



## AGENDA ITEM SUMMARY

<b>Agenda Date</b>	May 13, 2025
<b>Requested Action</b>	NO ACTION NECESSARY, FIRST OF TWO PUBLIC HEARINGS.
<b>Contact Person</b>	Kristy Stark, Assistant City Manager
<b>Background Information</b>	<p>The City is considering the proposed adoption of a Strategic Partnership Agreement (SPA) with the Kendall County Water Control and Improvement District No. 3A (“the District”) to allow for the limited purpose annexation of commercial areas within the Corley Farms Development. The Strategic Partnership Agreement was included in the original development agreement dated November 26, 2019, as Exhibit I. Under the governing statute, before a municipality or a district may adopt a Strategic Partnership Agreement, both must conduct two public hearings to receive input from the public. This is the first of two required public hearings regarding the proposed agreement, as outlined in Texas Local Government Code § 43.0751. Members of the public who wish to present testimony or evidence are invited to participate. A copy of the proposed SPA is available for public review at the City Secretary’s Office, 447 N. Main Street, Boerne, Texas.</p> <p>The sole and exclusive purpose for approval of the Strategic Partnership Agreement is to allow the City to impose and collect sales and use taxes authorized by Chapter 321 of the Texas Tax Code within the District and any subsequently created districts. The City is not required to provide any municipal services to Corley Farms.</p> <p>Additionally, in anticipation of the district’s first bond issuance, the City has received a certification letter confirming that the bonds will be issued in compliance with the financial feasibility rules of the Texas Commission on Environmental Quality (TCEQ) for special districts located within Kendall County. This certification is submitted in accordance with Section 5.06 of the Consent Agreement between the City of Boerne and the District.</p>

<b>Strategic Alignment</b>	C3- Collaborating with community partners to enhance quality of life. F2- Investing in and maintaining high-quality infrastructure systems and public assets.
<b>Financial Considerations</b>	At the time the commercial tracts within the District and subsequent districts are developed, the City will begin receiving sales and use tax.
<b>Citizen Input/Board Review</b>	n/a
<b>Legal Review</b>	Legal has reviewed the documents.
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Public Hearing Notice BoerneBak Agreement WCID No. 3A dated November 26, 2019 Strategic Partnership Agreement Kendall WCID 3A – Letter to City TCEQ Order Approving Bond Issuance Order Setting 2024 Tax Rate (KWCID No. 3A) FYE Audit – Kendall Co. WCID No. 3A