



City Council Special Meeting Agenda
Tuesday, May 27, 2025 7:00 PM
Kyle City Hall, 100 W. Center Street, Kyle, TX 78640

I. Call Meeting to Order and Roll Call

II. Approval of Minutes

1. Consider approval of the City Council May 6, 2025 Special Meeting Minutes and May 6, 2025 Regular Meeting Minutes.
(Item Presenter: Cynthia Gonzales, Assistant City Secretary)
[Exhibit 1 - 2025 0506 DRAFT Special](#)
[Exhibit 2 - 2025 0506 DRAFT Regular](#)

III. Citizen Comment Period with City Council

The City Council welcomes comments from Citizens. 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 Council 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 pending legislative action which may impact the City's planned issuance of Certificates of Obligation (debt) for tax-supported capital improvement projects.
(Item Presenters: Stephanie Leibe, Norton Rose Fulbright, City's Bond Counsel and Mark McLiney, SAMCO Capital Markets, City's Financial Advisor)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
4. Receive a report, hold a discussion, and provide staff feedback on the design for a community and senior activity center at 1500 Dacy Lane.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Report](#)
[Exhibit 2 - Presentation](#)
5. Receive a report, hold a discussion, and provide staff direction on the Hays County Homeless Coalition 2025 Point-in-Time Count & Survey Analysis.
(Item Presenter: Jesse Elizondo, Assistant City Manager)
[Exhibit 1 - Presentation](#)
[Exhibit 2 - Point in Time Data Report](#)

6. Receive a report, hold a discussion, and provide staff direction on the Sidewalk Master Plan.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Sidewalk Master Plan](#)

VI. Consent Agenda

7. Consider approval of a resolution authorizing the City and the Kyle Police Department to apply for, receive, and expend grant funding from the Motor Vehicle Crime Prevention Authority, FY26 Application SB 244 Catalytic Converter Grant to purchase equipment to facilitate in the prevention and recovery of motor vehicle thefts, including the theft of catalytic converter in an amount not to exceed \$205,000; and approving the applicable matching funds.
(Item Presenter: Jeff Barnett, Chief of Police)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
8. Consider approval of Amendment No. 5 to Task Order No. 2 to HDR Engineering, Inc. for the final design changes for the FM 1626 ground storage tank transmission main and additional construction phase services for the pump station in an amount not to exceed \$153,398 for a new total amount for Task Order No. 2 of \$4,044,971.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Amendment No. 5 to Task Order No. 2](#)
9. Consider approval of Amendment No. 2 to contract 2024-42 with Viking Construction, LLC for additional micro surfacing services in the amount of \$546,460.21 which includes a \$25,683.63 contingency.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Amendment](#)
[Exhibit 4 - Agreement](#)
10. Consider approval of a resolution to include a construction contingency to the contract with Prota, Inc. for the CR158 Elevated Storage, Ground Storage, and Pump Station project in the amount of \$747,250, increasing the total contract amount to \$15,692,250.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Agreement](#)
11. Consider approval of Amendment No. 1 to Task Order No. 7 to American Structurepoint, Inc. for additional right-of-way and survey coordination for the Bebee Road (East) project of the 2022 Road Bond Program in the amount of \$351,108 for a new not to exceed amount of \$4,900,609.25 for Task Order No. 7.
(Item Presenter: Rosie Truelove, Director of Administrative Services)

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Amendment No. 1 to Task Order No. 7](#)

12. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 0.0572 acres of right of way from Conley Enterprises Co, a Texas corporation, for the purposes of improvements to Jack C Hays Trail in an amount of \$71,500, plus reasonable closing costs.

(Item Presenter: Mike Trimble, Director of Transportation & Public Works)

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

13. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 0.0890 acres of right of way from Kyle 32 Investments, LP, a Texas limited partnership, for the purposes of constructing the Kyle Parkway Lehman Road extension project in an amount of \$57,000, plus reasonable closing costs.

(Item Presenter: Mike Trimble, Director of Transportation & Public Works)

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

14. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 0.9200 acres of right of way from Eric Raymond Moreno, for the purposes of constructing the Kyle Parkway Lehman Road extension project in an amount of \$410,000, plus reasonable closing costs.

(Item Presenter: Mike Trimble, Director of Transportation & Public Works)

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

15. Consider approval of a settlement letter agreement with Continental Homes of Texas, L.P., which provides for payment of \$104,386.80 to the City as final settlement of a dispute related to applicable fees for Phases 9 and 10 of the Trails at Windy Hills development.

(Item Presenter: Aimee Alcorn-Reed, City Attorney)

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

VII. Items Pulled from Consent Agenda

VIII. Consider and Possible Action

16. *(First Reading)* Consider approval of an ordinance approving the redistricting of the City's single-member City Council Districts; 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.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
[Exhibit 4 - Example Plan A](#)
[Exhibit 5 - Example Plan B](#)
17. Consider approval of a resolution adopting the 2025 Parks, Recreation, and Open Space (PROS) Master Plan.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - City of Kyle Parks, Recreation, and Open Space Master Plan](#)
18. Consider approval of Task Order No. 1 with Dunaway Associates, LLC to conduct preliminary design services for Steeplechase and Lake Kyle Park in an amount not to exceed \$305,580.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Task Order No. 1](#)
19. Consider approval of Task Order No. 1 with Freese and Nichols, Inc. to conduct preliminary design services for Gregg-Clarke and Waterleaf Park in an amount not to exceed \$382,023.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Task Order No. 1](#)
20. Consider approval of Task Order No. 1 with Parkhill, Smith & Cooper, Inc. for design services to support improvements at Mary Kyle Hartson Park and the Krug Activity Center, including a restroom facility, ornamental fountain, and feasibility study in an amount not to exceed \$196,750.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Task Order No. 1](#)
21. *(First Reading)* Consider approval of an ordinance amending Chapter 2, Article IV of the City's Code of Ordinances to adopt amendments to the City's Code of Ethics, based on the recommendation of the Ethics Commission on May 7, 2025.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)

IX. City Council Items

22. Consider and possible action to direct city manager and staff to review public restroom availability hours and policy at city parks.
(Item Presenter: Miguel A. Zuniga PhD, Council Member)

X. Executive Session

23. 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 Sunny Days, 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.
 - 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 Project Chia Pet, including the City's agreement with Kyle TX Retail Owner, LLC, and/or potential amendments 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.
 - 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 City's agreements with Walton Texas, LP, Walton Pecan Woods, LP, Continental Homes of Texas, L.P., Dieciensis, LLC, the Trails, LLC, and/or DR Horton, Inc., and/or potential amendments 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.

- 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.
- h. **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 agreement(s) and/or franchise(s) with Texas Disposal Systems, commonly referred to as TDS.

24. 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 23rd 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.