



**City Council Regular Meeting Agenda
Tuesday, March 3, 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 the February 17, 2026 Special Meeting Minutes and February 17, 2026 Regular Meeting Minutes.
(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)
[Exhibit 1 - 2026 0217 Draft Special](#)
[Exhibit 2 - 2026 0217 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: Yvonne Flores-Cale, Mayor)

V. Proclamations

3. A proclamation recognizing Youth Art Month.
(Item Presenter: Claudia Zapata, Council Member)

VI. Consent Agenda

4. Consider approval of a contract with Alan Plummer and Associates, Inc. dba Plummer Associates, Inc. to provide construction inspection and oversight services for the Wastewater Treatment Plant Phase 2 Expansion project for a contract amount of \$976,230.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
5. Consider approval of a contract with Interior Resources Group, Inc. for the purchase and installation of furniture for the Kyle Community Center in the amount of \$269,034.61 via the OMNIA Partners cooperative purchasing contract.
(Item Presenter: David Lopez, Director of Parks & Recreation)

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

6. Consider approval of a resolution authorizing the City Manager to execute an agreement with Pedernales Electric Cooperative, Inc. (PEC) for an underground utility easement and right-of-way to provide increased electrical service to the FM 1626 Ground Storage Tank and Pump Station Improvements project site.

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

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Utility Easement](#)

7. Consider approval of a resolution authorizing the City Manager to execute an agreement with Pedernales Electric Cooperative, Inc. (PEC) for an underground utility easement and right-of-way to provide permanent electrical service to the CR 158 Water Facilities project site.

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

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Utility Easement](#)

8. Consider approval of Task Order with HDR Engineering, Inc for the update of the 2018 Drainage Master Plan for a total contract amount of \$120,600.

(Item Presenter: Leon Barba, P.E., City Engineer)

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

9. Consider approval of a resolution authorizing a two-year renewal of the City's professional services agreement with Hilltop Securities Asset Management, LLC, in an amount not to exceed \$36,000.00 per year for a total contract amount of \$72,000.00 for the continued provision of investment advisory services to the City of Kyle through March 2028.

(Item Presenter: Perwez A. Moheet, CPA, Director of Finance)

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

10. Consider approval of a resolution to accept a State and Local Cybersecurity (SLCGP) – Mitigation Project grant, between the City of Kyle and the Office of the Governor in the amount of \$56,650.53 with a match of \$11,330.11.

(Item Presenter: Marco Forti, Director of IT)

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Award Letter](#)

11. *(Second Reading)* Consider approval of an ordinance regarding proposed amendments to a Planned Unit Development (Ord. 1028 and 1111) to revise the concept plan and zoning district boundaries of the Gregg Gardens subdivision. (Z-25-0141)
The Planning and Zoning Commission voted 5 - 0 to recommend approval on February 10, 2026.
The City Council voted 6 - 1 to approve as presented on February 17, 2026.
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Draft Ordinance with Exhibits](#)
[Exhibit 4 - Ordinance 1028](#)
[Exhibit 5 - Ordinance 1111](#)
12. Consider approval of a resolution authorizing the City Manager to execute all documents, including a development agreement, necessary to purchase 10,718 SF (0.2460 AC) of right of way, 5,753 SF (0.1321 AC) of permanent trail easement, 2,957 SF (0.0679 AC) of an Electric Easement and 17,228 SF (0.3955 AC) of public utility easement from Casetta Ranch Residential Community, Inc., a Texas non-profit corporation for the purpose of improvements to the 2022 Road Bond Bunton Creek Road project in an amount of \$429,012.00, 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](#)
[Exhibit 5 - Development Agreement](#)
13. Consider approval of a resolution authorizing the City Manager to execute a contract with Randall Scott Architects, Inc. to provide feasibility study services for a new Water Utilities and Public Works & Transportation headquarters building in the amount of \$85,000.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Feasibility Study Services](#)

VII. Items Pulled from Consent Agenda

VIII. Reports and Presentations

14. Receive a report, hold a discussion and provide staff feedback regarding a presentation from Emergency Services District #9 on leadership and operations.
(Item Presenter: Jeff Barnett, Chief of Police)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
15. Receive a report, hold a discussion, and provide staff feedback regarding a proposed mixed-use development (Project Philo).
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

IX. Consider and Possible Action

16. 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 375 SF (0.0090 AC) parcel of land (as described in Exhibit “A” to the Resolution) from certain real property owned by Olga G. Reyes for the public use and purpose of construction of utility improvements for the Center Street (Off-System) Road Project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Easement Description](#)
17. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a 3,180 SF (0.0730 AC) parcel of land in fee simple, a public utility drainage easement over a 3,112 SF (0.0714 AC) parcel of land, a underground detention easement over a 5,089 SF (0.1168 AC) parcel of land, and a temporary easement over a 903 SF (0.0207 AC) parcel of land (as described in Exhibits “A,” “B,” “C,” and “D” to the resolution, respectively) from certain real property owned by Comanche A.S.H. One, Ltd. for the public use and purpose of construction of roadway infrastructure and utility improvements for the Kyle Parkway/Lehman Road Extension project. (ROLL CALL VOTE REQUESTED)
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Easement Description](#)
[Exhibit 5 - Easement Description 2](#)
[Exhibit 6 - Easement Description 3](#)
[Exhibit 7 - Easement Description 4](#)
18. Consider approval of a resolution 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 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](#)
20. Consider approval of a resolution to appoint one (1) new council member to the Lake Kensington Nature Park Task Force.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
21. *(First Reading)* Consider approval of an ordinance consolidating prior approved on-street parking restrictions, replacing prior ordinances, and establishing new parking restrictions in the Southlake Ranch and Steeplechase subdivisions.
(Item Presenter: Ravali Kosaraju, Assistant Director of Traffic & Transportation Management)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Ordinance](#)
[Exhibit 4 - Observations Memo](#)
22. Consider appointing all current council members as City representatives to the Tax Increment Reinvestment Zone No. 3 Board of Directors for a two-year term to expire March 2, 2028; and appointing the Chair of the Tax Increment Reinvestment Zone No. 3.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
23. Consider appointing all current council members as City representatives to the Tax Increment Reinvestment Zone No. 4 Board of Directors for a two-year term to expire March 2, 2028; and appointing the Chair of the Tax Increment Reinvestment Zone No. 4.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
24. Consider appointing all current council members as City representatives to the Tax Increment Reinvestment Zone No. 5 Board of Directors for a two-year term to expire March 2, 2028; and appointing the Chair of the Tax Increment Reinvestment Zone No. 5.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

25. Consider appointing all current council members as City representatives to the Tax Increment Reinvestment Zone No. 6 Board of Directors for a two-year term to expire March 2, 2028; and appointing the Chair of the Tax Increment Reinvestment Zone No. 6.

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

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

X. City Council Items

26. Discussion and possible direction to the City Manager regarding potential amendments, clarifications, or reaffirmation of Ordinance No. 1162, § 38-23, and any related policy considerations.

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

[Exhibit 1 - Council Memo](#)

XI. Executive Session

27. 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 the City's water and wastewater rates, including proceedings at the Public Utility Commission of Texas and/or 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 the City's agreement with Alliance Regional Water Authority and/or related entities, including construction of ARWA facilities and/or claims related thereto.
- f. **Executive session pursuant to Texas Government Code §551.074** to discuss personnel issues, including deliberating the appointment, employment, evaluation, reassignment, duties, or discipline of public officers or employees (including, but not limited to, the City Manager and City Attorney).

28. 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 25th day of February, 2026, 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://forms.cityofkyle.gov/Public-Meetings-ADA-Accommodation-Request-Form> or call (512) 262-1010, 48 hours in advance of the meeting.