



**City Council Regular Meeting Agenda
Tuesday, February 17, 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 3, 2026 Special Meeting Minutes, February 3, 2026 Regular Meeting Minutes, and February 5, 2026 Special Meeting Minutes.

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

[Exhibit 1 - 2026 0203 Draft Special Minutes](#)

[Exhibit 2 - 2026 0203 Draft Regular Minutes](#)

[Exhibit 3 - 2026 0205 Draft Special Minutes](#)

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. Recognition and Proclamations

3. A proclamation recognizing President George Washington Day.
(Item Presenter: Yvonne Flores-Cale, Mayor)
4. A proclamation recognizing Black History Month.
(Item Presenter: Claudia Zapata, Council Member)
5. Recognize the Kyle Employee(s) of the Quarter for Quarter One of Fiscal Year 2026. This recognition honors employees who exemplify the City's core values of teamwork, accountability, integrity, visionary leadership, and transparency.
(Item Presenter: Julie Beggs, Director of Talent & Culture)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

VI. Consent Agenda

6. Consider approval of Amendment No. 2 to Task Order No. 14 with STV, Inc. for final design services for the Opal Lane Pump Station and Transmission Main project in the amount of \$3,186,378.25 for a total contract value of \$3,941,198.25.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
7. Consider approval of a resolution authorizing the City Manager to negotiate a Professional Services Agreement with Randall Scott Architects, Inc., which will be brought back for council approval at a later date, to provide architectural design services for a new Water Utilities and Public Works & Transportation headquarters building.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Notice of Award](#)
8. Consider approval of a resolution authorizing an amendment to the City's annexation and development agreement with Bee Spring Ltd and Property Reserve, Inc, for the Nance-Bradshaw Ranch development.
(Item Presenter: Melissa McCollum, Chief Development Officer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - First Amendment Signed](#)
[Exhibit 5 - Map Showing Property](#)
9. Consider approval of a resolution to apply for and accept, a Strategic Traffic Enforcement Program (STEP) Commercial Vehicle Enforcement (CMV) grant, between the City of Kyle and the Texas Department of Transportation in the amount of \$18,084 with a match of \$3,209.91 for a total of \$21,293.91.
(Item Presenter: Jeff Barnett, Chief of Police)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
10. Consider approval of a resolution to apply and accept a Strategic Traffic Enforcement Program (STEP) Comprehensive grant, between the City of Kyle and the Texas Department of Transportation in an amount of \$34,930 with a match of \$6,200.08 for a total of \$41,130.08.
(Item Presenter: Jeff Barnett, Chief of Police)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)

11. Consider approval of a resolution authorizing Capital Area Metropolitan Planning Organization 2028-2031 Call for Projects Transportation Alternatives Set Aside application for the Philomena Dr Sidewalk project in the amount of \$1,460,800 with a match of \$365,200 for a total of \$1,826,000.
(Item Presenter: Ravali Kosaraju, Assistant Director of Traffic & Transportation Management)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Philomena sidewalk](#)
[Exhibit 5 - Schematic](#)
12. Consider approval of a contract with Ready Power, L.L.C., for the acquisition and installation of eight (8) generators for critical water and wastewater infrastructure in the amount of \$2,197,864.00, with a 5% contingency of \$109,893.20, for a total contract amount of \$2,307,757.20.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Contract](#)
[Exhibit 4 - Notice of Award](#)
13. Consider approval of a resolution authorizing Phase Order No. 2 and No. 3 of the Standard Utility Agreement with Pedernales Electric Cooperative (PEC), Inc. in the amount of \$909,108.66 for the eastern segment of the Bebee Road project to underground overhead utilities between 200' West of Sunlight Boulevard and 100' East of Green Pastures Road.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Agreement](#)
14. Consider approval of a resolution authorizing Phase Order No. 3 to the Standard Utility Agreement with Pedernales Electric Cooperative (PEC), Inc. in the amount of \$381,828.77 for the western segment of the Bebee Road project to underground overhead utility from its intersection with IH-35 Frontage Road to 200' West of Sunlight Boulevard.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Agreement](#)
15. Consider approval of a resolution authorizing Phase Order No. 3 to the Standard Utility Agreement with Pedernales Electric Cooperative (PEC), Inc. in the amount of \$154,256.99 for the Center Street (On-System) project to underground overhead utilities between Veterans Drive (RM 150) and Main Street.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

[Exhibit 4 - Agreement](#)

16. Consider approval of a resolution authorizing Phase Order No. 3 to the Standard Utility Agreement with Pedernales Electric Cooperative (PEC), Inc. in the amount of \$97,062.89 for the Kohlers to Seton (Off-System) project to underground overhead utility from IH-35 Frontage Road to Seton Parkway.

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

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

[Exhibit 4 - Agreement](#)

17. Consider approval of a resolution authorizing the City Manager to execute all documents necessary to purchase 1,007 SF (0.0231 AC) of right-of-way from Robert Gorelick as Independent Administrator of the Estate of Marie Gorelick f/k/a Marie M. Parker, Deceased for the eastern segment of the Bebee Road project in the amount of \$18,000, 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](#)

18. Consider approval of a resolution authorizing the City Manager to execute all documents necessary for the purchase of 3,942 SF (0.0905 AC) of right-of-way from Bebee Investments, Inc. for the eastern segment of the Bebee Road project in the amount of \$60,000.00, 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](#)

19. *(Second Reading)* Consider approval of an ordinance amending Chapter 53 (Zoning) and Chapter 54 (Landscaping and Screening Requirements) of the City of Kyle Code of Ordinances regarding tree survey and preservation requirements.

The Planning and Zoning Commission voted 4-0 to recommend approval on January 27, 2026.

The City Council voted 7-0 to approve, with amendments for 2nd reading, on February 3, 2026.

(Item Presenter: Melissa McCollum, Chief Development Officer)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Ordinance](#)

[Exhibit 4 - Changes to Table 1 since 1st Reading](#)

20. Consider approval of a resolution amending Resolution Nos. 1547 and 1449 to update the council's policy for appointments to city boards, commissions, and committees; and assigning council districts to board and commission appointment panels.

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

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

21. Consider the appointment of seven members to the Council Compensation Committee.
 1. Howard Connell
 2. Melissa Spence
 3. Julie Orgish
 4. Carly Barton
 5. Jake Webb
 6. Diane Hervol
 7. Michael McDonald

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

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

VIII. Items Pulled from Consent Agenda

VII. Reports and Presentations

22. Receive a report, hold a discussion, and provide staff feedback on the Library Master Plan.

(Item Presenter: Leslie Scott, Director of Library Services)

[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - DRAFT Master Plan](#)

23. Receive a report, hold a discussion, and provide staff direction regarding an overview of the schedules, cost projections, and current status of the 2022 City of Kyle Road Bond Programs.

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

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

IX. Consider and Possible Action

24. 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 two (2) parcels of land containing a total of 2,420 SF (0.056 AC) (as described in Exhibit "A" to the Resolution) from certain real property owned by Eufemio Castillo and Julia Castillo for the public use and purpose of construction utility improvements for the Center Street (Off System) 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](#)

25. Consider approval of a resolution authorizing the City Manager to negotiate and execute a construction contract with Smith Contracting Co., Inc for the Windy Hill Road Improvement project in the amount of \$8,207,539.12 which includes a 10% contingency of \$820,753.91 for a total contract amount not to exceed \$9,028,293.03.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
26. *(First 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)
• Public Hearing
The Planning and Zoning Commission will consider this item on February 10, 2026, after the posting of this Council agenda.
(Item Presenter: Jason Lutz, Assistant Director of Planning)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Draft Ordinance without Exhibits](#)
[Exhibit 4 - Draft Ordinance with Exhibits](#)
[Exhibit 5 - Ordinance 1028](#)
[Exhibit 6 - Ordinance 1111](#)
27. Consider designating a City of Kyle representative to serve on the Hays County Mental Health Coordinating Committee.
(Item Presenter: Rosie Truelove, Executive Director of Strategic Development)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - MHCC Charter](#)
28. Consider approval of a resolution amending the rules of council to create City Council Subcommittees for Finance, Development & Infrastructure, and Agenda Setting, as well as a regularly scheduled City Council Special Work Session Meeting.
(Item Presenter: Jesse Elizondo, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Rules of Council Redline](#)
[Exhibit 5 - Rules of Council](#)

X. Staff Reports and Presentations

29. Receive a report, hold a discussion, and provide staff feedback regarding proposed revisions and updates to the City's naming policy.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

XI. Executive Session

30. 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 acquisition of property for general municipal purposes, including e, including office space and/or other administrative needs and related infrastructure, including but not limited to property located at or near 2301 IH-35, located in the vicinity of FM 150, IH-35 and CR 158; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate 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 pending litigation, including Cause No. 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.
- 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 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.
- 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 Nance-Bradshaw Ranch tract, including the existing development agreement between the City and Robert Nash, Joel Bradshaw, and Jason Bradshaw, 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.
- 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 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.

- 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 review of submissions on the City's request for qualifications for a third-party attorney to perform a risk assessment related to specific road infrastructure agreements.

31. 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 10th 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.