

**MINUTES OF THE REGULAR CALLED MEETING OF  
THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS  
December 10, 2025**

A regular called meeting of the City Council of the City of Tyler, Texas, was held Wednesday, December 10, 2026 at 9:00 a.m. in the City Council Chambers, 2<sup>nd</sup> floor of City Hall, Tyler, Texas, with the following present:

Mayor: Don Warren  
Mayor Pro Tem: Lloyd Nichols  
Councilmembers: Stuart Hene  
Petra Hawkins -Absent  
Shonda Marsh  
James Wynne  
Brad Curtis - Absent

City Manager: Edward Broussard  
Deputy City Manager: Stephanie Franklin  
Asst. City Manager: Heather Nick  
Asst. City Manager: Keidric Trimble  
City Attorney: Deborah G. Pullum  
Deputy City Attorney: Steve Kean  
Senior Asst. City Attorney: Alesha Buckner  
Director of Organizational Development: Regina Y. Moss  
Planning Director: Kyle Kingma  
Police Chief: Jimmy Toler  
City Engineer: Darin Jennings  
Engineering Services Director: Cameron Williams  
Project Engineer: Jacob Yanker  
Manager Wastewater: Mike Norris  
Director of Utilities: Kate Dietz  
Director of Parks & Recreation: Leanne Robinette  
Director of Solid Waste, Transit: Leroy Sparrow  
Transit Manager: Russ Jackson  
Senior Management Analyst: Blake Cathey  
City Clerk: Cassandra Brager

**INVOCATION**

The Invocation was given by Councilmember Wynne.

**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.

Motion by Councilmember Wynne; seconded by Mayor Pro Tem Nichols; motion carried 5 - 0 & approved as presented.

**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. **(O-2025-74)**

Motion by Mayor Pro Tem Nichols; seconded by Councilmember Wynne; motion carried 5 - 0 & approved as presented.

**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. **(O-2025-75)**

Motion by Councilmember Wynne; seconded by Councilmember Marsh; motion carried 5 - 0 & approved as presented.

**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. **(O-2025-76)**

Motion by Councilmember Hene; seconded by Mayor Pro Tem Nichols; motion carried 5 - 0 & approved as presented.

**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. **(O-2025-77)**

Motion by Councilmember Wynne; seconded by Mayor Pro Tem Nichols; motion carried 5 - 0 & approved as presented.

**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 **(O-2025-78)**

Motion by Councilmember Marsh; seconded by Mayor Pro Tem Nichols; motion carried 5 - 0 & approved as presented.

**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. **(O-2025-79)**

Motion by Mayor Pro Tem Nichols; seconded by Councilmember Wynne; motion carried 5 - 0 & approved as presented.

- 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. **(O-2025-80)**

Motion by Councilmember Wynne; seconded by Mayor Pro Tem Nichols; motion carried 5 - 0 & approved as presented.

- 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. **(O-2025-81)**

Motion by Mayor Pro Tem Nichols; seconded by Councilmember Marsh; motion carried 5 - 0 & approved as presented.

- 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. **(O-2025-82)**

Motion by Mayor Pro Tem Nichols; seconded by Councilmember Marsh; motion carried 5 - 0 & approved as presented.

## **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. **(R-2025-60)**

Motion by Mayor Pro Tem Nichols; seconded by Councilmember Hene; motion carried 5 - 0 & approved as presented.

## **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-2025-83)**

Motion by Mayor Pro Tem Nichols; seconded by Councilmember Wynne; motion carried 5 - 0 & approved as presented.

- 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. (O-2025-84)

Motion by Mayor Pro Tem Nichols; seconded by Councilmember Hene; motion carried 5-0 & approved as presented.

## 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. (R-2025-61)

Motion by Mayor Pro Tem Nichols; seconded by Councilmember Hene; motion carried 5 - 0 & approved as presented.

**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. (R-2025-62)

Motion by Councilmember Wynne; seconded by Councilmember Marsh; motion carried 5-0 & approved as presented.

**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.

Motion by Mayor Pro Tem Nichols; seconded by Councilmember Wynne; motion carried 5-0 & approved as presented.

**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.

Motion by Mayor Pro Tem Nichols; seconded by Councilmember Marsh; motion carried 5 - 0 & approved as presented.

**M-5** Request that the City Council consider reviewing and accepting the Revenue and Expenditure Report for the period ending Sept 30, 2025.

Motion by Mayor Pro Tem Nichols; seconded by Councilmember Wynne; motion carried 5 - 0 & approved as presented.

**M-6** Request that the City Council consider an amended and restated Chapter 380 Economic Development Agreement with Tyler Hotel Partners (Valencia).

Motion by Councilmember Hene; seconded by Mayor Pro Tem Nichols; motion carried 5 - 0 & approved as presented.

**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.

Motion by Councilmember Hene; seconded by Mayor Pro Tem Nichols; motion carried 5 - 0 & approved as presented.

- 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.

Motion by Councilmember Wynne; seconded by Mayor Pro Tem Nichols; motion carried 5 - 0 & approved as presented.

## **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.
- 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. **(O-2025-85)**
- 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.
- 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. **(R-2025-63)**

Motion by Mayor Pro Tem Nichols; seconded by Councilmember Hene; motion carried 5 - 0 & approved as presented.

## **CITY MANAGER'S REPORT**

1. One of the things that we've taken on has been duplicate and damaged power poles that you see throughout the city. The Engineering Department continues to make progress and work with Oncor to identify and update the status of duplicated and damaged power poles that we see throughout Tyler. Oncor provided the Engineering Department with a list of power poles, and they were aware of that which would be duplicates or which ones are damaged. Engineering is methodically progressing through the list and updating the status of any existing facilities still on the poles, only by identifying new poles around the city that need to be added to the list. And this allows for us to then contact the other provider. Oncor has actually always been very good as far as a partner of ours in regards to damaged poles and moving the lines. The difficulty is there's about three or four others usually sitting lines that are on that pole and Oncor is not allowed to touch and so this is giving us the

ability to do an inventory to kind of put pressure onto those utilities to relocate their lines so that those cracked or damaged or the kind of tilting poles that are still left remaining can be taken out and removed as a nuisance.

2. An interesting one that we've done kind of recently has been for Parks Department is the expansion of the south side handicap parking lot and stamp median conversions that have been completed over the past month or two. These two projects were combined through the bidding process to secure more competitive pricing. The south side handicap parking lot expansion was a much-needed improvement that now accommodates six handicap parking spaces, up from the previous three. These additional spaces are greatly needed and will allow handicap users to enjoy the parks more comfortably without having to worry about where to park. The second project involved converting selected median planner beds to dyed stamp concrete to match the existing median designs. The Parks Department strategically chose which medians to fill, prioritizing those that were narrow, to narrow and pose safety concerns for staff in maintenance. This upgrade will allow the median crew of three employees to focus their efforts on maintaining the remaining beds, resulting in more attractive and manageable roadways. We want to give a big shout-out to Cody Bain and Gary Cannon with our Engineering Department for their hard work in developing the project specs, managing the bidding process, and overseeing the progress on this project. Their call to service, serve attitude is truly appreciated and does not go unnoticed.
3. And then a couple of other items of note, just one thank you to the City Council and to the City staff that first participated in the Rotary Christmas Parade last week. You know, we did new routes, which was actually the Rose Festival route, but the parade was a success, and definitely the tree lighting, the convention center, all of that is just beautiful, especially tonight. And for also for our community, and for Council and for others, the Rose Garden has been able to have the new as far as improvements that we've done to be able to have lights at the Rose Garden for this Christmas season, and it also is just a great spectacle to go through. And we encourage any and all to take the time to go to the Rose Garden to kind of go through the lights, enjoy the festivities, take the time to take a breath from everything else that's going on, to kind of get into the spirit.
4. And then, with this being the final Council meeting of the year, we as staff want to say thank you to City Council for just an incredible 2025. This has been a great year; we've had a new Council Member join us. We have just had a successful year in moving different projects forward that are benefiting our citizens, and also just so thank you to the City Council for the representation of our citizens and our staff. I always tell our new employees at new employee orientation that Tyler is incredibly unusual in that every other city that I've been in all throughout Texas, which you'll see is that sometimes the citizens and staff are sometimes at odds. There's a lot of as far as finger pointing by citizens telling staff you work for me and that kind of thing and Tyler is unusual in that our citizens are our biggest cheerleaders, instead of yelling and finger pointing what we often get is from our citizens is, hey how can we work together to make our community better and that leadership comes from you as a Council and we as staff are incredibly thankful for it. We don't take for granted with especially a great year like we've had with 2025. So, thank you to Mayor and Council for work this year.

**EXECUTIVE SESSION**- Convene into executive session at 10:20 am.

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.

Motion by Councilmember Wynne; seconded by Mayor Pro Tem Nichols; motion carried 5 - 0 & approved. See the recommendation below.

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.

City Council reconvened from executive session at 11:13 a.m. with a motion by Councilmember Wynne to approve the settlement of combination suits styled City of Tyler versus Heritage Property Development, LLC, in the total amount of \$28,000.00 and authorize the City Manager to execute all necessary documents to affect the settlement, seconded by Mayor Pro Tem Nichols; motion carried 5-0.

**ADJOURNMENT**

Motion by Mayor Pro Tem Nichols to adjourn the meeting at 11:13 a.m; motion carried 5 - 0 & meeting adjourned.

DONALD P. WARREN, MAYOR OF  
THE CITY OF TYLER, TEXAS

**ATTEST:**

CASSANDRA BRAGER, CITY CLERK

