



**City Council Special Meeting Agenda
Tuesday, March 24, 2026 7:00 PM
Kyle City Hall, Council Chambers,
100 W. Center Street, Kyle, TX 78640**

I. Call Meeting to Order and Roll Call

II. Approval of Minutes

1. Consider approval of City Council meeting minutes:
 1. March 3, 2026 Special and Regular
 2. March 6, 2026 Workshop
 3. March 7, 2026 Workshop
 4. March 8, 2026 Workshop(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)
[Exhibit 1 - 2026 0303 Draft Special](#)
[Exhibit 2 - 2026 0303 Draft Regular](#)
[Exhibit 3 - 2026 0306 Draft Workshop](#)
[Exhibit 4 - 2026 0307 Draft Workshop](#)
[Exhibit 5 - 2026 0308 Draft Workshop](#)

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: Yvonne Flores-Cale, Mayor)

V. Proclamation

3. A proclamation recognizing Kyle VFW Post 12058's 20th Year.
(Item Presenters: Yvonne Flores-Cale, Mayor, and Courtney Goza and Melisa Medina, Council Members)

VI. Reports and Presentations

4. Receive a report, hold a discussion, and provide staff feedback regarding Common Ground's design progress and community engagement for the Heroes Memorial Park restaurant site, consistent with prior Council direction.
(Item Presenter: Rosie Truelove, Executive Director of Strategic Development)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

VII. Consent Agenda

5. Consider approval of a resolution to amend the Plum Creek Watershed Partnership Interlocal Agreement (ILA) to reflect needed changes regarding funding source of the Plum Creek Watershed Coordinator position.
(Item Presenter: Kathy Roecker, Stormwater Management Plan Administrator)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Interlocal Agreement Amendment](#)
[Exhibit 5 - Redline](#)
6. Consider approval of a resolution authorizing the City Manager to lease a 2026 Ford F-150 for emergency management from Enterprise Fleet Management, Inc.'s Master Services Agreement in the amount of \$8,560.56 in fiscal year 2026 with a total lease cost of \$68,484.48 through fiscal year 2030.
(Item Presenter: Jeff Barnett, Chief of Police)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
7. Consider approval of a resolution suspending the April 18, 2026, effective date of the proposal by CenterPoint Energy Resources Corp., Texas Division, to implement GRIP interim rate adjustments for gas utility investment.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
8. Consider approval of a contract with Viking Construction, LLC, through the City of Grand Prairie cooperative purchasing program, for the 2026 Microsurfacing Project in the amount of \$1,258,752.29, plus a 3% contingency in the amount of \$37,762.57, for a total contract amount of \$1,296,514.86.
(Item Presenter: Leon Barba, P.E., City Engineer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
[Exhibit 4 - Project Map](#)
9. Consider approval of a resolution authorizing execution of a quitclaim deed for right-of-way and a quitclaim deed for a dedication of sidewalk right-of-way at the intersection of Silverado Drive and Veterans Drive, between the City of Kyle and Hays County.
(Item Presenter: Leon Barba, P.E., City Engineer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Quitclaim for Road](#)
[Exhibit 5 - Property Description for Road](#)
[Exhibit 6 - Quitclaim for Sidewalk](#)
[Exhibit 7 - Property Description for Sidewalk](#)

[Exhibit 8 - Veterans Dr Plans 100%](#)

10. Consider approval of Amendment No. 2 to Work Authorization No. 1 with K Friese & Associates, LLC, now H.W. Lochner, Inc., for the final design, bid, and construction phase engineering services for the Sledge Street & Four Oaks Drainage Improvements project in the amount of \$538,835.51 for a total Work Authorization project amount of \$889,425.34.
(Item Presenter: Leon Barba, P.E., City Engineer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
11. Consider approval of Amendment No. 1 to Task Order No. 24 to LJA Engineering, Inc. for the addition of a 12-inch waterline design and survey services to the Kohlers to Seton (On-System) project of the 2022 Road Bond Program in the amount of \$159,927.82, for a total contract value of \$2,792,365.32.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Amendment](#)
12. Consider approval of Amendment No. 5 to Task Order No. 10 to Pape-Dawson Consulting Engineers, LLC. for the additional project management services, survey documentation, and design updates due to ongoing electrical coordination for the Center Street (Off-System) project of the 2022 Road Bond Program in the amount of \$122,495.00 for a new total amount of \$3,042,028.40.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Amendment](#)
13. Consider approval of an annual contract with Tangent Computer, Inc, through The Interlocal Purchasing System (TIPS) Purchasing Cooperative, for the purchase of Microsoft 365 licenses to support the administrative and operational needs of the City of Kyle in the amount of \$174,790.28.
(Item Presenter: Marco Forti, Director of IT)
[Exhibit 1 - Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
14. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 1,026 SF (0.0236 AC) of right-of-way from Martina Diego for the eastern segment of the Bebee Road project, in an amount of \$34,036.00, plus reasonable closing costs.
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Purchase Agreement](#)

VIII. Items Pulled from Consent Agenda

IX. Consider and Possible Action

15. Consider approval of a resolution accepting the City's independent auditor's report and related financial statements for the fiscal year ended September 30, 2025.
(Item Presenter: Perwez A. Moheet, CPA, Director of Finance)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution for FY 2025 Audit Acceptance](#)
[Exhibit 4 - Independent Auditor's Report FY 2025](#)
[Exhibit 5 - Independent Auditor's Single Audit Report FY 2025](#)
[Exhibit 6 - Independent Auditor's Internal Control Report FY 2025](#)
[Exhibit 7 - Independent Auditor's Management Letter FY 2025](#)
[Exhibit 8 - Annual Comprehensive Financial Report FY 2025](#)
16. 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 - Program Guidelines](#)
17. *(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 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 - Chapter 50 Article II - Original Ordinance Sections](#)
18. Consider approval of a resolution of the City of Kyle, Texas determining the costs of certain authorized improvements to be financed within Improvement Area #1 of the Savannah Ranch Public Improvement District; approving a preliminary service plan and assessment plan, including a proposed Improvement Area #1 assessment roll; noticing a public hearing to consider an ordinance levying assessments on property located within Improvement Area #1 of the Savannah Ranch Public Improvement District; directing the filing of the proposed Improvement Area #1 assessment roll with the city secretary to make available for public inspection; 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](#)

19. 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 (Savannah Ranch Public Improvement District Improvement Area #1 Project) related to the financing of approximately \$19,719,049 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](#)

X. City Council Items

20. Discussion and possible direction to staff regarding the annual review of the Rules of Council, including but not limited to, potential updates to promote transparency, efficiency, and effective governance.

(Item Presenter: Yvonne Flores-Cale, Mayor)

21. Discussion and possible direction to staff to evaluate and return to Council with options regarding the potential conveyance or sale of City-owned property currently occupied by Veterans of Foreign Wars Post 12058 to support the organization's long-term presence and continued service to veterans and the community, including safeguards such as deed restrictions, reversionary, or buy-back provisions to ensure the property remains dedicated to a public purpose.

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

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 acquisition of property for transportation improvements and related infrastructure, including, but not limited to the City's road bond projects; **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; **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 selection of a third-party attorney to review risk related to existing City

agreements.

- 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 6 Creeks PID, including the City's agreements with Blanco River Ranch Properties LP and/or its affiliates and successors, 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.
- 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 water and wastewater rates, pending PUC complaints, and/or the City's water and wastewater cost of service studies.
- 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 proposed storm water and/or drainage utility infrastructure, including a proposed improvement located in the vicinity of IH-35 and Yarrington Rd.; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate 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 potential commercial development of properties located at or near the intersection of Burnham and Avenue A, including City-owned property; **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 pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.
- 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 potential commercial development of properties located in the vicinity of I-35, Kyle Crossing, and Kohlers Crossing, including City-owned property; **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 pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.
- i. **Executive session pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to consult with attorneys concerning legal issues related to pending litigation, including Cause 22-0873; *State of Texas, ex. rel. 1200 S. Old Stagecoach Road, LLC, v. City of Kyle, Texas*; and Cause No. 19-1492; *1200 S. Old Stagecoach Road, LLC v. City of Kyle, Texas*.

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 18th day of March, 2026, prior to 5:00 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://forms.cityofkyle.gov/Public-Meetings-ADA-Accommodation-Request-Form> or call (512) 262-1010, 48 hours in advance of the meeting.