



**City Council Regular Meeting Agenda
Tuesday, January 6, 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 December 16, 2025 Special Meeting Minutes, December 16, 2025 Regular Meeting Minutes, and December 22, 2025 Special Meeting Minutes.
(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)

[Exhibit 1 - 2025 1216 Draft Special](#)

[Exhibit 2 - 2025 1216 Draft Regular](#)

[Exhibit 3 - 2025 1222 Draft 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. Agenda Order

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

V. Consent Agenda

3. Consider approval of a resolution appointing Anna Storbeck to Seat 7 of the Board on Aging, to fill a vacancy with a term to expire September 2027.
(Item Presenter: David Lopez, Director of Parks & Recreation)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

4. Consider approval of a resolution authorizing the City Manager to execute separate Master Services Agreements with the following five firms to provide consulting services for small-scale civil engineering projects for all city departments: Rodriguez Transportation Group, Inc.; Kasberg, Patrick & Associates, LP; Atlas Design Services, LLC; The Goodman Corporation; and Miller Gray LLC.

(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

[Exhibit 4 - RFQ Results](#)

5. Consider approval of Task Order No. 15 with HDR, Inc. for construction inspection services of the Kyle Community Center construction project in the amount of \$148,282.00.

(Item Presenter: Lu Zhang, Assistant Director of CIP and Planning)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Contract](#)

6. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 7,250 SF (0.1664 AC) of right of way and a temporary easement over a 920 SF (0.0211 AC) parcel of land from Pedernales Electric Cooperative, Inc., for the purpose of improvements to Bunton Creek Road project in an amount of \$107,237.90, 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](#)

7. *(Second Reading)* Consider approval of an ordinance to rezone approximately 0.2174 acres from 'RS' (Retail Services) to 'CBD-2' (Central Business District-2) for Lots 8 and 9, Block B, of the Original Town of Kyle Subdivision, located at 201 and 203 S. Old Highway 81, Hays County, Texas. (Z-25-0140)

The Planning and Zoning Commission voted 6-0 to recommend approval on December 9, 2025.

The City Council voted 5-0 to approve on December 16, 2025.

(Item Presenter: Kaela Sharp, Senior Planner)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Ordinance](#)

[Exhibit 4 - Zoning Districts and Use Chart](#)

VI. Items Pulled from Consent Agenda

VII. Consider and Possible Action

8. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a public utility drainage easement over two (2) parcels of land containing a total of 0.4478 acres (as described in Exhibit "A" to the Resolution) from certain real property owned by Presciliano Maldonado and Maria Hernandez Maldonado for the public use and purpose of construction of drainage 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 - Property Description](#)

9. 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 4.496 acres, a drainage easement over 0.0761 acres, and a public utility easement containing 1.110 acres (as described in Exhibits “A,” “A-1,” and “A-2” to the Resolution) from certain real property owned by JDF Windy Hill Road, LLC for the public use and purpose of construction of public roadway and drainage improvements for the Windy Hill Road improvement 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 A](#)
[Exhibit 5 - Property Description A-1](#)
[Exhibit 6 - Property Description A-2](#)
10. 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 0.0431 acres and an electrical easement containing 0.1012 acres (as described in Exhibits “A” and “A-1” to the Resolution) from certain real property owned by JDF Windy Hill Road, LLC for the public use and purpose of construction of public roadway and utility infrastructure improvements for the Windy Hill Road improvement 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 A](#)
[Exhibit 5 - Property Description A-1](#)
11. 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 0.2474 acres and a drainage easement containing 0.1600 acres (as described in Exhibits “A” and “A-1” to the Resolution) from certain real property owned by JDF Windy Hill Road, LLC for the public use and purpose of construction of public roadway and drainage improvements for the Windy Hill Road improvement 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 A](#)
[Exhibit 5 - Property Description A-1](#)
12. Consider approval of a resolution amending, updating and restating the City of Kyle Rules of City Council.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Redlined Rules of Council](#)

13. Consider appointing Yvonne Flores-Cale and Courtney Goza as City representatives to the Tax Increment Reinvestment Zone No. 2 Board of Directors; and appointing the Chair of the Tax Increment Reinvestment Zone No. 2.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

VIII. Staff Reports and Presentations

14. Receive a report, hold a discussion, and provide staff direction regarding the Council Visioning Workshop.
(Item Presenter: Amber Schmeits, Deputy City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
15. Receive a report, hold a discussion, and provide staff direction regarding implementation options for the Utility Customer Assistance Program (UCAP).
(Item Presenter: Joshua Chronley, Assistant Director of Finance)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

IX. City Council Items

16. Consider nominations and selection of Mayor Pro Tem for 2026.
(Item Presenter: Yvonne Flores-Cale, Mayor)
17. Consider directing the City Manager to bring back recommendations on an amended ordinance to replace routine City Council reimbursements and expenditures with a fixed monthly stipend and amend the City Council budgets accordingly, to eliminate City-issued credit cards for City Council Members except for limited travel purposes, and to create and convene a compensation review committee in accordance with Sec. 3.09 of the City Charter to evaluate the proposed amendments, fiscal impacts, and implementation details and return recommendations to Council for final approval as part of the fiscal year 2026-27 budget approval.
(Item Presenters: Melisa Medina and Marc McKinney, Council Members)
18. Consider directing the City Manager to bring back a future item amending the City Council expense policy and eliminating the use of City Council credit cards.
(Item Presenter: Yvonne Flores-Cale, Mayor)
19. Consider directing the City Manager to bring back a presentation on January 20, 2026, regarding the City's existing and anticipated bond debt, including (1) the total amount currently owed by the City for bonds; (2) the amount of additional bond debt anticipated to be incurred over the next five years; (3) the anticipated property tax rate increases necessary for Kyle homeowners; and (4) the rate increase necessary for water/wastewater utility customers.
(Item Presenter: Yvonne Flores-Cale, Mayor)
20. Discussion and possible action directing the City Manager to bring back a presentation on February 3, 2026, detailing the City's total payroll costs for fiscal periods 2019-2025, including but not limited to the costs for payroll taxes, health insurance and retirement benefits for each City department.
(Item Presenter: Yvonne Flores-Cale, Mayor)

21. Consider directing the City Manager to bring back a resolution creating a policy to require the posting of all credit card expenses, associated receipts, and other supporting information to the City's website.
(Item Presenter: Courtney Goza, Council Member)

X. 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; **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 Texas Open Meetings Act and/or the City's Code of Ethics, including but not limited to Sec. 2-174 of the City's Code of Ordinances.
 - 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 Sec. 3.09 of the City Charter and/or Ordinance No. 1323, related to City Council expenses and credit cards.
 - 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 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.
 - 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 commercial/animal shelter property located at or near FM 150 and Lehman Road, including potential agreements with other governmental entities related to said 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 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 wireless transmission facilities and/or the City's agreement with Diamond Communications, LLC; **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.
- 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 Nance-Bradshaw Ranch tract, including the existing development agreement between the City and Robert Nash, Joel Bradshaw, and Jason Bradshaw, and/or their assigns, and/or pending litigation 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; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.

23. 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 30th day of December, 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://forms.cityofkyle.gov/Public-Meetings-ADA-Accommodation-Request-Form> or call (512) 262-1010, 48 hours in advance of the meeting.