



City Council Regular Meeting Agenda
Tuesday, June 3, 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. 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.

III. Agenda Order

1. Agenda Order per Rules of Council Sec. B1.
(Item Presenter: Travis Mitchell, Mayor)

IV. Reports and Presentations

2. Recognition of Graduates of the 2025 Team Kyle Academy.
(Item Presenter: Rachel Sonnier, Assistant Director of Communications)
[Exhibit 1 - Staff Memo](#)
3. Recognition of the Kyle Area Youth Advisory Council (KAYAC) 2025 members as well as graduating senior members.
(Item Presenter: Bear Heiser, Mayor Pro Tem)
4. Receive a report, hold a discussion, and provide staff direction regarding the updated design for the all-wheels skate park at Gregg-Clarke Park.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
5. Receive a report regarding the installation of GFiber (Google Fiber) in the City of Kyle.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

V. Consent Agenda

6. *(Second 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)
City Council voted 7-0 to approve on first reading on 4/1/2025.
(Item Presenter: Melissa McCollum, Chief Development Officer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
7. Consider approval of a resolution supporting the application of funds for the Transportation Alternatives Set-Aside Grant, to design and construct a segment of the City of Kyle's Trail network.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
8. Consider approval of a resolution authorizing an amendment to the Chapter 380 agreement with M&A Kingdom Enterprises, LLC. (Hays County BBQ)
(Item Presenter: Victoria Vargas, Director of Economic Development)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Amendment](#)
9. Consider approval of a resolution authorizing the City Manager to negotiate and execute a contract with Traylor & Associates, Inc. in connection with the Texas Division of Emergency Management Hazard Mitigation Grant Program in the amount of \$68,134.99.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
10. Consider approval of a resolution approving a reimbursement agreement between the Guadalupe-Blanco River Authority (GBRA) and the City of Kyle for the relocation of water facilities as a result of the 2022 Road Bond Project in an estimated amount of \$3,079,209.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Agreement](#)
11. Consider approval of Amendment No. 2 to Task Order No. 1 with Quiddity Engineering, LLC for design, bid assistance, and construction phase services of 11 permanent generator sites in the amount of \$93,406 for a new total Task Order amount of \$619,825.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

[Exhibit 3 - Amendment No. 2 to Task Order No. 1](#)

12. Consider approval of a resolution of the City Council of the City of Kyle, Texas approving the council's support for and partnership with the Hays County Office of Emergency Management's 8th Annual Preparedness Fair on September 13, 2025.
(Item Presenter: Jeff Barnett, Chief of Police)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
13. Consider approval of a construction contract with Packsaddle Management, LLC for the Gregg Drive & Ranger Drive Roadway Improvements Project in the amount of \$492,694.00 plus a 5% contingency in the amount of \$24,634.70 for a total contract amount not to exceed \$517,328.70.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Agreement](#)
[Exhibit 4 - Bid Tabulation](#)
14. *(Second Reading)* Consider approval of an ordinance approving the redistricting of the City's single-member City Council Districts with the adoption of Plan B; and establishing new district boundary lines for Kyle City Council elections for City Council Places 2, 4, and 6, based on the 2020 Census data.
Council voted 6-1 to approve on first reading on 5/27/2025.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
[Exhibit 4 - Example Plan B](#)
15. Consider approval of a resolution approving a Developer Participation Agreement with Poco Loco Yarrington Real Estate LLC, for city requested oversizing of proposed water lines, not to exceed \$155,394.00.
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Participation Agreement](#)
[Exhibit 5 - 8 Inch Water Line Estimate](#)
[Exhibit 6 - 16 Inch Water Line Estimate](#)

VI. Items Pulled from Consent Agenda

VII. Consider and Possible Action

16. Consider approval of a resolution by the City Council of the City of Kyle, Texas authorizing and approving publication of Notice of Intention to Issue Certificates of Obligation; Complying with the Requirements Contained in Securities and Exchange Commission Rule 15c2-12; and Providing an Effective Date.
(Item Presenter: Stephanie Leibe, Norton Rose Fulbright, City's Bond Counsel)
[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

17. Consider approval of a resolution finding Public Convenience and Necessity and authorizing the use of eminent domain to condemn, if necessary, a 0.5803 parcel of land in fee simple and a public utility easement over 0.1365 acre parcel of land, (as described in Exhibits “A” and “B” to the Resolution) from certain real property owned by Leopoldo Barcenas, 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 A](#)

[Exhibit 5 - Property Description B](#)

18. Consider approval of a resolution finding Public Convenience and Necessity and authorizing the use of eminent domain to condemn, if necessary, a public utility easement over a 986 square foot parcel of land (as described in Exhibit “A” to the Resolution) from certain real property owned by Ronald Lee Divine and Bari Lynn Divine, for the public use and purpose of construction of 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](#)

19. Consider approval of a resolution finding Public Convenience and Necessity and authorizing the use of eminent domain to condemn, if necessary, a 1,930 square foot parcel of land in fee simple and a public utility easement over a 6,491 square foot parcel of land, (as described in Exhibits “A” and “A1” to the Resolution) from certain real property owned by Back Bunton Kyle, LLC, for the public use and purpose of construction of public roadway improvements and public drainage and utility infrastructure improvements for the Bunton Creek Road Improvement 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 A](#)

[Exhibit 5 - Property Description A1](#)

20. Consider approval of a resolution finding Public Convenience and Necessity and authorizing the use of eminent domain to condemn, if necessary, a 3,399 square foot parcel of land in fee simple (as described in Exhibit “A” to the Resolution) from certain real property owned by Kyle Business Park, L.P., for the public use and purpose of construction of public roadway improvements and public drainage and utility infrastructure improvements for the Bebee Road West Roadway Improvement 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](#)
21. Consider approval of a resolution finding Public Convenience and Necessity and authorizing the use of eminent domain to condemn, if necessary, a 38,911 square foot parcel of land in fee simple (as described in Exhibit “A” to the Resolution) from certain real property owned by Kyle Business Park, L.P., for the public use and purpose of construction of public roadway improvements and public drainage and utility infrastructure improvements for the Bebee Road West Roadway Improvement 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](#)
22. Consider approval of a contract with Global Payments d.b.a OpenEdge approving rates for processing fees associated with citywide credit card transactions for a period of 1 year with 5 one-year extension options.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Agreement](#)
23. Consider approval of Task Order No. 13 with CP&Y, Inc. dba STV Infrastructure for the startup phase of the Aquifer Storage and Recovery project in an amount not to exceed of \$1,136,901.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Task Order No. 13](#)
24. Consider approval of Work Authorization No. 2 to K Friese + Associates, LLC in an amount of \$3,842,536.08 for program management services for the 2022 Road Bond Program for a new total contract amount of \$9,797,223.19.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Work Authorization No. 2](#)

VIII. 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 water, drainage, and wastewater utility improvements and related infrastructure, including, but not limited to, wastewater improvements in or near the Quail Ridge subdivision; **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 Project Green Tea, including potential agreements with developers, contractors, and/or other government entities related thereto; **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.
 - 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 Chia Pet, including the City's agreement with Kyle TX Retail Owner, LLC, and/or potential amendments thereto and construction of the retail roads in the vicinity of this development; **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.
 - 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 Rules of Council, the Texas Open Meetings Act and/or the First and Fourteenth Amendment of the United States Constitution.
 - 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 proposed Windmill PUD.

26. Take action on items discussed in Executive Session.

IX. 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 30th day of May, 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.