City Council Regular Meeting Agenda
Tuesday, October 20, 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 City Council meeting minutes:
   A. October 5, 2026 6P Special
   B. October 5, 2026 7P Special
   (Item Presenter: Jennifer Kirkland, TRMC, City Secretary)
   Exhibit 1 - 2026 1005 6P Draft Special
   Exhibit 2 - 2026 1005 7P 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 will be provided with an opportunity to speak during this time period on any agenda item or any other matter concerning city business, and we ask they 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 of the City Council of the City of Kyle, Texas appointing Mary Landrum to the City of Kyle Civil Service Commission, for a three-year term expiring July 2029, and declaring an effective date.
   (Item Presenter: Aimee Alcorn-Reed, City Attorney)
   Exhibit 1 - Staff Memo
   Exhibit 2 - Presentation
   Exhibit 3 - Resolution

4. Consider approval of an Agreement between the City of Kyle and Plum Creek Conservation District (PCCD) related to the construction and maintenance of the North Trails Wastewater Interceptor.
   (Item Presenter: Mike Murphy, Director of Water Utilities)
   Exhibit 1 - Staff Memo
   Exhibit 2 - Presentation
   Exhibit 3 - PCCD & Kyle WW Line Site 2 Agreement

5. Consider approval of a final plat for Plum Creek Phase 2, Section 5A located on Rikardson between Pinnacle Lane and Annette. (SUB-26-0395)
The Planning & Zoning Commission voted 4-0 to recommend approval on 9/22/26.
(Item Presenter: Anjali Naini, Senior Planner)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Final Plat

6. Consider approval of a final plat for Plum Creek Phase 2, Section 5B located on Rikardson between Pinnacle Lane and Annette. (SUB-26-0396)
The Planning & Zoning Commission voted 4-0 to recommend approval on 9/22/26.
(Item Presenter: Anjali Naini, Senior Planner)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Final Plat

7. *(Second Reading)* Consider approval of an Ordinance amending Chapter 41 - Subdivisions, of the City of Kyle's Code of Ordinances, adding regulations regarding development within the Edwards Aquifer and Riparian Zones/Stream Buffers.
The City Council voted 7-0 to approve on first reading on 8/18/2026.
(Item Presenter: Jason Lutz, Interim Director of Planning)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Draft Ordinance
Exhibit 4 - Ordinance Exhibit
Exhibit 5 - Edwards Aquifer Map

8. Consider approval of an agreement with the Guadalupe Blanco River Authority to restore and enhance riparian habitat along Plum Creek adjacent to Waterleaf Park and Bunton Creek Reserve Boulevard with no cost or grant match from the City for the project.
(Item Presenter: John Davis, Conservation Manager)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - GBRA Agreement

9. Consider approval of a Resolution of the City of Kyle, Texas to appoint one primary (Leon Barba) and one alternate (Lu Zhang) voting representative to the CAMPO Technical Advisory Committee to replace Mike Trimble.
(Item Presenter: Amber Schmeits, Deputy City Manager)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Resolution
Exhibit 4 - 2027 CAMPO TAC Appointment Form
Exhibit 5 - Guide for Appointments to TAC
Exhibit 6 - 2026 TAC Roster

10. Consider approval of a Resolution ratifying emergency expenditures paid to Austin Traffic Signal Construction Co., LLC (ATS) for the repair of traffic signals and associated infrastructure at the intersection of Kohlers Crossing and Kyle Crossing, in the amount of $184,290.00, plus a 20% contingency of $36,858.00, for a total amount not to exceed $221,148.00.
    (Item Presenter: Leon Barba, P.E., City Engineer)
    Exhibit 1 - Staff Memo
    Exhibit 2 - Presentation
    Exhibit 3 - Resolution

11. Consider approval of an amended and restated interlocal agreement with the City of San Marcos for the San Marcos Regional Animal Shelter with an allocated share of 18.6% for an estimated fiscal year 2027 cost of $468,802.91. This item was included in the budget amendments approved by Council as part of the FY 2026-27 budget adoption.
    (Item Presenter: Jeff Barnett, Chief of Police)
    Exhibit 1 - Staff Memo
    Exhibit 2 - Presentation
    Exhibit 3 - Interlocal Agreement

12. Consider approval of a Resolution for an amendment to the existing EMAG, AUSTIN HD, LLC, dba Teddy Morse's Cowboy Harley-Davidson of Austin lease agreements for a one-year extension of three Police Department motorcycle leases for Units M231, M232, and M233, at $450 per vehicle per month, in an amount not to exceed $16,200.00.
    (Item Presenter: Jeff Barnett, Chief of Police)
    Exhibit 1 - Staff Memo
    Exhibit 2 - Presentation
    Exhibit 3 - Resolution
    Exhibit 4 - Contract
    Exhibit 5 - Original 2023 Contract
    Exhibit 6 - Vehicle Lease Authorization

13. Consider approval of Task Order No. 260101 to BGE, Inc. for the Moreno Street Drainage Project in the amount of $58,962.76 for 30% design, survey, and project management services. This item was included in the budget amendments approved by Council as part of the FY 2026-27 budget adoption.
    (Item Presenter: Leon Barba, P.E., City Engineer)
    Exhibit 1 - Staff Memo
    Exhibit 2 - Presentation
    Exhibit 3 - Contract
    Exhibit 4 - Preliminary Engineering Report

14. Consider approval of an amendment to the Agreement for Project Management Services to allow the full two-year extension for a maximum contract period of seven (7) years, with no added monetary value under this amendment, and authorize the Interim City Manager to extend the Agreement for two years with K Friese + Associates, LLC for continued program management services as part of the 2022 Road Bond Program.
    (Item Presenter: Leon Barba, P.E., City Engineer)
    Exhibit 1 - Staff Memo

Exhibit 2 - Presentation
Exhibit 3 - Amendment

15. Consider approval of Amendment No. 5 to Task Order No. 7 to American Structurepoint, Inc. (ASI) for extended project management services, added survey descriptions, design support for sidewalk curbs, retaining walls, and layout sheets, and alternative and modified project limit assessment as part of the eastern segment of the Bebee Road project of the 2022 Road Bond Program in the amount of $311,604.00 for a total contract value of $5,059,854.52.
(Item Presenter: Leon Barba, P.E., City Engineer)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Agreement

16. Consider approval of a Resolution authorizing the Interim City Manager to accept and execute all documents necessary for a water line easement from LaSalle Holdings, Ltd., for the Waterstone Phase II development, containing 0.0945 acres (4,115 SF) at no cost to the City.
(Item Presenter: Mike Murphy, Director of Water Utilities)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Resolution
Exhibit 4 - Water Line Easement

17. Consider approval of Task Order No. 10 to Lockwood, Andrews & Newnam, Inc. (LAN) for additional design services during construction as part of the Windy Hill project of the 2022 Road Bond Program in the amount of $187,897.84.
(Item Presenter: Leon Barba, P.E., City Engineer)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Agreement

18. Consider approval of a Resolution authorizing Phase Order No. 4 of the Standard Utility Agreement with Pedernales Electric Cooperative, Inc. (PEC) in an amount of $528,156.99 for the Windy Hill project of the 2022 Road Bond to underground overhead utilities between IH-35 to Purple Martin Avenue.
(Item Presenter: Leon Barba, P.E., City Engineer)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Agreement
Exhibit 4 - Resolution

19. Consider approval of a License Agreement with the Hometown Kyle Homeowners Association, Inc. and the affected property owners for the construction and maintenance of the 8-foot masonry fence at the intersection of Center Street and Old Stagecoach Road as part of the 2022 Road Bond program Center Street (Off-System) project.
(Item Presenter: Leon Barba, P.E., City Engineer)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - License Agreement

20. Consider approval of a contract amendment between the City of Kyle, Texas and Artistic Holiday Design, LLC for $250,000.00, for a contract total not to exceed $930,000.00. This contract amendment is for holiday decorating services for the month of December at Mary Kyle Hartson and La Verde Parks.
(Item Presenter: Will Atkinson, Parks Planning & Project Manager)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Amended Contract

21. Consider approval of a Resolution of the City Council of the City of Kyle, Texas affirming the use of United Healthcare's Network for employee medical, dental, and vision benefits, and Standard's network for Life Insurance, Short- and Long-Term Disability Insurance, and Accidental Death for calendar year 2027, not to exceed $8,128,114.00.
(Item Presenter: Holly Holt-Torres, Assistant Director of Finance)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Resolution

VI. Items Pulled from Consent Agenda

VII. Consider and Possible Action

22. Consider approval of a Resolution approving a request by Diamond Communications for a Conditional Use Permit pursuant to Ch. 53A, Article II, Part D, Section 3 of the City of Kyle Code of Ordinances to allow a wireless telecommunication facility on property located at 19206 Marketplace Avenue. (CUP-26-0168)
The Planning and Zoning Commission voted 5-0 to recommend approval on 9/8/2026.
    - Public Hearing

(Item Presenter: Kaela Sharp, Senior Planner)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Resolution

23. Receive a report and hold a discussion regarding a Council-directed investigation into the relationship between the former mayor, Travis Mitchell, and American Structurepoint, Inc., conducted by PNT Law Firm.
(Item Presenter: Aimee Alcorn-Reed, City Attorney)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Investigative Report

24. Consider approval of a Resolution of the City of Kyle approving a Resolution by the Board of Directors of the Alliance Regional Water Authority (ARWA) authorizing the issuance of contract revenue bonds, Series 2026B, in an aggregate principal amount not to exceed $12,070,000.00 for the City of Kyle, Texas in connection with the regional water supply contract project.
(Item Presenter: Mike Murphy, Director of Water Utilities)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Resolution Approving ARWA Bond Issuance Series 2026B
Exhibit 4 - Authorizing Resolution Series 2026B

Exhibit 5 - Approval Certificate Series 2026B
Exhibit 6 - General Certificate Series 2026B
Exhibit 7 - TWDB Private Placement Memo Series 2026B
Exhibit 8 - Final debt service ARWA 2026B

25. Consider approval of a Resolution approving the City's plan of finance pertaining to the contemplated issuance of obligations to be designated as "City of Kyle, Texas General Obligation Bonds, Series 2027" and "City of Kyle, Texas General Obligation Bonds, Taxable Series 2027A"; authorizing city staff and the City's financial advisor and bond counsel to proceed with this plan of finance; and authorizing other matters related to the foregoing.
(Item Presenter: Mark McLiney, SAMCO Capital Markets, City's Financial Advisor)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Resolution

26. Consider approval of a Resolution by the City Council of the City of Kyle, Texas authorizing and approving publication of notice of intention to issue certificates of obligation totaling approximately $130,200,000 for water and wastewater capital improvements program; complying with the requirements contained in Securities and Exchange Commission Rule 15c2-12; and providing an effective date.
(Item Presenter: Mark McLiney, SAMCO Capital Markets, City's Financial Advisor)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Resolution

27. *(First Reading)* Consider approval of an Ordinance, pursuant to City Council direction provided on September 15, 2026, (1) amending the City's water and wastewater rates for customers located outside the City limits effective for water usage and wastewater service provided beginning in December 2026, (2) establishing rates for each outside-City customer class at either 1.3 times the corresponding inside-City rates under Option 1 or 1.2 times the corresponding inside-City rates under Option 2, (3) amending the City's FY 2026-27 Schedule of Rates, Fines, Fees & Charges, in accordance with rates as determined by the City Council upon first reading of this Ordinance, and (4) amending the Code of Ordinances Chapter 50, Sections No. 50-23 and 50-24 previously establishing the water and wastewater service rates for outside-City customers.
    - Public Hearing

(Item Presenter: Perwez A. Moheet, CPA, Interim City Manager & Director of Finance)
Exhibit 1 - Staff Memo
Exhibit 2 - Presentation
Exhibit 3 - Ordinance

28. *(Tabled 10/5/2026)* Consider and possible action to approve a Resolution to authorize the Interim City Manager to negotiate and execute an extension with the Nueces River Authority for the 2nd Option Fee payment deadline to April 30, 2027 and reassess participation at that time to include the following future Council considerations and action:
    a. Discontinuing the City's participation in the project and:
        - Declining to make the 2nd Option Fee payment of $273,763.00.
        - Terminating the City's Option Contract with the Nueces River Authority.
        - Authorizing the City Attorney to provide notice of termination and pursue repayment of the Option Fee paid in October 2025.

    (Item Presenter: Mike Murphy, Director of Water Utilities)
    Exhibit 1 - Staff Memo
    Exhibit 2 - Presentation
    Exhibit 3 - Resolution
    Exhibit 4 - Original Signed Contract

29. Receive a report, hold a discussion, and provide staff feedback regarding the results of the intersection traffic analysis conducted at the six (6) priority intersections, including West Center Street at Old Stagecoach Road, Kohlers Crossing at Sanders, Kohlers Crossing at Benner, Windy Hill at Cherrywood, Lehman Road at Bunton Creek Road, and Goforth Road at Bunton Creek Road.
    (Item Presenter: Leon Barba, P.E., City Engineer)
    Exhibit 1 - Staff Memo
    Exhibit 2 - Presentation

VIII. City Council Items

30. Discussion and possible action to direct staff to review Section 29-17 of the City of Kyle Code of Ordinances and bring back proposed amendments to address the regulation of all billboards within the city limits, including traditional static and electronic billboards, and to evaluate and reconcile the ordinance with the number and types of billboards currently existing within the city.
    (Item Presenter: Yvonne Flores-Cale, Mayor)

31. *(Tabled 10/5/2026)* Discussion and possible action to direct the Interim City Manager to have the City's Water Utilities Department prepare and present to the City Council, no later than January 2027, a Water Supply Weighted Portfolio Analysis evaluating alternative combinations of water supply strategies and identifying the portfolio mix that best meets the City's long-term water supply objectives. The analysis will evaluate the City's entire water supply portfolio, including surface water, groundwater, reclaimed water, indirect potable reuse (IPR), direct potable reuse (DPR), aquifer storage and recovery, conservation measures, desalination, and other planned water purchases. At a minimum, the weighted analysis shall assess supply reliability, drought resilience, capital investment requirements, regulatory compliance, operational risks, and most importantly, the affordability of potable drinking water for the residents of Kyle.
    (Item Presenter: Yvonne Flores-Cale, Mayor)

32. Discussion and possible action regarding the transition from the Interim City Manager and establishment of a process and timeline for the selection and appointment of a permanent City Manager, including qualifications, eligibility, application, interview, evaluation, and appointment procedures.
(Item Presenter: Marc McKinney, Council Member)

IX. Executive Session

33. 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 **and pursuant to Texas Government Code §551.087** to:
        i. confer with the City Attorney on legal issues related to the previous Exclusive Negotiation Agreement (ENA) with Nate Nickerson Enterprises, Inc. d/b/a Common Ground for the planning and coordination for the Heroes Memorial Park restaurant site and proposed amendments to or extension thereof and/or the approval of a new ENA for the same purpose; and
        ii. 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 the previous Exclusive Negotiation Agreement (ENA) with Nate Nickerson Enterprises, Inc. d/b/a Common Ground for the planning and coordination for the Heroes Memorial Park restaurant site, including proposed amendments to or extension thereof and/or the approval of a new ENA for the same purpose.

34. Take action on items discussed in Executive Session.

X. 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 14th day of October, 2026, prior to 9:35 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.