



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

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

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.

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.

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. Anhiser spoke in opposition to agenda item IX B. Mayor McCutcheon closed the public hearing at 7:18 p.m.

Councilmember Suzanne Wahltley 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 setting a date for deliberation and adoption of the 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

