



**City Council Regular Meeting Agenda
Tuesday, April 1, 2025 7:00 PM
Kyle City Hall, 100 W. Center Street, Kyle, TX 78640**

I. Call Meeting to Order, Roll Call, and Excuse Absences

II. Approval of Minutes

1. Consider approval of the City Council March 14, 15, and 16, 2025 Workshop Meeting Minutes, March 18, 2025 Special and Regular Meeting Minutes, and March 24, 2025 Special Meeting Minutes.

(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)

[Exhibit 1 - 2025 0314 DRAFT Workshop](#)

[Exhibit 2 - 2025 0315 DRAFT Workshop](#)

[Exhibit 3 - 2025 0316 DRAFT Workshop](#)

[Exhibit 4 - 2025 0318 DRAFT Special](#)

[Exhibit 5 - 2025 0318 DRAFT Regular](#)

[Exhibit 6 - 2025 0324 DRAFT Special](#)

III. Citizen Comment Period with City Council

The City Council welcomes comments from Citizens early in the agenda of City Council meetings. Those wishing to speak are encouraged to sign in before the meeting begins. Speakers may be provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and they must observe the three-minute time limit.

IV. Agenda Order

2. Agenda Order per Rules of Council Sec. B1.

(Item Presenter: Travis Mitchell, Mayor)

VI. Reports and Presentations

3. A proclamation recognizing Crime Victims' Rights Week (April 6th-12th).
(Item Presenter: Michael Tobias, Council Member)
4. A proclamation recognizing Child Abuse Prevention Month.
(Item Presenter: Lauralee Harris, Council Member)
5. A proclamation recognizing Sexual Assault Awareness and Prevention Month.
(Item Presenter: Lauralee Harris, Council Member)
6. A proclamation recognizing Autism Awareness Month.
(Item Presenter: Michael Tobias, Council Member)

7. Receive a report, hold a discussion, and provide staff direction regarding a phase 1 update of the comprehensive feasibility study for the City of Kyle Animal Care Center.
(Item Presenter: Jesse Elizondo, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

VII. Consent Agenda

8. Consider approval of a contract with Meridian Rapid Defense Group, LLC for the purchase of an Archer 1200 Mobile Barrier System, for a total contract amount not to exceed \$193,500.06 through the General Services Administration cooperative purchasing program.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Agreement](#)
9. Consider approval of an amendment to the contract with Texan Waste Equipment, Inc. dba Heil of Texas, in the amount of \$9,632.19 for emergency equipment repairs on the Kyle Water Utilities Hydro-Excavation Unit #164 for a new contract amount of \$59,565.54.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Amendment](#)
[Exhibit 4 - Agreement](#)
10. Consider approval of Task Order No. 6 to Cobb, Fendley & Associates, Inc., for storm system design, utility relocation design, and additional survey services for the Kyle Parkway/Lehman Road Extension project in the amount of \$253,106.46.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Task Order](#)
11. Consider authorizing the City Manager to execute an agreement with The Goodman Corporation for the creation of a transportation master plan in an amount not to exceed of \$500,000.

(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Agreement](#)
12. Consider approval of Task Order No. 2 with Brinkley Sargent Wiginton Architects, Inc. to conduct full design services for a senior activity center at 1500 Dacy Lane in the amount of \$432,169.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Task Order No. 2](#)

13. Consider approval of an amendment to Resolution No. 1446 adding Marc McKinney, Council Member District 5, as a Sportsplex Task Force member.
(Item Presenter: Jesse Elizondo, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Resolution No. 1446](#)
14. Consider approval of a resolution authorizing the Second Amendment to Development Agreement with CSW KC II LLC, for the Kyle Marketplace Subdivision/Development.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Amendment](#)
15. Consider approval of a resolution approving a municipal utility easement for electric utilities in the Uptown Development Phase II; and authorizing an agreement with Pedernales Electric Cooperative, Inc. to underground the overhead utility in the Uptown Development Phase II and reimbursement of PEC fees for the Momark Development.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - PEC Easement](#)
[Exhibit 5 - PEC Agreement](#)
16. Consider approval of a resolution to appoint Alex Villalobos to Seat 2 of the Charter Review Commission to fill an incomplete term.
(Item Presenter: Robert Rizo, Council Member)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Resolution](#)

VIII. Items Pulled from Consent Agenda

IX. Consider and Possible Action

17. Consider approval of a resolution finding Public Convenience and Necessity and authorizing the use of eminent domain to condemn if necessary a 8.944 acre parcel of land in fee simple and a public utility easement over seven parcels totaling 6.191 acres of land, (all as described in Exhibits “A” and “B” to the Resolution) from certain real property owned by WZ Investments, LLC, for the public use and purpose of construction of public roadway improvements and public drainage and utility infrastructure improvements for the Kyle Parkway/Lehman Road Extension Project.
(ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)

[Exhibit 5 - Property Description II](#)

18. Consider approval of a resolution finding Public Convenience and Necessity and authorizing the use of eminent domain to condemn if necessary a 1,758 square foot parcel of land in fee simple (as described in Exhibit “A” to the Resolution) from certain real property owned by Lawe Industries, LLC, for the public use and purpose of construction of public roadway improvements for Jack C Hays Trail. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)
19. Consider approval of a resolution finding Public Convenience and Necessity and authorizing the use of eminent domain to condemn if necessary a 2,491 square foot parcel of land in fee simple (as described in Exhibit “A” to the Resolution) from certain real property owned by Conley Enterprises, Co., for the public use and purpose of construction of public roadway improvements for Jack C Hays Trail. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)
20. Consider approval of a resolution finding Public Convenience and Necessity and authorizing the use of eminent domain to condemn if necessary a 2,297 square foot parcel of land in fee simple (as described in Exhibit “A” to the Resolution) from certain real property owned by Plum Creek Square, Ltd., for the public use and purpose of construction of public roadway improvements for Jack C Hays Trail. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)
21. Consider approval of a resolution authorizing a license agreement with Kyle Radio for placement of an antenna and other needed equipment at the La Verde Elevated Storage Tank.
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Agreement](#)

22. *(First Reading)* Consider approval of an ordinance amending the City's capital improvement program (CIP) budget for fiscal year 2024-2025 and the associated 5-year CIP spending plan by increasing total appropriations in the amount of \$36,500,000 for the addition of new capital projects including Kensington Nature Park, Animal Shelter, Senior Activity Center, and for improvements to the administrative building for the parks and recreation department.
(Item Presenter: Perwez A. Moheet, CPA, Director of Finance)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
23. *(First Reading)* Consider approval of an ordinance adopting the updated Debt Management Policy of the City of Kyle, repealing ordinances 648 and 826, and providing for an effective date.
(Item Presenter: Perwez A. Moheet, CPA, Director of Finance)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Updated Debt Management Policy Ordinance](#)
[Exhibit 4 - Comparison of Current & Updated Debt Management Policy](#)
[Exhibit 5 - Current Debt Management Policy \(Ord 648\)](#)
[Exhibit 6 - Amendment to Current Debt Management Policy \(Ord 826\)](#)
24. Consider approval of a resolution directing the City Manager to proceed with the debt financing plan and property tax rate management option selected by the City Council based on the three options to be presented by the City's financial advisor for implementation in the fiscal year 2025-2026 budget.
(Item Presenter: Perwez A. Moheet, CPA, Director of Finance)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation - Updated \(2\)](#)
[Exhibit 3 - Resolution](#)
25. *(First Reading)* Consider approval of an ordinance for the annexation of approximately 35.57 acres along Bunton Lane, Dacy Lane, E RR 150, FM 2770, and S. Old Stagecoach Road, to align and fully incorporate these streets into the city limits. (ANNX-25-0024)
• Public Hearing
(Item Presenter: Melissa McCollum, Chief Development Officer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)

XI. City Council Items

26. Consider and Possible Action to direct city manager and staff to have a dedication sign/plaque made for the Adell Hurst room at Krug.
(Item Presenter: Miguel A. Zuniga PhD, Council Member)

XII. Executive Session

27. Pursuant to Chapter 551, Texas Government Code, the City Council reserves the right to convene into Executive Session(s) from time to time as deemed necessary during this meeting. The City Council may convene into Executive Session pursuant to any

lawful exception contained in Chapter 551 of the Texas Government Code including any or all of the following topics.

- a. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the acquisition of property for transportation improvements and related infrastructure; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.
- b. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the acquisition of property for park and recreation use, and related infrastructure; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.
- c. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the acquisition of property for water, drainage, and wastewater utility improvements and related infrastructure; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.
- d. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to the acquisition of downtown property and/or other properties for municipal purposes; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.
- e. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to Project Green Tea; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.
- f. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to Project One Stop; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.
- g. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to Project Two Step and/or the City's existing agreements with Kyle Retail/Office, LLC, for a mixed use development in the City; **and pursuant to Texas Government Code §551.087** to discuss and deliberate regarding potential financial or other incentives to business prospect(s) that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations related to same.
- h. **Executive session pursuant to Texas Gov't Code § 551.071** and Texas Disciplinary Rules of Professional Conduct Rule 1.05 to consult with attorneys concerning legal issues related to renewal and/or amendment to the meet and confer agreement with the Kyle Law Enforcement Association, and/or Chapters 143 and 174 of the Texas Local Government Code.

28. Take action on items discussed in Executive Session.

XIII. Adjourn

One or more members of the board may participate in the meeting by videoconference pursuant to Section 551.127, Texas Government Code, provided that a quorum of the board will be present at Kyle City Hall.

Posted this 28th day of March, 2025, prior to 5:30 p.m.

At any time during the City Council meeting, the City Council may elect to go into an Executive Session to discuss any item on the agenda for which state law authorizes an Executive Session to be held. If the City Council elects to go into an Executive Session regarding an agenda item, the presiding officer will first announce the section of the law authorizing a closed meeting. The description of an item in Executive Sessions constitutes the written interpretation by the City Attorney of Chapter 551 of the Texas Government Code and the legal opinion of the City Attorney that said item may be discussed in a closed meeting.

Under the Americans with Disabilities Act, an individual with a disability must have equal opportunity for effective communication and participation in public meetings. Kyle City Hall is wheelchair accessible. Individuals who require auxiliary aids, interpretive services, and/or other services for this meeting should submit a request at <https://www.cityofkyle.com/contact> or call (512) 262-1010, 48 hours in advance of the meeting.