



City of Sugar Land

City Council Agenda

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

Tuesday, September 1, 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/gx2wIgo6594?feature=share>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

II. Call to Order

III. Invocation

Council Member Jim Vonderhaar

IV. Pledges of Allegiance

Council Member Jim Vonderhaar

V. 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 Clerk (281) 275-2730.

VI. 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 approval of the minutes of the August 18, 2026 meeting.

Linda Mendenhall, City Clerk

B. CONCESSION LEASE AGREEMENT WITH THE HERTZ CORPORATION

Consideration of and action on a Rental Car Concession Lease Agreement with The Hertz Corporation for Rental Car Services at Sugar Land Regional Airport.

Joseph Fairley, Airport Leasing Coordinator, Mitchell Davies, Director of Aviation

- C. **CONCESSION LEASE AGREEMENT WITH GITIBIN & ASSOCIATES, LLC (DBA GO RENTALS)**
Consideration of and action on a Rental Car Concession Lease Agreement with Gitibin & Associates, LLC (dba Go Rentals) for Rental Car Services at Sugar Land Regional Airport.
Joseph Fairley, Airport Leasing Coordinator, Mitchell Davies, Director of Aviation
- D. **CONTRACT AMENDMENT WITH GMSTEK (DBA X-1FBO)**
Consideration of and action on a Contract Amendment with GMSTEK (dba X-1FBO), to add the X-1 Property Module to the existing agreement with X-1FBO, in the amount of 58,294.61 for the remaining 7-year agreement.
Joseph Fairley, Airport Leasing Coordinator
- E. **INTERLOCAL AGREEMENT WITH FORT BEND COUNTY**
Consideration of and action on the authorization to execute an Interlocal Agreement (ILA) with Fort Bend County for Next-Gen ITS Upgrades project (CIP CTR2402) in the amount of \$2,530,000.
Huy Ton, Senior Engineering Manager
- F. **CONTRACT WITH TROJAN TECHNOLOGIES CORP.**
Consideration of and action on authorization of a Contract with Trojan Technologies Corp., in the amount of \$697,682.68, for the SWTP replacement of all Rack #1 and Rack #2 membrane filter modules; and authorization of a Budget Amendment in the amount of \$697,682.68 to expenditures.
David Whittemore, Assistant Director of Utilities
- G. Consideration of and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-35: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AUTHORIZING THE SUBMISSION OF A PROPOSAL TO THE WATER RESEARCH FOUNDATION, FOR THE RISK-BASED PRIORITIZATION OF CRITICAL VALVES USING LIMITED UTILITY DATA AND MACHINE LEARNING (RFP 5410); AND DESIGNATING THE CITY MANAGER, OR HIS DESIGNEE, AS AUTHORIZED OFFICIAL TO SUBMIT THE PROPOSAL AND EXECUTE ALL RELATED CONTRACTS.**
Alence Poudel, Engineering Manager, Jessie Li, Executive Director
- H. Consideration and action on **CITY OF SUGAR LAND RESOLUTION NO. 26-36: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS FINDING THAT SIENERGY GAS LLPS STATEMENT OF INTENT TO INCREASE RATES FILING WITHIN THE CITY SHOULD BE DENIED AND FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY.**
Meredith Riede, City Attorney
- I. **APPOINTMENT OF A TIRZ NO. THREE CHAIR**
Consideration of and action on the appointment of Council Member Jim Vonderhaar to serve as Chair of the Tax Increment Reinvestment Zone Number Three Board of Directors for a term ending December 31, 2026.
Carol McCutcheon, Mayor

VII. Public Hearings

- A. **PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons interested in an ordinance regarding the proposed designation of approximately 3.3544 acres of property located in the Sugar Land Business Park as Reinvestment Zone No. 2026-01. The proposed designation would establish the property as a reinvestment zone for purposes of considering economic development incentives.

FIRST CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2412:** AN ORDINANCE OF THE CITY OF SUGAR LAND, TEXAS, DESIGNATING THE REAL PROPERTY CONSISTING OF 3.3544 ACRES TRACT OF LAND DESCRIBED ALL OF COMMERCIAL RESERVE "E" IN THE SUGAR LAND BUSINESS PARK PARCEL 167, REPLAT OF RESERVES "C" AND "E", IN THE BROWN & BELKNAP LEAGUE ABSTRACT NO. 15, PLAT NO. 20070283, FORT BEND COUNTY, TEXAS, AS A REINVESTMENT ZONE NO. 2026-01.

Alba Penate-Johnson, Assistant Director of Economic Development

- B. **PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed Ordinance No. 2415 Adopting a Revised Fee Schedule by Amending Chapter 2, Article V, Division 4 (Fees for Various City Services); Chapter 3, Article I, Section 3-3 (Fees for City Response to False Alarm Signal); Chapter 3, Article IX, Division 5, Section 3-167(3); Chapter 4, Article VII (Heliports and Helistops); Chapter 5, Article VI (Telecommunications Providers); Chapter 5, Article VIII, Division 3 (Rates and Charges), Sections 5-246–5-265; Chapter 5, Article VIII, Division 7 (General Conditions of Service), Section 5-310; Chapter 5, Article VIII, Division 12 (Municipal Drainage Utility System), Section 5-413; Chapter 5, Article VIII, Division 13 (Stormwater Coalition); 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.

FIRST CONSIDERATION: Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2415:** 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 3, ARTICLE I, SECTION 3-3 (FEES FOR CITY RESPONSE TO FALSE ALARM SIGNAL); CHAPTER 3, ARTICLE IX, DIVISION 5, SECTION 3-167(3); CHAPTER 4, ARTICLE VII (HELIPORTS AND HELISTOPS), CHAPTER 5, ARTICLE VI (TELECOMMUNICATIONS PROVIDERS); CHAPTER 5, ARTICLE VIII, DIVISION 3 (RATES AND CHARGES), SECTIONS 5-246-5-265, CHAPTER 5, ARTICLE VIII, DIVISION 7 (GENERAL CONDITIONS OF SERVICE), SECTION 5-310; CHAPTER 5, ARTICLE VIII, DIVISION 12 (MUNICIPAL DRAINAGE UTILITY SYSTEM), SECTION 5-413, CHAPTER 5, ARTICLE VIII, DIVISION 13 (STORMWATER COALITION), 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

- C. **PUBLIC HEARING 5:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed Tax Year 2026 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. 2414:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, APPROVING AND ADOPTING THE 2027 SERVICE PLAN; THE 2026 ASSESSMENT ROLL; AND LEVYING ASSESSMENTS FOR THE 2026 CALENDAR YEAR FOR PROPERTY LOCATED IN THE PARK AT ELDRIDGE PUBLIC IMPROVEMENT DISTRICT.
ShaLae Steadman, Director of Budget

VIII. Ordinances and Resolutions

- A. **FIRST AND FINAL CONSIDERATION:** Consideration of and action on **CITY OF SUGAR LAND ORDINANCE NO. 2416:** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUGAR LAND, TEXAS, AMENDING THE FISCAL YEAR 2025-2026 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

IX. Workshop

- A. **TAX ABATEMENT GUIDELINES AND CRITERIA**
Review of and discussion regarding the City's Tax Abatement Guidelines and Criteria, including proposed revisions to better align the City's tax abatement program with its economic development priorities.
Alba Penate-Johnson, Assistant Director of Economic Development

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 Clerk, (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.

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>.

Posted on this 26th day of August 2026 at 2:00 P.M.