



**City Council Regular Meeting Agenda
Tuesday, May 5, 2026 7:00 PM
Kyle City Hall, Council Chambers,
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 City Council meeting minutes:
 1. April 7, 2026 Regular
 2. April 16, 2026 Special
 3. April 21, 2026 Special
 4. April 21, 2026 Regular(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)
[Exhibit 1 - 2026 0407 Draft Regular](#)
[Exhibit 2 - 2026 0416 Draft Special](#)
[Exhibit 3 - 2026 0421 Draft Special](#)
[Exhibit 4 - 2026 0421 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: Yvonne Flores-Cale, Mayor)

V. Proclamations and Recognitions

3. A proclamation recognizing National Police Week.
(Item Presenter: Michael Tobias, Mayor Pro Tem)
4. A proclamation recognizing Air Quality Awareness Week.
(Item Presenter: Yvonne Flores-Cale, Mayor)
5. A proclamation recognizing Public Service Appreciation Week.
(Item Presenters: Yvonne Flores-Cale, Mayor, and Melisa Medina and Claudia Zapata, Council Members)
6. A proclamation recognizing Motorcycle Safety Month.
(Item Presenter: Yvonne Flores-Cale, Mayor)

7. Recognize the Kyle Employee(s) of the Quarter for Fiscal Year 2026 Quarter Two. This recognition honors employees who exemplify the City's core values of teamwork, accountability, integrity, visionary leadership, and transparency.
(Item Presenter: Julie Beggs, Director of Talent & Culture)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

VI. Consent Agenda

8. Consider approval of a resolution authorizing the City Manager or designee to accept and execute a wastewater line easement from Waterstone Land Partners, LTD, containing three tracts located near FM 158 and FM 110: a 4.262 acre (185,740 sf) tract, a 0.8708 acre (37,934 sf) tract, and a 0.7909 acre (34,451 sf) tract, for Waterstone Phase 2 project, which is being conveyed to the City of Kyle at no cost.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - WWL Easement](#)
9. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 3,479 SF (0.0799 AC) parcel of fee simple right-of-way from Eluca Investments, LLC, a Texas Limited Liability Company, for the eastern segment of the Bebee Road project, in an amount of \$97,700.00 plus an estimated \$2,000.00 for reasonable closing costs which will be provided to City Council.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Purchase Agreement](#)
10. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase a temporary construction easement over a parcel of land containing 7,490 SF (0.172 AC) from the Estate of Alton J. Franke, Deceased and the Estate of Evelyn Franke, Deceased, Don Steven Franke, Individually and as Independent Co-Executor of the Will and of the Estate of Evelyn Franke, Deceased; Alton E. Franke, Individually and as Independent Co-Executor of the Will and of the Estate of Evelyn Franke, Deceased; Nancy Jo Franke Steadman, Janice Elaine Franke Williamson, and Rebecca Franke for the Dacy Lane Wastewater Improvement project, in the amount of \$12,000.00, plus reasonable closing costs which will be provided to City Council.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Purchase Agreement](#)

11. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase an easement over a 610 SF (0.014 AC) parcel of land from Victor Falcon, Norma Falcon Ramirez, and Leonard Falcon, Trustees of The Ignacio Falcon and Rose Falcon Irrevocable Trust for the Center Street (Off System) project, in an amount of \$16,500.00, plus an estimated \$1,500.00 for reasonable closing costs which will be provided to City Council.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Purchase Agreement](#)
12. Consider approval of a resolution amending Resolution No. 2033, accepting a State and Local Cybersecurity (SLCGP) – Mitigation Project Grant, between the City of Kyle and the Office of the Governor, in the amount of \$56,650.53 with a match of 20%, totaling \$11,330.11.
(Item Presenter: Marco Forti, Director of IT)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Award Letter](#)
13. Consider approval of a resolution authorizing an agreement with TXLAW, P.C., dba PNT Law Firm for legal services including an investigation and assessment of risks involved in existing City agreements related to road infrastructure improvements, in an amount not to exceed \$78,000.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
14. *(Second Reading)* Consider approval of an ordinance consolidating previously approved ordinances and defining the speed zones along the northbound and southbound IH-35 frontage roads throughout the City of Kyle's limits.
City Council voted 7-0 to approve on First Reading with amendments for Second Reading on 4/21/2026.
(Item Presenter: Ravali Kosaraju, PE, AICP, PTOE, Assistant Director of Traffic & Transportation Management)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance \(Second Reading\)](#)
[Exhibit 4 - Redline Ordinance](#)

VII. Items Pulled from Consent Agenda

VIII. Consider and Possible Action

15. Consider approval of a resolution of the City of Kyle, Texas determining the costs of certain authorized improvements to be financed within Improvement Area #6 of the 6 Creeks Public Improvement District; approving a Preliminary Service and Assessment Plan updated for Improvement Area #6, including a proposed Improvement Area #6 Assessment Roll; directing the filing of the proposed Improvement Area #6 Assessment Roll with the City Secretary to make available for public inspection; noticing a public hearing for May 19, 2026 to consider an ordinance levying assessments on property located within Improvement Area #6 of the 6 Creeks Public Improvement District; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.
(Item Presenter: Stephanie Leibe, Norton Rose Fulbright, City's Bond Counsel)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - PSAP](#)
16. Consider approval of a resolution of the City of Kyle, Texas approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Kyle, Texas Special Assessment Revenue Bonds, Series 2026 (6 Creeks Public Improvement District Improvement Area #6 Project) relating to the financing of approximately \$18,288,000 in authorized improvements for the district; and resolving other matters incident and related thereto.
(Item Presenter: Stephanie Leibe, Norton Rose Fulbright, City's Bond Counsel)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - PLOM](#)
17. Consider a request for exceptions from Chapter 41 (Subdivisions) of the City of Kyle Code of Ordinances related to detention, drainage, flood mitigation, and sidewalks for the property located at 200 Veterans Drive, Kyle, Texas. (VR-26-0015)
This item will be postponed to the June 2, 2026 City Council Meeting at the applicant's request.
Planning and Zoning voted 5-0 to recommend approval of two of seven requested variances and recommended denial of five of seven requested variances.
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Applicant's Justification and Findings](#)
18. Consider approval of a resolution appointing Perwez A. Moheet as the Interim City Manager for a term of twelve months; setting his interim salary at \$270,758 annually; providing that his title shall be Interim City Manager and Director of Finance; setting an effective date of the appointment as May 9, 2026; and resolving other matters related thereto.
Mayor Pro Tem Tobias made a motion to direct the City Attorney at the 4/21/2026 City Council Meeting.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)

IX. Staff Reports and Presentations

19. Receive a report and hold a discussion regarding Hays County administrative building located at Kyle Vista.
(Item Presenter: Rosie Truelove, Executive Director of Strategic Development)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

X. City Council Items

20. Consider directing the City Manager to bring back an item related to construction in riparian zones.
(Item Presenter: Courtney Goza, Council Member)
21. Consider directing the City Manager to bring back options for the creation of an overlay covering the Edwards Aquifer recharge zone.
(Item Presenter: Courtney Goza, Council Member)

XI. Executive Session

22. 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 City's lease agreement(s) with Union Pacific Railroad, political signage in the vicinity of City Hall, and the Texas Election Code and/or the First and Fourteenth Amendments to the United States Constitution.
 - 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 City property currently occupied by the VFW Post 12058, located at 107 Veterans Dr.; **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 property within the City owned by housing finance corporations, including but not limited to Pleasanton HFC and Pecos HFC, and/or litigation between the City and Pleasanton HFC and/or Pecos HFC.
23. Take action on items discussed in Executive Session.

XII. 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 29th day of April, 2026, prior to 8:00 p.m.

Non-substantive supplement posted this 30th day of April, 2026, prior to 8:00 a.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://forms.cityofkyle.gov/Public-Meetings-ADA-Accommodation-Request-Form> or call (512) 262-1010, 48 hours in advance of the meeting.