



**City Council Regular Meeting Agenda
Tuesday, April 7, 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. March 19, 2026 Special
 2. March 24, 2026 Special 6:00 p.m.
 3. March 24, 2026 Special 7:00 p.m.(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)
[Exhibit 1 - 2026 0319 Draft Special](#)
[Exhibit 2 - 2026 0324 Draft 6P Special](#)
[Exhibit 3 - 2026 0324 Draft 7P 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. Executive Session

2. 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 Section 551.071** of the Texas Open Meetings Act (Texas Government Code) and Texas Disciplinary Rules 1.05 to consult with the City Attorney and outside legal counsel regarding legal issues, potential risks, and strategy related to the City's adopted water rate structure for customers located Outside the City Limits (OCL), including matters associated with the pending appeal before the Public Utility Commission of Texas, and to receive legal guidance regarding potential policy considerations related to temporary adjustments to OCL water rates.

V. Agenda Order

3. Agenda Order per Rules of Council Sec. B1.
(Item Presenter: Yvonne Flores-Cale, Mayor)

VI. Proclamations and Recognitions

4. A proclamation recognizing Child Abuse Prevention Month.
(Item Presenter: Yvonne Flores-Cale, Mayor)
5. A proclamation recognizing Sexual Assault Awareness and Prevention Month.
(Item Presenter: Melisa Medina, Council Member)
6. A proclamation recognizing Harper Claes, recipient of the Hays County Youth Poet Laureate Contest.
(Item Presenter: Marc McKinney, Council Member)
7. Special Recognition of Animal Control for Animal Control Officer Appreciation Week (April 12-18, 2026).
(Item Presenter: Jeff Barnett, Chief of Police)
8. Special Recognition of Emergency Communications for National Telecommunicator Week (April 12-18, 2026).
(Item Presenter: Jeff Barnett, Chief of Police)

VII. Consent Agenda

9. Consider approval of Task Order No. 2 with Dunaway and Associates, LLC to conduct the Vybe Trail and Greenways Master Plan in an amount not to exceed \$120,000.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Task Order No. 2](#)
10. Consider approval of a resolution authorizing Amendment No. 4 to the City of Kyle's agreement with GBRA, which clarifies cost allocation for current and future raw water system improvements by distinguishing cash versus debt participation, affects calculation of the City's pro-rata share and take-or-pay obligations, and has no direct financial impact.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Amendment](#)
11. Consider approval of a resolution to apply and accept a Strategic Traffic Enforcement Program (STEP) Operation Slow Down (OPSLOW) grant, between the City of Kyle and the Texas Department of Transportation in the amount no greater than \$8,666.00 with an approximate 15% match funding from the Police Department's approved operating budget for FY 2026-2027 in an amount not to exceed \$1,300.00.
(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 join the Texas Attorney General's Global Opioid Settlements with Remnant Defendants Settlement and participate in the settlement agreements in the approximate amount of \$2,431.34.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution Opioid Settlement](#)
[Exhibit 4 - Participation Form](#)
[Exhibit 5 - Notice](#)
[Exhibit 6 - Settlement Overview](#)
13. Consider approval of a resolution suspending the May 9, 2026 effective date of the proposal by Texas Gas Service Company, a Division of One Gas, Inc. to implement Interim Grip Rate Adjustments for Gas Utility Investment in 2025 and requiring delivery of this resolution to the company and legal counsel.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
14. Consider approval of a license agreement with VC2 Kyle Limited Partnership allowing for two pickleball courts and related improvements to be located in a portion of an easement area with the condition that the City of Kyle be granted access rights across a portion of the property.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - License Agreement](#)
15. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to approve and effectuate a relocation assistance payment incident to the revised project limits to Humberto and Agustina Martinez for the eastern segment of the Bebee Road project, in an estimated amount of \$20,300.00.
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
16. Consider approval of a resolution authorizing the City Manager to execute a Letter of No Objection in support of Foreign Trade Zone of Central Texas, Inc.'s sponsorship of ENF (Kyle) Technology LLC's application to designate its facility located at 1550 Kohlers Crossing within the City of Kyle as a Foreign Trade Zone site, and authorizing the negotiation of a Payment in Lieu of Taxes (PILOT) agreement.
(Item Presenter: Rosie Truelove, Executive Director of Strategic Development)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Letter of No Objection](#)
[Exhibit 5 - TXP Memo](#)
[Exhibit 6 - FTZ Policy](#)

17. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase an easement over a 255 SF (0.006 AC) parcel of land from Margarito Nino Leija and Raul Miguel Nino Leija for the Center Street (Off System) project in the amount of \$10,823.00, plus reasonable closing costs which will be provided to City Council.
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Purchase Agreement](#)
18. Consider approval of Amendment No. 1 to Task Order No. 23 to LJA Engineering, Inc. for the extension of construction phase services timeline for the Kohlers to Seton Project in the amount of \$115,500.00 for a total contract value of \$267,815.00.
(Item Presenter: Lu Zhang, PhD, PE, Assistant Director of CIP and Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Amendment](#)
19. Consider approval of Supplemental Work Authorization No. 1 to Task Order No. 2 to American Structurepoint, Inc. for additional right-of-way acquisition services, utility adjustment coordination, and roadway services for the Kohlers Crossing Roundabouts project in the amount of \$467,702.30 for a total Task Order amount of \$2,918,715.68.
(Item Presenter: Lu Zhang, PhD, PE, Assistant Director of CIP and Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
20. Consider approval of a resolution to appoint Richard Hildreth to Seat 7 of the Planning & Zoning Commission to fill a vacancy for an unexpired term, ending September 2027.
(Item Presenter: Melissa McCollum, Chief Development Officer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
21. Consider approval of a resolution to appoint Matthew (Jackson) Bennett to Seat 2 and Raechel Moose to Seat 4 of the Arts & Cultural Board to fill vacancies for unexpired terms, each ending September 2026.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
22. Consider approval of a resolution appointing Gretchen Pruettt to Seat 2 of the Library Board to fill a vacancy for an unexpired term, ending September 2027.
(Item Presenter: Leslie Scott, Director of Library Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)

VIII. Items Pulled from Consent Agenda

IX. Consider and Possible Action

23. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, fee simple title to a parcel of land containing 3,479 SF (0.0799 AC) (as described in Exhibit “A” to the resolution) from certain real property owned by Eluca Investments, LLC for the public use and purpose of construction of public roadway and drainage improvements for the Bebee Road East project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)
24. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, fee simple title to a parcel of land containing 2,216 SF (0.0509 AC) (as described in Exhibit “A” to the resolution) from certain real property owned by Olga Lidia Gaitan for the public use and purpose of construction of public roadway and drainage improvements for the Bebee Road East project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Property Description](#)
25. Consider approval of a resolution accepting TCEQ's Superior Public Water System Recognition and approving the associated agreement which authorizes the display of Superior Public Water System signs on highways entering the area served by the City of Kyle public water system.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Letter Recognition and Agreement](#)
26. *(First and Final Reading)* Consider approval of an ordinance of the City of Kyle, Texas approving the Final Project and Finance Plan for Reinvestment Zone Number Three, City of Kyle, Texas and approving and authorizing the city manager to execute a TIRZ Agreement in connection with the development of the Zone.
(Item Presenter: Stephanie Leibe, Norton Rose Fulbright, City's Bond Counsel)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)

27. *(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 Roll for the Savannah Ranch Public Improvement District; making a finding of special benefit to the property in Improvement Area #1 of the District; levying assessments against property within Improvement Area #1 of the District 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 - Ordinance](#)
[Exhibit 4 - Notice of Public Hearing](#)
28. *(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 2026 (Savannah Ranch Public Improvement District Improvement Area #1 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 - Ordinance](#)
29. *(First Reading)* Consider approval of an ordinance amending Chapter 38, Article VII, Naming of Public Places, of the City's Code of Ordinances to amend Sections 38-331 through 38-334 and add new sections 38-335 through 38-340, which establish the policies and processes for the naming of City facilities.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
[Exhibit 4 - Sample Application](#)
30. Consider approval of a resolution authorizing the City Manager to negotiate and execute a construction contract with Guerra Underground, LLC, awarded through a Request for Proposals, for the Kyle Parkway Part I Waterline Project in an amount not to exceed \$3,899,053.58, which includes a base bid of \$3,544,594.16 and a 10% contingency of \$354,459.42.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Bid Tabulation](#)
31. Consider approval of a resolution adopting the Utility Customer Assistance Program (UCAP) as a six-month pilot and approving the UCAP Framework and implementation plan.
(Item Presenter: Joshua Chronley, Assistant Director of Finance)

- [Exhibit 1 - Staff Memo](#)
- [Exhibit 2 - Presentation](#)
- [Exhibit 3 - Resolution](#)
- [Exhibit 4 - UCAP Program Guidelines](#)
- [Exhibit 5 - Appendix 1](#)

32. *(First Reading)* Consider approval of an ordinance amending Chapter 50, Article II, of the City of Kyle Code of Ordinances to repeal and replace selected sections and to add new sections 50-32 and 50-33 governing water and wastewater billing and enforcement, to update rules on deposits, penalties, payment procedures, and related policies to promote consistent service delivery, fairness to customers, and the long term financial sustainability of the City's utility system.

(Item Presenter: Joshua Chronley, Assistant Director of Finance)

- [Exhibit 1 - Staff Memo](#)
- [Exhibit 2 - Presentation](#)
- [Exhibit 3 - Ordinance](#)
- [Exhibit 4 - Original Ordinance](#)
- [Exhibit 5 - Appendix A \(Adopted 2026 Fee Schedule\)](#)
- [Exhibit 6 - Redline Ordinance](#)

33. Consider approval of Task Order No. 260201 with STV Incorporated for the City of Kyle 2026 Water Master Plan Update in the amount of \$143,020.

(Item Presenter: Mike Murphy, Director of Water Utilities)

- [Exhibit 1 - Staff Memo](#)
- [Exhibit 2 - Presentation](#)
- [Exhibit 3 - Contract](#)

X. Staff Reports and Presentations

34. Receive a report, hold a discussion, and provide staff feedback regarding Kyle Community Center driveway interim improvements.

(Item Presenter: Ravali Kosaraju, PE, AICP, PTOE, Assistant Director of Traffic & Transportation Management)

- [Exhibit 1 - Staff Memo](#)
- [Exhibit 2 - Presentation](#)

XI. City Council Items

35. Consider directing the City Manager to research and return to Council with proposed amendments to the Rules of Council that establish clear enforcement mechanisms for the presiding officer's mandatory duties, including consequences for failure to enforce decorum during public comment, and options for Council to assume presiding authority when the Mayor, Chair, or Mayor Pro-Tem is unable or unwilling to fulfill those duties.

(Item Presenter: Claudia Zapata, Council Member)

36. Consider directing the City Manager to research and return to Council with a proposed Code of Conduct for members serving on City boards, commissions, and advisory bodies that establishes standards for professional conduct, public communication, and engagement with residents, colleagues, staff and Council, including enforcement mechanisms and a process for removal.

(Item Presenter: Claudia Zapata, Council Member)

37. Discussion and possible direction to staff following Executive Session regarding evaluation of options and potential recommendations related to temporary adjustments to water rates for customers located Outside the City Limits (OCL) while the current appeal is pending before the Public Utility Commission of Texas.

(Item Presenters: Yvonne Flores-Cale, Mayor, and Courtney Goza and Melisa Medina, Council Members)

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 1st day of April, 2026, prior to 6:15 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://forms.cityofkyle.gov/Public-Meetings-ADA-Accommodation-Request-Form> or call (512) 262-1010, 48 hours in advance of the meeting.