

## SPECIAL CITY COUNCIL MEETING MINUTES

The City Council of the City of Kyle, Texas met in Special Session on July 27, 2021, and due to COVID-19, some members attended virtually (v) at <http://kyletx.new.swagit.com/videos/129602>; Spectrum 10 with the following persons present:

Mayor Travis Mitchell  
Mayor Pro Tem Rick Koch  
Council Member Dex Ellison  
Council Member Yvonne Flores-Cale  
Council Member Robert Rizo  
Council Member Ashlee Bradshaw  
Scott Sellers, City Manager  
James Earp, Assistant City Manager  
Paige Saenz, City Attorney  
Jerry Hendrix, Chief of Staff  
Jennifer Holm, City Secretary  
Leon Barba, City Engineer  
Diana Torres, Economic Dev Director  
Perwez Moheet, Finance Director  
Matt Dawson, IT Director  
Mariana Espinoza, PARD Director  
Howard Koontz, Community Dev Director  
Harper Wilder, Director of Public Works

Jacob Parsons

### **I. Call Meeting to Order**

Mayor Mitchell called the meeting to order at 10:07 a.m. Mayor Mitchell asked the city secretary to call roll.

Present were: Mayor Mitchell, Mayor Pro Tem Koch, Council Member Flores-Cale, Council Member Rizo, and Council Member Bradshaw. A quorum was present. Council Member Tobias was absent. Council Member Ellison arrived at 10:11 a.m. during Executive Session.

### **II. Citizen Comment Period with City Council**

Mayor Mitchell opened citizen comments at 10:08 a.m.

Jacob Parsons was called to speak as registered. He spoke about water meters and cautioned Council on the Ipearl he has heard that the City is going to. He stated that the technology also changed and old wasn't supported. He stated that it is one of the most expensive brands. Kamstrup Badger Kamstrup is best bang for the buck. When he retired, he started working for Kamstrup but he encourages Council to look at all of them. He stated that cities will say we already have these meters in the ground, so they stick with that brand.

With no one else wishing to speak, Mayor Mitchell closed citizen comments at 10:10 a.m.

### **III. Executive Session**

1. 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.

1. Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071.
2. Possible purchase, exchange, lease, or value of real estate pursuant to Section 551.072.
3. Personnel matters pursuant to Section 551.074.
4. Convene into executive session pursuant to Section 551.087, Texas Government Code, to deliberate regarding the offer of economic incentives to one or more business prospects that the City seeks to have locate, stay, or expand in or near the City.
  - Project Pacific Blue

Mayor Mitchell read into the record, “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: Convene into executive session pursuant to Section 551.087, Texas Government Code, to deliberate regarding the offer of economic incentives to one or more business prospects that the City seeks to have locate, stay, or expand in or near the City - Project Pacific Blue.”

The City Council convened into executive session at 10:11 a.m. Council Member Ellison was in Executive Session at this time.

2. Take action on items discussed in Executive Session.

Mayor Mitchell called the meeting back to order at 10:24 a.m. Mayor Mitchell announced that no action took place in Executive Session, but action would be taken now.

#### **IV. Consider and Possible Action**

3. Approve a 380 Agreement regarding Project Pacific Blue. ~ *Diana Torres, Director of Economic Development*

Mayor Mitchell brought forward Item No. 3 for discussion.

Mayor Mitchell moved to approve a 380 Agreement with Costco. Mayor Pro Tem Koch seconded the motion.

There was discussion on the motion. Ms. Torres presented the item, stating that the net benefit to the City is \$11.7 million, with a cost share rebate back to them of \$5.1 million. She continued that Hays County is participating as well with a rebate of \$2.5 million and a net benefit of \$5.5 million to the County. Ms. Torres stated that Hays Consolidated Independent School District will receive a net benefit of \$3.75 million and other ancillary benefits of \$2.5 million over the period of the agreement. The company will bring 249 full-time equivalents, the capital investment of this project is \$37.5 million, and the average payroll is \$52,348 with an annual payroll of \$14.4 million.

Council Member Ellison spoke about the project. He introduced Brian Whelan who was representing Costco. He stated that through professional persistence, Costco is coming to Kyle. He looks forward to opening as soon as possible. He spoke about the process still required. Mr. Whelan stated that staff has been supportive and helpful. Council Member Flores-Cale also spoke of her support. Council Member Rizo spoke about the residents having a need for more retail, and he thanked Mr. Whelan for bringing Costco to Kyle. Mr. Whelan spoke about the contacts from Kyle residents in support of bringing Costco to Kyle.

All votes aye; motion carried 6-0.

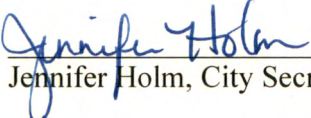
**V. Adjourn**

Mayor Mitchell moved to adjourn. Council Member Rizo seconded the motion. No vote was held.

With no further business to discuss, the City Council adjourned at 10:31 a.m.

Attest:

  
Travis Mitchell, Mayor

  
Jennifer Holm, City Secretary