

CITY COUNCIL AGENDA



Wednesday, December 10, 2025

9:00 am



CITY COUNCIL

Donald P. Warren, Mayor

Stuart Hene, District 1

Petra Hawkins, District 2

Shonda Marsh, District 3

James Wynne, District 4

Lloyd Nichols, District 5

Brad Curtis, District 6



CITY COUNCIL MEETING AGENDA

CITY COUNCIL CHAMBERS - CITY HALL

**City Hall, City Council Chambers
212 N. Bonner Avenue, 2nd Floor
Tyler, Texas**

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Internet website <http://www.cityoftyler.org> and Cable Access Channel 3

Please call (903) 531-1250 if you need assistance with interpretation or translation for this City meeting.

Si usted necesita ayuda con la interpretación o traducción de cualquier material en este sitio o en una reunión pública de la Ciudad de Tyler por favor llame al (903) 531-1250.

AMERICANS WITH DISABILITIES ACT NOTICE

The City of Tyler wants to ensure that City Council Meetings are accessible to persons with disabilities. If any individual needs special assistance or accommodations in order to attend a City Council meeting, please contact the City Manager's Office at 903.531.1250, in advance so accommodations can be made.

COURTESY RULES

Thank you for your presence. The City Council appreciates your interest in Tyler City Government. To ensure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, Administrative Staff, News Media, Citizens and Visitors. If you wish to address the Council, please fill out the information on the IPAD located outside the Council Chambers. Speakers will be heard as the individual item(s) in which they have registered an interest come before the Council. Your remarks will be limited in duration depending on the number of people wanting to speak on a particular item. Comments to the City Council should only be made from the podium. This will ensure that the comments are picked up by the microphones and are made a part of the official record. Delay or interruption of the proceedings will not be tolerated.

INVOCATION

PLEDGE OF ALLEGIANCE

MINUTES

Request that the City Council consider approving the minutes of the regular called meeting of the City Council of the City of Tyler, Texas, held on October 8, 2025.

ZONING

- Z-1** Z25-032 GENECOV WEST MUD CREEK LLC (8521 PALUXY DRIVE)
Request that the City Council consider adoption of an Ordinance approving a zone change from PMF, Planned Multi-Family Residential District, PUR, Planned Unit Residential District, R-1A, Single-Family Residential District, and R-2, Two-Family Duplex District to PMF, Planned Multi-Family Residential District with written narrative, R-1A, Single-Family Residential District, and R-2, Two-Family Residential District.
- Z-2** A25-002 WERNER-TAYLOR LAND & DEVELOPMENT LP (2502 HENSHAW CREEK DRIVE)
Request that the City Council consider adoption of an Ordinance approving the voluntary annexation of approximately 8.88 acres of land lying adjacent to the present boundary limits of the City of Tyler, located southeast of the intersection of Old Noonday Road and Henshaw Creek Drive. Also consider recommending:
A. The new boundary of the City Limits.
B. The new boundary of the City Council District #2.
C. The new boundary of the Tyler Extraterritorial Jurisdiction upon consent.
D. That the City Manager be authorized to sign a written agreement for provision of City services per Texas Local Government Code Section 43.0672.
E. That the Future Land Use Guide be amended to reflect Single-Family and Single-Family Attached.
F. Establishment of Original zoning of 'PUR', Planned Unit Residential District with written narrative.
- Z-3** Z25-033 DIEBEL COMPANIES INC (420 WEST RIECK ROAD)
Request that the City Council consider adoption of an Ordinance approving a zone change from C-1, Light Commercial District to R-MF, Multi-Family Residential District.
- Z-4** Z25-034 CHARLES W DURRETT (800 WEST ERWIN STREET)
Request that the City Council consider adoption of an Ordinance approving a zone change from M-1, Light Industrial District to DBAC, Downtown Business, Arts and Culture District.
- Z-5** Z25-031 SUPRA VENTURES LLC (108, 109, 113, 114, 117, 120, 121, 125 DONNA DRIVE AND 110, 111, 114, 118, 119, 122, 126, 129, 130, 133, 137 MELINDA LANE)
Request that the City Council consider adoption of an Ordinance approving a zone change from R-1A, Single-Family Residential District to R-1B, Single-Family Residential District.

- Z-6** PD25-020 GENECOV WEST MUD CREEK LLC (A PORTION OF 8521 PALUXY DRIVE)
Request that the City Council consider adoption of an Ordinance approving a zone change from PUR Planned Unit Residential District to PUR Planned Unit Residential District with a final site plan.
- Z-7** C25-004 JOYCE C KUSHEBA (AN UNIMPROVED ALLEY RIGHT-OF-WAY)
Request that the City Council consider adoption of an Ordinance approving the closure of an unimproved alley right-of-way adjacent to 214 and 218 Adams Avenue.
- Z-8** N25-002 CITY OF TYLER (HARNESS LANE TO PARK HILL CIRCLE)
Request that the City Council consider approving a thoroughfare name change from Harness Lane to Park Hill Circle adjacent to 2945 and 2959 Guinn Farms Road.
- Z-9** N25-003 CITY OF TYLER (PARK HILL AVENUE TO PARK HILL CIRCLE)
Request that the City Council consider approving a thoroughfare name change from Park Hill Avenue to Park Hill Circle adjacent to 2983 and 3007 Guinn Farms Road.

RESOLUTION

- R-1** Request that the City Council consider authorizing the City Manager to approve the Reimbursement Agreement with Bellwood 323 2019 L.P. for the Westside Place Public Improvement District.

ORDINANCE

- O-1** Request that the City Council consider adopting an Ordinance amending City Code Chapter 19, "Utilities" by amending provisions related to liquid waste transportation and disposal, including updating certain Definitions, updating certain fees, amending certain permit requirements, and updating references to State agencies.
- O-2** Request that the City Council consider adopting an Ordinance amending the Fiscal Year 2025-2026 Budget to provide funding to complete various construction projects, motor vehicle purchases, and other purchases not completed by September 30, 2025, as anticipated.

MISCELLANEOUS

- M-1** Request that the City Council consider authorizing the City Manager to execute a contract with Wicker Construction, Inc. in the amount of \$13,075,678.00 for the Consent Decree Bellwood Lift Station Abandonment, Bid 26- 001 and to adopt a Resolution reserving the right to reimburse expenditures with proceeds of future debt.
- M-2** Request that the City Council consider authorizing the City Manager to approve acceptance of a Texas Historical Commission Certified Local Government 50/50 reimbursement grant in the amount of \$37,500 to conduct a Historic Resources Survey and authorize the City Manager to execute all necessary documents.
- M-3** Request that the City Council consider authorizing the City Manager to approve a

construction contract for a Capital Improvement Project (CIP) contract with JAAY Concrete Paving, Inc. for the City of Tyler Pedestrian Access project, for \$584,661.50, Bid No. 25-083.

- M-4** Request that the City Council consider authorizing the City Manager to renew/award the Medical and Pharmacy Stop-Loss contract to Voya (incumbent) for the calendar year starting January 1, 2026.
- M-5** Request that the City Council consider reviewing and accepting the Revenue and Expenditure Report for the period ending Sept 30, 2025.
- M-6** Request that the City Council consider an amended and restated Chapter 380 Economic Development Agreement with Tyler Hotel Partners (Valencia).
- M-7** Request that the City Council consider authorizing the City Manager to approve the tax abatement agreement with Tyler Hotel Partners and to sign all necessary documents to implement the agreement.
- M-8** Request that the City Council consider ratifying the agreement executed by the City Manager with Invoice Cloud for the provision of online and electronic payment processing services for the City of Tyler Water Business Office.

CONSENT

(These items are considered to be routine or have been previously discussed, and can be approved in one motion, unless a Council Member asks for separate consideration of an item.)

- C-A-1** Request that the City Council consider reviewing and accepting the Investment Report for the quarter ending September 30, 2025.
- C-A-2** Request that the City Council consider approving the 2025 Certified Property Tax Roll.
- C-A-3** Request that the City Council consider authorizing the City Manager to approve a reconciliation change order that will reduce the total contract price by \$222,258.17 for the Greenbriar Force Main Sliplining Project, Buyboard Contract No. 730-24 and release retainage in the Final Pay Estimate.
- C-A-4** Request that the City Council consider authorizing the City Manager to approve a reconciliation change order that will reduce the total contract price by \$21,923.75 for the South Glenwood Ground Storage Tank Demolition, Bid No. 25-015, and release retainage in the Final Pay Estimate. The final contract amount for the completed project is \$255,760.25.
- C-A-5** Request that the City Council ratify the expenditure of \$109,899.65, for the mandated Public Water System Fee to the Texas Commission on Environmental Quality.
- C-A-6** Request that the City Council consider authorizing the City Manager to execute an Agreement for Access across City-owned property at Lake Tyler to David D. Fowler.
- C-A-7** Request that the City Council consider authorizing the City Manager to execute a second contract amendment in the amount of \$49,350.00, with HDR, Inc., for the

Lake Palestine Water Treatment Plant Taste and Odor Study project.

- C-A-8** It is requested that the City Council authorize the City Manager to approve a Reconciliation Change Order and approve the release of retainage in the amount of \$165,745.93 to Reynolds and Kay, LTD., for the 2025 Asphalt Enhancement Project.
- C-A-9** Request that the City Council consider authorizing the City Manager to execute an Engineering Services Agreement, in an amount not to exceed \$180,000, with Langan Engineering and Environmental Services, Inc. for the Group 4 Private Lateral Program for the Consent Decree.
- C-A-10** Request that the City Council consider authorizing the City Manager to execute a reconciliation change order that will increase the contract amount by \$7,793.00 and release the final retainage payment in the amount of \$12,379.85 to CRS Commercial Roof Specialists, Inc. for the construction of the Golden Road Water Treatment Plant Roof Replacement Project.
- C-A-11** Request that the City Council consider authorizing the City Manager to execute a construction contract with Rub-A-Dub Plumbing for the Lake Tyler/Lake Tyler East Boathouse Plumbing Inspection Project, in an amount \$156,400.00.
- C-A-12** Request that the City Council consider authorizing the City Manager to execute a contract amendment in the amount of \$15,000.00, with KSA Engineers, Inc., for additional services related to the Charleston Lift Station Rehabilitation project.
- C-A-13** Request that the City Council consider adoption of an Ordinance amending Tyler City Code Chapter 3, Civil Service Classification Plan by amending the Civil Service Classification Plan and the number of authorized Civil Service positions for Fiscal Year 2025-2026.
- C-A-14** Request that the City Council consider authorizing the City Manager to award Mansfield Service Partners the primary vendor for bid 26-003 Annual Price for Bulk Fluids and Oils, Offen Petroleum as secondary vendor, and Petro Choice as third awarded vendor.
- C-A-15** Request that the City Council consider authorizing the City Manager to purchase one Isuzu chassis from local vendor Hall Truck Center through TIPS Contract # 230802 (chassis only) for a purchase price of \$61,355.64.
- C-A-16** Request that the City Council consider authorizing the City Manager to purchase one (1) 96" mower for Parks department for \$51,499.09 and one (1) 36" mower for Code Enforcement for \$13,328.99 from Kinloch Equipment Sourcewell contract 031121-GNR for a total purchase of \$64,828.08.
- C-A-17** Request that the City Council consider adopting a Resolution agreeing to the sale of certain tracts of land located at 501 E ERWIN ST, TYLER, TX 75702-7400 & 509 E ERWIN within the Tyler city limits and owned by taxing entities including the City of Tyler.

CITY MANAGER'S REPORT

EXECUTIVE SESSION

The City Council may go into Executive Session regarding any item posted on the Agenda as authorized by Title 5, Chapter 551 of the Texas Government Code.

Notice is hereby given that the City Council may go into Executive Session in accordance with the following provision of the Government Code: Under Texas Gov't Code Section 551.087 "Economic Development", deliberation regarding the following:

Ex Item #1 - Request that the City Council receive an update on the NORF Tax Abatement project.

Ex Item #2 - Request that the City Council consider the Westside Place Public Improvement District Development Agreement with Bellwood 323 2019, L.P.

Under Tex. Gov't Code Section 551.071 "Litigation", deliberation regarding the following:

Ex. Item #3 - Pending or contemplated litigation or settlement offer involving. City of Tyler v. Heritage Property Development, LLC, Cause No. 77735-A.

Litigation is, by its nature, an ongoing process, and questions may arise that the City Attorney needs to discuss with the City Council regarding the status of pending or contemplated litigation or settlement offers related to the litigation matters listed above.

Any final action by the City Council will be taken in open session.

ADJOURNMENT