

AGENDA
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
NOVEMBER 12, 2024 – 6:30 PM or immediately following Boerne Public Facility
Corporation Meeting

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

1. CALL TO ORDER – 6:30 PM or immediately following Boerne Public Facility Corporation Meeting

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. [2024-561](#) RECOGNIZE THE 2024 CITIZENS FIRE ACADEMY GRADUATES

4. 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)

5. 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. [2024-545](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF OCTOBER 22, 2024 AND SPECIAL CALLED CITY COUNCIL MEETING OF OCTOBER 31, 2024 (STATE OF THE CITY).

Attachments: [Minutes.24.1022](#)
[Minutes.24.1031 state of the city](#)

- B. [2024-562](#) CONSIDER RESOLUTION NO. 2024-R86; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A LEASE AGREEMENT WITH DELL FINANCIAL SERVICES AMENDING RESOLUTION NO. 2024-R83 INCREASING THE TOTAL FOR AN AMOUNT NOT TO EXCEED \$212,039. (Dell lease)

Attachments: [AIS Dell Comp Lease 24-25 correction](#)
[Resolution No. 2024-R86](#)
[Lease Schedule City of Boerne 001-6709932-008](#)
[SBQ Exhibit A City of Boerne 001-6709932-008](#)
[SBQ Exhibit B City of Boerne 001-6709932-008](#)
[AIS Dell Comp Lease 24-25 ORIGINAL](#)
[Resolution No2024-R83](#)

- C. [2024-536](#) CONSIDER RESOLUTION NO. 2024-R87; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A LAND EXCHANGE BETWEEN THE CITY OF BOERNE AND KENDALL COUNTY.

Attachments: [20241112-AIS-CityCountyLandExchange](#)
[Resolution No. 2024-R87](#)
[County Executed - Special Warranty Deed Kendall County City of Boerne I](#)

- D. [2024-577](#) CONSIDER RESOLUTION NO. 2024-R88; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOERNE, TEXAS AND KENDALL COUNTY, TEXAS FOR FIRE PROTECTION SERVICES.

Attachments: [AIS Cob and Kendall County ILA Fire Services 2024-2025](#)
[Resolution No. 2024-R88](#)
[Interlocal for Fire Protection Services Kendall County and City of Boerne s](#)
[District Map](#)

- E. [2024-576](#) CONSIDER RESOLUTION NO. 2024-R89; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A SHARED SERVICES AGREEMENT FOR FUNDING OF PUBLIC PURPOSE BETWEEN THE CITY OF BOERNE AND DAS GREENHAUS.

Attachments: [AIS Das GreenHaus 11.12.24](#)
[Resolution No. 2024-R89](#)
[Attachment A - Das GreenHaus 2024 Annual Updates](#)
[Attachment B - Shared Services Agreement - DGH - 2024](#)

- F. [2024-582](#) CONSIDER RESOLUTION NO. 2024-R90: A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A LEASE AGREEMENT BETWEEN THE CITY OF BOERNE AND DÉCOR IQ FOR HOLIDAY LIGHT ENHANCEMENTS, INSTALLATION, MAINTENANCE, AND REMOVAL FOR AN AMOUNT NOT TO EXCEED \$60,723.

Attachments: [AIS Holiday Lights Updated](#)
[Resolution No. 2024-R90](#)
[Holiday Upgrades](#)

- G. [2024-575](#) CONSIDER RESOLUTION NO. 2024-R91; A RESOLUTION SUPPORTING LEGISLATIVE ACTION TO AMEND TEXAS LOCAL GOVERNMENT CODE § 615.003 TO PERMIT COUNTIES WITH POPULATIONS LESS THAN 150,000 TO CONSTRUCT AND OPERATE PARKING STRUCTURES.

Attachments: [AIS Possible Joint City-County Parking Garage Project](#)
[Resolution No. 2024-R91](#)

REGULAR AGENDA:

6. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2024-538](#) RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION, HOLD A PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2024-21; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, ZONING 71.12 ACRE TRACT FROM A HOL-INTERIM ZONING DISTRICT TO R2-M MODERATE DENSITY RESIDENTIAL ZONING DISTRICT, LOCATED AT WEST STATE HIGHWAY 46 TO ALLOW FOR A SINGLE FAMILY SUBDIVISION (KAD: 307605). (FORESTAR (USA) REAL ESTATE GROUP INC. AND CONTINENTAL HOMES OF TEXAS, LP)

Attachments: [AIS - Spencer Ranch Rezone Continue CC 11-12-24](#)

- B. [2024-502](#) CONSIDER ON FIRST READING ORDINANCE NO. 2024-22; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR WATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2018-30 DATED SEPTEMBER 11, 2018 AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Attachments: [AIS Water Rate Ordinance](#)
[Ordinance No. 2024-22](#)
[6B Water Res. & Comm. Current-Proposed Rates](#)

- C. [2024-501](#) CONSIDER ON FIRST READING ORDINANCE NO. 2024-23; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR WASTEWATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2015-20 DATED AUGUST 25, 2015 AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Attachments: [AIS Sewer Rate Ordinance](#)
[Ordinance No. 2024-23](#)
[6C Wastewater Current-Proposed Rate](#)

- D. [2024-580](#) CONSIDER ON FIRST READING ORDINANCE NO. 2024-24; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR RECLAIMED WATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2021-23 DATED JULY 27, 2021, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Attachments: [AIS Reclaimed Water Rate Ordinance Ordinance No. 2024-24](#)
[6D Reclaimed Water Current-Proposed Rates](#)

7. RESOLUTIONS:

- A. [2024-548](#) CONSIDER RESOLUTION NO. 2024-R92; A RESOLUTION APPROVING THE TAX LEVY ROLL OF THE CITY OF BOERNE, TEXAS FOR THE TAX YEAR 2024 (FISCAL YEAR 2024-25).

Attachments: [AIS - Levy Roll Acceptance Resolution No. 2024-R92](#)
[City of Boerne 2024 Levy Totals](#)

- B. [2024-579](#) CONSIDER RESOLUTION NO. 2024-R93; A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A TEMPORARY LABOR SERVICES AGREEMENT WITH ROBERT HALF, INC FOR AN AMOUNT NOT TO EXCEED \$200,000 OVER A THREE-YEAR TERM.

Attachments: [AIS Robert Half Resolution No. 2024-R93](#)
[MSA City of Boerne_executable.docx](#)

- C. [2024-567](#) CONSIDER RESOLUTION NO. 2024-R94; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, RECEIVING BIDS AND AWARDING THE CONTRACT FOR CONSTRUCTION OF THE EAST LOOP NATURAL GAS MAIN - PHASE 2 TO _____ FOR AN AMOUNT NOT TO EXCEED \$XXX,XXX.00; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT WITH A NOT TO EXCEED TOTAL CONSTRUCTION COST OF \$XXX,XXX.

Attachments: [AIS East Loop Natural Gas Main Phase 2 Bid Award Resolution No. 2024-R94](#)
[East Loop Natural Gas Main Phase 2 Bid Award Recommendation Ltr 11.](#)

8. OTHER:

- A. [2024-546](#) DISCUSSION ON THE CITY'S ONE WATER ROADMAP.

Attachments: [AIS HDR One Water Presentation](#)
[Final Boerne One Water Roadmap 20240920](#)
[Boerne City Council One Water 20241112 Final](#)

- B. [2024-550](#) DISCUSSION ON THE CITY'S SOLID WASTE COLLECTION AND DISPOSAL SERVICE FRANCHISE AGREEMENT.

Attachments: [WM AIS Nov1224](#)
[Attachment A - 2019 WM Contract](#)
[Attachment B - Rate Comparision Before and After Amendment](#)
[Attachment C - 2024 Proposed WM Contract Amendment](#)
[Attachment D - City of Boerne Service Report October 2024](#)

- C. [2024-551](#) DISCUSSION ON ARTS AND CULTURE STRATEGIC PLAN.

Attachments: [AC Strategy Plan AIS Nov1224](#)
[DRAFTCityofBoerneArtsandCultureStrategicPlan November2024](#)

9. CITY MANAGER'S REPORT:

- A. [2024-590](#) DICKENS ON MAIN UPDATE.

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

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

- A. [2024-584](#) SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY:
DISCUSSION ON CITY INITIATED ZONING.
- B. [2024-585](#) SECTION 551.087 - DELIBERATION REGARDING ECONOMIC
DEVELOPMENT NEGOTIATIONS; POTENTIAL DEVELOPER FOR A
PROPERTY LOCATED ON INTERSTATE HIGHWAY 10. (BISD new
property / Acquiring ROW's)
- C. [2024-597](#) SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY;
PENDING OR CONTEMPLATED LITIGATION.
- D. [2024-583](#) SECTION 551.074 - PERSONNEL MATTERS: RELATED TO THE CITY
MANAGER'S EVALUATION.

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

13. ADJOURNMENT

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 8 day of
November, 2024 at 12:00 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.

