

AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
JULY 9, 2024 – 6:00 PM

A quorum of the City Council will be present during the meeting at: 447 N Main, Boerne, TX 78006.

During the meeting, the City Council may meet in executive session, as to the posted subject matter of this City Council meeting, under these exceptions of Chapter 551 of the Texas Government Code; sections 551.071 (Consultation with Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Gifts), 551.074 (Personnel/Officers), 551.076 (Deliberation Regarding Security Devices), and Section 551.087 (Deliberation Regarding Economic Development Negotiations).

1. CALL TO ORDER – 6:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the City Council on any issue, in compliance with LGC Section 551.007. City Council may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered to be routine by the City Council and may be enacted with one motion. There will be no separate discussion of items unless a Council Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

A. [2024-331](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR

CALLED CITY COUNCIL MEETING OF JUNE 25, 2024.

Attachments: [Minutes.24.0625](#)

- B. [2024-336](#) CONSIDER RESOLUTION NO. 2024-R50; A RESOLUTION OF THE CITY OF BOERNE, TEXAS ESTABLISHING A CHARTER REVIEW COMMISSION AND APPOINTING MEMBERS TO SERVE ON THE COMMISSION AND ISSUING THE COMMISSION'S CHARGE.

Attachments: [AIS charter commission 2024](#)

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2024-313](#) PRESENTATION FROM KENDALL APPRAISAL DISTRICT'S CHIEF APPRAISER NELIA MCNEAL AND JOHN WOOLARD.

Attachments: [AIS -KAD presentation](#)

- B. [2024-311](#) PRESENTATION OF CAPITAL IMPROVEMENT PLAN.

Attachments: [AIS -CIP presentation](#)
[CIP one-page summary](#)

- C. [2024-298](#) DISCUSSION AND DIRECTION REGARDING 2024 UNIFIED DEVELOPMENT CODE AMENDMENTS RELATING TO PLAT EXEMPTIONS, MULTI-FAMILY USES, AND FREEWAY PYLON SIGNS.

Attachments: [AIS UDC Discussion](#)

- D. [2024-344](#) CONSIDER A ONE-TIME READING OF ORDINANCE NO. 2024-11; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER SECTION 3.11.A. (As described below)

- E. [2024-338](#) CONSIDER ORDINANCE NO. 2024-11; AN ORDINANCE AUTHORIZING THE SALE OF REAL PROPERTY AND IMPROVEMENTS LOCATED AT 329 AMMANN RD., BOERNE, KENDALL COUNTY, TEXAS TO KENDALL COUNTY, A TEXAS POLITICAL SUBDIVISION, IN THE AMOUNT OF \$10.00; AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE AND SALE AGREEMENT AND SPECIAL WARRANTY DEED; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. (Right-of-way dedication to Kendall County)

Attachments: [AIS Street Dedication to KC](#)
[Ordinance No. 2024-11](#)
[KC Deed](#)

F. [2024-345](#) CONSIDER A ONE-TIME READING OF ORDINANCE NO. 2024-12;
AS PERMITTED BY THE CITY OF BOERNE’S HOME RULE CHARTER
SECTION 3.11.A. (As described below)

G. [2024-337](#) CONSIDER ORDINANCE NO. 2024-12; AN ORDINANCE
AUTHORIZING THE SALE OF REAL PROPERTY AND
IMPROVEMENTS LOCATED AT 329 AMMANN RD., BOERNE,
KENDALL COUNTY, TEXAS TO THE CITY OF FAIR OAKS RANCH, A
TEXAS POLITICAL SUBDIVISION, IN THE AMOUNT OF \$10.00;
AUTHORIZING THE CITY MANAGER TO EXECUTE A PURCHASE
AND SALE AGREEMENT AND SPECIAL WARRANTY DEED;
PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN
EFFECTIVE DATE. (Right-of-way dedication to the City of Fair
Oaks Ranch)

Attachments: [AIS Street Dedication to FOR](#)
[Ordinance No. 2024-12](#)
[FOR Deed](#)

6. RESOLUTIONS:

A. [2024-300](#) CONSIDER RESOLUTION NO. 2024-R51; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO EXECUTE A TEMPORARY
LABOR SERVICES AGREEMENT WITH MGR ACCOUNTING
RECRUITERS FOR AN AMOUNT NOT TO EXCEED \$67,793.00.

Attachments: [AIS MGR contract](#)
[Resolution No. 2024-R51](#)
[MGR-COB executed](#)
[MGR-Scope of work #2](#)

B. [2024-339](#) CONSIDER RESOLUTION NO. 2024-R52; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO APPROVE THE KENDALL
APPRAISAL DISTRICT’S PROPOSED FISCAL YEAR 2025 APPRAISAL
AND COLLECTIONS BUDGET.

Attachments: [AIS -Resolution for approval of KAD budget](#)
[Resolution No. 2024-R52](#)
[2025 PROPOSED KAD BUDGET - CORRECTED](#)

- C. [2024-294](#) RECEIVE PROPOSALS FOR FULLY INSURED MEDICAL, DENTAL, AND VISION INSURANCE BENEFITS AND ANCILLARY PRODUCTS AND CONSIDER RESOLUTION NO. 2024-R53; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDED THE CONTRACT FOR CITY EMPLOYEE MEDICAL, DENTAL, AND VISION INSURANCE BENEFITS, AND ANCILLARY PRODUCTS TO _____; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT AND DOCUMENTS FOR PLAN YEAR OCTOBER 1, 2024, TO SEPTEMBER 29, 2025.

Attachments: [AIS Medical Dental Vision and Ancillary Products.FY2025](#)
[Resolution No. 2024-R53](#)

7. CITY MANAGER'S REPORT:

- A. [2024-340](#) RECOGNITION OF THE BOERNE POLICE DEPARTMENT FOR RECEIVING RE-ACCREDITATION AS AN ACCREDITED LAW ENFORCEMENT AGENCY BY THE TEXAS POLICE CHIEFS ASSOCIATION.
- B. [2024-341](#) RECOGNITION OF THE FINANCE DEPARTMENT FOR RECEIVING THE GOVERNMENT FINANCE OFFICER'S ASSOCIATION DISTINGUISHED BUDGET PRESENTATION AWARD FOR FY 23-24.

8. COMMENTS FROM COUNCIL – No discussion or action may take place.

9. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:

- A. [2024-324](#) SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY AND SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS REGARDING THE FIFTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE, BOERNEBAK, LLC, AND BOERNEBAK II, LLC AND PULTE HOMES OF TEXAS LP.
- B. [2024-326](#) SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY TO DISCUSS SB-2038, PROCESS FOR PETITIONS FOR RELEASE FROM

THE CITY'S EXTRATERRITORIAL JURISDICTION

10. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

- A. [2024-363](#) CONSIDER RESOLUTION NO. 2024-R54; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A FIFTH AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE, BOERNEBAK, LLC, BOERNEBAK II, LLC , AND PULTE HOMES OF TEXAS, L.P.

11. ADJOURNMENT

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 5 day of July, 2024 at 3:30 p.m.

s/s Chastity Valdes
Deputy City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall is wheelchair accessible. Access to the building and special parking is available at the northeast entrance of the building. Requests for auxiliary aides and special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.