



**City Council Regular Meeting Agenda
Tuesday, November 18, 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. Approval of Minutes

1. Consider approval of the City Council October 8, 2025 5:30 p.m. Special, and October 8, 2025 7:00 p.m. Special, October 21, 2025 Special, and October 21, 2025 Regular Meeting Minutes.

(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)

[Exhibit 1 - 2025 1008 530P Draft Special](#)

[Exhibit 2 - 2025 1008 7P Draft Special](#)

[Exhibit 3 - 2025 1021 Draft Special](#)

[Exhibit 4 - 2025 1021 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: Travis Mitchell, Mayor)

V. Reports and Presentations

3. A proclamation recognizing Turkeys Tackling Hunger Campaign.

(Item Presenters: Marc McKinney and Lauralee Harris, Council Members)

4. Receive a report, hold a discussion, and provide staff direction for preliminary results and recommendations for the Public Art Master Plan.

(Item Presenter: David Lopez, Director of Parks & Recreation)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

5. Receive a report, hold a discussion, and provide staff direction for conceptual designs and standards for park monument and wayfinding signage as part of a cohesive citywide park signage program.

(Item Presenter: David Lopez, Director of Parks & Recreation)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Exhibit Concepts](#)

VI. Consent Agenda

6. *(First Reading)* Consider approval of an ordinance to repeal and replace Article V Industrial Waste.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
7. Consider approval of a contract with Silsbee Ford Inc, in the amount of \$331,687.38, for the purchase of a new Ford F 550 Hi-Cube Service Van equipped with Subsite Closed Circuit Television (CCTV) equipment via The Interlocal Purchasing System (TIPS) cooperative purchasing contract.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
8. Consider approval of Amendment No. 1 to Task Order No. 7 with RABA Kistner Consultants, Inc., for construction materials testing on the FM 1626 Phase 2 Ground Storage Tank and Pump Station Improvements in the amount of \$199,961.86 for a total contract value of \$249,475.04.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
9. Consider approval of a resolution of the City of Kyle, Texas, Calling a Runoff Election on Saturday, December 13, 2025, for the purpose of electing a Council Member District 1 and a Mayor; providing for early voting and for notice of the election; and providing for other matters relating to the election and setting an effective date.
(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Cost Estimate](#)
[Exhibit 5 - Vote Centers](#)
10. Consider approval of a contract with Tymco, Inc. for the purchase of one Tymco Model 600 Street Sweeper in the amount of \$366,933.10 via the BuyBoard cooperative purchasing contract.
(Item Presenter: Chris Arnold, Deputy Director of Transportation and Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
11. Consider approval of a contract with Houston Freightliner for the purchase of one 900 ECO 12 Yard Combination Sewer Cleaner in the amount of \$588,481 via the HGAC cooperative purchasing contract.
(Item Presenter: Chris Arnold, Deputy Director of Transportation and Public Works)

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

12. *(Second Reading)* Consider approval of an ordinance repealing Chapter 11, Article III, Division 2 of the City's Code of Ordinances relating to coin-operated machines.
Council voted 6-0 to approve on first reading on 10/21/2025.
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
13. *(Second Reading)* Consider approval of an ordinance to extend the existing school (reduced speed limit) zone on Blanco Street in front of Kyle Elementary School.
Council voted 6-0 to approve on first reading on 10/21/2025.
(Item Presenter: Ravali Kosaraju, Assistant Director of Traffic & Transportation Management)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
14. Consider approval of a contract with Specialty Fleet Sales, LLC for the purchase of a new Bucket Truck for the Parks and Recreation Department in the amount of \$229,807.70 via The Interlocal Purchasing System (TIPS) cooperative purchasing contract.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Agreement](#)
15. Consider approval of a resolution accepting a voluntary annexation petition for approximately 1.287 acres or 56,083 square feet to be known as the Stagecoach Pocket Park located at 901 N Old Stagecoach Rd and setting the public hearing date for December 2, 2025. (ANNX-25-0027)
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
16. Consider appointing Melisa Medina and Claudia Zapata as City representatives to the Tax Increment Reinvestment Zone No. 2 Board of Directors.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
17. Consider approval of a resolution authorizing a construction contract with Lone Star Sitework, LLC for the Kohlers Crossing Interim Improvements Project in the amount of \$507,224.35 plus a 5% contingency in the amount of \$25,361.22 for a total contract amount not to exceed \$532,585.57.
(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)
[Exhibit 4 - Recommendation of Award](#)
[Exhibit 5 - Bid Tabulation](#)
[Exhibit 6 - Agreement](#)

18. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 0.074 acres for water line easement and 0.121 acres for temporary construction easement from Cluck Yeah, LLC., for the purposes of improvements to FM 1626 Waterline Project in an amount of \$54,979, 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](#)
19. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 500 square feet of temporary easement from Roger Falk for the purposes of improvements to the Center Street On System project in an amount of \$4,000.00, 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](#)
20. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 750 square feet of temporary easement from S & K Real Estate Holdings, LLC for the purposes of improvements to the Center Street On System project in an amount of \$6,500.00, 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](#)
21. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 2.960 acres of right of way from Tomas Gonzales, Elizabeth Cortez, and Gabriel Cortez for the purposes of improvements to Kyle Parkway Lehman Road Extension project in an amount of \$600,000.00, 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](#)

22. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 435 square feet of temporary construction easement from East Cannon Partners, Inc., for the purposes of improvements to the Old Stagecoach Road project in an amount of \$3,600.00, 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](#)
23. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 32 square feet of temporary construction easement from Cypress Forest Residential Community, Inc., a Texas non-profit corporation for the purposes of improvements to the Old Stagecoach Road project in an amount of \$1,500.00, 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](#)
24. Consider approval Task Order 1 with Packsaddle Management, LLC for the Marketplace Ave Waterline Construction Project in the amount \$273,496.00 with a 5% contingency of \$13,674.80 for a total contract amount of \$287,170.80.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
25. Consider approval of a resolution accepting a voluntary annexation petition for approximately 0.4-acres, which consists of 0.18-acres to be known as the Castillo Tract 2 and 0.22-acres of adjacent Pump House Road right-of-way (ROW), located at 100 S Old Stagecoach Road, and setting the public hearing date for December 2, 2025.
(ANNX-25-0026)
(Item Presenter: Kaela Sharp, Senior Planner)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
26. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 0.147 acres of public utility easement from Cypress Forest Residential Community, Inc., a Texas non-profit corporation for the purposes of improvements to the Old Stagecoach Road project in an amount of \$30,000.00, 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](#)

VII. Items Pulled from Consent Agenda

VIII. Consider and Possible Action

27. *(First Reading)* Consider approval of an ordinance authorizing a Conditional Use Permit pursuant to Sec. 53-899(d) of the City of Kyle Code of Ordinances, to allow the sale or lease of golf carts within the I-35 Overlay District on property located at 3080 Kyle Crossing, Unit 4, Kyle, TX 78640.
 - Public Hearing

The Planning and Zoning Commission voted 5-0 to recommend approval on October 28, 2025.

(Item Presenter: Kaela Sharp, Senior Planner)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Ordinance](#)
28. *(First Reading)* Consider approval of an ordinance amending a Planned Unit Development, Ordinance No. 1133, which would eliminate the requirement for a fence along the western boundary of the Sage Hollow Subdivision, adjacent to the Quail Meadows subdivision, to preserve the existing vegetative screening.
 - Public Hearing

The Planning and Zoning Commission voted 5-0 to recommend approval on October 28, 2025.

(Item Presenter: Kaela Sharp, Senior Planner)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Ordinance](#)

[Exhibit 4 - Property Owner Comments](#)
29. Consider approval of a 10-year Master Services Agreement with Axon Enterprise, Inc. for public safety technology systems, in an amount not to exceed \$6,999,086.40, with FY 2026 costs of \$431,860.02 via Buyboard cooperative purchasing contract.

(Item Presenter: Jeff Barnett, Chief of Police)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Contract](#)

[Exhibit 4 - Axon Presentation](#)

[Exhibit 5 - Axon Executive Summary](#)
30. Consider approval of a resolution awarding RFP 2025DD-12 to Nate Nickerson Enterprises, Inc. d/b/a Common Ground and authorizing the City Manager to execute an Exclusive Negotiation Agreement (ENA) for the purpose of advancing site planning and preliminary design coordination to refine the concept and ensure alignment with the City's vision for the Heroes Memorial Park restaurant site.

(Item Presenter: Rosie Truelove, Executive Director of Strategic Development)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

[Exhibit 4 - ENA](#)

31. Consider approval of a resolution to cast all 81 total votes allocated to the City of Kyle for the election of nominees named on the official ballot to serve on the Board of Directors of the Hays Central Appraisal District for the 2026-2029 term of office.
(Item Presenter: Perwez A. Moheet, CPA, Director of Finance)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Official Ballot](#)
[Exhibit 5 - Memorandum From Chief Appraiser Dated 10-28-2025](#)
[Exhibit 6 - Memorandum From Chief Appraiser Dated 8-29-2025](#)
32. Consider approval of Amendment No. 3 to the agreement with STV Incorporated for comprehensive construction phase services for the WWTP Phase 2 expansion in the amount of \$12,342,142.38 for a total contract amount of \$30,125,244.09.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)

IX. Staff Reports and Presentations

33. Receive a report, hold a discussion, and provide staff feedback on 311 activities following the March 2025 launch.
(Item Presenter: Linda Klepper, Chief Communications Officer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

X. Executive Session

34. 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; **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 Good Neighbor; **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 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 §551.074** to discuss personnel issues, including deliberating the appointment, employment, evaluation, reassignment, duties, or discipline of the Municipal Court Judge; **and pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to discuss legal issues related to the proposed between the City and the Municipal Court Judge.
- 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 Project Sunflower, including potential agreements with other governmental entities related to said project; **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; **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 acquisition of property located in the City's downtown area for municipal purposes; **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 at or near the intersection of 1626 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 Chapter 50, Article V, of the City's Code of Ordinances related to Industrial Waste.

35. 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 12th day of November, 2025, prior to 6:00 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://www.cityofkyle.com/contact> or call (512) 262-1010, 48 hours in advance of the meeting.