



**City Council Regular Meeting Agenda
Tuesday, June 17, 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 May 27, 2025 Special 5:30 p.m., May 27, 2025 Special 7:00 p.m., May 31, 2025 Workshop, June 3, 2025 Special, June 3, 2025 Regular and June 7, 2025 Workshop Meeting Minutes.

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

[Exhibit 1 - 2025 0527 530P DRAFT Special](#)

[Exhibit 2 - 2025 0527 7P DRAFT Special](#)

[Exhibit 3 - 2025 0531 8A DRAFT Special](#)

[Exhibit 4 - 2025 0603 530P DRAFT Special](#)

[Exhibit 5 - 2025 0603 7P DRAFT Regular](#)

[Exhibit 6 - 2025 0607 8A DRAFT Workshop](#)

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. Appointments

3. Consider approval of a resolution to appoint a representative to Seat 8 of the Impact Fee Advisory Committee for the City of Kyle as the Extra Territorial Jurisdiction (ETJ) Representative and confirm the Planning and Zoning Commission to serve as Impact Fee Advisory Committee as authorized under Chapter 395 of the Texas Local Government Code (LGC) for the Water and Wastewater Impact Fee Study.

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

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

VI. Reports and Presentations

4. A proclamation recognizing Juneteenth.
(Item Presenter: Michael Tobias, Council Member)
5. Receive a report, hold a discussion, and provide staff direction regarding the final strategy for aesthetic design elements regarding landscaping, signage, and art for the roundabouts within City roadways.
(Item Presenter: Melissa McCollum, Chief Development Officer)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Roundabout Map](#)
6. Receive a report, hold a discussion, and provide staff feedback on the design for the parking lots at Steeplechase and Waterleaf Parks.
(Item Presenter: David Lopez, Director of Parks & Recreation)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
7. Receive a report, hold a discussion, and provide staff direction regarding a Phase 2 update of the comprehensive feasibility study for the City of Kyle Animal Care Center.
(Item Presenter: Jesse Elizondo, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

VII. Consent Agenda

8. Consider approval of a resolution authorizing the City Manager, or designee, to accept and execute a permanent wastewater line easement and temporary construction and staging easement from Plum Creek Homeowners Association, Inc., for the Plum Creek Golf Course Sewer Line Project, containing 0.045-acre permanent wastewater line easement and temporary construction and staging easement.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Easements](#)
9. Consider approval of a resolution to accept and execute a utility easement and temporary construction easement from Plum Creek Golf Course, Ltd., for the Plum Creek Golf Course Sewer Line Project, containing 2.216-acre utility easement and temporary construction easement.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Easement](#)
10. Consider approval of Task Order No. 3 in the amount of \$92,300 with Schaumburg & Polk, Inc. to conduct final design services for the Spring Branch segment of the Vybe Trail.
(Item Presenter: Rosie Truelove, Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)

[Exhibit 3 - Task Order](#)
[Exhibit 4 - Location Map](#)

11. Consider approval of a resolution adopting the 2025 Sidewalk Master Plan.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Sidewalk Master Plan](#)
12. Consider approval of a resolution authorizing a purchase agreement with Cavbo, LLC., for a tract of land of approximately 0.611 acres for a temporary construction easement (12 months) in an amount of \$23,284 for the Dacy Lane Wastewater Improvement Project and authorizing the City Manager to execute all documents necessary to acquire the easement.
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Purchase Agreement](#)
13. Consider approval of a resolution granting consent to annexation of approximately 22.296 acres of land into the East Hays County Municipal Utility District No. 2 (the "MUD") and authorizing a special partnership agreement with the MUD, each as contemplated by the City's Consent and Development Agreement related to the creation of the MUD.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Annexation Petition](#)
[Exhibit 5 - Agreement](#)
[Exhibit 6 - Consent and Development Agreement](#)
14. Consider approval of a resolution acknowledging a 49.6 acre tract located adjacent to Opal Lane and Roland Lane as necessary for the Water and Transportation Facilities and 3rd Take Point Pump Station Expansion Projects and acknowledging the project as serving a public purpose for public use.
(Item Presenter: Mike Murphy, Director of Water Utilities)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
15. Consider approval of a possession and use agreement between the City of Kyle, Texas and the Estate of Rodolfo Gonzalez, Sr for the possession and use of a 87,941 square feet tract of roadway right of way and 45,484 square feet tract of drainage easement for the purposes of improvements to Kyle Parkway Lehman Road Extension in an amount of \$1,082,758.50, plus an additional \$15,000 for independent consideration for the possession and use of the property.
(Item Presenter: Amber Schmeits, Assistant City Manager)
[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - PUA](#)

VIII. Items Pulled from Consent Agenda

IX. Consider and Possible Action

16. Consider approval of the 2025-2028 Meet and Confer Agreement between the City of Kyle and the Kyle Law Enforcement Association.
(Item Presenter: Julie Beggs, Assistant Director of Administrative Services)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - 2025-2028 Meet and Confer Agreement](#)
17. Consider approval of a resolution adopting the Hays County Safety Action Plan and authorizing staff to develop and submit an application for the Safe Streets for All Grant Program in an estimated amount of \$600,000 with a 20% match for the Kyle Safety Pilot Program.
(Item Presenter: Mike Trimble, Director of Transportation & Public Works)
[Exhibit 1 - Staff Memo](#)
[Exhibit 2 - Presentation](#)
[Exhibit 3 - Resolution](#)
[Exhibit 4 - Hays County Safety Action Plan](#)
18. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a 1.312 acre parcel of land in fee simple (as described in Exhibit “A” to the Resolution) from certain real property owned by Coma Rey, 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 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](#)
19. 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 334 square foot parcel of land (as described in Exhibit “A” to the Resolution) from certain real property owned by Southlake Ranch Homeowners Association, Inc. for the public use and purpose of construction of roadway drainage and utility infrastructure improvements for the Kyle Parkway/Lehman Road Extension 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](#)

20. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary an electrical easement over a 2,364 square foot parcel of land (as described in Exhibit “A” to the resolution) from certain real property owned by Indian Paintbrush Homeowners Association, Inc. for the public use and purpose of construction of public electrical infrastructure improvements for the Windy Hill Road Realignment and 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](#)
21. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary an electrical easement over a 3,425 square foot parcel of land (as described in Exhibit “A” to the resolution) from certain real property owned by VEREIT Real Estate, L.P., formerly ARC DGKYLTX002, LLC, for the public use and purpose of construction of public electrical infrastructure improvements for the Windy Hill Road Realignment and 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](#)
22. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a 0.0585 acre parcel of land in fee simple and a public utility easement over a 0.0666 acre parcel of land, (as described in Exhibits “A” and “A-1” to the resolution) from certain real property owned by Trea SP V Kyle Tx LLC, for the public use and purpose of construction of public roadway improvements and public drainage and utility infrastructure improvements for the Bunton Creek Road 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 A](#)
[Exhibit 5- Property Description A-1](#)
23. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn if necessary a 0.1664 acre parcel of land in fee simple and a temporary grading easement over a 0.0211 acre parcel of land, (as described in Exhibits “A” and “A-1” to the resolution) from certain real property owned by Pedernales Electric Cooperative, Inc., for the public use and purpose of construction of public roadway improvements and grading restoration for the Bunton Creek Road 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 A](#)

[Exhibit 5 - Property Description A-1](#)

24. Consider approval of a resolution authorizing the City Manager to negotiate and execute a contract with Environmental Design, Inc. for the relocation of the Live Oak tree on Old Stagecoach Road, including pre-treatment, tree relocation, and aftercare in the amount of \$848,000, with a contingency of 10% at \$84,800, for a total contract amount of \$932,800.

(Item Presenter: Rosie Truelove, Director of Administrative Services)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

25. Consider approval of an agreement with Whirlix Design, Inc. for the construction of a playground at Waterleaf Park in an amount of \$637,271 plus a \$31,863.55 construction contingency for a total contract amount not to exceed \$669,134.55 through the BuyBoard cooperative purchasing program.

(Item Presenter: Rosie Truelove, Director of Administrative Services)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Agreement](#)

26. Consider approval of a construction contract with Capital Excavation Co. for the Kohlers/Beebe Road (West) project in the amount of \$35,312,171.11, which includes a contingency of \$3,531,217.11, for a total contract amount not to exceed \$38,843,388.22, based on RFP 2022RB_01.

(Item Presenter: Rosie Truelove, Director of Administrative Services)

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Evaluation Matrix and Bid Tabulation](#)

[Exhibit 4 - Agreement](#)

27. Consider approval of a resolution to determine the final design layout of the facility located at 1500 Dacy Lane.

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

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

28. Consider approval of a resolution naming the facility located at 1500 Dacy Lane the Adell Hurst Activity Center.

Parks and Recreation Board recommended denial (5-0).

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

[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Resolution](#)

X. Staff Reports and Presentations

29. Receive a report, hold a discussion, and provide staff direction regarding street renaming for South Goforth Road to consider and approve the biography language and proposed options of 1) Paula Alvarez Parkway, 2) Chevo Pastrano Senior Parkway or 3) Becky Selbera Parkway.

(Item Presenter: Melissa McCollum, Chief Development Officer)

[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; **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 Green Tea; **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 Sunflower, including potential agreements with developers, contractors, and/or other government entities related thereto.
- 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 proposed Windmill PUD.
- 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 Kyle Housing Authority.

- 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 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.

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 13th day of June, 2025, prior to 4:00 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.