



City of Sugar Land

City Council Agenda

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

**Tuesday, August 18, 2026
City Council Meeting
City Council Chambers
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://youtube.com/live/-RWGXke3V-A?feature=share>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

II. Call to Order

III. Invocation

Council Member Rick Miller

IV. Pledges of Allegiance

Council Member Rick Miller

V. Recognition

A. KEEP SUGAR LAND BEAUTIFUL YOUTH ADVISORY BOARD
Christian Eubanks, Environmental Manager

B. ROBO SAPIENS
FIRST TECH CHALLENGE
TEAM NO. 14503
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 regarding matters posted for consideration or workshop 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 August 4, 2026, meeting.

Linda Mendenhall, City Clerk

B. **AMENDMENT NO. 2 WITH FIRST DUE HOLDINGS, INC**

Consideration of and action on Amendment No. 2 to the agreement for services with Governmental Rider (Contract No. 3251494) with First Due Holdings, Inc., for fire department scheduling, community risk reduction, and operational software modules in an amount not to exceed \$126,420.25 over the contract term.

Mark Campise, Fire Chief

VIII. Public Hearings

- A. **PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons desiring to be heard on proposed Fiscal Year 2027 Budget. Consideration of and action on setting a date for deliberation and adoption of the Fiscal Year 2027 Budget.

ShaLae Steadman, Director of Budget

TAXPAYER IMPACT STATEMENT

Pursuant to Texas Government Code § 551.043(c), a taxpayer impact statement is required for meetings at which the City Council discusses or adopts the proposed budget.

Description	FY 2025-2026 Adopted Tax Rate	FY 2026-2027 Proposed Tax Rate	FY 2026-2027 No-New-Revenue Rate
Tax Rate per \$100 Valuation	0.358827	0.381116	0.355381
Median Homestead Taxable Value	\$365,754	\$369,495	\$369,495
Estimated Annual Tax Bill	\$1,312	\$1,408	\$1,313
Difference from Current Fiscal Year		\$96	\$1

Note: Estimated taxpayer impacts are based on the FY 2026-2027 proposed tax rate and are subject to change pending the City Council's final adoption of the tax rate. Additional budget information is available on the City's website at <https://www.sugarlandtx.gov/2291/Budget-Strategy>. Information regarding property taxes is available at <https://www.sugarlandtx.gov/2472/Property-Taxes>.

IX. Tax Record Vote

A. **VOTE TO PROPOSE 2026 TAX RATE AND SCHEDULE PUBLIC HEARING**

Consideration of and action on setting the City of Sugar Land proposed 2026 tax rate, setting public hearing, and directing staff to publish the Notice of Proposed 2026 Tax Rate.

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 12th day of August, 2026 at 5:00 P.M.



City Council Agenda Request

August 18, 2026

Agenda Request No: V.A.

Agenda of: City Council Meeting

Initiated by: Christian Eubanks, Environmental Manager

Presented by: Christian Eubanks, Environmental Manager

Responsible Department: Utilities

Agenda Caption:

KEEP SUGAR LAND BEAUTIFUL YOUTH ADVISORY BOARD

Recommended Action:

Recognize Keep Sugar Land Beautiful (KSLB) for their contributions.

Executive Summary:

Keep Sugar Land Beautiful (KSLB) is an award-winning nonprofit established in 1999 that educates and engages the Sugar Land community on environmental responsibility. As a longtime partner of the City of Sugar Land, KSLB works alongside the City on shared initiatives that support a cleaner, more sustainable community.

Since 2006, KSLB's Youth Advisory Board (YAB) has given local high school students, selected through an application and interview process, the chance to develop and lead their own community projects. Members brainstorm new ideas, recruit volunteers, and represent KSLB throughout Sugar Land, gaining real hands-on experience in community leadership. Today, we'd like to recognize the Youth Advisory Board as a whole — both long-standing members and newer members who have joined with enthusiasm, bringing fresh ideas, time, and energy toward creating a meaningful environmental impact in Sugar Land.

We'd also like to highlight two projects led by members of the board. First, we recognize Akshara and Gurupriya for their work on the Crayon Project, an initiative proposed in the summer of 2025 to collect old and broken crayons from elementary schools and send them to be recycled into new crayons for hospitalized children, in partnership with the national nonprofit The Crayon Initiative. The team chose Commonwealth Elementary, their own former elementary school, as the pilot site, drafting a full project proposal, pitching it to school staff and the Student Council, designing a promotional flyer, and building crayon-shaped collection boxes out of recycled materials. Over two collection rounds between April and May 2026, students and staff at Commonwealth Elementary donated so many crayons that the first pickup alone filled a box weighing between 30 and 35 pounds, with a second, even larger pickup collected at the end of

the school year as students cleaned out their desks.

Second, we recognize Krishaa, Rutvi, and Helen, who began cleaning Oyster Creek Park in 6th grade and are now in 11th grade. Their efforts have grown into a dedicated task force of nine members, demonstrating sustained commitment and leadership in community service. This marks five years of continued service to Oyster Creek Park, a testament to their consistency and the lasting impact young leaders can have on their community.

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 August 18, 2026

Agenda Request No: V.B.

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
TEAM NO. 14503

Recommended Action:

Recognize Robo Sapiens FIRST Tech Challenge Team #14503 for their accomplishments in the 2025-2026 season.

Executive Summary:

Robo Sapiens FIRST Tech Challenge Team #14503, a Sugar Land-based robotics team comprised of high school students from Fort Bend ISD and Katy ISD, is being recognized for its outstanding achievements during the 2025–2026 season. Established in 2018, the team has competed for eight seasons and participated in 52 official events, earning numerous regional, state, and world honors.

The 2025–2026 season marked the most successful in the team’s history. Robo Sapiens earned the 1st Place Inspire Award and served as Winning Alliance Captain at the Houston League Tournament, earned the 1st Place Inspire Award at the Houston Regional Championship, and placed third for the Inspire Award at the Texas State Championships. The team advanced to the FIRST Tech Challenge World Championship for the third time in five years, where they earned the 1st Place Think Award and finished as a Division Finalist Alliance.

Beyond competition, Robo Sapiens has made a significant impact through STEM education and community engagement, mentoring more than 20 robotics teams and conducting more than 50 outreach events that have reached over 10,000 students locally and internationally.

Team members include Maahir Shah, Dushan Immadi, Aarav Mehta, Kavish Rajiv Mehta, Pranav Pulluru, Aarav Garg, Aryan Ganglani, Maanav Pinapala, and Neel Heblikar.

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

August 18, 2026

Agenda Request No: VII.A.

Agenda of: City Council Meeting

Initiated by: Charlotte Graves, Agenda & Public Meeting Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department:

Agenda Caption:

MINUTES

Consideration of and action on the minutes of the August 4, 2026, meeting.

Recommended Action:

Consideration of and action on the approval of the minutes of the August 4, 2026, meeting

Executive Summary:

Consider the minutes of the August 4, 2026, 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. 8.4.26-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, August 4, 2026
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

Council Member Sanjay Singhal

IV. Pledges of Allegiance

Council Member Sanjay Singhal

V. Public Comment

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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.

VI. Consent Agenda

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A. MINUTES

Consideration of and action on the minutes of the July 21, 2026, meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the consent agenda items A through G**, 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

B. CONTRACT WITH WESTWOOD PROFESSIONAL SERVICES, INC.

Consideration of and action on authorization of a contract with Westwood Professional Services, Inc. for CIP CPK1702, Sugar Land Trail (Ditch H Trail) in the amount of \$197,945.00.

Greg Nichols, Senior Project Manager

C. INTERLOCAL AGREEMENT WITH FORT BEND COUNTY DRAINAGE DISTRICT

Consideration of and action on the authorization of the execution of the Interlocal Agreement with Fort Bend County Drainage District for the Erosion Mitigation of Memorial Park.

Robert Wilson, Assistant City Engineer

D. CONTRACT WITH WW PAYTON CORPORATION

Consideration of and action on the authorization of the execution of a Contract with WW Payton Corporation for the Groundwater Plant Generator and Right Angle Drive (RAD) Replacement Program, CIP CWA2406, in the amount of \$3,450,000.00 and approve a Budget Amendment in the amount of \$2,800,000.00 from CIP CWA2601 to CIP CWA2406.

Alence Poudel, Engineering Manager

E. CONTRACT WITH INFRASTRUCTURE CONSULTING & ENGINEERING, LLC

Consideration of and action on the authorization of the execution of a professional services contract with Infrastructure Consulting & Engineering, LLC for the design of Sweetwater Blvd Reconstruction Phase II, CIP CMB2804, in the amount of \$677,329.95.

Paola DeLaTorre, Project Manager II

- F. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-33**: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, RATIFYING THE ACCEPTANCE OF THE SOUTHEAST TEXAS REGIONAL ADVISORY COUNCIL (SETRAC) FY26 EMS COUNTY ASSISTANCE FUNDS; DESIGNATING THE CITY MANAGER, OR DESIGNEE, AS AUTHORIZED OFFICIAL TO EXECUTE DOCUMENTS.

Mark Campise, Fire Chief

- G. **SECOND CONSIDERATION**: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2410**: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND TEXAS, AMENDING CHAPTER 2, ARTICLE 3, BOARDS AND COMMISSIONS, TO IMPLEMENT UNIFORM TWO-YEAR TERMS FOR BOARDS AND COMMISSIONS, PROVIDE TERM LIMITS, AND ESTABLISH TRANSITION PROVISIONS FOR CURRENT MEMBERS.

Linda Mendenhall, City Clerk

VII. Public Hearings

- A. **PUBLIC HEARING 5:30 P.M.**: Receive and hear all persons desiring to be heard on the proposed change in land use of approximately three acres of Imperial Park, located at 7750 Highway 90A, for the construction of a new Animal Shelter facility.

Jonathan Braun, Assistant City Engineer

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

Mayor McCutcheon opened the public hearing at 5:38 p.m. No members of the public addressed the Council. The public hearing was closed at 5:38 p.m.

VIII. Ordinances and Resolutions

- A. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-26**: A RESOLUTION OF THE CITY OF SUGAR LAND, TEXAS MAKING REQUIRED FINDINGS UNDER TEXAS PARKS AND WILDLIFE CODE § 26.001, APPROVING THE ANIMAL SHELTER LOCATION AND AUTHORIZING THE USE OF APPROXIMATELY 3 ACRES OF AN APPROXIMATELY 39.81 ACRE TRACT PREVIOUSLY DESIGNATED AND USED AS PUBLIC PARK, THE SAME BEING LOCATED AT 7750 HWY 90A, SUGAR LAND, TX 77478 IN SUGAR LAND TEXAS AND BEING COMMONLY KNOWN AS IMPERIAL PARK; FINDING THAT ALL NOTICE AND HEARING REQUIREMENTS HAVE BEEN MET; AND PROVIDING AN EFFECTIVE DATE.

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 Resolution 26-26**, 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

- B. **SECOND CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2406:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS AMENDING THE CODE OF ORDINANCES BY AMENDING CERTAIN PROVISIONS IN CHAPTER 3, ARTICLE IX (SOLID WASTE, RECYCLABLE MATERIALS AND VEGETATION), AND CHAPTER 4, ARTICLE V (COMMERCIAL SOLID WASTE, LIQUID WASTE, AND RECYCLABLE MATERIALS OPERATORS), AND OTHER MATTERS RELATED THERETO.

Katie Clayton, Director of Utilities

Katie Clayton, Director of Utilities, gave a presentation, made comments, and answered questions from the Council.

A motion to **Approve the second reading of Ordinance No. 2406**, was made by Jim Vonderhaar and seconded by Suzanne Whatley; the motion **Passed**.

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

Nays: Sanjay Singhal

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

X. Closed Executive Session

- A. Closed Executive Session as authorized by Chapter 551, Texas Government Code in accordance with:

Section 551.074 Personnel Matters:

For the purpose of discussion with respect to the City Manager annual performance evaluation.

Carol McCutcheon, Mayor

RECESS: Mayor McCutcheon recessed into closed executive session at 5:53 p.m.

XI. Adjournment

No further business was discussed during the meeting. The meeting was adjourned at 5:53 p.m.

Linda Mendenhall, City Clerk





City Council Agenda Request August 18, 2026

Agenda Request No: VII.B.

Agenda of: City Council Meeting

Initiated by: Tracey Siu, Fire/EMS Administrator

Presented by: Mark Campise, Fire Chief

Responsible Department: Fire

Agenda Caption:

AMENDMENT NO. 2 WITH FIRST DUE HOLDINGS, INC

Consideration of and action on Amendment No. 2 to the agreement for services with Governmental Rider (Contract No. 3251494) with First Due Holdings, Inc., for fire department scheduling, community risk reduction, and operational software modules in an amount not to exceed \$126,420.25 over the contract term.

Recommended Action:

Sugar Land Fire Department recommends that Mayor and City Council approve Amendment Number 2 to the Agreement for Services with Governmental Rider (Contract No. 3251494) with First Due Holdings.

Executive Summary:

Sugar Land Fire Department ("SLFD") currently has an agreement with First Due Holdings, Inc. ("First Due") to provide fire personnel scheduling and specialized software for the Community Risk Reduction division. First Due offers comprehensive, AI-powered modules designed specifically for Fire, EMS, and Law Enforcement agencies. It centralizes multiple modules in a single cloud-based platform at a more affordable rate than the previous provider.

SLFD has had great feedback and success with these modules and proposes moving forward with the following:

- Responder dashboard and app with notifications, status updates, and routing
- Comprehensive Incident Command module
- Fire & ePCR incident reporting & AI enhanced documentation
- Community Connect to input critical occupant and property data
- Existing software integration - Pulsara & CAD
- Implementation and training package, etc.

Transitioning to First Due will close reporting compliance gaps we experience with the current

platform and enhance reporting accuracy through integrated advanced QA/QI tools also not available on the current platform. In addition, it will reduce ongoing performance gaps with our MDT CAD interface that have seen persistent issues affecting response since transitioning to the Motorola CAD.

The cost breakdown in the amendment is as follows:

Initial Term

- One Time cost: \$6,350

Annual Subscription for New Services:

- Year 1 (Renewal Term 1): \$36,275.00
- Year 2 (Renewal Term 2): \$39,902.50
- Year 3 (Renewal Term 3): \$43,892.75

Three-Year Total for New Services: \$126,420.25 (including the one-time fee)

The addition of the module is aligned with the department's intent to evaluate current software platforms and seek to ensure that existing platforms are maximizing performance while remaining efficient in regard to the budget. The move to First Due, away from the current platform, provides cost savings to the city, while enhancing the capabilities of the work being conducted by the Operations Division.

Sugar Land Fire Department recommends City Council approve Amendment Number 2 to the Agreement for Services with Governmental Rider (Contract No. 3251494) with First Due Holdings.

Budget

Expenditure Required: \$126,420.25 (3-year)

Current Budget: \$126,420.25 (3-year)

Additional Funding: N/A

Funding Source: Fire Operating Account for One Time Charge \$6,350
IT's Operating Account for recurring subscription: \$120,070.25

Account Number (ORG-OBJ-Project): 101-8110-541055 for One Time Charge \$6,350
IT's Operating Account for recurring subscription: \$120,070.25 (3-year)

Attachments

None



City Council Agenda Request August 18, 2026

Agenda Request No: VIII.A.

Agenda of: City Council Meeting

Initiated by: Li Su, Senior Budget & Strategy Analyst

Presented by: ShaLae Steadman, Director of Budget

Responsible Department: Budget

Agenda Caption:

PUBLIC HEARING 5:30 P.M.: Receive and hear all persons desiring to be heard on proposed Fiscal Year 2027 Budget. Consideration of and action on setting a date for deliberation and adoption of the Fiscal Year 2027 Budget.

ShaLae Steadman, Director of Budget

TAXPAYER IMPACT STATEMENT

Pursuant to Texas Government Code § 551.043(c), a taxpayer impact statement is required for meetings at which the City Council discusses or adopts the proposed budget.

Description	FY 2025-2026 Adopted Tax Rate	FY 2026-2027 Proposed Tax Rate	FY 2026-2027 No-New-Revenue Rate
Tax Rate per \$100 Valuation	0.358827	0.381116	0.355381
Median Homestead Taxable Value	\$365,754	\$369,495	\$369,495
Estimated Annual Tax Bill	\$1,312	\$1,408	\$1,313
Difference from Current Fiscal Year		\$96	\$1

Note: Estimated taxpayer impacts are based on the FY 2026-2027 proposed tax rate and are subject to change pending the City Council's final adoption of the tax rate. Additional budget information is available on the City's website at <https://www.sugarlandtx.gov/2291/Budget-Strategy>. Information regarding property taxes is available at <https://www.sugarlandtx.gov/2472/Property-Taxes>.

Recommended Action:

Staff recommends that City Council receive and hear all persons desiring to speak on the FY27 proposed budget and take action to set September 15, 2026, as the date for deliberation and adoption of the Fiscal Year 2027 budget.

Executive Summary:

The Fiscal Year 2027 (FY27) proposed budget and FY27–2031 Five-Year Capital Improvement Program (CIP) were filed with the City Council in accordance with Section 6.03 of the City Charter. The budget serves as the City's financial plan for the fiscal year beginning October 1, 2026, and ending September 30, 2027, and follows the City Council-adopted Financial Management Policy Statements and Strategic Action Plan.

The proposed FY27 budget is structurally balanced and financially sustainable and reflects the City's continued commitment to conservative financial management and preservation of its

AAA/Aaa bond ratings. It prioritizes the exceptional services residents expect through investments in public safety, infrastructure, mobility, parks and recreation, utilities, customer service, technology, and a high-performing workforce.

The City enters FY27 from a position of strength. During FY26, Sugar Land earned Bloomberg Philanthropies' What Works Cities Gold Certification for excellence in data-driven government, was ranked among the Top 3 Best Places to Live by Livability.com, and continued to strengthen emergency preparedness and infrastructure planning through innovative asset management practices. The City's most recent Citizen Satisfaction Survey found that 95 percent of residents love calling Sugar Land home.

The proposed budget also addresses significant increases in the cost of providing municipal services, including public safety overtime, Texas Municipal Retirement System contributions, electricity, contractual services, insurance, and other inflationary costs. Departments identified approximately \$1.72 million in operational efficiencies, including the elimination of five General Fund positions; however, continued cost growth cannot be fully absorbed without affecting service levels.

Proposed Budget & Five-Year CIP

As filed, the FY27 budget includes \$343,477,843 for operating funds and \$128,820,137 for capital projects, for a total proposed budget of \$472,297,980. Including transfers, the total budget is \$520,697,513.

The FY27 budget and FY27–2031 Five-Year CIP balance operating and capital needs while preparing for the community's current and future priorities. The proposed budget was developed using conservative revenue assumptions and includes an average 3 percent utility rate increase for water, wastewater, and surface water services, along with recommended adjustments to solid waste rates and other user fees to support the financial sustainability of enterprise operations.

Budget Workshops

Throughout August, City Council is reviewing the FY27 budget and CIP through a series of Thursday morning budget workshops.

Public Hearing

In accordance with Texas Local Government Code § 102.0065, notice of the public hearing on the budget must be published in at least one newspaper of general circulation in the county in which the municipality is located. The notice must be published not later than the 10th day, or earlier than the 30th day, before the public hearing and must contain specified information regarding property tax revenues.

“This budget will raise more revenue from property taxes than last year's budget by an amount of \$4,777,481, which is a 6.18 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is \$196,453.”

The notice of public hearing was published in the newspaper on August 5, 2027. The notice states that the public hearing on the proposed FY27 budget will be held at 5:30 p.m. on Tuesday, August 18, 2026, in the City Council Chamber at City Hall, 2700 Town Center Boulevard North, Sugar Land, Texas.

Resources

The Proposed FY27 Budget Documents can be found at <https://www.sugarlandtx.gov/budget> and are linked below:

- [FY27 Proposed Budget](#)
- [FY27-31 Proposed CIP Budget](#)
- [Citizen's Budget Book](#)

Recommendation

Staff recommends that City Council receive and hear all persons desiring to speak on the FY27 proposed budget and take action to set September 15, 2026, as the date for deliberation and adoption of the Fiscal Year 2027 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

None



City Council Agenda Request

August 18, 2026

Agenda Request No: IX.A.

Agenda of: City Council Meeting

Initiated by: Li Su, Senior Budget & Strategy Analyst

Presented by: ShaLae Steadman, Director of Budget

Responsible Department: Budget

Agenda Caption:

VOTE TO PROPOSE 2026 TAX RATE AND SCHEDULE PUBLIC HEARING

Consideration of and action on setting the City of Sugar Land proposed 2026 tax rate, setting public hearing, and directing staff to publish the Notice of Proposed 2026 Tax Rate.

Recommended Action:

Vote to propose a tax rate for 2026 and set a public hearing date for September 8, 2026 at 5:30 p.m.

Executive Summary:

Background

The City has a long-standing reputation for conservative, resilient, and responsible financial stewardship. The proposed 2026 tax rate is intended to maintain financial stability and the high quality of services residents expect.

Proposed Tax Rate

The Fort Bend Central Appraisal District is responsible for assessing property values. The City contracts separately with the Fort Bend County Tax Office for Tax Assessor/Collector services, including calculating the following rates as required by the Texas Tax Code:

- No-New-Revenue Tax Rate: \$0.355381 per \$100 valuation
- Voter-Approval Tax Rate: \$0.381586 per \$100 valuation

The current recommended 2026 tax rate is \$0.381116 per \$100 valuation. This rate would provide the resources needed to maintain high-quality City services and support long-term financial stability. The recommended rate may change following the City Council's discussion at the August 13 workshop.

Estimated Residential Tax Impact

Pursuant to Texas Government Code § 551.043(c), this comparison uses the median-valued homestead, which generally provides a more representative illustration of the tax impact on a typical homeowner. The statutory Notice of Public Hearing on Tax Increase uses the average taxable value as required by the Texas Tax Code; therefore, the amounts presented in that notice will differ. Actual tax bills vary based on each property's taxable value and applicable exemptions.

Description	FY 2025–2026 Adopted Tax Rate	FY 2026–2027 Proposed Tax Rate	FY 2026–2027 No-New-Revenue Rate
Tax Rate per \$100 Valuation	0.358827	0.381116	0.355381
Median Homestead Taxable Value	\$365,754	\$369,495	\$369,495
Estimated Annual Tax Bill	\$1,312	\$1,408	\$1,313
Difference from Current Fiscal Year	--	\$96	\$1

Record Vote and Public Hearing

During this meeting, the City Council will discuss the proposed tax rate, take a record vote on the rate to be published, direct staff to publish the required notice, and schedule a public hearing. The record vote results will be included in the final notice.

This action does not adopt the 2026 tax rate. It establishes the proposed rate for public notice and schedules an opportunity for public input. The public hearing is planned for September 8, 2026, at 5:30 p.m. Final action to adopt the tax rate will occur after approval of the FY27 budget on September 15, 2026.

Recommended Action

Vote to propose a 2026 property tax rate and set a public hearing for September 8, 2026, at 5:30 p.m.

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. 2026 Sugar Land PHN - Draft

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.381116 per \$100 valuation has been proposed by the governing body of City of Sugar Land.

PROPOSED TAX RATE	\$0.381116 per \$100
NO-NEW-REVENUE TAX RATE	\$0.355381 per \$100
VOTER-APPROVAL TAX RATE	\$0.381586 per \$100

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for City of Sugar Land from the same properties in both the 2025 tax year and the 2026 tax year.

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

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Sugar Land is proposing to increase property taxes for the 2026 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 8, 2026 AT 5:30 PM AT SUGAR LAND CITY HALL, 2700 TOWN CENTER BLVD NORTH.

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

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

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

FOR the proposal:

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

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

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

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

	2025	2026	Change
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Total tax rate (per \$100 of value)	\$0.358827	\$0.381116	increase of 0.022289 per \$100, or 6.21%
Average homestead taxable value	\$449,677	\$459,304	increase of 2.14%
Tax on average homestead	\$1,613.56	\$1,750.48	increase of \$136.92, or 8.49%
Total tax levy on all properties	\$77,349,494	\$82,126,975	increase of \$4,777,481, or 6.18%

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

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