



City Council Regular Meeting Agenda
Tuesday, February 4, 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 January 21, 2025 Special Meeting Minutes and January 21, 2025 Regular Meeting Minutes.
(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)
[Exhibit 1 - 2025 0121 DRAFT Special](#)
[Exhibit 2 - 2025 0121 DRAFT Regular](#)

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. Appointments

3. Consider approval of a resolution to appoint George Kalafut to Seat 5 of the Planning and Zoning Commission for an unexpired term, expiring September 2025.
(Item Presenter: Melissa McCollum, Chief Development Officer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)

VI. Reports and Presentations

4. A proclamation recognizing Dating Violence Awareness Month.
(Item Presenter: Lauralee Harris, Council Member)
5. A proclamation recognizing Black History Month.
(Item Presenter: Michael Tobias, Council Member)
6. A proclamation recognizing Spay and Neuter Awareness Month.
(Item Presenter: Miguel A. Zuniga PhD, Council Member)

VII. Consent Agenda

7. Consider approval of an ordinance to amend the speed limit on IH 35 Frontage Road in the city limits of the City of Kyle.
(Item Presenter: Leon Barba, P.E., City Engineer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
[Exhibit 4 - TxDOT Strip Map](#)
8. Consider approval of a resolution authorizing the City Manager to execute an agreement with Weaver and Tidwell, LLP, in the amount of \$58,650 to conduct a risk assessment and analysis of the City's critical organizational processes.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
9. Consider approval of Task Order No. 3 Supplemental Work Authorization 1 to BGE, Inc. for additional design and coordination for the Bunton Creek Road project of the 2022 Road Bond Program in the amount of \$240,453.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Task Order No. 3](#)
10. Consider approval of Task Order No. 6 to WGI, Inc., for the development of a Sewer Rehabilitation Preliminary Engineering Report and 2025 Rehabilitation Package in the amount of \$486,980.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Task Order](#)
11. Consider approval of a resolution authorizing the City Manager, or designee, to apply for the State Crisis Intervention Grant Program for FY26 and continue the public safety alternate response team for mental health grant between the City of Kyle and the Ci-Byrne State Crisis Intervention Program offered by the Office of the Governor.
(Item Presenter: Jeff Barnett, Chief of Police)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
12. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase property located adjacent to 110 Western Cove (R110358) in an amount not to exceed \$100,000.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Purchase Contract](#)

13. Consider approval of Amendment No. 2 to Task Order No. 6 to American Structurepoint, Inc. for additional design and coordination for the Bebee Road (West) project of the 2022 Road Bond Program in the amount of \$90,313.20 for a total amount of \$1,728,596.23 for Task Order No. 6.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Amendment No. 2 to Task Order No. 6](#)
14. *(Second Reading)* Consider approval of an ordinance authorizing the City Manager, or designee, to accept subdivision and public improvements and/or infrastructure that comply with the City Code.
City Council voted 7-0 to approve on first reading on 1/21/2025
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo \(2nd Reading\)](#)
[Exhibit 2 - Presentation \(2nd Reading\)](#)
[Exhibit 3 - Ordinance Redline](#)
[Exhibit 4 - Ordinance Clean Copy](#)
15. Consider approval of a resolution authorizing six purchase agreements with the owners of various properties as defined in this resolution for the Cypress Road Regional Utility Project, in a total amount not to exceed \$186,351 plus reasonable closing costs.
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)

VIII. Items Pulled from Consent Agenda

IX. Consider and Possible Action

16. *(First and Final Reading)* Consider approval of an ordinance of the City Council of the City of Kyle, Texas accepting and approving a Service and Assessment Plan and Assessment Rolls for Improvement Area #5 of the 6 Creeks Public Improvement District; making a finding of special benefit to the property in Improvement Area #5 of the District; levying assessments against property within Improvement Area #5 and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing penalties and interest on delinquent assessments; providing for severability; resolving all matters incident and related thereto; and providing an effective date.
 - Public Hearing(Item Presenter: Stephanie Leibe, Norton Rose Fulbright, City's Bond Counsel)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Assessment Ordinance](#)
17. *(First and Final Reading)* Consider approval of an ordinance approving and authorizing the issuance and sale of the City of Kyle, Texas, Special Assessment Revenue Bonds, Series 2025 (6 Creeks Public Improvement District Improvement Area #3B project); and approving and authorizing related agreements.
(Item Presenter: Stephanie Leibe, Norton Rose Fulbright, City's Bond Counsel)

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Bond Ordinance - IA#3B](#)

18. *(First and Final Reading)* Consider approval of an ordinance approving and authorizing the issuance and sale of the City of Kyle, Texas, Special Assessment Revenue Bonds, Series 2025 (6 Creeks Public Improvement District Improvement Area #5 project); and approving and authorizing related agreements.
(Item Presenter: Stephanie Leibe, Norton Rose Fulbright, City's Bond Counsel)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Bond Ordinance - IA#5](#)
19. Consider approval of an agreement with Freese & Nichols, Inc. to provide consulting services to rewrite the City of Kyle's development code in the amount of \$499,903.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Agreement](#)
20. Consider approval of a resolution to award RFP 2024DD-10 and authorize the City Manager to negotiate and execute a contract to hire The Goodman Corporation to conduct a review and make recommendations to improve the City of Kyle's rideshare program for an amount of \$164,450.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Evaluation Matrix](#)

X. Staff Reports and Presentations

21. Receive a report, hold a discussion, and provide staff direction regarding the Board of Adjustment appointments, terms, and vacancies.
(Item Presenter: Melissa McCollum, Chief Development Officer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
22. Receive a report, hold a discussion, and provide staff direction regarding the strategy for aesthetic design elements for the roundabouts within City roadways.
(Item Presenter: Melissa McCollum, Chief Development Officer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
23. Receive a report, hold a discussion, and provide staff direction regarding the playground at Steeplechase Park.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

XI. City Council Items

24. Consider authorizing a fireworks display by the Buda Brightside organization on February 7, 2025.
(Item Presenter: Marc McKinney, Council Member)

XII. Executive Session

25. 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, including property located at or near 110 Western Cove; **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, including, but not limited to property located in the vicinity of Center Street and Veterans Drive, specifically the property located at 103 and 105 Veterans; **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 the potential use, lease, or sale of commercial property owned by the City of Kyle at or near Plum Creek Uptown Central Park, AKA La Verde Park; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate 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 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 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 City's water and wastewater certificates of convenience and necessity, the permitting and construction of the expansion of the City's Wastewater Treatment Plan, and/or TCEQ Docket No. 2023-1268-MWD.

26. 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 31st day of January, 2025, prior to 6:00 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.