sustainable into the future. Our goal is to balance investment in both maintenance & operations and capital funding to increase our resiliency in FY26 and into the future.

With a continued focus on carrying out our trailblazing vision of creating a life better than our employees, residents, and businesses can imagine, our priorities included continued investment in our workforce, public safety, and infrastructure. Staff continues to focus on alignment of City Council's eight strategic outcome areas that reflect our community's needs and continue to propel us forward. Staff also continue to support our Five All-In Initiatives to accomplish the strategic outcomes and deliver City Council's vision. These are wide-scale and involve efforts across every department to aid in their success.

The five All-In Initiatives are:

- Enhancing Suburban Community
- Boosting Community Reputation
- Encouraging Community Engagement
- Fostering Sensitive Redevelopment
- Stimulating Economic Growth

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.

FY26 Budget & Five-Year CIP

The budget and five-year CIP are built with a recommended increase to the nominal tax rate in connection with the voter-approved 2024 G.O. Bond Election. The current aggregate tax rate of \$0.353210 is planned to increase approximately \$0.010000, for a new total tax rate of approximately \$0.363210.

The budget also recommends utility rate increases needed to financially sustain the water and wastewater utility and implement the IWRP and water and wastewater master plans. The proposed rates result in an approximate increase of 3% for residents. Residential solid waste services will increase \$1.09 based on the contract to \$22.97 per month. There will be an additional new fee imposed of \$1 per month for Disaster Recovery; this will bring the total Solid Waste rate to \$23.97, effective beginning January 1, 2026.

The Fiscal Year 2026 (FY26) Budget and 2026–2030 Five-Year CIP reflect the City Council's Financial Management Policy Statements (FMPS) and reaffirm Sugar Land's commitment to strategic, conservative, and resilient financial stewardship.

Exhibit A reflects the final FY26 income statements for each fund, including the Sugar Land Development and Sugar Land 4B Corporations.

Exhibit B reflects the final five-year capital improvement program. Funding is incorporated into the budget for all FY26 capital projects. FY27-30 projects are for planning purposes only and are subject to change based on priorities, timing, and funding needs as future budgets are considered by City Council each year.

Exhibit C reflects the compensation plan and the organizational structure and titles as proposed for FY26. The compensation plans include: Non-Exempt, Exempt, City Leadership & Elected Officials, Police, Dispatch, and Fire.

Exhibit D reflects the few changes that have been made since the budget has been filed as updated information and refined projections became available. Most of these updates were highlighted during the Council budget workshops, and a summary of changes is provided below:

- General Fund – Certified values came in lower than projected; revenues updated for new deployment reimbursements and grants. Expenditures adjusted for updated projections on Public Safety step adjustment, updated insurance premiums, and new deployment/ grants (offset by revenues).
- Special Events Fund – Added funding for FIFA related events.
- Tourism (HOT) Fund – Increased revenues tied to new FIFA contract.
- Contract Policing Fund – Reduced revenues and expenditures due to Greatwood HOA service changes.
- Debt Service Fund – Lower expenditures due to reduced defeasance and timing of debt payments.
- Airport Fund – Revised revenue and expenditure projections to reflect a more conservative fuel margin structure.

The City Charter requires that the budget be adopted by ordinance no later than the 25th day of the last month of the fiscal year. The budget includes revenues based on the certified tax roll at the proposed tax rate. The 2025 tax rate is scheduled for adoption on a separate agenda item, as state law requires that the tax rate be adopted after the budget is approved, as property taxes can only be levied in accordance with the budget.

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. FY26 Budget Adoption Ordinance 2388
2. Exhibit A - Income Statements
3. Exhibit B - 2026-2029 Five-Year CIP Summary
4. Exhibit C - Compensation Plan
5. Exhibit D - FY26 Budget Summary of Changes from Filing

ORDINANCE NO. 2388

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; APPROPRIATING THE SUMS AS SET FORTH THEREIN; ADOPTING THE CAPITAL IMPROVEMENTS PROGRAM 2026 – 2030; AND ADOPTING A COMPENSATION PLAN.

WHEREAS, section 6.03 of the City Charter requires that the:

- (1) City manager prepare an annual budget for the ensuing fiscal year;
- (2) City manager submit to the city council for its review, consideration and revision, both a letter describing the proposed budget as well as a balanced budget for the forthcoming fiscal year, not later than sixty days prior to the end of the City's fiscal year;
- (3) Budget, as adopted, set forth the funding for services, programs, and activities of the various city departments and meet all fund requirements provided by law and required by bond covenants;
- (4) Budget include a multi-year capital improvement program and a current year capital budget;
- (5) Budget not be adopted or appropriations made unless the total of estimated revenues, income and funds available are equal to or in excess of the budget or appropriations, except as otherwise provided by the Charter; and
- (6) Budget be adopted by ordinance by one reading not later than the 25th day of the last month of the fiscal year; and

WHEREAS, Chapter 102 of the Texas Local Government Code requires that the:

- (1) City manager file the proposed budget with the city secretary before the 30th day before the date the city council makes its tax levy for the fiscal year; and
- (2) City council hold a public hearing on the proposed budget at least fifteen days after the date the budget is filed with the city secretary but before the date the city council makes its tax levy, notice of which hearing is to be published as required by law; and

WHEREAS, all the requirements of the City's Charter and State law have or will be met upon passage of this ordinance; **NOW, THEREFORE**,

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That the budget of the City of Sugar Land, Texas, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, as shown in attached Exhibit A, is adopted and the amounts specified therein for the programs, services, and activities of the City's various departments are appropriated as shown therein.

Section 2. That the Capital Improvements Program 2026-2030, as set forth in Exhibit B, is adopted.

Section 3. That the Compensation Plan, as set forth in Exhibit C, is adopted.

Section 4. That the budget as approved be filed with the City Clerk who in turn is authorized and directed to comply with all filing, publication and other requirements set forth in Chapter 102, Texas Local Government Code, including filing copies of this ordinance and the budget with the County Clerk of Fort Bend County, Texas, and including posting the cover page, record vote, property tax rates and such other information on the City's website as may be legally required.

APPROVED and ADOPTED on one reading on _____, 2025, in compliance with section 6.03 (b) of the City's Charter.

Carol K. McCutcheon, Mayor

ATTEST:

APPROVED AS TO FORM:



Linda Mendenhall, City Clerk

Attachments: Exhibit A – 2025-2026 Budget
Exhibit B – 2026-2030 Capital Improvements Program
Exhibit C – Compensation Plan



**City of Sugar Land
Fiscal Year 2025-2026
Adopted Budget Cover Page
September 16, 2025**

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.

The members of the governing body voted on the budget as follows:

FOR:

AGAINST:

Present and not voting:

ABSENT:

Property Tax Rate Comparison

	2025-2026	2024-2025
Property Tax Rate:	\$0.363210/100	\$0.353210/100
No-New-Revenue Tax Rate:	\$0.367991/100	\$0.347218/100
No-New-Revenue Maintenance & Operations Tax Rate:	\$0.216579/100	\$0.203695/100
Voter-Approval Tax Rate:	\$0.377063/100	\$0.363466/100
Debt Rate:	\$0.151655/100	\$0.146038/100

Total debt obligation for City of Sugar Land secured by property taxes: \$32,269,790

**CITY OF SUGAR LAND
GENERAL FUND
INCOME STATEMENT**

	FY24 Actuals	FY25 Current Budget	FY25 Projections	FY26 Base Budget	FY26 Changes	FY26 Budget
REVENUES						
Property Taxes	\$ 39,288,157	\$ 42,748,820	\$ 42,748,820	\$ 44,561,211	\$ -	\$ 44,561,211
Sales Tax	52,977,640	58,282,574	58,282,574	57,086,367	-	57,086,367
Other Taxes	6,309,596	6,397,593	6,397,593	6,850,477	-	6,850,477
Licenses & Permits	3,881,167	5,472,915	5,472,915	4,495,453	-	4,495,453
Charges for Services	5,825,336	6,314,400	6,314,400	7,583,353	-	7,583,353
Fines & Forfeitures	1,211,709	1,090,500	1,090,500	1,210,000	-	1,210,000
Other	1,625,517	2,676,240	2,676,240	1,380,075	50,000	1,430,075
Intergovernmental	494,816	784,097	784,097	18,951	1,385,339	1,404,290
Interest Income	3,596,908	2,359,000	2,359,000	1,944,000	-	1,944,000
Operating Revenues	115,210,846	126,126,139	126,126,139	125,129,887	1,435,339	126,565,226
Transfers In	8,807,599	8,865,016	8,865,016	10,407,228	-	10,407,228
Non-operating Revenues	8,807,599	8,865,016	8,865,016	10,407,228	-	10,407,228
Total Revenues	124,018,444	134,991,155	134,991,155	135,537,115	1,435,339	136,972,454
EXPENDITURES						
General Government	23,952,526	28,055,864	28,055,864	26,394,946	698,947	27,093,893
Finance	5,679,317	6,388,133	6,388,133	6,250,509	-	6,250,509
Public Works	12,176,666	12,312,084	12,312,084	11,171,186	-	11,171,186
Parks & Recreation	6,864,166	7,639,488	7,639,488	7,130,802	60,000	7,190,802
Community Development	6,846,592	8,228,393	8,228,393	7,524,826	-	7,524,826
Environmental & Neighborhood SVC	9,437,575	10,036,351	10,036,351	9,378,342	101,770	9,480,112
Police Department	27,600,042	31,693,927	31,693,927	31,565,718	-	31,565,718
Public Safety Dispatch	3,420,334	4,080,985	4,080,985	4,303,399	-	4,303,399
Fire Department	22,791,979	25,065,250	25,065,250	25,126,029	441,403	25,567,432
Departmental Expenditures	118,769,197	133,500,474	133,500,475	128,845,756	1,302,120	130,147,876
Transfers to other Funds	3,806,218	3,272,377	3,272,377	3,258,641	12,649	3,271,290
Miscellaneous	1,708,375	1,317,736	1,317,736	996,086	2,841,497	3,837,583
Rebates & Assignments	2,907,677	3,541,356	3,541,356	4,152,757	-	4,152,757
Non-departmental Expenditures	8,422,269	8,131,469	8,131,469	8,407,484	2,854,146	11,261,630
Total Expenditures	127,191,466	141,631,943	141,631,943	137,253,240	4,156,266	141,409,506
Fund Balance - Beginning	56,887,659	53,714,637	53,714,637	47,073,849	-	47,073,849
Revenues Over/(Under) Expenditures	(3,173,022)	(6,640,788)	(6,640,788)	(1,716,125)	(2,720,927)	(4,437,052)
Fund Balance - Ending	\$ 53,714,637	\$ 47,073,849	\$ 47,073,849	\$ 45,357,724	\$ (2,720,927)	\$ 42,636,797
Accrued Sales/Franchise Taxes	(9,078,483)	(9,483,653)	(9,483,653)	(9,483,653)	-	(9,483,653)
Fund Balance - Available	\$ 44,636,154	\$ 37,590,197	\$ 37,590,196	\$ 35,874,071	\$ (2,720,927)	\$ 33,153,145
Ending Fund Balance- % of Oper Exp		35%	35%	34%		32%
Fund Balance - Requirement		\$ 33,522,930	\$ 33,848,358	\$ 33,478,343		\$ 33,639,448
Over / (Under) Policy		13,550,920	13,225,491	11,879,381		8,997,349

The following information is included to comply with Local Government Code Section 140.0045

	FY24 Actuals	FY25 Budget	FY25 Projections	FY26 Budget	FY26 Budget
Legal Notice Publication Expenditures	12,508	20,000	20,000	30,173	- 30,173
Legislative Consultant Expenditures	179,100	64,600	64,600	82,100	- 82,100

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - SPECIAL EVENTS
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
Rental Fees	\$ 194,632	\$ 150,000	\$ 60,000	\$ 80,000	\$ -	\$ 80,000
Interest Income	39,858	39,000	34,000	40,000	-	40,000
Miscellaneous	442,755	445,000	427,627	400,000	-	400,000
Total Revenues	677,245	634,000	521,627	520,000	-	520,000
EXPENDITURES						
Personnel Costs	511	-	-	36,948	-	36,948
Operations & Maintenance	400,000	400,000	400,000	30,000	1,070,000	1,100,000
Total Expenditures	400,511	400,000	400,000	66,948	1,070,000	1,136,948
Fund Balance - Beginning	675,999	952,732	952,732	1,074,359	-	1,074,359
Revenues Over/(Under) Expenditures	276,734	234,000	121,627	453,052	(1,070,000)	(616,948)
Fund Balance - Ending	\$ 952,732	\$ 1,186,732	\$ 1,074,359	\$ 1,527,412	\$ (1,070,000)	\$ 457,412

CITY OF SUGAR LAND
SUGAR LAND DEVELOPMENT CORPORATION
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
Sales Tax	\$ 8,829,607	\$ 8,734,295	\$ 9,401,576	\$ 9,514,394	\$ -	\$ 9,514,394
Interest Income	1,283,089	600,000	1,100,000	1,000,000	-	1,000,000
Miscellaneous	47,209	30,000	30,000	-	-	-
TIRZ#1	1,793,000	1,221,980	1,036,879	-	-	-
Total Revenues	11,952,904	10,586,275	11,568,455	10,514,394	-	10,514,394
EXPENDITURES						
Economic Development Program	671,233	640,147	635,047	635,047	-	635,047
Sponsorships	-	-	-	-	550,000	550,000
Total Operating Expenditures	671,233	640,147	635,047	635,047	550,000	1,185,047
Debt Service	3,912,531	3,880,928	3,886,028	2,967,219	-	2,967,219
Reserve for Opportunities	-	2,500,000	2,500,000	1,000,000	-	1,000,000
Incentives	1,576,192	3,700,000	3,700,000	4,100,000	-	4,100,000
Transfers to Capital Projects	-	3,300,000	3,300,000	2,300,000	-	2,300,000
Transfer to General Fund	1,008,205	1,141,705	1,141,705	1,620,463	-	1,620,463
Transfer to Debt Service Fund	-	659,106	659,106	3,292,707	-	3,292,707
Transfer to Airport Fund	50,000	50,000	50,000	50,000	-	50,000
Total Non-Operating Expenditures	6,546,928	15,231,739	15,236,839	15,330,389	-	15,330,389
Total Expenditures	7,218,161	15,871,886	15,871,886	15,965,436	550,000	16,515,436
Fund Balance - Beginning	23,872,555	28,607,298	28,607,298	24,303,867	-	24,303,867
Revenues Over/(Under) Expenditures	4,734,743	(5,285,611)	(4,303,431)	(5,451,042)	(550,000)	(6,001,042)
Debt Service Reserve	(3,627,000)	(3,358,062)	(3,358,062)	(3,623,344)	-	(3,623,344)
Fund Balance - Ending	24,980,298	19,963,625	20,945,805	15,229,481	(550,000)	14,679,481
Accrued Sales Tax	(1,447,473)	(1,522,568)	(1,522,568)	(1,522,568)	-	(1,522,568)
Fund Balance - Available	\$ 23,532,825	\$ 18,441,057	\$ 19,423,237	\$ 13,706,913	\$ (550,000)	\$ 13,156,913
Minimum Fund Balance (15%)	\$ 1,324,441	\$ 1,310,144	\$ 1,310,144	\$ 1,427,159	-	\$ 1,427,159
Over/Under Policy	22,208,384	17,130,913	18,113,093	12,279,754	-	11,729,754
Bond Coverage Ratio (>1.25x)	2.61	3.15	3.54	3.58	-	3.58

**CITY OF SUGAR LAND
ANIMAL SHELTER DONATIONS
INCOME STATEMENT**

	FY24		FY25		FY26		FY26	
	Actuals		Current Budget		Base Budget		Changes	
REVENUES								
Donations	\$	25,665	\$	20,000	\$	23,687	\$	20,000
Interest Income		9,444		8,755		8,755		10,000
Grants		11,000		3,687		-		-
Total Revenues		46,109		32,442		32,442		30,000
EXPENDITURES								
Maintenance and Operations		29,903		18,150		18,150		56,000
Total Expenditures		29,903		18,150		18,150		56,000
Fund Balance - Beginning		173,989		190,195		190,195		204,487
Revenues Over/(Under) Expenditures		16,206		14,292		14,292		(26,000)
Fund Balance - Ending	\$	190,195	\$	204,487	\$	204,487	\$	178,487

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - COURT SECURITY FUND
INCOME STATEMENT

	FY24 Actuals	FY25 Current Budget	FY25 Projections	FY26 Base Budget	FY26 Changes	FY26 Budget
REVENUES						
Security Fees	\$ 38,417	\$ 35,500	\$ 36,500	\$ 40,000	\$ -	\$ 40,000
Interest Income	3,826	3,500	3,900	4,500	-	4,500
Total Revenues	42,243	39,000	40,400	44,500	-	44,500
EXPENDITURES						
Operations & Maintenance	10,388	56,633	37,500	22,000	-	22,000
Total Expenditures	10,388	56,633	37,500	22,000	-	22,000
Fund Balance - Beginning	56,633	88,487	88,487	91,387	-	91,387
Revenues Over/(Under) Expenditures	31,855	(17,633)	2,900	22,500	-	22,500
Fund Balance - Ending	\$ 88,487	\$ 70,855	\$ 91,387	\$ 113,887	\$ -	\$ 113,887

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - COURT TECHNOLOGY FUND
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
Technology Fees	\$ 31,996	\$ 30,000	\$ 30,000	\$ 32,000	\$ -	\$ 32,000
Interest Income	2,543	2,400	2,500	2,700	-	2,700
Total Revenues	34,538	32,400	32,500	34,700	-	34,700
EXPENDITURES						
Operations & Maintenance	25,556	48,299	17,250	19,700	-	19,700
Total Expenditures	25,556	48,299	17,250	19,700	-	19,700
Fund Balance - Beginning	46,050	55,032	55,032	70,282	-	70,282
Revenues Over/(Under) Expenditures	8,982	(15,899)	15,250	15,000	-	15,000
Fund Balance - Ending	\$ 55,032	\$ 39,133	\$ 70,282	\$ 85,282	\$ -	\$ 85,282

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - TRUANCY PREVENTION
INCOME STATEMENT

	FY24		FY25		FY25		FY26		FY26	
	Actuals		Current Budget		Projections		Base Budget		Changes	
REVENUES										
Fines	\$	37,947	\$	38,000	\$	36,000	\$	38,000	\$	-
Interest Income		7,770		7,400		6,500		7,000		-
Total Revenues		45,717		45,400		42,500		45,000		-
EXPENDITURES										
Personnel Costs		19,127		48,452		46,296		47,311		-
Total Expenditures		19,127		48,452		46,296		47,311		-
Fund Balance - Beginning		131,205		157,795		157,795		153,999		-
Revenues Over/(Under) Expenditures		26,590		(3,052)		(3,796)		(2,311)		-
Fund Balance - Ending	\$	157,795	\$	154,743	\$	153,999	\$	151,688	\$	-

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - JUROR FUND
INCOME STATEMENT

	FY24 Actuals	FY25 Current Budget	FY25 Projections	FY26 Base Budget	FY26 Changes	FY26 Budget
REVENUES						
Fines	\$ 759	\$ 740	\$ 740	\$ 750	\$ -	\$ 750
Interest Income	160	160	160	180	-	180
Total Revenues	919	900	900	930	-	930
EXPENDITURES						
Total Expenditures	-	-	-	-	-	-
Fund Balance - Beginning	2,644	3,563	3,563	4,463	-	4,463
Revenues Over/(Under) Expenditures	919	900	900	930	-	930
Fund Balance - Ending	\$ 3,563	\$ 4,463	\$ 4,463	\$ 5,393	\$ -	\$ 5,393

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - TOURISM
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
Hotel/Motel Occupancy Tax	\$ 2,988,608	\$ 3,071,845	\$ 3,071,845	3,150,000	\$ -	\$ 3,150,000
Interest Income	151,296	97,632	97,632	100,000	-	100,000
Miscellaneous	34,690	22,231	22,231	21,000	-	21,000
Total Revenues	3,174,593	3,191,708	3,191,708	3,271,000	-	3,271,000
EXPENDITURES						
Tourism Program	776,186	1,480,374	1,480,374	1,259,211	400,000	1,659,211
Imperial Historic District	-	-	-	-	150,000	150,000
Visitor Center	265,451	357,114	357,114	362,502	-	362,502
Sponsorships	-	100,000	100,000	-	100,000	100,000
Total Operating Expenditures	1,041,637	1,937,488	1,937,488	1,621,713	650,000	2,271,713
Transfer Out - Debt Service Fund	1,338,225	685,175	685,175	351,900	-	351,900
Transfer Out - Others	550	550	550	550	-	550
Total Non-Operating Expenditures	1,338,775	685,725	685,725	352,450	-	352,450
Total Expenditures	2,380,412	2,623,213	2,623,213	1,974,163	650,000	2,624,163
Fund Balance - Beginning	2,461,118	3,255,299	3,255,299	4,599,641	-	4,599,641
Revenues Over/(Under) Expenditures	794,181	568,495	568,495	1,296,837	(650,000)	646,837
Fund Balance - Ending	\$ 3,255,299	\$ 3,823,794	\$ 3,823,794	\$ 5,896,478	\$ (650,000)	\$ 5,246,478
Accrued Tax	(673,335)	(775,847)	(775,847)	(775,847)	-	(775,847)
Available Fund Balance	\$ 2,581,964	\$ 3,047,948	\$ 3,047,948	\$ 5,120,632	\$ (650,000)	\$ 4,470,632
Fund Balance Policy (10% of Budgeted HOT)	\$ 298,861	\$ 307,185	\$ 307,185	\$ 315,000		\$ 315,000
Over/Under Policy	2,283,104	2,740,763	2,740,763	4,805,632		4,155,632

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - ENCLAVE AT RIVER PARK PID
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
PID Assessment Fees	\$ 47,310	\$ 37,309	\$ 37,309	\$ -	\$ -	\$ -
Interest Income	4,098	3,163	3,163	2,000	-	2,000
Transfers In	90,789	95,330	95,330	127,089	-	127,089
Total Revenues	142,197	135,802	135,802	129,089	-	129,089
EXPENDITURES						
Miscellaneous	-	60	60	60	-	60
Transfers to Other Funds	137,569	133,319	133,319	128,819	-	128,819
Total Expenditures	137,569	133,379	133,379	128,879	-	128,879
Fund Balance - Beginning	55,972	60,600	60,600	63,023	-	63,023
Revenues Over/(Under) Expenditures	4,628	2,423	2,423	210	-	210
Fund Balance - Ending	\$ 60,600	\$ 63,023	\$ 63,023	\$ 63,233	\$ -	\$ 63,233

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - PARK AT ELDRIDGE PID
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
PID Assessment Fees	\$ -	\$ 83,232	\$ 83,232	\$ 83,215	\$ -	\$ 83,215
Interest Income	-	2,427	2,427	7,140	-	7,140
Transfers In	-	-	-	-	12,649	12,649
Total Revenues	-	85,659	85,659	90,355	12,649	103,004
EXPENDITURES						
Miscellaneous	-	100	100	50	-	50
Total Expenditures	-	100	100	50	-	50
Fund Balance - Beginning	-	-	-	85,559	-	85,559
Revenues Over/(Under) Expenditures	-	85,559	85,559	90,305	12,649	102,954
Fund Balance - Ending	\$ -	\$ 85,559	\$ 85,559	\$ 175,864	\$ 12,649	\$ 188,513

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - SPA DEBT REDUCTION FUND - RIVERSTONE
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
Out of City Service Fees	\$ 486,258	\$ 567,811	\$ 567,811	\$ 553,990	\$ -	\$ 553,990
Interest Income	126,844	108,588	108,588	140,000	-	140,000
Total Revenues	613,102	676,399	676,399	693,990	-	693,990
Fund Balance - Beginning	2,264,345	2,877,447	2,877,447	3,553,846	-	3,553,846
Revenues Over/(Under) Expenditures	613,102	676,399	676,399	693,990	-	693,990
Fund Balance - Ending	\$ 2,877,447	\$ 3,553,846	\$ 3,553,846	\$ 4,247,836	\$ -	\$ 4,247,836

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - SPA DEBT REDUCTION FUND - TARA PLANTATION
INCOME STATEMENT

	FY24 Actuals	FY25 Current Budget	FY25 Projections	FY26 Base Budget	FY26 Changes	FY26 Budget
REVENUES						
Out of City Service Fees	\$ 67,233	\$ 68,800	\$ 68,800	\$ 69,000	\$ -	\$ 69,000
Interest Income	37,190	30,295	30,295	34,000	-	34,000
Total Revenues	104,424	99,095	99,095	103,000	-	103,000
Fund Balance - Beginning	650,505	754,929	754,929	854,024	-	854,024
Revenues Over/(Under) Expenditures	104,424	99,095	99,095	103,000	-	103,000
Fund Balance - Ending	\$ 754,929	\$ 854,024	\$ 854,024	\$ 957,024	\$ -	\$ 957,024

CITY OF SUGAR LAND
SPECIAL REVENUE FUNDS - FEDERAL SEIZURES
INCOME STATEMENT

	FY24 Actuals	FY25 Current Budget	FY25 Projections	FY26 Base Budget	FY26 Changes	FY26 Budget
REVENUES						
Other Income	\$ -	\$ 4,964	\$ 4,964	\$ -	\$ -	\$ -
Interest Income	2,126	2,007	2,007	2,000	-	2,000
Total Revenues	2,126	6,971	6,971	2,000	-	2,000
EXPENDITURES						
Maintenance and Operations	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	-
Fund Balance - Beginning	40,244	42,370	42,370	49,341	-	49,341
Revenues Over/(Under) Expenditures	2,126	6,971	6,971	2,000	-	2,000
Fund Balance - Ending	\$ 42,370	\$ 49,341	\$ 49,341	\$ 51,341	\$ -	\$ 51,341

CITY OF SUGAR LAND
SPECIAL REVENUE FUNDS - STATE SEIZURES
INCOME STATEMENT

	FY24 Actuals	FY25 Current Budget	FY25 Projections	FY26 Base Budget	FY26 Changes	FY26 Budget
REVENUES						
Seized Funds	\$ 401,574	\$ 300,489	\$ 300,489	\$ -	\$ -	\$ -
Interest Income	39,992	44,630	44,630	33,000	-	33,000
Total Revenues	441,566	345,119	345,119	33,000	-	33,000
EXPENDITURES						
Maintenance and Operations	3,129	31,000	31,000	330,000	-	330,000
Capital	23,680	-	-	-	-	-
Total Expenditures	26,809	31,000	31,000	330,000	-	330,000
Fund Balance - Beginning	369,967	784,724	784,724	1,098,842	-	1,098,842
Revenues Over/(Under) Expenditures	414,757	314,119	314,119	(297,000)	-	(297,000)
Fund Balance - Ending	\$ 784,724	\$ 1,098,842	\$ 1,098,842	\$ 801,842	\$ -	\$ 801,842

CITY OF SUGAR LAND
SPECIAL REVENUE FUNDS - LAW ENFORCEMENT
INCOME STATEMENT

	FY24 Actuals	FY25 Current Budget	FY25 Projections	FY26 Base Budget	FY26 Changes	FY26 Budget
REVENUES						
Other Income	\$ 4,088	\$ 4,211	\$ 4,211	\$ -	\$ -	\$ -
Interest Income	1,688	881	881	1,000	-	1,000
Total Revenues	5,776	5,092	5,092	1,000	-	1,000
EXPENDITURES						
Maintenance and Operations	29,700	-	-	-	-	-
Total Expenditures	29,700	-	-	-	-	-
Fund Balance - Beginning	43,378	19,454	19,454	24,546	-	24,546
Revenues Over/(Under) Expenditures	(23,924)	5,092	5,092	1,000	-	1,000
Fund Balance - Ending	\$ 19,454	\$ 24,546	\$ 24,546	\$ 25,546	\$ -	\$ 25,546

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - PUBLIC, EDUCATIONAL & GOVERNMENTAL
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
PEG Funds	\$ 135,052	\$ 140,000	\$ 138,000	\$ 140,000	\$ -	\$ 140,000
Interest Income	15,695	16,800	3,500	4,000	-	4,000
Total Revenues	150,747	156,800	141,500	144,000	-	144,000
EXPENDITURES						
Maintenance and Operations	256,016	229,868	233,360	116,100	-	116,100
Capital	143,407	128,492	25,000	-	-	-
Total Expenditures	399,422	358,360	258,360	116,100	-	116,100
Fund Balance - Beginning	382,982	134,306	134,306	17,446	-	17,446
Revenues Over/(Under) Expenditures	(248,675)	(201,560)	(116,860)	27,900	-	27,900
Fund Balance - Ending	\$ 134,306	\$ (67,254)	\$ 17,446	\$ 45,346	\$ -	\$ 45,346

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - CONTRACT POLICING FUND
INCOME STATEMENT

	FY24		FY25		FY25		FY26		FY26		FY26
	Actuals		Current		Projections		Base		Changes		Budget
			Budget				Budget				
REVENUES											
Contracted Services	\$	810,318	\$	751,154	\$	751,154	\$	899,697	\$	-	\$ 899,697
Interest Income		744		10,489		10,489		4,000		-	4,000
Transfers In		176,071		39,534		39,534		-		-	-
Total Revenues		987,133		801,177		801,177		903,697		-	903,697
EXPENDITURES											
Personnel Costs		619,003		657,699		657,699		778,949		-	778,949
Operations & Maintenance		-		132,990		132,990		465,100		-	465,100
Total Expenditures		619,003		790,689		790,689		1,244,049		-	1,244,049
Fund Balance - Beginning		49,175		417,305		417,305		427,792		-	427,792
Revenues Over/(Under) Expenditures		368,130		10,488		10,488		(340,352)		-	(340,352)
Fund Balance - Ending	\$	417,305	\$	427,792	\$	427,792	\$	87,440	\$	-	87,440

CITY OF SUGAR LAND
SPECIAL REVENUE FUND - PUBLIC ARTS
INCOME STATEMENT

	FY24 Actuals	FY25 Current Budget	FY25 Projections	FY26 Base Budget	FY26 Changes	FY26 Budget
REVENUES						
Trf in General Fund	\$ 272,300	\$ 35,000	\$ 35,000	\$ 35,000	\$ -	\$ 35,000
Trf in SL4B	250,000	250,000	250,000	250,000	-	250,000
Trf in SL4B CIP Nonbond	707,305	-	-	-	-	-
Trf in Gen Gov NonBond CIP	13,993	-	-	-	-	-
Interest Income	32,043	19,000	19,000	10,000	-	10,000
Total Revenues	1,275,641	304,000	304,000	295,000	-	295,000
EXPENDITURES						
Operations & Maintenance	331,294	351,914	300,250	116,000	-	116,000
Capital Costs	94,900	966,665	300,000	603,000	-	603,000
Total Expenditures	426,194	1,318,579	600,250	719,000	-	719,000
Fund Balance - Beginning	250,485	1,099,932	1,099,932	803,682	-	803,682
Revenues Over/(Under) Expenditures	849,447	(1,014,579)	(296,250)	(424,000)	-	(424,000)
Fund Balance - Ending	\$ 1,099,932	\$ 85,353	\$ 803,682	\$ 379,682	\$ -	\$ 379,682

CITY OF SUGAR LAND
INTERNAL SERVICE FUND - EMPLOYEE BENEFITS
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
Contributions	\$ 14,055,105	\$ 14,810,613	\$ 14,810,613	\$ 15,408,763	\$ -	\$ 15,408,763
Miscellaneous	1,479,307	1,902,096	1,902,096	1,942,572	-	1,942,572
Interest Income	170,413	143,891	143,891	143,891	-	143,891
Total Revenues	15,704,826	16,856,600	16,856,600	17,495,226	-	17,495,226
EXPENDITURES						
Premiums & Claims	14,223,996	15,351,525	15,351,525	16,495,867	-	16,495,867
Other	1,032,937	1,028,328	1,028,328	1,028,328	-	1,028,328
Total Expenditures	15,256,933	16,379,853	16,379,853	17,524,195	-	17,524,195
Fund Balance - Beginning	3,493,954	3,941,846	3,941,846	4,418,593	-	4,418,593
Revenues Over/(Under) Exp	447,893	476,747	476,747	(28,969)	-	(28,969)
Fund Balance - Ending	\$ 3,941,846	\$ 4,418,593	\$ 4,418,593	\$ 4,389,624	\$ -	\$ 4,389,624
Reserve for Self Insurance	(2,634,366)	(2,484,003)	(2,484,003)	(2,712,175)	-	(2,712,175)
Fund Balance - Available	1,307,480	1,934,590	1,934,590	1,677,449	-	1,677,449

CITY OF SUGAR LAND
INTERNAL SERVICE FUND - FLEET REPLACEMENT FUND
INCOME STATEMENT

	FY24 Actuals	FY25 Current Budget	FY25 Projections	FY26 Base Budget	FY26 Changes	FY26 Budget
REVENUES						
Sale of Property	\$ 270,023	\$ 166,968	\$ 166,968	\$ 160,000	\$ -	\$ 160,000
Interest Income	85,833	36,000	36,000	45,000	-	45,000
Transfers From Other Funds	1,383,051	2,093,068	2,093,068	2,088,231	-	2,088,231
Miscellaneous	51,003	61,000	61,000	50,000	-	50,000
Total Revenues	1,789,910	2,357,036	2,357,036	2,343,231	-	2,343,231
EXPENDITURES						
Vehicles & Contractual Service	2,943,060	2,997,100	2,997,100	585,990	-	585,990
Contingency	-	-	-	100,000	-	100,000
Total Expenditures	2,943,060	2,997,100	2,997,100	685,990	-	685,990
Fund Balance - Beginning	1,885,963	732,813	732,813	92,749		92,749
Revenues Over/(Under) Expenditures	(1,153,150)	(640,064)	(640,064)	1,657,241		1,657,241
Fund Balance - Ending	\$ 732,813	\$ 92,749	\$ 92,749	\$ 1,749,990	\$ -	\$ 1,749,990

CITY OF SUGAR LAND
INTERNAL SERVICE FUND - HIGH-TECH REPLACEMENT FUND
INCOME STATEMENT

	FY24 Actuals	FY25 Current Budget	FY25 Projections	FY26 Base Budget	FY26 Changes	FY26 Budget
REVENUES						
Sale of Capital Property	\$ 610	\$ 500	\$ 500	\$ 500	\$ -	\$ 500
Interest Income	107,140	75,000	76,500	80,000	-	80,000
Transfers in	1,059,980	1,193,980	1,193,980	1,193,980	-	1,193,980
Total Revenues	1,167,730	1,269,480	1,270,980	1,274,480	-	1,274,480
EXPENDITURES						
Equipment & Contractual Services	1,009,601	1,342,226	1,342,226	1,239,998	-	1,239,998
Total Expenditures	1,009,601	1,342,226	1,342,226	1,239,998	-	1,239,998
Fund Balance - Beginning	1,937,177	2,095,306	2,095,306	2,024,060	-	2,024,060
Revenues Over/(Under) Expenditures	158,129	(72,746)	(71,246)	34,482	-	34,482
Fund Balance - Ending	\$ 2,095,306	\$ 2,022,560	\$ 2,024,060	\$ 2,058,541	\$ -	\$ 2,058,541

CITY OF SUGAR LAND
DEBT SERVICE FUND
INCOME STATEMENT

	FY24 Actuals	FY25 Current Budget	FY25 Projections	FY26 Base Budget	FY26 Changes	FY26 Budget
REVENUES						
Current Property Tax	\$ 28,196,040	\$ 29,638,008	\$ 29,638,008	\$ 31,763,250	\$ -	\$ 31,763,250
Delinquent Property Taxes	(294,262)	(220,791)	(220,791)	57,157	-	57,157
Interest on Investments	792,066	680,000	680,000	298,100	-	298,100
Miscellaneous	355,550	521,963	521,963	521,550	-	521,550
Total Operating Revenues	29,051,921	30,619,180	30,619,180	32,640,057	-	32,640,057
From Utility Fund	3,984,695	3,567,094	3,567,094	1,244,739	-	1,244,739
From Tourism Fund	1,338,225	685,175	685,175	351,900	-	351,900
From PID	102,288	98,788	98,788	95,288	-	95,288
From SLDC	-	659,106	659,106	3,292,707	-	3,292,707
From SL4B	-	-	-	2,636,582	-	2,636,582
Total Transfers In	5,425,208	5,010,163	5,010,163	7,621,216	-	7,621,216
Total Revenues	34,477,128	35,629,342	35,629,342	40,261,273	-	40,261,273
EXPENDITURES						
Current Outstanding & New Debt	28,969,370	30,739,282	30,750,699	39,955,267	-	39,955,267
Issuance Costs/Fiscal Fees/Other	42,059	81,067	69,650	689,993	-	689,993
Total Debt Service	29,011,429	30,820,349	30,820,349	40,645,260	-	40,645,260
Rebates & Assignments	2,071,046	2,375,578	2,375,578	2,976,939	-	2,976,939
Transfers to Other Funds	263,055	257,634	257,634	274,221	-	274,221
Total Non-Operating Expenditures	2,334,101	2,633,212	2,633,212	3,251,160	-	3,251,160
Total Expenditures	31,345,530	33,453,561	33,453,561	43,896,420	-	43,896,420
FUND BALANCE - BEGINNING	9,001,755	12,133,353	12,133,353	14,309,134		14,309,134
CHANGE IN FUND BALANCE	3,131,598	2,175,781	2,175,781	(3,635,147)	-	(3,635,147)
FUND BALANCE - ENDING	\$ 12,133,353	\$ 14,309,134	\$ 14,309,134	\$ 10,673,987	\$ -	\$ 10,673,987
Policy Requirement	\$ 2,896,937	\$ 3,073,928	\$ 3,075,070	\$ 3,995,527	\$	3,995,527
Over/(Under) Policy	9,236,416	11,235,206	11,234,065	6,678,460		6,678,460
Policy Requirement	10%	10%	10%	10%		10%

CITY OF SUGAR LAND
DEBT SERVICE FUND - TAXABLE CO'S
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
Rent	\$ 1,782,581	\$ 2,000,666	\$ 2,000,666	\$ 2,003,384	\$ -	\$ 2,003,384
Interest Income	103,870	95,400	95,400	120,000	-	120,000
Total Revenues	1,886,451	2,096,066	2,096,066	2,123,384	-	2,123,384
EXPENDITURES						
Current Outstanding & New Debt	1,588,199	1,587,899	1,587,899	1,589,530	-	1,589,530
Fiscal Fees/Other	825	825	825	825	-	825
Total Expenditures	1,589,024	1,588,724	1,588,724	1,590,355	-	1,590,355
Fund Balance - Beginning	1,999,850	2,297,277	2,297,277	2,804,620	-	2,804,620
Change in Fund Balance	297,428	507,342	507,342	533,029	-	533,029
Fund Balance - Ending	\$ 2,297,277	\$ 2,804,620	\$ 2,804,620	\$ 3,337,648	\$ -	\$ 3,337,648

CITY OF SUGAR LAND
ENTERPRISE FUND - UTILITY SYSTEM
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
Charges for Services	\$ 44,377,584	\$ 46,856,643	\$ 45,962,504	\$ 48,840,092	\$ -	\$ 48,840,092
Surface Water Fees	24,230,724	25,600,141	25,025,742	26,453,263	-	26,453,263
Tap Fees	174,755	337,984	85,225	732,534	-	732,534
Interest Income	2,866,089	1,019,387	2,088,841	1,073,467	-	1,073,467
Miscellaneous	3,582,466	1,726,350	2,618,271	451,950	-	451,950
Operating Revenues	75,231,618	75,540,505	75,780,583	77,551,306	-	77,551,306
Bond Proceeds	-	67,744,743	68,173,263	41,186,118	-	41,186,118
Transfers In - PID	35,281	34,531	34,531	33,531	-	33,531
Transfers In - Connection Fees	868,019	868,019	868,019	868,019	-	868,019
Transfers In - Solid Waste	-	319,230	342,818	5,957,182	-	5,957,182
Non-operating Revenues	903,300	68,966,523	69,418,631	48,044,850	-	48,044,850
Total Revenues	76,134,918	144,507,028	145,199,214	125,596,156	-	125,596,156
EXPENDITURES						
Utility Administration	1,165,574	1,662,318	1,628,468	1,282,084	12,500	1,294,584
Water Distribution	3,182,544	3,268,744	3,269,144	3,022,265	-	3,022,265
Water Production	3,894,262	5,758,653	5,715,823	4,468,584	-	4,468,584
Wastewater Collection	1,607,420	1,585,025	1,595,825	1,660,136	-	1,660,136
Wastewater Treatment	8,743,608	9,881,014	9,911,421	8,969,236	-	8,969,236
Customer Service	1,348,420	2,367,171	2,391,871	2,054,041	-	2,054,041
Water Quality	1,011,355	1,207,801	1,205,361	1,113,199	-	1,113,199
Water Conservation	422,572	526,839	426,839	392,386	-	392,386
Treasury	2,119,065	2,375,741	2,402,568	2,452,627	-	2,452,627
AMI Operations	320,105	861,415	858,915	889,506	-	889,506
Surface Water	9,819,711	12,868,754	12,888,504	9,529,530	-	9,529,530
Total Operating Expenditures	33,634,638	42,363,475	42,294,739	35,833,594	12,500	35,846,094
Debt Service	8,437,062	28,204,362	28,128,484	31,793,137	-	31,793,137
Issuance Costs	275,401	1,076,068	428,521	726,722	-	726,722
Transfers Out	9,278,518	8,928,685	8,928,685	7,117,975	-	7,117,975
Miscellaneous	507,404	(553,680)	79,133	332,337	-	332,337
Contingency	-	-	-	500,000	-	500,000
CIP Transfers	27,859,983	69,744,743	70,173,263	43,186,118	-	43,186,118
Inter Fund Loan - Solid Waste	6,300,000	-	-	-	-	-
Total Non-Operating Expenditures	52,658,368	107,400,176	107,738,086	83,656,289	-	83,656,289
Total Expenditures	86,293,005	149,763,651	150,032,825	119,489,883	12,500	119,502,383
Cash Equivalent - Beginning	48,456,165	45,044,676	45,044,676	40,211,065	-	40,211,065
Revenues Over/(Under) Expenditures	(10,158,087)	(5,256,623)	(4,833,611)	6,106,273	(12,500)	6,093,773
Reserve - Debt Service	(8,410,903)	(9,110,646)	(9,110,646)	(14,134,754)	-	(14,134,754)
Cash Equivalent - Ending	\$ 29,887,175	\$ 30,677,407	\$ 31,100,419	\$ 32,182,585	\$ (12,500)	\$ 32,170,085
Bond Coverage	4.93	1.18	1.19	1.31		1.31
Target	1.25	1.25	1.25	1.25		1.25
Operating Reserves	89%	72%	74%	90%		90%
Target	25%	25%	25%	25%		25%

CITY OF SUGAR LAND
ENTERPRISE FUND - AIRPORT
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
Fuel Sales	\$ 19,909,375	\$ 21,006,639	\$ 21,006,639	\$ 25,907,858	\$ -	\$ 25,907,858
Hangar Leases	1,575,192	1,672,206	1,672,206	1,589,200	-	1,589,200
Charges for Services	1,053,215	1,179,935	1,179,935	1,097,700	-	1,097,700
Interest Income	581,305	492,683	492,683	505,026	-	505,026
Other Revenues	400,488	351,339	351,339	350,000	-	350,000
Miscellaneous	329,601	410,028	410,028	300,000	-	300,000
Operating Revenues	23,849,176	25,112,830	25,112,830	29,749,784	-	29,749,784
Bond Proceeds	-	-	-	15,500,000	-	15,500,000
Grant Proceeds	100,000	894,000	894,000	100,000	-	100,000
Transfer from Other Funds	588,489	565,443	565,443	580,906	-	580,906
Non-Operating Revenues	688,489	1,459,443	1,459,443	16,180,906	-	16,180,906
Total Revenues	24,537,665	26,572,273	26,572,273	45,930,690	-	45,930,690
EXPENDITURES						
Airport Administration	1,447,332	1,582,274	1,582,274	1,488,333	150,000	1,638,333
Airfield Operations	408,803	487,189	487,189	533,201	-	533,201
FBO Services	15,267,786	14,963,937	14,963,937	19,488,748	66,663	19,555,411
Café Select	293,528	355,587	355,587	344,392	20,000	364,392
Maintenance and Operations	1,092,354	1,528,505	1,528,505	1,386,540	-	1,386,540
U.S. Customs	414,110	715,198	715,198	446,900	-	446,900
Total Operating Expenditures	18,923,913	19,632,689	19,632,689	23,688,113	236,663	23,924,776
Operating Transfers Out	1,326,239	1,087,581	1,087,581	1,200,857	-	1,200,857
Transfers Out - Bond CIP	-	-	-	15,500,000	-	15,500,000
Transfers Out - Non-Bond CIP	-	1,050,000	1,050,000	250,000	-	250,000
Debt Service	542,503	1,940,458	1,940,458	1,431,119	-	1,431,119
Miscellaneous	203,666	70,940	70,940	533,024	-	533,024
Total Non-Operating Expenditures	2,072,408	4,148,979	4,148,979	18,915,000	-	18,915,000
Total Expenditures	20,996,321	23,781,667	23,781,667	42,603,113	236,663	42,839,776
Cash & Equivalents - Beginning	8,835,020	11,117,572	11,117,572	13,908,177	-	13,908,177
Revenues Over/(Under) Expenditures	3,541,343	2,790,605	2,790,605	3,327,577	(236,663)	3,090,914
Debt Service Reserve	(805,001)	(860,041)	(860,041)	(3,160,378)	-	(3,160,378)
Cash & Equivalents - Ending	\$ 11,571,362	\$ 13,048,137	13,048,136	14,075,376	\$ (236,663)	\$ 13,838,713
CASH EQ. RESERVE RATIO (25% min)	775%	172%	193%	191%		182%
BOND COVERAGE (1.25x min)	5.02	4.13	4.73	2.33		2.24
FUEL GALLONS SOLD	4,227,593	4,265,384	4,552,433	4,581,343		4,581,343

CITY OF SUGAR LAND
ENTERPRISE FUND - SOLID WASTE
INCOME STATEMENT

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current	Projections	Base	Changes	Budget
		Budget		Budget		
REVENUES						
Solid Waste Collections	\$ 8,709,610	\$ 9,112,830	\$ 9,126,194	\$ 9,568,261	\$ -	\$ 9,568,261
Franchise Fees	1,354,622	1,387,900	1,550,000	1,469,800	-	1,469,800
Commercial SW License	24,749	29,000	25,000	32,000	-	32,000
Miscellaneous	(7,801)	4,000	49,500	3,500	-	3,500
Federal Reimbursements	-	-	7,500	5,957,182	-	5,957,182
Emergency Fee	-	-	-	319,500	-	319,500
Interest Income	34,445	-	75,000	62,000	-	62,000
Operating Revenues	10,115,626	10,533,730	10,833,194	17,412,243	-	17,412,243
Inter-Fund Loan From Utility	6,300,000	-	-	-	-	-
Total Revenues	16,415,626	10,533,730	10,833,194	17,412,243	-	17,412,243
EXPENDITURES						
Contractual Services	8,711,109	9,112,830	9,126,194	9,568,260	-	9,568,260
Contractual Services Hurricane	5,715,226	-	-	-	-	-
Salary & Benefits	343,948	359,834	359,834	378,448	-	378,448
Operations & Maintenance	82,518	73,737	73,737	73,737	100,000	173,737
Total Operating Expenditures	14,852,801	9,546,401	9,559,765	10,020,445	100,000	10,120,445
Miscellaneous	-	70,000	70,000	70,000	-	70,000
Transfers Out	521,407	840,637	864,225	6,757,603	-	6,757,603
Total Non-Operating Expenditures	521,407	910,637	934,225	6,827,603	-	6,827,603
Total Expenditures	15,374,208	10,457,038	10,493,990	16,848,048	100,000	16,948,048
Fund Balance - Beginning	1,057,859	2,101,061	2,101,061	2,440,265		2,440,265
Revenues Over/(Under) Expenditures	1,041,418	76,692	339,204	564,195	(100,000)	464,195
Fund Balance - Ending	\$ 2,099,277	\$ 2,177,753	\$ 2,440,265	\$ 3,004,460	\$ (100,000)	\$ 2,904,460
Minimum Fund Balance Requirement		\$ 522,852	\$ 524,699			\$ 847,402
Over/(Under) Requirement		1,654,901	1,915,566			2,057,058

CITY OF SUGAR LAND
STORM WATER COMPLIANCE FEE FUND
INCOME STATEMENT

	FY24 Actuals	FY25 Current Budget	FY25 Projections	FY26 Base Budget	FY26 Changes	FY26 Budget
REVENUES						
Stormwater Fees	\$ 2,066,738	\$ 2,124,813	\$ 2,112,934	\$ 2,011,877	\$ -	\$ 2,011,877
Interest Income	34,634	35,000	37,000	42,000	-	42,000
Total Revenues	2,101,335	2,159,813	2,149,934	2,053,877	-	2,053,877
EXPENDITURES						
Stormwater Management	272,046	495,228	455,646	424,277	-	424,277
Drainage Maintenance	1,244,559	1,896,650	1,747,123	1,665,507	-	1,665,507
Total Expenditures	1,516,605	2,391,878	2,202,770	2,089,784	-	2,089,784
Fund Balance - Beginning	398,638	1,007,534	1,007,534	954,699	-	954,699
Revenues Over/(Under) Expenditures	584,730	(232,065)	(52,836)	(35,907)	-	(35,907)
Fund Balance - Ending	\$ 584,730	\$ 775,470	\$ 954,699	\$ 918,792	\$ -	\$ 918,792

**CITY OF SUGAR LAND
SUGAR LAND 4B CORPORATION
INCOME STATEMENT**

	FY24	FY25	FY25	FY26	FY26	FY26
	Actuals	Current Budget	Projections	Base Budget	Changes	Budget
REVENUES						
Sales Tax	\$ 8,829,607	\$ 8,734,295	\$ 9,401,576	\$ 9,514,394	\$ -	\$ 9,514,394
Interest Income	1,095,704	500,000	800,000	650,000	-	650,000
TIRZ#1	145,008	146,678	146,678	-	-	-
Miscellaneous	113,256	80,000	80,000	-	-	-
Total Revenues	10,183,575	9,460,973	10,428,254	10,164,394	-	10,164,394
EXPENDITURES						
Economic Development Program	437,594	575,744	575,744	527,170	-	527,170
Sponsorships	-	-	-	-	500,000	500,000
Total Operating Expenditures	437,594	575,744	575,744	527,170	500,000	1,027,170
Debt Service	2,011,500	2,015,925	2,015,925	1,737,550	-	1,737,550
Reserve for Opportunities	-	576,012	576,012	2,000,000	-	2,000,000
Bond Issuance & Disclosure	1,000	1,000	1,000	1,000	-	1,000
Incentives	2,042,000	9,037,500	9,037,500	823,000	70,000	893,000
Transfers to Capital Projects	1,283,322	1,423,988	1,423,988	2,100,000	-	2,100,000
Transfer to General Fund	1,108,782	1,194,526	1,194,526	1,354,045	-	1,354,045
Transfer to Debt Service Fund	-	-	-	2,636,582	-	2,636,582
Transfer to Public Art Fund	250,000	250,000	250,000	250,000	-	250,000
Total Non-Operating Expenditures	6,696,604	14,498,951	14,498,951	10,902,177	70,000	10,972,177
Total Expenditures	7,134,198	15,074,695	15,074,695	11,429,347	570,000	11,999,347
Fund Balance - Beginning	17,213,322	20,262,699	20,262,699	15,616,258	-	15,616,258
Revenues Over/(Under) Expenditures	3,049,377	(5,613,722)	(4,646,441)	(1,264,953)	(570,000)	(1,834,953)
Debt Service Reserve	(1,901,500)	(2,004,426)	(2,004,426)	(1,633,000)	-	(1,633,000)
Fund Balance - Ending	18,361,199	12,644,551	13,611,832	12,718,305	(570,000)	12,148,305
Accrued Sales Tax	(1,447,473)	(1,519,824)	(1,519,824)	(1,519,824)	-	(1,519,824)
Fund Balance - Available	\$ 16,913,726	\$ 11,124,726	\$ 12,092,007	\$ 11,198,481	\$ (570,000)	\$ 10,628,481
Minimum Fund Balance (15%)	\$ 1,324,441	\$ 1,310,144	\$ 1,310,144	\$ 1,427,159		\$ 1,427,159
Over/Under Policy	15,589,285	9,814,582	10,781,863	9,771,321		9,201,321
Bond Coverage Ratio (>1.25x)	4.92	5.31	5.87	5.82		5.82

**CITY OF SUGAR LAND
CAPITAL PROJECT FUNDS
SUMMARY SCHEDULE OF REVENUES AND EXPENDITURES**

	General CIP	Utility CIP	Airport CIP	SLDC	SL4B	TOTAL
Revenues						
Airport CO's	-		15,500,000	-	-	15,500,000
Airport Revenues	-		250,000	-	-	250,000
GO Bonds	74,375,000		-	-	-	74,375,000
Connection Fees	-	-	-	-	-	-
Other Sources	725,000	-	27,397,000	-	-	28,122,000
Donations	4,900,000	-	-	-	-	4,900,000
SL4B	-	-	-	-	2,100,000	2,100,000
SLDC	-	-	-	2,300,000	-	2,300,000
Utility Revenue Bonds	-	41,186,113	-	-	-	41,186,113
Utility System Revenues	-	2,000,003	-	-	-	2,000,003
TOTAL Project Funding	80,000,000	43,186,116	43,147,000	2,300,000	2,100,000	170,733,116
Expenditures						
Airport	-	-	43,147,000	-	-	43,147,000
Drainage	13,575,000	-	-	-	-	13,575,000
Mobility	2,300,000	-	-	300,000	-	2,600,000
Municipal	57,675,000	-	-	-	-	57,675,000
Parks	2,500,000	-	-	-	2,100,000	4,600,000
Streets	2,725,000	-	-	2,000,000	-	4,725,000
Surface Water	-	2,651,250	-	-	-	2,651,250
Traffic	1,225,000	-	-	-	-	1,225,000
Wastewater	-	36,565,000	-	-	-	36,565,000
Water	-	17,125,500	-	-	-	17,125,500
TOTAL CIP Expenditures	\$ 80,000,000	\$ 56,341,750	\$ 43,147,000	\$ 2,300,000	\$ 2,100,000	\$ 183,888,750
Use of Fund Balance	\$ -	\$ (13,155,634)	\$ -	\$ -	\$ -	\$ (13,155,634)

CITY OF SUGAR LAND
SUMMARY OF CAPITAL PROJECTS
FIVE-YEAR CAPITAL IMPROVEMENT PROGRAM

Source of Funds	2026	2027	2028	2029	2030	TOTAL
Airport CO's	\$ 15,500,000	\$ 850,000	\$ 16,298,880	\$ -	\$ 750,000	\$ 33,398,880
Airport Revenues	250,000	-	-	75,000	75,000	400,000
GO Bonds	74,375,000	72,000,000	62,262,500	61,315,000	59,935,000	329,887,500
Connection Fees	5,846,871	7,237,120	8,297,121	8,297,120	7,306,368	36,984,600
Other Sources	28,122,000	21,775,000	1,912,500	22,100,000	2,537,500	76,447,000
Donations	4,900,000	-	-	-	-	4,900,000
SL4B	2,100,000	2,300,000	2,300,000	2,300,000	2,300,000	11,300,000
SLDC	2,300,000	1,800,000	300,000	300,000	300,000	5,000,000
Utility Revenue Bonds	41,186,113	24,832,229	105,481,978	27,047,055	30,080,880	228,628,255
Utility System Revenues	2,000,003	2,000,001	2,000,000	2,000,002	2,000,001	10,000,007
CIP Fund Balance	7,308,763	-	20,450,001	1,090,800	228,522	29,078,086
TOTAL	\$ 183,888,750	\$ 132,794,350	\$ 219,302,980	\$ 124,524,977	\$ 105,513,271	\$ 766,024,328

Project Type	2026	2027	2028	2029	2030	Total
Airport	\$ 43,147,000	\$ 850,000	\$ 16,298,880	\$ 75,000	\$ 825,000	\$ 61,195,880
Drainage	13,575,000	800,000	17,425,000	-	550,000	32,350,000
Mobility	2,600,000	25,225,000	5,800,000	50,875,000	23,412,500	107,912,500
Municipal	57,675,000	42,200,000	35,175,000	25,900,000	27,050,000	188,000,000
Parks	4,600,000	2,300,000	2,300,000	2,300,000	2,300,000	13,800,000
Streets	4,725,000	26,050,000	4,700,000	5,515,000	11,360,000	52,350,000
Surface Water	2,651,250	15,158,850	113,223,600	1,106,700	228,522	132,368,922
Traffic	1,225,000	1,300,000	1,375,000	1,425,000	400,000	5,725,000
Wastewater	36,565,000	9,660,000	8,505,000	6,972,777	29,296,749	90,999,526
Water	17,125,500	9,250,500	14,500,500	30,355,500	10,090,500	81,322,500
Total	\$ 183,888,750	\$ 132,794,350	\$ 219,302,980	\$ 124,524,977	\$ 105,513,271	\$ 766,024,328

City of Sugar Land

Non-Exempt Salary Structure – FY26

NE14

Minimum:	\$20.20	Midpoint:	\$23.24	Maximum:	\$26.27
	\$42,016		\$48,339		\$54,642

Airport Maintenance Trainee
Fleet Transporter
Parks Maintenance Trainee

Pump & Motor Technician Trainee
Receptionist
Right of Way Trainee

Street & Drainage Trainee
Utility Maintenance Trainee
Water Quality Technician Trainee

NE16

Minimum:	\$22.24	Midpoint:	\$26.12	Maximum:	\$30.00
	\$46,259		\$54,330		\$62,400

Administrative Assistant
Airport Maintenance Worker I
Airport Services Representative I
Airport Support Specialist
Cafe Attendant I
Court Clerk I
Custodian
Customer Experience
Ambassador I
Customer Service Rep I

Department Specialist
Distribution Specialist
Fleet Inventory & Data Specialist
Intake & Adoption Specialist
Kennel Technician
Line Crew Apprentice
Operator Apprentice
Parks Maintenance Worker I
Permit Coordinator
Pretreatment Technician

Pump & Motor Technician I
Quick Lube Technician
Ramp Agent
Records Technician
Right of Way Technician
Signs Technician I
Street & Drainage Technician
Utility Maintenance Worker I
Warrant Clerk
Water Quality Technician I

NE18

Minimum:	\$24.53	Midpoint:	\$29.40	Maximum:	\$34.33
	\$51,022		\$61,152		\$71,406

Airport Maintenance Worker II
Airport Services Representative II
Animal Services Officer I
Automotive Technician I
Billing Specialist I
Building Inspector I
Cafe Attendant II
Code Enforcement Inspector I
Construction Inspector I
Court Clerk II
Customer Experience
Ambassador II
Customer Service Rep II

Environmental Compliance Inspector I
Environmental Service Inspector I
Facility Services Technician I
I&C Technician Apprentice
Irrigation Technician
Laboratory Technician I
Line Crew I
Operator I
Parks Facilities Technician
Parks Maintenance Worker II
Parks Reservation Specialist
Pretreatment Inspector
Pump & Motor Technician II

Records Analyst
Residential Rental Inspector I
Right of Way Sr Technician
Signals Technician I
Signs Technician II
Sr Administrative Assistant
Sr Permit Coordinator
Stormwater Services Inspector
Street & Drainage Sr Technician
Utility Maintenance Worker II
Water Quality Technician II

Effective: January 3, 2026

City of Sugar Land

NE20

Minimum:	\$28.21	Midpoint:	\$33.83	Maximum:	\$39.51
	\$58,677		\$70,366		\$82,181

Accountant	Construction Inspector II	Forensic Technician I
Accounts Payable Coordinator	Crew Chief Parks Maintenance	GIS Specialist I
Administrative Coordinator	Crew Chief Pump & Motor	Grants Analyst
Administrative Supervisor	Crew Chief Right of Way	I&C Technician I
Agenda & Public Meetings Coordinator	Crew Chief Street & Drainage	Laboratory Technician II
Airport Maintenance Coordinator	Crew Chief Utilities	Line Crew II
Airport Maintenance Worker III	Customer Experience Ambassador III	Operator II
Airport Operations Agent	Development Coordinator	Purchasing Card Coordinator
Airport Services Representative III	Electrician-Apprentice	Residential Rental Inspector II
Animal Care Coordinator	Emergency Vehicle Technician Apprentice	Signals Technician II
Animal Services Officer II	End User Support Specialist I	Signs Technician III
Automotive Technician II	Environmental Compliance Inspector II	Sr Irrigation Technician
Billing Specialist II	Environmental Service Inspector II	Sr Pump & Motor Technician
Building Inspector II	Event Development Coordinator	Sr Stormwater Services Inspector
Cafe Attendant III	Facility Services Technician II	Veterinary Technician
Code Enforcement Inspector II	Food Inspector I	Warrant Coordinator
Compliance Specialist		

NE22

Minimum:	\$31.74	Midpoint:	\$38.92	Maximum:	\$46.03
	\$66,019		\$80,954		\$95,742

ASR Supervisor	Food Inspection Coordinator	Sr Code Enforcement Inspector
Automotive Technician III	Food Inspector II	Sr Construction Inspector
Building Inspector III	Forensic Technician II	Sr Crew Chief Parks Maintenance
Building Plans Reviewer	GIS Specialist II	Sr Crew Chief Pump & Motor
Cafe Supervisor	I&C Technician II	Sr Crew Chief Right of Way
CIP Coordinator	Juvenile Case Coordinator	Sr Crew Chief Street & Drainage
Contract Services Coordinator	Line Crew III	Sr Crew Chief Utilities
Court Docket Coordinator	Operator III	Sr Environmental Compliance Inspector
Crime Analyst	Permits Supervisor	Sr Environmental Service Inspector
Customer Experience Supervisor	Records Supervisor	Sr Facility Services Technician
Electrician-Journeyman	Signals Technician III	Sr Residential Rental Inspector
Emergency Vehicle Technician I	Sr Accountant	System Administrator I
End User Support Specialist II	Sr Accounts Payable Coordinator	Telecommunications Specialist
Executive Assistant	Sr Airport Operations Agent	

Effective: January 3, 2026

City of Sugar Land

NE24

Minimum:	\$35.78	Midpoint:	\$44.73	Maximum:	\$53.70
	\$74,422		\$93,038		\$111,696

Animal Shelter Supervisor

Emergency Vehicle Technician II

Line Crew Trainer

Building Inspector IV

Field Supervisor

Line Supervisor

Chief Construction Inspector

Fleet Services Supervisor

Sr Forensic Technician

Electrician-Master

GIS Specialist III

System Administrator II

City of Sugar Land

Exempt Salary Structure – FY26

EX20

Minimum:	\$29.41	Midpoint:	\$33.84	Maximum:	\$38.22
	\$61,173		\$70,387		\$79,498

AMI Program Analyst I	Internal Communications Specialist	Multimedia/Graphic Design Specialist
Claims Specialist	Management Analyst I	People Success Generalist
Communications & Community Engagement Specialist	Marketing & Engagement Specialist	Planning Specialist
Economic Development Specialist	Media Production Specialist	

EX22

Minimum:	\$31.75	Midpoint:	\$38.93	Maximum:	\$46.04
	\$66,040		\$80,974		\$95,763

Airport Engagement Coordinator	Digital Marketing Coordinator	People Success Partner
Airport Leasing Coordinator	Economic Development Coordinator	Planner I
AMI Program Analyst II	Engagement & Experience Coordinator	Planner II
Animal Services Engagement Coordinator	Engineer I	Pretreatment Coordinator
Application Developer I	Environmental Compliance Coordinator	Project Manager I
Application Developer II	Environmental Operations Coordinator	Purchasing Coordinator
AV Systems Coordinator	Events Coordinator	Recreation Coordinator
Budget Analyst	Facilities Services Coordinator	Safety & Risk Coordinator
Civic Arts Coordinator	Government Affairs Coordinator	Sales & Events Coordinator
Code Compliance Coordinator	Grants Officer	Tourism Marketing Associate
Communications & Community Engagement Coordinator	Health & Wellness Coordinator	Traffic Management Center Analyst I
Community Development Coordinator	Leave Solutions Partner	Traffic Management Center Operator I
Community Engagement Coordinator	Management Analyst II	Transportation & Mobility Innovation Analyst I
Compliance & Budget Analyst	Marketing & Engagement Coordinator	Transportation & Mobility Innovation Analyst II
Customer Experience Coordinator	Media Production Coordinator	Transportation & Mobility Innovation Planner I
Data Engineer I	Multimedia/Graphic Design Coordinator	Transportation & Mobility Innovation Planner II
Data Engineer II	Parks Development Coordinator	Venue Coordinator
Department Analyst	People Development Training Coordinator	Victim Services Coordinator
Development Services Experience Analyst		Water Conservation Coordinator

Effective: January 3, 2026

City of Sugar Land

EX24

Minimum:	\$35.79	Midpoint:	\$44.74	Maximum:	\$53.71
	\$74,443		\$93,059		\$111,717

Administrative Manager	Customer Experience Manager	Sr Community Development Coordinator
Airfield & Facilities Manager	Data & Performance Strategist	Sr Compliance & Budget Analyst
Airport Operations Manager	Data Consultant	Sr Continuous Improvement Lead
AMI Field Operations Manager	Development Services Experience Manager	Sr Data & Performance Strategist
Application Developer III	End User Support Supervisor	Sr People Success Partner
Application Developer IV	Engineer II	Sr Planner
Billing Supervisor	Engineer III	Sr Purchasing Coordinator
Business Development Manager	Facilities Services Project Manager	Strategic Initiatives Manager
Business Recruitment Manager	Facilities Services Supervisor	Traffic Management Center Analyst II
Business Systems Analyst	Fire/EMS Services Supervisor	Traffic Management Center Operator II
Civic Arts Manager	Innovation Project Lead	Training Center Manager
Collections & Customer Service Supervisor	Line Services Manager	Transportation & Mobility Innovation Analyst III
Communications & Community Engagement Manager	People Development Trainer	Transportation & Mobility Innovation Analyst IV
Communications Manager	Platform Data Administrator	Transportation & Mobility Innovation Planner III
Community Event Manager	Principal Accountant	Transportation & Mobility Innovation Planner IV
Community Partnerships & Program Manager	Principal Planner	Water Resources Manager
Community Relations & Media Administrator	Project Manager II	
Compliance Supervisor	Project Manager III	
Court Clerk Supervisor	Recreation Supervisor	
Court Services Supervisor	Risk & Safety Officer	
	Sales & Events Manager	
	Sr Budget Analyst	

EX26

Minimum:	\$42.06	Midpoint:	\$52.56	Maximum:	\$63.10
	\$87,485		\$109,325		\$131,248

Accounting Manager	Construction Service Manager	Digital Forensic Examiner
Accounts Payable Manager	Customer Experience Administrator	Emergency Management Coordinator
Airport Finance Manager	Data Program Manager	Engineering Manager
Asset & Operations Manager	Deputy Animal Services Administrator	Enterprise Data Architect Lead
Assistant City Attorney	Deputy Building Official	Environmental Manager
Budget Manager	Deputy City Clerk	Event Production Manager
Business Systems Manager	Deputy Communications Administrator	Facilities Services Manager
City Council Liaison	Deputy Court Administrator	Field Operations Manager
Code Compliance Manager		Fire/EMS Administrator
Community Development Manager		

Effective: January 3, 2026

City of Sugar Land

Fire/EMS Business Manager
Fleet Manager
Food Inspection Manager
Innovation Manager
Intelligent Transportation System Manager
Investment & Debt Manager
IT Manager
Parks Development Manager
Parks Maintenance Manager
Payroll Manager
People & Culture Business Manager
People Development Manager

People Experience Manager
Planning Manager Development Services
Planning Manager Redevelopment
Public Relations & Media Manager
Public Works Finance Manager
Purchasing Manager
Real Property Manager
Records Administrator
Recreation Manager
Right of Way Services Manager
Risk Mitigation Manager
Sr Executive Media Producer

Sr Marketing Manager
Sr Project Manager
Streets & Drainage Manager
Surface Water Plant Manager
Technical Services Manager
Traffic Engineering Manager
Transportation & Mobility Manager
Treasury Manager
Vertical Construction Manager
Wastewater Facilities Manager
Water Operations Manager
Water Quality Manager

EX28

Minimum:	\$49.47	Midpoint:	\$63.05	Maximum:	\$76.69
	\$102,898		\$131,144		\$159,515

Animal Services Administrator
Assistant Director of Aviation
Assistant Director of Budget
Communications Administrator
Assistant Director of Redevelopment
Assistant Director of Data & Innovation
Assistant Director of Economic Development
Assistant Director of Information Technology

Assistant Director of Neighborhood Services
Assistant Director of Parks & Recreation
Assistant Director of People & Culture
Assistant Director of Planning & Development Services
Assistant Director of Public Works
Assistant Director of Strategic & Government Affairs
Assistant Director of Tourism

Assistant Director of Utilities
Chief Building Official
City Traffic Engineer
Emergency Management Administrator
Fleet Administrator
Intergovernmental Relations Manager
Sr Assistant City Attorney
Sr Engineering Manager
Sr Police Finance Manager
Sr Vertical Construction Manager

EX30

Minimum:	\$58.18	Midpoint:	\$75.65	Maximum:	\$93.06
	\$121,014		\$157,352		\$193,565

Assistant City Engineer
Controller
First Assistant City Attorney

Deputy Director of Aviation
Deputy Director of Finance

Deputy Director of Fire/EMS
Deputy Director of People & Culture

City of Sugar Land

City Leadership – FY26

CL32

Minimum:	\$60.52	Midpoint:	\$77.14	Maximum:	\$93.81
	\$125,882		\$160,451		\$195,125

Chief of Staff
City Clerk

Municipal Court Administrator
Public Safety Dispatch Director

CL34

Minimum:	\$66.79	Midpoint:	\$86.80	Maximum:	\$106.84
	\$138,923		\$180,544		\$222,227

Director of Aviation
Director of Budget
Director of Customer Experience
Director of Economic Development
Director of Finance
Director of Information Technology, Data & Security
Director of Parks & Recreation

Director of People & Culture
Director of Planning & Development Services
Director of Public Works
Director of Redevelopment
Director of Strategic & Government Affairs
Director of Utilities

CL36

UNGRADED

City Manager
Assistant City Manager
City Attorney/Executive Director
City Engineer/Executive Director

Chief of Police
Chief of Fire-EMS
Municipal Court Judge

COUNCIL STIPEND

MAYOR (EO2)	MONTHLY: \$1,900.00	COUNCIL MEMBERS (EO1)	MONTHLY: \$950.00
	ANNUAL: \$22,800		ANNUAL: \$11,400

Effective: January 3, 2026

PUBLIC SAFETY SALARY STRUCTURES – FY26

		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
PD1	Detention Officer	\$25.59	\$26.87	\$28.15	\$29.44	\$30.71	\$31.73	\$32.76	\$33.78	\$34.81	\$35.83
		\$53,227	\$55,890	\$58,552	\$61,235	\$63,877	\$65,998	\$68,141	\$70,262	\$72,405	\$74,526
P-1	Police Officer - Recruit	\$ 30.92									
P-2	Police Officer	\$37.62	\$39.26	\$40.90	\$42.54	\$44.18	\$45.51	\$46.83	\$48.16	\$49.48	\$50.81
		\$78,250	\$81,661	\$85,072	\$88,483	\$91,894	\$94,661	\$97,406	\$100,173	\$102,918	\$105,685
P-3	Police Sergeant	\$51.82	\$52.86	\$53.91	\$54.72	\$55.54	\$56.37	\$56.93	\$57.44	\$57.96	\$58.42
		\$107,786	\$109,949	\$112,133	\$113,818	\$115,523	\$117,250	\$118,414	\$119,475	\$120,557	\$121,514
P-4	Police Lieutenant	\$59.58	\$60.90	\$62.18	\$63.42	\$64.63	\$65.86	\$66.97	\$68.03		
		\$123,926	\$126,672	\$129,334	\$131,914	\$134,430	\$136,989	\$139,298	\$141,502		
P-5	Police Captain	\$70.29	\$72.50	\$74.68	\$76.81	\$78.89	\$80.94				
		\$146,203	\$150,800	\$155,334	\$159,765	\$164,091	\$168,355				
P-6	Assistant Chief of Police	\$81.95	\$83.80	\$85.60	\$87.35	\$89.05	\$90.69				
		\$170,456	\$174,304	\$178,048	\$181,688	\$185,224	\$188,635				

Effective: January 3, 2026

PUBLIC SAFETY SALARY STRUCTURES – FY26

Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
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PTR	PS Dispatch Recruit	\$ 26.77
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PT1	Dispatcher I (Certified)	\$27.38 \$56,950	\$28.91 \$60,133	\$30.45 \$63,336	\$31.98 \$66,518	\$33.51 \$69,701	\$34.76 \$72,301	\$35.99 \$74,859	\$37.23 \$77,438	\$38.46 \$79,997	\$39.70 \$82,576
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PT2	Dispatcher II (Certified)	\$30.77 \$64,002	\$32.56 \$67,725	\$34.35 \$71,448	\$36.14 \$75,171	\$37.93 \$78,894	\$39.37 \$81,890	\$40.81 \$84,885	\$42.25 \$87,880	\$43.69 \$90,875	\$45.13 \$93,870
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PT3	Dispatch Supervisor	\$46.03 \$95,742	\$46.66 \$97,053	\$47.30 \$98,384	\$47.94 \$99,715	\$48.58 \$101,046	\$49.22 \$102,378	\$49.86 \$103,709	\$50.50 \$105,040
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PT4	Dispatch Manager	\$51.51	\$53.91	\$56.30	\$58.69	\$61.10	\$63.50
	Assistant Director	\$107,141	\$112,133	\$117,104	\$122,075	\$127,088	\$132,080

Effective: January 3, 2026

PUBLIC SAFETY SALARY STRUCTURES – FY26

		Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10
FR	Paramedic/Fire Recruit (Shift-2080 Hours)	\$ 21.74									
F1F	Firefighter (Shift-2912 Hours)	\$25.41 \$73,994	\$26.52 \$77,226	\$27.62 \$80,429	\$28.73 \$83,662	\$29.84 \$86,894	\$30.73 \$89,486	\$31.62 \$92,077	\$32.51 \$94,669	\$33.40 \$97,261	\$34.29 \$99,852
F1P	Firefighter/Paramedic (Shift-2912 Hours)	\$27.95 \$81,390	\$29.17 \$84,943	\$30.39 \$88,496	\$31.61 \$92,048	\$32.83 \$95,601	\$33.81 \$98,455	\$34.80 \$101,338	\$35.78 \$104,191	\$36.76 \$107,045	\$37.75 \$109,928
F2F	Fire Engineer / Operator (Shift-2912 Hours)	\$29.78 \$86,719	\$31.07 \$90,476	\$32.36 \$94,232	\$33.66 \$98,018	\$34.96 \$101,804	\$36.01 \$104,861	\$37.05 \$107,890	\$38.10 \$110,947		
F3F	Fire Lieutenant (Shift-2912 Hours)	\$38.45 \$111,966	\$39.23 \$114,238	\$40.01 \$116,509	\$40.61 \$118,256	\$41.22 \$120,033	\$41.64 \$121,256	\$42.01 \$122,333	\$42.39 \$123,440		
F3G	Fire Lieutenant (Non-Shift-2080 Hours)	\$56.53 \$117,582	\$57.66 \$119,933	\$58.81 \$122,325	\$59.69 \$124,155	\$60.59 \$126,027	\$61.20 \$127,296	\$61.75 \$128,440	\$62.31 \$129,605		
F4F	Fire Captain (Shift-2912 Hours)	\$43.02 \$125,274	\$43.98 \$128,070	\$44.90 \$130,749	\$45.80 \$133,370	\$46.67 \$135,903	\$47.56 \$138,495				
F4G	Fire Captain (Non-Shift-2080 Hours)	\$63.25 \$131,560	\$64.65 \$134,472	\$66.00 \$137,280	\$67.33 \$140,046	\$68.61 \$142,709	\$69.91 \$145,413				
F5F	Battalion Chief (Shift-2912 Hours)	\$48.27 \$140,562	\$49.79 \$144,988	\$51.28 \$149,327	\$52.74 \$153,579	\$54.17 \$157,743	\$55.58 \$161,849				
F5G	Assistant Fire Marshal Division Chief (Non-Shift-2080 Hours)	\$70.29 \$146,203	\$72.50 \$150,800	\$74.68 \$155,334	\$76.81 \$159,765	\$78.89 \$164,091	\$80.94 \$168,355				
F6G	Assistant Chief of Fire-EMS (Non-Shift-2080 Hours)	\$81.95 \$170,456	\$83.80 \$174,304	\$85.60 \$178,048	\$87.35 \$181,688	\$89.05 \$185,224	\$90.69 \$188,635				

Effective: January 3, 2026

FY26 Budget - Changes from Filing

General Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 47,465,170	\$ 47,073,849	\$ (391,321)
Revenues	136,901,704	136,972,454	70,750
Expenditures	140,706,336	141,409,506	703,170
Ending Fund Balance	\$ 43,660,538	\$ 42,636,797	\$ (1,023,741)

Special Events Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 1,112,859	\$ 1,074,359	\$ (38,500)
Revenues	520,000	520,000	-
Expenditures	506,948	1,136,948	630,000
Ending Fund Balance	\$ 1,125,912	\$ 457,412	\$ (668,500)

Sugar Land Development Corp Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 24,616,311	\$ 24,303,867	\$ (312,444)
Revenues	10,514,394	10,514,394	-
Expenditures	16,515,436	16,515,436	-
Ending Fund Balance	\$ 14,991,925	\$ 14,679,481	\$ (312,444)

Animal Shelter Donations Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 216,824	\$ 204,487	\$ (12,337)
Revenues	30,000	30,000	-
Expenditures	56,000	56,000	-
Ending Fund Balance	\$ 190,824	\$ 178,487	\$ (12,337)

Court Security Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 91,387	\$ 91,387	\$ -
Revenues	44,500	44,500	-
Expenditures	22,000	22,000	-
Ending Fund Balance	\$ 113,887	\$ 113,887	\$ -

Court Technology Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 78,282	\$ 70,282	\$ (8,000)
Revenues	34,700	34,700	-
Expenditures	19,700	19,700	-
Ending Fund Balance	\$ 93,282	\$ 85,282	\$ (8,000)

Truancy Prevention Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 134,674	\$ 153,999	\$ 19,325
Revenues	45,000	45,000	-
Expenditures	47,311	47,311	-
Ending Fund Balance	\$ 132,363	\$ 151,688	\$ 19,325

Juror Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 4,433	\$ 4,463	\$ 30
Revenues	930	930	-
Expenditures	-	-	-
Ending Fund Balance	\$ 5,363	\$ 5,393	\$ 30

Tourism Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 4,864,914	\$ 4,599,641	\$ (265,273)
Revenues	3,012,870	3,271,000	258,130
Expenditures	2,614,163	2,624,163	10,000
Ending Fund Balance	\$ 5,263,621	\$ 5,246,478	\$ (17,143)

Enclave at River Park PID	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 63,023	\$ 63,023	\$ -
Revenues	129,089	129,089	-
Expenditures	128,879	128,879	-
Ending Fund Balance	\$ 63,233	\$ 63,233	\$ -

Park at Eldridge PID	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 85,559	\$ 85,559	\$ -
Revenues	103,004	103,004	-
Expenditures	50	50	-
Ending Fund Balance	\$ 188,513	\$ 188,513	\$ -

SPA DRF Riverstone	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 3,553,846	\$ 3,553,846	\$ -
Revenues	693,990	693,990	-
Expenditures	-	-	-
Ending Fund Balance	\$ 4,247,836	\$ 4,247,836	\$ -

SPA DRF Tara Plantation	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 854,024	\$ 854,024	\$ -
Revenues	103,000	103,000	-
Expenditures	-	-	-
Ending Fund Balance	\$ 957,024	\$ 957,024	\$ -

Federal Seizures Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 49,341	\$ 49,341	\$ -
Revenues	2,000	2,000	-
Expenditures	-	-	-
Ending Fund Balance	\$ 51,341	\$ 51,341	\$ -

State Seizure Funds	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 1,098,842	\$ 1,098,842	\$ -
Revenues	50,000	33,000	(17,000)
Expenditures	330,000	330,000	-
Ending Fund Balance	\$ 818,842	\$ 801,842	\$ (17,000)

Law Enforcement Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 24,546	\$ 24,546	\$ -
Revenues	1,000	1,000	-
Expenditures	-	-	-
Ending Fund Balance	\$ 25,546	\$ 25,546	\$ -

Public Education and Government Fun	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 17,446	\$ 17,446	\$ -
Revenues	144,000	144,000	-
Expenditures	116,100	116,100	-
Ending Fund Balance	\$ 45,346	\$ 45,346	\$ -

Contract Policing Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 427,792	\$ 427,792	\$ -
Revenues	1,090,500	903,697	(186,803)
Expenditures	1,296,316	1,244,049	(52,267)
Ending Fund Balance	\$ 221,977	\$ 87,440	\$ (134,537)

Public Arts Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 803,682	\$ 803,682	\$ -
Revenues	295,000	295,000	-
Expenditures	719,000	719,000	-
Ending Fund Balance	\$ 379,682	\$ 379,682	\$ -

Employee Benefits Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 4,418,592	\$ 4,418,593	\$ 1
Revenues	17,495,226	17,495,226	-
Expenditures	17,524,195	17,524,195	-
Ending Fund Balance	\$ 4,389,623	\$ 4,389,624	\$ 1

Fleet Replacement Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 36,606	\$ 92,749	\$ 56,143
Revenues	2,343,231	2,343,231	-
Expenditures	685,990	685,990	-
Ending Fund Balance	\$ 1,693,847	\$ 1,749,990	\$ 56,143

High-Tech Replacement Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 1,970,014	\$ 2,024,060	\$ 54,046
Revenues	1,274,480	1,274,480	-
Expenditures	1,239,998	1,239,998	-
Ending Fund Balance	\$ 2,004,495	\$ 2,058,541	\$ 54,046

Debt Service Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 13,992,047	\$ 14,309,134	\$ 317,087
Revenues	40,270,209	40,261,273	(8,936)
Expenditures	47,493,210	43,896,420	(3,596,790)
Ending Fund Balance	\$ 6,769,046	\$ 10,673,987	\$ 3,904,941

Debt Service Fund - Taxable CO's	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 2,804,620	\$ 2,804,620	\$ -
Revenues	2,123,384	2,123,384	-
Expenditures	1,590,355	1,590,355	-
Ending Fund Balance	\$ 3,337,648	\$ 3,337,648	\$ -

Utility Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 42,717,497	\$ 40,211,065	\$ (2,506,432)
Revenues	125,596,156	125,596,156	-
Expenditures	119,502,383	119,502,383	-
Ending Fund Balance	\$ 34,676,516	\$ 32,170,085	\$ (2,506,431)

Airport Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 13,810,378	\$ 13,908,177	\$ 97,799
Revenues	55,229,202	45,930,690	(9,298,512)
Expenditures	45,895,211	42,839,776	(3,055,435)
Ending Fund Balance	\$ 19,983,669	\$ 13,838,713	\$ (6,144,956)

Solid Waste Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 2,025,765	\$ 2,440,265	\$ 414,500
Revenues	17,412,243	17,412,243	-
Expenditures	16,948,048	16,948,048	-
Ending Fund Balance	\$ 2,489,961	\$ 2,904,460	\$ 414,499

Stormwater Compliance Fee Fund	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 775,332	\$ 954,699	\$ 179,367
Revenues	2,053,877	2,053,877	-
Expenditures	2,089,784	2,089,784	-
Ending Fund Balance	\$ 739,425	\$ 918,792	\$ 179,367

SL4B	Budget Filing	Budget Adoption	Variance
Beginning Fund Balance	\$ 15,893,601	\$ 15,616,258	\$ (277,343)
Revenues	10,164,394	10,164,394	-
Expenditures	11,999,347	11,999,347	-
Ending Fund Balance	\$ 12,425,648	\$ 12,148,305	\$ (277,343)



City Council Agenda Request September 16, 2025

Agenda Request No: IX.B.

Agenda of: City Council Meeting

Initiated by: Mike Martinez, Budget Manager

Presented by: ShaLae Steadman, Director of Budget

Responsible Department: Budget

Agenda Caption:

FIRST AND FINAL CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2387:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, LEVYING A PROPERTY TAX RATE FOR THE YEAR 2025; AND DIRECTING THE TAX ASSESSOR-COLLECTOR TO ASSESS, ACCOUNT FOR, AND DISTRIBUTE THE PROPERTY TAXES AS HEREIN LEVIED.

Recommended Action:

Approval of Ordinance No. 2387 establishing a property tax rate of \$0.363210 for the 2025 tax year.

Executive Summary:

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 proposed budget and five-year Capital Improvement Program (CIP) were filed with the City Council on July 15, 2025, in accordance with the City Charter. The 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.

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.

The budget was reviewed with City Council through a series of workshops, along with a public hearing on the budget on September 2, 2025. City Council proposed the tax rate of \$0.363210 per \$100 of assessed value, and a public hearing on the proposed tax rate was held on September 9, 2025.

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:

Proposed Tax Rate	\$0.363210
No New Revenue Tax Rate:	\$0.367991
Voter Approval Tax Rate:	\$0.377063

Record Vote on Proposed Tax Rate

At the August 19th City Council meeting, City Council voted to consider a tax rate of \$0.363210 and hold a public hearing on the proposed tax rate on September 9th. The proposed tax rate results in an increase to the average residential tax bill of \$95 per year or \$7.92 per month.

Public Hearing

On September 9, 2025, a public hearing was held to hear all taxpayers wishing to speak on the proposed tax rate. No action was taken at the public hearing.

At the end of the public hearing, the date, time, and place for action on the tax rate was announced

Reccomendation

After discussion with City Council, staff recommends the adoption of a tax rate of \$0.363210 per \$100 for 2025. The tax rate is adopted in two parts, one for Maintenance & Operations, and one for Debt Service.

The distribution of the tax rate is shown below:

Maintenance & Operations	\$0.211555
Debt Service	\$0.151655
Total 2025 Tax Rate	\$0.363210

REQUIRED LANGUAGE

This year's proposed tax rate does not exceed the no-new-revenue tax rate. The vote on the

ordinance, resolution, or order setting the tax rate must be a record vote, and majority of the governing body must vote in favor of the adoption of the tax rate.

A motion to adopt the ordinance must be made in the following form:

“I move that the property tax rate be increased by the adoption of a tax rate of \$0.363210, which is effectively a 2.83 percent increase in the tax rate.”

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 Tax Rate Ordinance No 2387

ORDINANCE NO. 2387

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, LEVYING A PROPERTY TAX RATE FOR THE YEAR 2025; AND DIRECTING THE TAX ASSESSOR-COLLECTOR TO ASSESS, ACCOUNT FOR, AND DISTRIBUTE THE PROPERTY TAXES AS HEREIN LEVIED.

WHEREAS, Section 26.05 (a) of the Tax Code requires taxing authorities to adopt a property tax rate before the later of September 30 of each year or the 60th day after the date of receipt of the certified appraisal roll; and

WHEREAS, Section 26.05 (a) of the Tax Code requires the property tax rate be approved separately in two components: (1) Maintenance and Operations; and (2) Debt Service; NOW THEREFORE,

**BE IT ORDAINED BY THE CITY COUNCIL
OF THE CITY OF SUGAR LAND, TEXAS:**

Section 1. That the property tax rate per \$100.00 valuation for the City of Sugar Land for tax year 2025 is adopted as follows:

Maintenance and Operations	\$0.211555
Debt Service	\$0.151655
Tax Rate	\$0.363210

Section 2. That the record vote of the City Council adopting this ordinance is:

Council Members voting FOR adoption:

Council Members voting AGAINST adoption:

Council Members absent:

Section 4. That this ordinance is adopted upon one reading in compliance with Section 6.03 of the City Charter.

APPROVED and ADOPTED on September _____, 2025

Carol K. McCutcheon, Mayor

ATTEST:

Linda Mendenhall, City Clerk

APPROVED AS TO FORM

Meredith Riedel