



**City Council Regular Meeting Agenda**  
**Wednesday, May 22, 2024 7:00 PM**  
**Kyle City Hall, 100 W. Center Street, Kyle, TX 78640**

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**I. Call Meeting to Order and Roll Call**

**II. Approval of Minutes**

1. Approval of the City Council May 7, 2024 Special Meeting Minutes and May 7, 2024 Regular Meeting Minutes.  
(Item Presenter: Jennifer Kirkland, TRMC, City Secretary)  
[Exhibit 1 - May 7, 2024 Draft Special Minutes](#)  
[Exhibit 2 - May 7, 2024 DRAFT Regular 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: Travis Mitchell, Mayor)

**V. Reports and Presentations**

3. Receive a report, hold a discussion, and provide staff direction on the Hays County Homeless Coalition 2024 Point-in-Time Count & Survey Analysis.  
(Item Presenter: Nancy Heintz, Co-Chair, Homeless Coalition of Hays County)  
[Exhibit 1 - Presentation](#)  
[Exhibit 2 - PIT Data Report](#)  
[Exhibit 3 - MKV 2023-24 PIT Count](#)
4. A proclamation recognizing World Mission Society Church of God.  
(Item Presenter: Daniela Parsley, Council Member)

**VI. Consent Agenda**

5. Consider approval of a purchase agreement with the Lower Colorado River Authority for twenty-three (23) L3Harris XL-185M in-car radios systems in the amount of \$147,411.41.  
(Item Presenter: Julie Beggs, Assistant Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Contract](#)

[Exhibit 4 - Agreement](#)

6. Consider approval of year 2 of a purchase agreement with Global Traffic Technologies for the service renewal of right-of-way traffic management devices in the amount of \$54,569.80.  
(Item Presenter: Julie Beggs, Assistant Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Contract](#)  
[Exhibit 4 - Agreement](#)
7. Consider approval of a 1-year contract with HUB International for health and welfare benefits consulting in the amount of \$60,000 with two 1-year extension options for a total amount of \$180,000 for all contract years.  
(Item Presenter: Julie Beggs, Assistant Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Agreement](#)
8. Consider approval of Amendment No. 1 to CP&Y, Inc., dba STV Infrastructure, in the amount of \$100,957.28, for supplemental design, bid and award, construction and post construction phase services for improvements to the wastewater treatment plant's non potable water system.  
(Item Presenter: Julie Beggs, Assistant Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Agreement Amendment](#)
9. Consider approval of a contract and purchase agreement with Holt Cat of Austin for a Cat 299D3 XE Compact Track Loader in the amount of \$154,892.59.  
(Item Presenter: Julie Beggs, Assistant Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Agreement](#)
10. Consider approval of a 3-year purchase agreement with Vertosoft, on behalf of OpenGov, through TX-DIR Cooperative, for the purchase and installation of OpenGov's "Open Data" and "Reporting and Transparency" Platform in the amount of \$280,719.49.  
(Item Presenter: Marco Forti, Director of IT)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Statement of Work/Quote](#)  
[Exhibit 4 - Agreement](#)
11. Consider approval of Amendment #3 to Task Order #1 with HDR Inc. in the amount of \$66,900 for Plum Creek Golf Course Wastewater Interceptor to provide final design plans, bidding services, real estate services and construction services.  
(Item Presenter: Leon Barba, P.E., City Engineer)  
[Exhibit 1 - Staff Memo](#)

[Exhibit 2 - Presentation](#)

[Exhibit 3 - Task Order](#)

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

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

12. Consider approval of Task Order No. 4 in the amount of \$73,000 with HDR Engineering, Inc to conduct a traffic study on Kohlers Crossing.  
(Item Presenter: Leon Barba, P.E., City Engineer)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Task Order](#)
  
13. Consider approval of a resolution authorizing the award of the Increase Access to Mental Health Services for Residents Under 18 solicitation to Hill Country Mental Health and Developmental Disabilities Centers (or another qualified offeror) and authorizing the City Manager, or designee, to negotiate a contract.  
(Item Presenter: Julie Beggs, Assistant Director of Administrative Services)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Resolution](#)  
[Exhibit 4 - Evaluation Matrix](#)
  
14. Consider approval of a resolution finding public convenience and necessity and authorizing the use of eminent domain to condemn, if necessary, from a 115.708 acre tract owned by Dennis L. Miller, a 0.36 acre water line easement and a 0.44 acre temporary construction easement (both as described in Exhibits 4 and 5) from that certain tract conveyed to Leo A. Miller and recorded at Volume 209, Page 227 of the deed records of Hays County, Texas, for the public use and purpose of construction of a water line.  
(Item Presenter: Amber Schmeits, Assistant City Manager)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - Resolution](#)  
[Exhibit 4 - Easement](#)  
[Exhibit 5 - Temporary Construction Easement](#)
  
15. (*First Reading*) Consider approval of an ordinance amending Chapter 53 (Zoning) of the Code of Ordinance, rezoning approximately 45.3 acres of land from ‘RS’ (Retail Services), to ‘PUD’ (Planned Unit Development, approximately 29.9 acres ‘RS’ & approximately 15.4 acres ‘R-3-3 (apartments) for property located at 22675 IH-35 in Hays County, Texas. (Kyle Retail/Office, LLC - Z-23-0119)
  - Public Hearing(Item Presenter: Jason Lutz, Planning Manager)  
[Exhibit 1 - Staff Memo](#)  
[Exhibit 2 - Presentation](#)  
[Exhibit 3 - PUD Ordinance](#)  
[Exhibit 4 - PUD](#)  
[Exhibit 5 - PUD Document Exhibits](#)  
[Exhibit 6 - Landowner Authorization Form](#)  
[Exhibit 7 - Summary Letter](#)

- [Exhibit 8 - Deed](#)
- [Exhibit 9 - Franchise Tax Account Status](#)
- [Exhibit 10 - Adjacent Property Owner Opposition Letter](#)

16. Consider approval of Supplemental Work Authorization No. 5 to Work Authorization No. 1 to K Friese + Associates, LLC, increasing Work Authorization No. 1 by \$3,217,772.92 for program management services for the 2022 Road Bond Program.  
(Item Presenter: Bryan Langley, City Manager)
  - [Exhibit 1 - Staff Memo](#)
  - [Exhibit 2 - Presentation](#)
  - [Exhibit 3 - Supplemental Work Authorization No. 5](#)
  - [Exhibit 4 - Fee Proposal](#)
  - [Exhibit 5 - Proposed Scope](#)
  - [Exhibit 6 - Rate Table](#)
  - [Exhibit 7 - Fee Request](#)

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

17. Receive a report, hold a discussion, and provide staff direction regarding the inaugural City of Kyle Strategic Plan.  
(Item Presenter: Jesse Elizondo, Assistant City Manager)
  - [Exhibit 1 - Staff Memo](#)
  - [Exhibit 2 - Presentation](#)
  - [Exhibit 3 - Strategic Plan DRAFT](#)
18. Receive a report, hold a discussion, and provide staff direction on proposed library program budget for fiscal year 2024-2025.  
(Item Presenter: Jessica McCart, Interim Director of Library Services)
  - [Exhibit 1 - Staff Memo](#)
  - [Exhibit 2 - Presentation](#)
19. Receive a report, hold a discussion, and provide staff direction on the proposed customer service plan including 3-1-1 program for fiscal year 2024-2025.  
(Item Presenter: Jesse Elizondo, Assistant City Manager)
  - [Exhibit 1 - Staff Memo](#)
  - [Exhibit 2 - Presentation](#)
20. Receive a report, hold a discussion and provide staff direction on the management of the City's fleet and fuel operations.  
(Item Presenter: Amber Schmeits, Assistant City Manager)
  - [Exhibit 1 - Staff Memo](#)
  - [Exhibit 2 - Presentation](#)

## **X. Executive Session**

21. 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 downtown and park improvements and related infrastructure, including property located at or near 2000 Dacy Lane and 1942 Dacy Lane; **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 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 relate 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 Cliffhanger; **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 relate 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 Two Step; **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 Stars are Bright; **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 Connect Four; **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 Lone Oak; **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 the development agreement with Toll Southwest, LLC; **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 acquisition of property located at or near RM 2770 (Jack C Hays Trail) and FM 150 in Hays County or of property interest related to said property, from Dennis L. Miller and/or other interested parties; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same, including the value of easement(s) or other property interests.
- 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 the acquisition of property and/or alignment and design of water or wastewater infrastructure; **and pursuant to Texas Government Code §551.072** to discuss the possible purchase, exchange, lease, or value of real estate related to same.
- 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 personnel matters, including but not limited to the City Manager’s contract; **and pursuant to Texas Government Code §551.074** to deliberate the appointment, employment, evaluation, reassignment, duties, or discipline of a public officer or employee (including, but not limited to, the City Manager).

22. Take action on items discussed in Executive Session.

## **XI. 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 17th day of May, 2024, prior to 5:00 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.