



**City Council Regular Meeting Agenda**  
**Tuesday, July 15, 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 July 1, 2025 Special and July 1, 2025 Regular Meeting Minutes.  
(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)  
[Exhibit 1 - 2025 0701 Draft Special](#)  
[Exhibit 2 - 2025 0701 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. Receive a report, hold a discussion, and provide staff direction regarding possible program changes to the Uber Kyle \$3.14 Program and Transit Study update.  
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)
4. Receive a report, hold a discussion, and provide staff direction regarding the final design for the all-wheels skate park at Gregg-Clarke Park.  
(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 regarding the newly created Hays County Public Health Advisory Board (PHAB).  
(Item Presenter: Jesse Elizondo, Assistant City Manager)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - PHAB Charter \(Draft\)](#)

## **VI. Consent Agenda**

6. Consider approval of a resolution providing for a Maintenance and Operations Agreement between the City of Kyle and Paramount Association of Homeowners (HOA) for the maintenance of certain public improvements within the Southwest Kyle Public Improvement District No. 1 (PID).  
(Item Presenter: Melissa McCollum, Chief Development Officer)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Resolution](#)  
[Exhibit 4 - Maintenance and Operations Agreement for Paramount HOA](#)
7. Consider approval of an amendment to the contract with Rifeline for public engagement services for the 2022 Road Bond projects in the amount of \$145,000 for a new total contract amount of \$190,000.  
(Item Presenter: Rosie Truelove, Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Amendment](#)  
[Exhibit 4 - Agreement](#)
8. Consider approval of Task Order No. 9 with HDR Engineering, Inc. in the amount of \$99,265.43 for aesthetic design services related to the Kohlers Crossing overpass bridge.  
(Item Presenter: Rosie Truelove, Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Task Order No. 9](#)
9. Consider approval of Amendment No. 2 to Task Order No. 4 with HDR Engineering, Inc. for completion of design, bid phase services, and construction phase services for interim improvements on Kohlers Crossing in the amount of \$138,678 for a new total Task Order amount of \$258,492.  
(Item Presenter: Rosie Truelove, Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Amendment No. 2 to Task Order No. 4](#)
10. Consider approval of a resolution authorizing an agreement with Pedernales Electric Cooperative (PEC), Inc. in amount of \$109,000 for Phase 2 to underground overhead utility from IH-35 to Purple Martin Avenue as part of the Windy Hill Road project.  
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Resolution](#)  
[Exhibit 4 - PEC Agreement](#)
11. Consider approval of a resolution authorizing an agreement with Pedernales Electric Cooperative (PEC), Inc. in amount of \$272,895 for Phase 1 and Phase 2 to underground overhead utility from Lehman Road to Twin Estates Drive as part of the Bunton Creek Road project.  
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)

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

12. Consider approval of a resolution authorizing an agreement with Pedernales Electric Cooperative (PEC), Inc. in amount of \$267,963.75 for Phase 1 and Phase 2 to underground overhead utility from Old Stagecoach Road to RM 150 (Veterans Drive) as part of the Center Street (Off-System) project.  
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Resolution](#)  
[Exhibit 4 - PEC Agreement](#)
13. Consider approval of a resolution authorizing the City Manager to execute a Master Cooperative Purchase Agreement to join the 791 Purchasing Cooperative.  
(Item Presenter: Rosie Truelove, Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Resolution](#)  
[Exhibit 4 - Agreement](#)
14. Consider approval of a one-year agreement with two extension options with Usio Output Solutions, Inc. for utility billing printing and mailing services in an amount of \$75,000 for the initial contract term and a not-to-exceed total contract amount of \$225,000 via the 791 Purchasing Cooperative.  
(Item Presenter: Rosie Truelove, Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Agreement](#)
15. Consider approval of Amendment No. 2 to Task Order No. 6 with Pape-Dawson Consulting Engineers, LLC for construction phase services for the CR 158 Elevated and Ground Storage Tanks project in the amount of \$66,640 for a new total Task Order amount of \$1,544,308.  
(Item Presenter: Rosie Truelove, Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Amendment No. 2 to Task Order No. 6](#)
16. Consider approval of a resolution of the City Council of the City of Kyle authorizing the City and the Kyle Police Department to make application, receive, and expend grant funding from the Community Development Partnership Program offered by the Lower Colorado River Authority to purchase mobile video surveillance tower system equipment to facilitate temporary security and/or targeted surveillance applications for incidents or events, in an amount not to exceed \$50,000; agreeing to provide applicable matching funds; designating an authorized official; finding that the meeting at which this resolution is passed is open to the public as required by law; and declaring an effective date.  
(Item Presenter: Jeff Barnett, Chief of Police)

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

17. Consider approval of a Contract with Hays County for Election Services and Joint Election Agreement for 2025-2026.

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

[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Election Services Contract](#)  
[Exhibit 4 - Joint Election Agreement](#)  
[Exhibit 5 - Election Cost Estimate](#)

18. Consider approval of a resolution supporting the application for grant funds under the Texas Parks and Wildlife Department Local Parks Non-Urban Outdoor Recreation Grant Program 2026 in the amount of \$750,000 for materials and construction costs at Steeplechase Park.

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

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

19. Consider approval of a resolution suspending the August 19, 2025 effective date of the Texas Gas Service Company's requested increase to permit the City time to study the request and to establish reasonable rates; and approving cooperation with other cities in the Texas Gas Service Company's Service Area.

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

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

20. *(Second Reading)* Consider approval of an ordinance to rezone approximately 5.01 acres of land from 'A' (Agriculture), to 'W' (Warehouse) for property located at 340 CR 158 in Hays County, Texas. (Z-25-0135)

*The Planning and Zoning Commission voted 5-0 to recommend approval.*

*City Council voted 5-1 to approve on first reading on 7/1/2025.*

(Item Presenter: Kaela Sharp, Senior Planner)

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

## **VII. Items Pulled from Consent Agenda**

## **VIII. Consider and Possible Action**

21. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a temporary grading easement over both a 2,769 square foot parcel of land and a 1,849 square foot parcel of land (as described in Exhibits “A” and “A1” to the Resolution) from certain real property owned by Hometown Kyle Homeowners Association, Inc. for the public use and purpose of construction of public roadway improvements and public drainage and utility infrastructure improvements for the Old Stagecoach Road/Center Street Off System Roadway improvement project. (ROLL CALL VOTE REQUESTED)  
(Item Presenter: Amber Schmeits, Assistant City Manager)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Resolution](#)  
[Exhibit 4 - Property Description](#)  
[Exhibit 5 - Property Description 2](#)
22. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a 0.1499 acre parcel of land in fee simple, a 0.1321 acre recreational trail and access easement, and an electrical easement over a 0.0679 acre parcel of land (as described in Exhibits “A,” “A-1,” and “A-2” to the Resolution) from certain real property owned by Casetta Ranch Residential Community, Inc. for the public use and purpose of construction of public roadway improvements, public recreational trail improvements, and public drainage and utility infrastructure improvements for the Bunton Creek Road Roadway improvement project. (ROLL CALL VOTE REQUESTED)  
(Item Presenter: Amber Schmeits, Assistant City Manager)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Resolution](#)  
[Exhibit 4 - Property Description](#)  
[Exhibit 5 - Property Description 2](#)  
[Exhibit 6 - Property Description 3](#)
23. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a 0.954 acre parcel of land in fee simple and a public utility easement over a 0.215 acre parcel of land (as described in Exhibits “A” and “A1” to the Resolution) from certain real property owned by Michelle F. Augilar, Melinda M. Falcon, and Melissa A. Slone for the public use and purpose of construction of public roadway improvements and public drainage and utility infrastructure improvements for the Old Stagecoach Road/Center Street Off System Roadway improvement project. (ROLL CALL VOTE REQUESTED)  
(Item Presenter: Amber Schmeits, Assistant City Manager)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Resolution](#)  
[Exhibit 4 - Property Description](#)  
[Exhibit 5 - Property Description 2](#)
24. Consider approval of a resolution approving the City Manager’s recommendation to revise the City’s current water restrictions from Stage 3 to Stage 2 with proposed amendments.  
(Item Presenter: Mike Murphy, Director of Water Utilities)

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

25. Consider approval of a resolution adopting the outdoor site master plan for the regional sportsplex.

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

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

26. Consider approval of a resolution establishing the date for a public hearing to be held on August 19, 2025, as required under Chapter 395 of the Texas Local Government Code, to consider, discuss, and review the update to the water and wastewater land use assumptions, water and wastewater capital improvements plan, and imposition of updated water and wastewater impact fee amounts.

(Item Presenter: Melissa McCollum, Chief Development Officer)

[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Resolution](#)  
[Exhibit 4 - Public Hearing Notice](#)

27. Consider approval of a resolution authorizing agreements with Diamond Towers V, LLC for the construction of wireless telecommunication towers on city-owned properties located on 1626 Water Tank Property, Dacy Lane Water Tank Property and Kyle Wastewater Treatment Plant.

(Item Presenter: Melissa McCollum, Chief Development Officer)

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

## **IX. Staff Reports and Presentations**

28. Receive a report, hold a discussion, and provide staff direction regarding potential items to include for Charter amendments to be included in a Special Election on November 4, 2025.

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

[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Charter Review Redline of Charter](#)

29. Receive a report, hold a discussion, and provide staff feedback regarding the creation of a city entity for historical archives.

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

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

## **X. City Council Items**

30. Consider directing the City Manager to include an additional \$25,000 in the property improvement program for FY24-25.  
(Item Presenter: Bear Heiser, Mayor Pro Tem)

## **XI. Executive Session**

31. 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, including, but not limited to, wastewater improvements in or near the Quail Ridge subdivision; **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 Sunflower, including potential agreements with developers, contractors, and/or other government entities 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 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 Project Chia Pet, including the City's agreement with Kyle TX Retail Owner, LLC, and/or potential amendments thereto and construction of the retail roads in the vicinity of this development; **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 Project Worth It; **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 Project Overlay, including existing agreements and/or zoning related thereto

for the property located at or near Amberwood, Amberwood Loop, and the IH-35 Access Road; **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.

- 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 Project Sahara; **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.
- 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 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.
- 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 Project Philo, including a proposed planned unit development; **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.
- j. **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 Kyle Housing Authority.
- k. **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 rate adjustments for Texas Gas Service Company and Aqua Texas, Inc.
- l. **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 amendments to the City Charter proposed by the City's Charter Review Commission as well as discussion on specific sections of the Charter, including, but not limited to, City Council term limits, qualifications, filling of vacancies, the power of recall, referendum, and/or initiative, and proposed changes to Article XII of the City Charter related to the Ethics Commission and the Code of Ethics.
- m. **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); **and pursuant to Texas Government Code §551.071** and Texas Disciplinary Rules 1.05 to discuss legal issues related to the contracts between the City and the City Manager and City Attorney, including discussion of potential amendments to those agreements with possible discussion and action in open session.

32. 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 11th day of July, 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.