



**City Council Regular Meeting Agenda**  
**Tuesday, July 16, 2024 7:00 PM**  
**Kyle City Hall, 100 W. Center Street, Kyle, TX 78640**

Watch at: Spectrum 10; [www.cityofkyle.com/communications/city-videos-kyle-10](http://www.cityofkyle.com/communications/city-videos-kyle-10).

**I. Call Meeting to Order and Roll Call**

**II. Approval of Minutes**

1. Consider approval of the City Council July 2, 2024 5:30 p.m. Special Meeting Minutes and July 2, 2024 Regular Meeting Minutes.  
(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)  
[Exhibit 1 - July 2, 2024 Draft Special Minutes](#)  
[Exhibit 2 - July 2, 2024 Draft Regular Minutes](#)

**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)

**V. Reports and Presentations**

3. Receive a report, hold a discussion, and provide staff direction regarding the construction activity of the Alliance Water segment "C" pipeline.  
(Item Presenter: Graham Moore, P.E., Executive Director, Alliance Regional Water Authority)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)
4. Receive a report and hold a discussion on the City's water system, supply and demand, and associated capital improvement projects.  
(Item Presenter: Tim Samford, Assistant Director of Water Utilities)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)
5. Receive a report, hold a discussion, and provide staff direction regarding preliminary conceptual designs, amenities, and financial options for the proposed the Kyle Sports Complex.  
(Item Presenter: Jesse Elizondo, Assistant City Manager)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

6. Receive a report, hold a discussion and provide staff direction on the results of the police services staffing analysis.

(Item Presenter: Jeff Barnett, Chief of Police)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - MATRIX Consulting Group Final Report](#)

7. Receive a report, hold a discussion and provide staff direction on Project Ember.

(Item Presenter: Victoria Vargas, Director of Economic Development)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

## **VI. Consent Agenda**

8. Consider approval of a contract and purchase order with Coleman & Associates, LLC for roundabout and gateway landscape architectural design services in the amount of \$118,250, via a professional services exemption.

(Item Presenter: Rosie Truelove, Director of Administrative Services)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

[Exhibit 4 - Agreement](#)

9. Consider approval of an agreement with HCOP, LLC, dba Hill Country Outdoor Power for Exmark mowers in the amount of \$177,579.95, via the BuyBoard cooperative purchasing agreement.

(Item Presenter: Rosie Truelove, Director of Administrative Services)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Agreement](#)

10. Consider approval of a resolution authorizing the donation of various easements to Alliance Regional Water Authority for Segment C Pipeline.

(Item Presenter: Amber Schmeits, Assistant City Manager)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

[Exhibit 4 - Easements](#)

11. Consider approval of a resolution authorizing an amendment to the Design Services for the Kyle Sportsplex contract with Stantec Consulting Services, Inc. to incorporate the City of Kyle Parks, Recreation and Open Space Master Plan work in the amount of \$249,700 for a total contract amount of \$922,355.

(Item Presenter: Rosie Truelove, Director of Administrative Services)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

[Exhibit 4 - Scope](#)

12. Consider approval of Amendment No. 1 to Task Order No. 1 to Quiddity Engineers LLC., for final design, bid, and construction phase services for permanent generators at the City's water system facilities and City Hall in the amount of \$397,129.  
(Item Presenter: Rosie Truelove, Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Agreement](#)
13. *(Second Reading)* Consider approval of an ordinance amending Chapter 53 (Zoning) of the Code of Ordinance, to rezone approximately 0.89 acres of land from 'RS' (Retail Services), and 4.33 acres of land from "A" (Agriculture) to 'PUD' (Planned Unit Development, approximately 5.22 acres 'RS' for property located at 24155 & 24321 IH-35 in Hays County, Texas.(Kyle Rancher / Aleena Noor Enterprise, Inc. - Z-23-0115)  
*City Council voted 5-0 to approve on first reading on 7/2/2024*  
(Item Presenter: Will Atkinson, Director of Planning)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Draft Zoning Ordinance](#)  
[Exhibit 4 - Summary Request Letter](#)  
[Exhibit 5 - Landowner Authorization Form](#)  
[Exhibit 6 - Deed](#)  
[Exhibit 7 - Franchise Tax Account Status](#)
14. *(Second Reading)* Consider approval of an ordinance amending Chapter 53 (Zoning) of the Code of Ordinance, to rezone approximately 0.762 acres of land from 'A' (Agriculture) to 'RS' (Retail Services) for property located at 1105 E FM 150 in Hays County, Texas. (Quantum Auto Tech, LLC. - Z-24-0125)  
*Council voted 4-2 to approve on first reading on 7/2/2024*  
(Item Presenter: Kaela Sharp, Senior Planner)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Draft Zoning Ordinance](#)  
[Exhibit 4 - Summary Request Letter](#)  
[Exhibit 5 - Landowner Authorization Form](#)  
[Exhibit 6 - Deed](#)  
[Exhibit 7 - Franchise Tax Account Status](#)
15. Consider approval of the 2024 payment under the City's interlocal agreement with the City of San Marcos for continued Animal Shelter Services through a Purchase Order in an amount not to exceed \$231,003.31.  
(Item Presenter: Rosie Truelove, Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Interlocal Agreement](#)  
[Exhibit 4 - Invoice](#)
16. Consider approval of an agreement with DIJ Construction, Inc., for roadway line striping services in the amount of \$80,360, procured via the Texas Interlocal Purchasing Cooperative.  
(Item Presenter: Rosie Truelove, Director of Administrative Services)

[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Agreement](#)  
[Exhibit 4 - TIPC Resolution](#)

17. Consider approval of an agreement with Boss TX, Inc. for the purchase of a skidsteer and an excavator in the amount of \$199,998, via the BuyBoard cooperative contract.  
(Item Presenter: Rosie Truelove, Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Agreement](#)
18. Receive a report, hold a discussion, and authorize execution of an amended and restated interlocal agreement in its final form for the Austin Regional Intelligence Center to combine the Original Agreement, subsequent amendments, and the Sustainment Funding Agreement into a single agreement to streamline administrative processes.  
(Item Presenter: Jeff Barnett, Chief of Police)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - ARIC ILA 2024](#)  
[Exhibit 4 - Cover Letter from City of Austin](#)
19. Consider approval of a resolution authorizing Addendum No. 6 to the Agreement for the Development and Annexation of Phase 1 of the Plum Creek Ranch Property and the Second Amendment to the Plum Creek North Public Improvement District Financing and Reimbursement Agreement.  
(Item Presenter: Aimee Alcorn-Reed, City Attorney)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Resolution](#)  
[Exhibit 4 - Addendum No. 6](#)  
[Exhibit 5 - Second Amendment](#)
20. Consider approval of a resolution setting a public hearing under Sections 311.007 and 311.011 of the Texas tax code for expansion of the boundaries and approving an amendment to the final project and finance plan for Tax Increment Reinvestment Zone Number Four, City of Kyle and authorizing the issuance of notice by the City Secretary of Kyle, Texas regarding the public hearing.  
(Item Presenter: Stephanie Leibe, Norton Rose Fulbright, City's Bond Counsel)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Resolution](#)

## **VII. Items Pulled from Consent Agenda**

## **VIII. Consider and Possible Action**

21. *(First Reading)* Consider approval of an ordinance calling a Special Election to be held in the City of Kyle to consider a non-binding proposition, in accordance with Section 6.15 of the City Charter, on whether or not the Mayor and members of City Council should be eligible to receive health insurance benefits on the same terms as full-time City employees. *(6 votes required)*  
(Item Presenter: Aimee Alcorn-Reed, City Attorney)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Ordinance](#)
22. Consider and possible action to direct city manager and staff to bring RFP/RFQ for realtor services and transactions.  
(Item Presenter: Miguel A. Zuniga PhD, Council Member)
23. Consider and possible action to direct city manager and staff to create a public financial workshop on tax rates, municipal bonds, TIRZ etc.  
(Item Presenter: Miguel A. Zuniga PhD, Council Member)

#### **IX. Staff Reports and Presentations**

24. Receive a report, hold a discussion, and provide staff direction regarding the Police Department's proposed budget for Fiscal Year 2024- 2025.  
(Item Presenter: Jeff Barnett, Chief of Police)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)
25. Receive a report, hold a discussion, and provide staff direction on the City's current and 5-year forecast of bond debt obligations for fiscal years 2024-2025 through 2028-2029.  
(Item Presenter: Perwez A. Moheet, CPA, Director of Finance)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)

#### **X. Executive Session**

26. 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 Project Cliffhanger; **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 relate 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 Project Connect Four; **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 relate 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 Project Sahara; **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 relate 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 potential litigation and/or agreements related to the City's reorganization.
- 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 the acquisition of property for park and recreation use, and related infrastructure, including properties located at or near 1500 and 1942 Dacy Lane; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate 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 the acquisition of downtown property for municipal purposes, including properties located at or near 106 N Burleson and 201 W Lockhart; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.

27. Take action on items discussed in Executive Session.

## **XI. 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 12th day of July, 2024, prior to 5:00 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.