

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**FEBRUARY 11, 2025 – 6:00 PM**

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

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. [2025-053](#) CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING OF JANUARY 23, 2025 (EMERGENCY MANAGEMENT), THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JANUARY 28, 2025, AND THE MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING OF JANUARY 30, 2025 (WINTER STRATEGY WORKSHOP).

**Attachments:** [Minutes.25.0123 Emerg Mgmt](#)  
[Minutes.25.0128](#)  
[Minutes.25.0130 workshop](#)

## REGULAR AGENDA:

## 5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2024-605](#) PRESENTATION, PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2025-02; AN ORDINANCE ANNEXING APPROXIMATELY 0.927 ACRES OF COUNTY ROAD RIGHT-OF-WAY, BEING A PORTION OF THAT CERTAIN 1.382 ACRE TRACT OF LAND CONVEYED TO KENDALL COUNTY IN INSTRUMENT RECORDED IN VOLUME 533, PAGES 728-734, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, AND A PORTION OF THE REMAINING PIECE OF A 50.78 ACRE TRACT OF LAND (KAD PARCEL# 11550) DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 79, PAGES 225-226, DEED RECORDS, KENDALL COUNTY, TEXAS, INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY. (Roadway annexation at the request of Kendall County)

**Attachments:** [20250211-AIS-CascadeAnnexation1stReading](#)  
[Ordinance No. 2025-02](#)  
[Public Hearing Notice](#)  
[Letter - County to City-Cascade Caverns Road](#)  
[Letter - Oct - City to County-Cascade Caverns Road](#)  
[202410-CascadeCavernsRoadAnnexation-LegalDoc](#)

- B. [2025-047](#) RECEIVE THE FIRST QUARTER FINANCIAL AND INVESTMENT REPORT FOR FISCAL YEAR 2025.

**Attachments:** [AIS - Dec 2024 Qtrly Report](#)  
[QUARTERLY REPORT - DEC 2024 AS REPORTED](#)

## 6. RESOLUTIONS:

- A. [2025-043](#) CONSIDER RESOLUTION NO. 2025-R08; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS CONSENTING TO THE CREATION OF KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3B OVER 679.849 ACRES OF LAND. (Consent to the creation of KCWCID No. 3B, Corley Farms)

**Attachments:** [AIS Consent to Annex Land KCWCID 3B](#)  
[Resolution No. 2025-R08](#)  
[Legal Description](#)  
[WCID 3B Limits Exhibit](#)  
[Recorded Order Providing Division of District Terms](#)

- B. [2025-045](#) CONSIDER RESOLUTION NO. 2025-R09; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CONTRACT BETWEEN THE CITY OF BOERNE AND MUSCO SPORTS LIGHTING, LLC FOR SPORTS FIELD LIGHTING FIXTURES AND INSTALLATION SERVICES AT CITY PARK AND NORTHRUP PARK FOR AN AMOUNT NOT TO EXCEED \$793,174.

**Attachments:** [AIS Musco Field Lighting 2.11.25](#)  
[Resolution No. 2025-R09](#)  
[City Park Soccer Quote phase 3](#)  
[Northrup Park Adult SB quote](#)

- C. [2025-052](#) RECEIVE PUBLIC COMMENTS AND CONSIDER RESOLUTION NO. 2025-R10; A RESOLUTION NAMING THE NEWLY RENOVATED PLAYGROUND AT BOERNE CITY PARK “AMMIE’S PLAYGROUND”.

**Attachments:** [AIS Naming Policy Playground at Boerne City Park](#)  
[Resolution No. 2025-R10](#)  
[Naming Policy](#)

7. CITY MANAGER'S REPORT:

- A. [2025-054](#) BOERNE LISTENS - A COMMUNITY SURVEY FOLLOW-UP

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

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

A. [2025-055](#) SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY:  
VESTED RIGHTS.

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

11. ADJOURNMENT

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 7 day of February, 2025 at 1:30 p.m.**

---

s/s Lori A. Carroll  
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.



**AGENDA**  
**SPECIAL CALLED CITY COUNCIL MEETING**  
**EMERGENCY MANAGEMENT TRAINING**  
**BOERNE CITY HALL**  
**Staff Training Room – 1st Floor**  
**447 North Main Street**  
**Boerne, TX 78006**  
**JANUARY 23, 2025 – 1:00 PM**

Minutes of the Special Called City Council meeting of January 23, 2025.

**Present:** Mayor Frank Ritchie, Mayor Pro Tem Wolosin, and Council Member Bret Bunker.

**Absent:** Council Member Sharon Wright, Council Member Quinten Scott, and Council Member Joseph Macaluso.

**Staff Present:** Ben Thatcher, Walter Ball, Sarah Buckelew, Jeff Carroll, Lori Carroll, Manny Casarez, Nathan Crane, Susan Finch, Lissette Jimenez, Mike Mann, Nick Montagno, Mike Raute, Chris Shadrock, Natalie Shults, Kristy Stark, Larry Woods, and Danny Zincke. Presenter: Mark Chadwick

**Recognized / Registered Guests:** No guests were present.

**1. CALL TO ORDER – 1:00 PM**

The meeting was called to order at 1:00 p.m.

**2. PUBLIC COMMENTS:**

No comments were received.

**3. INTRODUCTION OF THE NATIONAL INCIDENT MANAGEMENT SYSTEM (NIMS).**

Mr. Chadwick began the presentation by asking attendees to introduce themselves. He then shared his background and experience, providing context for his expertise. Following this, he gave an explanation of the National

Incident Management System (NIMS), describing it as a flexible framework designed to enable government and private entities at all levels to collaborate effectively in managing domestic incidents.

**4. PRESENTATION ON THE NIMS MANAGEMENT CHARACTERISTICS, THE ORGANIZATIONAL STRUCTURE OF THE INCIDENT COMMAND SYSTEM, AND THE ROLE OF THE COMMAND AND GENERAL STAFF.**

Mr. Chadwick reviewed the mandates of NIMS stating that the Homeland Security Presidential Directive 5 (HSPD-5), signed by President Bush in February 2003, mandated the development of the NIMS to ensure a coordinated Federal, State, and local response to any acts of terrorism committed in the United States. The NIMS has four main elements that law enforcement agencies need to institutionalize: (1) the incident command system (ICS); (2) standardized communications; (3) the joint information system (JIS); and (4) the NIMS Integration Center (NIC). He reviewed the leadership rolls, and recommended organization structures for incident management.

**5. REVIEW THE ATTRIBUTES AND PURPOSE OF THE EMERGENCY OPERATIONS CENTERS.**

Mr. Chadwick reviewed the purpose of the Emergency Operations Center (EOC) which serves a critical role in every phase of emergency management, from being the hub for all coordination during an incident to facilitating and directing recovery/clean-up.

**6. EXPLAIN THE INTERCONNECTIVITY BETWEEN THE MEDIA ACCESS CONTROL GROUP (MAC GROUP), THE EMERGENCY OPERATIONS CENTERS (EOCS), THE JOINT INFORMATION SYSTEM, AND INCIDENT COMMAND.**

Mr. Chadwick explained that when an incident occurs or threatens, local emergency personnel manage response using NIMS principles and ICS. If the incident is or becomes large or complex, local EOCs activate. EOCs receive senior level guidance from MAC Groups. A Joint Information Center (JIC) manages the Joint Information System (JIS) operations to ensure coordinated and accurate public messaging among all levels: ICS, EOC and MAC Group.

Mayor Pro Tem Wolosin left the meeting at 2:45 p.m. There is no longer a quorum present.

Council Member Bunker left the meeting at 2:47 p.m.

Mayor Ritchie left the meeting at 3:24 p.m.

**7. CLARIFY THE ROLE OF THE SENIOR OFFICIAL IN PREPAREDNESS.**

Mr. Chadwick clarified that the senior official doesn't necessarily assume the command role over the incident operation. The senior official provides policy guidance, oversees resource coordination and support. It is possible to have more than one senior official if the incident involves more than one jurisdiction. Discussion ensued regarding the location of the senior official in the event of an incident.

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

No comments were received.

**9. ADJOURNMENT**

The meeting was adjourned at 3:43 p.m.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Secretary

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**JANUARY 28, 2025 – 6:00 PM**

Minutes of the Regular Called City Council meeting of January 28, 2025.

**Present:**       **6 -** Mayor Frank Ritchie, Mayor Pro Tem Ty Wolosin, Council Member Sharon D. Wright, Council Member Quinten Scott, Council Member Bret A. Bunker, and Council Member Joseph Macaluso

**Staff Present:** Ben Thatcher, Sarah Buckelew, Lori Carroll, Nathan Crane, Mike Mann, Mick McKamie, Mike Raute, Kristy Stark, Chastity Valdes, and Danny Zincke.

**Recognized / Registered Guests:** Jacquelyn Burrer, Tammy Miller, John-Mark Matkin, Mario and Grace San Miguel, and Joshua Valenta.

**1. CALL TO ORDER – 6:00 PM**

Mayor Ritchie called the City Council meeting to order at 6:00 p.m.

Mayor Ritchie provided the Invocation and led the Pledge of Allegiance to the United States Flag and to the Texas Flag.

**2. CONFLICTS OF INTEREST**

No conflicts were declared.

**3. PUBLIC COMMENTS:**

No comments were received.

**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.

Council Member Macaluso commented on Consent Agenda item D. - that because a property is annexed into the city doesn't mean that the zoning will be approved as requested.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECOND BY COUNCIL MEMBER SCOTT TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Bunker, and Council Member Macaluso

**A. CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JANUARY 14, 2025.**

THE MINUTES WERE APPROVED.

**B. CONSIDER RESOLUTION NO. 2025-R05; A RESOLUTION ESTABLISHING PROCEDURES FOR A GENERAL ELECTION FOR MAY 3, 2025. (Considerar la resolución numero 2025-R05; una resolución que establece los procedimientos para la elección general del 3 de mayo, 2025)**

THE RESOLUTION WAS APPROVED.

**C. CONSIDER RESOLUTION NO. 2025-R06: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, CALLING FOR A SPECIAL ELECTION ON MAY 3, 2025 FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY PROPOSED AMENDMENTS TO THE EXISTING BOERNE HOME RULE CHARTER, STATING THE SUBJECT MATTER OF THE PROPOSED AMENDMENTS TO THE CITY CHARTER TO BE VOTED UPON AT SAID ELECTION, PROVIDING THE FORM OF THE BALLOT FOR SUCH ELECTION, DESIGNATING THE POLLING PLACES, DIRECTING AND**

GIVING NOTICE OF SUCH ELECTION, AND PROVIDING DETAILS RELATING TO THE HOLDING OF SUCH ELECTION. (Una resolución de la ciudad de Boerne, Texas, llamando para una elección especial el 3 de Mayo de 2025 para el propósito de enviar a los votantes calificados de la ciudad enmiendas propuestas a la carta de la regla del hogar de la ciudad, declarando el asunto de las enmiendas propuestas a la carta de la ciudad para ser votado en esta dicha elección, proporcionando la forma de la boleta dicha elección, designando los lugares de votación, dirigiendo y dando aviso de dicha elección, y proporcionando detalles relacionados con la realización de dicha elección.)

THE RESOLUTION WAS APPROVED.

- D. CONSIDER RESOLUTION NO. 2025-R07; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, ACCEPTING THE REQUEST AND SETTING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF APPROXIMATELY 6.46 +/- ACRES OF LAND LOCATED AT 727A JOHNS ROAD, BY THE CITY OF BOERNE, TEXAS; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING. (Set Public Hearing for February 25, 2025)

THE RESOLUTION WAS APPROVED.

- E. CONSIDER APPROVAL OF THE CITY OF BOERNE INVESTMENT POLICY AND BROKER-DEALER LIST.

THE INVESTMENT POLICY AND BROKER-DEALER LIST WAS APPROVED.

**8. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:**

Mayor Ritchie convened the City Council into Executive Session at 6:04 p.m.

- B. SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY; PENDING OR CONTEMPLATED LITIGATION.

No action was taken.

- A. SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY;

**SPENCER RANCH.**

No action was taken.

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

Mayor Ritchie reconvened City Council into Open Session at 6:51 p.m.

No action was taken.

**REGULAR AGENDA:****5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:**

- A. RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION, HOLD A PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2025-01; 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 HOLDING ZONING DISTRICT TO R2-M MODERATE DENSITY RESIDENTIAL ZONING DISTRICT, LOCATED AT WEST STATE HIGHWAY 46 (KAD NO. 307605 AND 316184; A10360 - SURVEY 179 NEWTON & TAYLOR 71.12 ACRES) TO ALLOW FOR A SINGLE FAMILY SUBDIVISION. (FORESTAR (USA) REAL ESTATE GROUP INC. AND CONTINENTAL HOMES OF TEXAS, LP)**

Mayor Ritchie called on Nathan Crane, Planning Director, to present the zoning request. Director Crane reviewed the steps involved in considering property zoning and displayed a map of the property under discussion. He explained that the original request was for R-2M zoning for the 71.12-acre parcel. Providing background on the Spencer Ranch project, he outlined the current development agreement. He also noted that the Planning and Zoning Commission voted 6-0 to recommend denial of the R-2M zoning request. Despite this recommendation, the applicant requested that the matter proceed to City Council for consideration.

To gain insight into the commission's reasoning for its denial, Mayor Ritchie invited Planning and Zoning Commission Chairman Tim Bannwolf to speak. Chairman Bannwolf cited concerns about Highway 46 being a two-lane roadway, which could be overwhelmed by high-density development. He referenced multiple accidents on the roadway and noted that a traffic signal would not be constructed until the development was fully built out.

Mayor Ritchie then asked if any representatives of Spencer Ranch were present and wished to address the council. Kevin DeAnda with Ortiz McKnight, PLLC introduced himself as a representative of both Forestar (USA) Real Estate Group, Inc. and Continental Homes of Texas, LP. He stated that the developer had been working with city staff since 2018 and that the project had always been intended for single-family residential development. The initial Master Plan was approved in 2018 for the 71.12 acres as well as the development agreement and Plats for Phase 1A, 1B, 2, with 3 pending approval. The property was annexed into the city limits in June 2024. He noted that zoning was officially filed in October 2024 and have complied with the city's regulations and that a Traffic Impact Analysis had been completed. He also emphasized that Spencer Ranch Road which is four lanes was completed and included in the city's thoroughfare plan. Since the master plan was approved, the density has been reduced from 209 units to 201 units.

Mayor Ritchie opened the Public Hearing at 7:14 p.m.

No comments were received.

Mayor Ritchie closed the Public Hearing at 7:15 p.m.

City Council discussion ensued regarding the consideration of an R2-N zoning designation instead of R2-M. At the time the development agreement was approved, the property was outside the city limits, and the platting process commenced. Since then, Kendall County declined to assume responsibility for the roadway, leading the City Council to annex the development. Further discussion covered options such as replatting, a split zoning approach, and TxDOT improvements to accommodate increased traffic. Miguel from Forestar (USA) Real Estate Group stated that utilities are in place for the first 50 lots



and that a bridge has been constructed, ensuring infrastructure readiness. John-Mark Matkin, the property developer, noted that TxDOT has approved the construction of Spencer Ranch Road and that all city requirements have been met.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT TO APPROVE ON FIRST READING ORDINANCE NO. 2025-01; 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 HOLDING ZONING DISTRICT TO R2-N NEIGHBORHOOD RESIDENTIAL ZONING DISTRICT, LOCATED AT WEST STATE HIGHWAY 46 (KAD NO. 307605 AND 316184; A10360 - SURVEY 179 NEWTON & TAYLOR 71.12 ACRES) TO ALLOW FOR A SINGLE FAMILY SUBDIVISION. (FORESTAR (USA) REAL ESTATE GROUP INC. AND CONTINENTAL HOMES OF TEXAS, LP)

A SECONDARY MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER WRIGHT, THAT THIS ORDINANCE BE TABLED ON FIRST READING ORDINANCE NO. 2025-01; 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 HOLDING ZONING DISTRICT TO R2-M MODERATE DENSITY RESIDENTIAL ZONING DISTRICT, LOCATED AT WEST STATE HIGHWAY 46 UNTIL FEBRUARY 25, 2025 TO ALLOW FOR MORE DISCUSSION (KAD NO. 307605 AND 316184; A10360 - SURVEY 179 NEWTON & TAYLOR 71.12 ACRES) TO ALLOW FOR A SINGLE FAMILY SUBDIVISION. (FORESTAR (USA) REAL ESTATE GROUP INC. AND CONTINENTAL HOMES OF TEXAS, LP). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 4 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Bunker, and Council Member Macaluso

**Nay:** 1 - Council Member Scott

**6. CITY MANAGER'S REPORT:**

Mayor Ritchie called on City Manager Ben Thatcher.

**A. MONTHLY PROJECTS UPDATE.**

City Manager Ben Thatcher reviewed and provided an update on various city projects. He extended appreciation to city staff for providing updated information in their workplans.

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

Mayor Ritchie expressed gratitude to the developer of Spencer Ranch and city staff for facilitating an informative discussion. He emphasized the importance of the City Council making well-informed decisions that serve the best interests of the community.

Additionally, Mayor Ritchie reminded the audience that in 2020, voters considered 13 charter amendments, all of which were approved except for one - extending the term limits for City Council members and the Mayor to three years. This year, the hope is that the amendment will pass, as it plays a crucial role in ensuring continuity in leadership. He noted that understanding the complexities of city government takes time.

**10. ADJOURNMENT**

Mayor Ritchie adjourned the City Council meeting at 8:08 p.m.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Secretary

**MINUTES**  
**SPECIAL CALLED CITY COUNCIL MEETING**  
**CITY COUNCIL WINTER WORKSHOP**  
**TRAINING ROOM**  
**447 North Main Street**  
**Boerne, TX 78006**  
**JANUARY 30, 2025 – 6:00 PM**

Minutes of the Special Called City Council Meeting of January 30, 2025.

**Present:** Mayor Frank Ritchie, Council Member Bret Bunker, Mayor Pro Tem Ty Wolosin, Council Member Sharon Wright, Council Member Joseph Macaluso, and Council Member Quinten Scott.

**Staff Present:** Ben Thatcher, Larry Woods, Chastity Valdes, Lori Carroll, Susan Finch, Mike Raute, Chris Shadrock, Danny Zincke, Jeff Carroll, Nathan Crane, Kristy Stark, Lissette Jimenez, Natalie Shults, Nick Montagno, Sarah Buckelew, Walter Ball, Steve Perez, and Mike Mann.

**Recognized / Registered Guests:** No guests were present.

**1. CALL TO ORDER – 6:00 PM**

Mayor Ritchie called the City Council meeting to order at 6:00 p.m.

Mayor Ritchie provided the Invocation and led the Pledge of Allegiance to the United States Flag and the Texas Flag.

**2. PUBLIC COMMENTS:**

No comments were received.

**3. WELCOME AND WORKSHOP OBJECTIVES**

Mayor Ritchie asked City Manager Ben Thatcher to lead the meeting. CM Thatcher expressed appreciation to the council members for attending the special called meeting. It is our practice to hold a strategic workshop annually to provide helpful information as we enter our budget process.

**4. DISCUSSION: UNDERSTANDING OUR ORGANIZATIONAL CULTURE AND EMPLOYEE ENGAGEMENT**

CM Thatcher invited Danny Zincke, Assistant City Manager, to discuss the significance of employee engagement. Mr. Zincke presented the results of the city's Gallup Q12 staff survey, which received responses from 249 employees. The survey indicated that 49% of employees are engaged, 41% are not engaged, and 10% are actively disengaged. Notably, the engagement rate has increased from 44% in 2022 and 34% in 2020. He also highlighted several key initiatives that have contributed to this positive trend.

**5. DISCUSSION: COMMUNITY INSIGHTS - INFORMING STRATEGIC PRIORITIES**

CM Thatcher presented the results of the Citizen Survey, which had been shared with the City Council via email prior to this meeting. The survey gathered approximately 1,600 responses from both city and county residents. Key areas of the study included: Refer-a-Friend Rating, comparison to other cities, importance of amenities, benefits of development and growth, safety and security, mobility and infrastructure issues, city performance, interaction with city staff, appearance and beautification efforts, support for new city investments, communication needs and preferences, and demographic insights.

The Boerne Citizen Survey reflected significant improvements over past years. CM Thatcher noted that sections of the study would be presented monthly at council meetings, allowing council members the opportunity to address citizen concerns and discuss key issues within their district.

**6. DISCUSSION: SETTING THE COURSE – REVIEWING AND REFINING THE STRATEGY MAP**

CM Thatcher continued with a review of the City's Strategy Map, seeking feedback from the Council on its current structure and effectiveness. He presented a department's workplan in Smartsheet, which serves as a tool for holding staff accountable for various projects. The discussion focused on how the City's strategic initiatives align with its overall operations and the

importance of conducting an audit to ensure that no key initiatives are overlooked.

CM Thatcher stated that he would bring to the Council an audit outlining the breakdown of initiatives. He requested that Council members provide their feedback by the end of February, allowing for a more in-depth discussion on the rolling 10-year plan in March.

Mayor Ritchie convened the council for a short break at 7:24 p.m.

Mayor Ritchie reconvened the council into open session at 7:32 p.m.

## **7. DISCUSSION: BALANCING DEMAND & RESPONSIBILITY – PARKS AND RECREATION OVERVIEW**

CM Thatcher asked Assistant City Manager (ACM) Kristy Stark to provide an overview of the city parks. ACM Stark introduced Parks and Recreation Director Lissette Jimenez, who assisted with the presentation.

ACM Stark displayed a map outlining properties within the 78006 and 78015 zip codes, the city limits, and the Boerne ISD boundary. She discussed Boerne ISD's projected growth, which is expected to increase by 74% by the year 2033.

Her presentation highlighted key aspects of the city's park system, including:

A total of 430.70 acres of developed parkland.

A comparison of Boerne's park statistics against the National Recreation and Park Association (NRPA) standards which shows the city is currently meeting needs of city residents.

Unmet recreational needs within the community.

The proposed site plan for Northside Park.

Full-time equivalent personnel required to support various programs.

Discussion ensued regarding waiving fees for city citizens using the parks, the use of existing tennis courts for pickleball, and the possibility of covering the courts at the new park. Various perspectives were shared on the feasibility, costs, and community impact of these options.

**8. DISCUSSION: BUDGETING FOR OUR STRATEGIC PRIORITIES**

CM Thatcher requested that Sarah Buckelew, Finance Director, review the budget cycle, state law requirements, and the overall structure of the budget process. Ms. Buckelew provided an overview of Zero-Based Budgeting, the city's process in which all expenses must be justified and approved from a baseline of zero for each new budget cycle. She also reviewed the budget calendar and sought feedback from the council on the city's budget process.

**9. CLOSING & NEXT STEPS**

A discussion followed on several key topics, including the potential extension of purple pipe, long-term water planning to include water consumption and water conservation efforts, a future bond election based on survey results, and collaboration with the county on parks projects. CM Thatcher noted that Mike Mann, Utilities Director, will present on future water planning at the next council meeting.

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

Mayor Ritchie expressed appreciation to staff for the informative presentation.

**11. ADJOURNMENT**

Mayor Ritchie adjourned the meeting at 8:31 p.m.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Secretary



## AGENDA ITEM SUMMARY

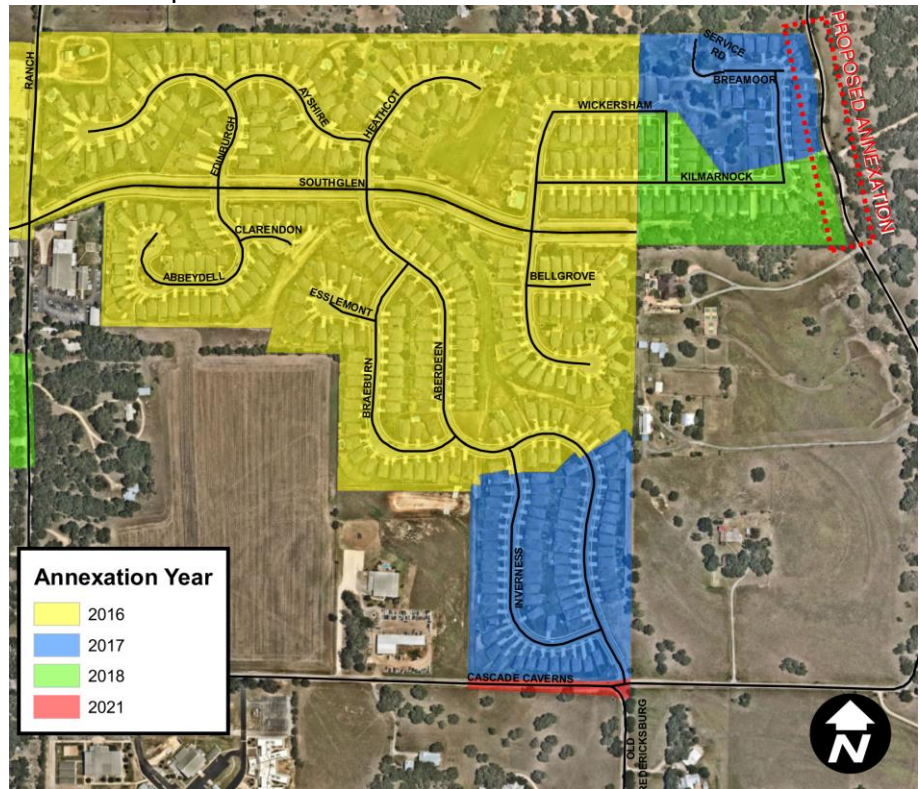
<b>Agenda Date</b>	February 11, 2025
<b>Requested Action</b>	<p>RECEIVE PRESENTATION AND APPROVE ON FIRST READING ORDINANCE NO. 2025-02; AN ORDINANCE ANNEXING APPROXIMATELY 0.927 ACRES OF COUNTY ROAD RIGHT-OF-WAY, BEING A PORTION OF THAT CERTAIN 1.382 ACRE TRACT OF LAND CONVEYED TO KENDALL COUNTY IN INSTRUMENT RECORDED IN VOLUME 533, PAGES 728-734, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, AND A PORTION OF THE REMAINING PIECE OF A 50.78 ACRE TRACT OF LAND (KAD PARCEL# 11550) DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 79, PAGES 225-226, DEED RECORDS, KENDALL COUNTY, TEXAS, INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY. <i>(Roadway annexation at the request of Kendall County)</i></p>
<b>Contact Person</b>	Jeffrey Carroll – Engineering & Mobility Director
<b>Background Information</b>	<p>State law governing annexation has evolved over time, with a significant modification in 2015 (House Bill 1949) requiring that when a city annexes new parcels, any adjacent county right-of-way (ROW) must also be annexed concurrently.</p> <p>The City of Boerne annexes the Southglen residential neighborhood in three phases in 2016, 2017 and 2018. However, for reasons unknown, the annexation did not include portions of adjacent county ROWs located to the south and east of the neighborhood.</p> <p>In 2021, following discussions with Kendall County, the City annexed various county ROWs, including segments of Cascade Caverns Road, Old San Antonio Road, Ranger Creek Road, Shooting Club Road, and Upper Balcones Road. This included the portion of Cascade Caverns Road adjacent to Southglen’s southern boundary.</p>



On October 2, 2024, the City received a letter from the Kendall County Attorney regarding an unannexed portion of Cascade Caverns Road adjacent to the eastern limits of Southglen. The letter referenced state annexation laws and inquired about the City’s plan to formally resolve the issue.

Following internal research and discussion, the City responded on October 31, 2024, stating its intent to annex the ROW in compliance with state law. The City’s letter provided the required 60-day notice to the County, allowing an opportunity for comment. No objections or responses were received from the County, and as a result, City staff is now requesting that a public hearing be scheduled to initiate the annexation process.

Location Map:



**Item Justification**

- **Legal/Regulatory Obligation:** Ensures compliance with Texas annexation laws, including House Bill 1949.
- **Infrastructure Investment:** Incorporates public roadways into the City’s jurisdiction for improved management and maintenance.

<b>Strategic Alignment</b> <i>(Example: C2 – Customer Feedback, B1 – Data Driven Decision)</i>	F2 – Investing in and maintaining high-quality infrastructure systems and public assets.
<b>Financial Considerations</b>	The annexation of this roadway will expand the City’s responsibility for annual pavement and right-of-way maintenance.
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	N/A
<b>Alternative Options</b>	N/A
<b>Supporting Documents</b>	Ordinance No. 2025-02 Public Hearing Notice Letter from Kendall County Attorney (October 2, 2024) City Response Letter (October 31, 2024) Legal Description of Parcel

**ORDINANCE NO. 2025-02**

**AN ORDINANCE ANNEXING APPROXIMATELY 0.927 ACRES OF COUNTY ROAD RIGHT-OF-WAY, BEING A PORTION OF THAT CERTAIN 1.382 ACRE TRACT OF LAND CONVEYED TO KENDALL COUNTY IN INSTRUMENT RECORDED IN VOLUME 533, PAGES 728-734, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, AND A PORTION OF THE REMAINING PIECE OF A 50.78 ACRE TRACT OF LAND (KAD PARCEL# 11550) DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 79, PAGES 225-226, DEED RECORDS, KENDALL COUNTY, TEXAS, INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY (Roadway annexation at the request of Kendall County)**

**WHEREAS**, Chapter 43 of the Texas Local Government Code and City Charter of the City of Boerne, Texas, an incorporated city, authorizes the annexation of territory, subject to the laws of this state as of January 1, 2019; and

**WHEREAS**, Kendall County has submitted a written notice to the City of Boerne requesting the annexation of the described county road right-of-way into the city limits of Boerne; and

**WHEREAS**, pursuant to Section 43.1056(b) of the Texas Local Government Code, Kendall County provided written notice to the City of Boerne more than sixty-one (61) days ago of its intent to annex the right-of-way, and no written objection has been submitted by the City; and

**WHEREAS**, the City Council of the City of Boerne held a public hearing on the proposed annexation on February 11, 2025, following all required procedures as outlined by the Texas Local Government Code and the City Charter; and

**WHEREAS**, the procedures prescribed by Chapter 43 Texas Local Government Code and/or Charter of the City of Boerne, Texas, and the laws of this state have been duly followed with respect to the following described territory, to wit:

BEING a 0.927 acre tract of land located in the J. R. Arocha Survey No. 171, Abstract No. 2, Kendall County, Texas, and being a portion of that certain 1.382 acre tract of land conveyed to Kendall County in Instrument recorded in Volume 533, Pages 728-734, Official Records, Kendall County, Texas, and a portion of the remaining piece of a 50.78 acre tract of land (KAD Parcel #11550) described in Instrument recorded in Volume 79, Pages 225-226, Deed Records, Kendall County, Texas.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:**

**Section 1.** The facts, findings, recitations contained in the preamble of this ordinance are hereby found and declared to be true and correct and are incorporated herein and expressly made part hereof, as if copied herein verbatim.

**Section 2.** That the heretofore described property, being approximately 0.927 acres of county road right-of-way, is hereby annexed into the City of Boerne, Kendall County, Texas, and that the boundary limits of the City of Boerne be and the same are hereby extended to include the above-described territory within the city limits of the City of Boerne.

**Section 3.** That upon annexation, the inhabitants of the described territory shall be entitled to all the rights and privileges of other citizens of the City of Boerne and shall be bound by all of the acts, ordinances, resolutions, and regulations of said City.

**Section 4.** The annexed right-of-way area will continue to be governed by and subject to the terms of the Municipal Maintenance Agreement between the City of Boerne and the Texas Department of Transportation (TxDOT) dated September 28, 2010, as amended, and any other relevant agreements between TxDOT and the City regarding the maintenance and regulation of the roadway.

**Section 5.** The City Secretary is hereby directed to file with the County Clerk of Kendall County, Texas, a certified copy of this ordinance.

PASSED AND APPROVED on this the first reading the \_\_ day of February, 2025.

PASSED, APPROVED AND ADOPTED on this the second reading the \_\_ day of February, 2025.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney



# THE BOERNE STAR CLASSIFIEDS

Wednesday online edition, 11 a.m. on Monday;  
Weekend issue, 11 a.m. on Thursday.  
Call 830-249-2441 and ask for Sonya.  
[WWW.BOERNESTAR.COM](http://WWW.BOERNESTAR.COM)

LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS

**PUBLIC NOTICE  
NOTICE TO CREDITORS  
NOTICE OF APPOINTMENT OF**

**JAMES GORDON BRUNNER**, as Independent Administrator of the Estate of **CHRISTI EWING BRUNNER A/K/A CHRISTI LORRAINE BRUNNER**, Deceased. Pending in County Court of Kendall County, Texas, Cause No. 24-048-PR.

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE: Whereas, on the 15th day of January, 2025, in the County Court of Kendall County, Texas, the undersigned was duly qualified as the Independent Administrator of the Estate of **CHRISTI EWING BRUNNER A/K/A CHRISTI LORRAINE BRUNNER**, Deceased.

Notice is hereby given that original Letters of Independent Administration on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in the manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned.

**JAMES GORDON BRUNNER**, Independent Administrator of the Estate of **CHRISTI EWING BRUNNER A/K/A CHRISTI LORRAINE BRUNNER**, Deceased.

Address: c/o Flume Law Firm, LLP, Attn: Celinda Baez Guerra, 10127 Morocco Street, Suite 128, San Antonio, Texas 78216.

Dated at New Braunfels, Texas, January 15, 2025.



**LEGAL NOTICE**

**Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retailer's On-Premise Permit by T Cross Meats dba Mainz Meat Market, to be located at 101 South Main St STE C, Boerne, Kendall County, Texas. Officers of said corporation are Mason Cody Mainz, Carlos D Pena**

**Legal Notice:**

**Application has been made with the Texas Alcoholic Beverage Commission for a BG - Wine and Malt Beverage license by Bakery Lorraine Boerne, LLC dba Bakery Lorraine, to be located at 134 Oak Park Dr., Boerne, Kendall County, Texas. Officer of said corporation is Charles Biedenbarn, Owner.**

**NOTICE TO CREDITORS**

Notice is hereby given that original Letters Testamentary for the estate of **HOWARD EDWARD PRATHER**, Deceased, were issued on December 17, 2024, under Docket No. 24-188-PR, pending in the KENDALL COUNTY COURT, of KENDALL COUNTY, TEXAS, to **KAREN PRATHER SHORT**, Independent Executor.

Claims may be presented in care of the attorney for the Independent Executor of the estate, addressed as follows:

Representative, Estate of **HOWARD EDWARD PRATHER**, Deceased  
C/O Charles F. Wetherbee, Attorney  
P. O. Box 695  
Boerne, Texas 78006-0695

**FULL TIME**

**Caregivers Needed!** Please call 830-331-8496 or apply online at 155.axiscare.com

**Riverview Nursing and Rehabilitation Center** is currently hiring for **Certified Nursing Assistants** or **individuals** interested in **becoming** certified. We will assist you in that career venture. Give us a call at 830-249-2799 or stop by in person at 1102 River Road, Boerne Texas, 78006. We are seeking an experienced **Certified Nursing Assistant** to join our team or become certified while employed with us. Come and join our CARE culture and be part of a team that values the lives of our residents and community.

IT: Mellow Soft Inc., a Boerne, TX based IT Consulting Firm has multiple openings for **JOB ID 11463: Data Engineer**, **JOB ID 11462: Business Analyst** and **JOB ID 11461: Data Scientist**. Education and Experience requirements along with remunerations as provided on the website. Travel/relocation may be required. Details at <https://mellowsoftinc.com/>. Send resume to: [hiring@mellowsoftinc.com](mailto:hiring@mellowsoftinc.com), including the **JOB ID**. Equal Opportunity Employer.

**RENTALS**

Apartment in Fair Oaks. 1 bed/1 bath, \$1050 + utilities. New with granite counters, SS appliances, on acreage, secure & private. 210-844-2126 owner/broker.

**NOTICE OF APPOINTMENT OF ASHLEY CHRISTINE JOHNSON**

as Independent Administrator of the Estate of **Stephen Emil Straker**, Deceased. Pending in the County Court of Kendall County, Texas, Case No. 24-171-PR. TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE: WHEREAS, on the 15th day of January, 2025, in the County Court of Kendall County, Texas, the undersigned duly qualified as the Independent Administrator of the Estate of **Stephen Emil Straker**, Deceased. Notice is hereby given that original Letters of Independent Administration on this estate were granted and this is to notify all persons having claims against said estate to present the same to the undersigned within the time and in manner prescribed by law. Any person indebted to said estate is hereby notified to pay same to the undersigned. **ASHLEY CHRISTINE JOHNSON**, Independent Administrator of the Estate of **Stephen Emil Straker**, Deceased. Address: c/o Nobilo Law Firm, Attn: Corey Nobilo, 7550 W IH-10, Suite 800, San Antonio, Texas, 78229.

**REQUEST FOR QUALIFICATION**

The City of Boerne is seeking Qualifications for: **"Space Needs Assessment and Conceptual Design for Expansion of BD Telecommunications Center and New Animal Shelter"**

All submissions must be clearly marked: "RFQ 010225" and should be addressed to:

CITY OF BOERNE  
ATTN: OLIVER MUELLER  
447 N. MAIN STREET, ROOM 121  
BOERNE, TX 78006

Qualifications will be accepted until: February 19, 2025, 2:00 PM CST

Proposal specifications may be obtained online at <http://www.ci.boerne.tx.us> at the

"Doing Business/Bids RFQ RFP" link. or by email to [omueller@Boerne-tx.gov](mailto:omueller@Boerne-tx.gov)

The City reserves the right to reject any or all bids.

**FOR SALE**

FOR SALE: 55 gallon ink drums \$10, wood pallets \$5 and end rolls \$10. Call Granite Printing, 512-352-3687, or come by 2675 CR 374, Circleville, TX.

**BUSINESS OPPORTUNITY**

Please carefully consider the value or benefits before you purchase a product or service. Publication of products or services does not indicate endorsement by the Boerne Star. If you feel you have been the victim of fraud, please contact the Attorney General's Office and/or the Better Business Bureau.

**MUSICAL INSTRUMENTS**

ATTENTION FORMER BAND STUDENTS AND PARENTS! Did you know that you can donate used band instruments to SAM'S Kids and count it as a tax deduction? SAM'S Kids needs used band instruments for BISD students. For more information, please contact Janet D'Spain at BISD, 830-357-2006

**NEED A JOB? Find it in the classifieds.**

NOTICE IS HEREBY GIVEN THAT THE COMMISSIONERS COURT OF KENDALL COUNTY, WILL CONDUCT A PUBLIC HEARING AT ITS REGULAR MEETING ON **FEBRUARY 11, 2025, AT 10:00 A.M.**, FOR THE PURPOSE OF A SUBMITTED PETITION FOR CREATION OF KENDALL COUNTY EMERGENCY SERVICES DISTRICT NO. 1. THE HEARING WILL BE CONDUCTED IN PERSON AT THE **KENDALL COUNTY COURTHOUSE, COMMISSIONERS COURTROOM, SUITE 301, 201 EAST SAN ANTONIO AVENUE, BOERNE, TEXAS**. THIS PUBLIC HEARING WILL ALSO BE AVAILABLE VIA ZOOM WHICH CAN BE FOUND ON THE KENDALL COUNTY WEBSITE.

For further information pertaining to the creation of Kendall County Emergency Services District No. 1, please visit <https://www.kendallcountytexas.gov/253/Important-Notices>.

**KENDALL COUNTY TEXAS - PUBLIC HEARING NOTICE REGARDING SUBMITTED PETITION FOR CREATION OF KENDALL COUNTY EMERGENCY SERVICES DISTRICT NO. 1**

Pursuant to Chapter 775 of the Texas Health and Safety Code and other authority, Kendall County, Texas ("County"), by and through its governing body, the Kendall County Commissioners Court ("Commissioners Court"), and by and through the undersigned Kendall County Clerk, gives notice that a certain petition ("Petition") requesting the creation of the proposed KENDALL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 was submitted to the County by certain petitioners, the Petition was filed with the County Clerk of Kendall County on December 20, 2024, and the Petition remains active and subject to action (granting or denial) by the Commissioners Court as required by law. Please note of the following regarding this matter

- (1) The Petition may be inspected and copied by the public at the business office of Denise Maxwell, Kendall County Clerk, located at 201 East San Antonio Avenue, Suite 127, Boerne, Texas 78006.
- (2) Regarding the active Petition now pending before the Commissioners Court requesting the creation of the proposed KENDALL COUNTY EMERGENCY SERVICES DISTRICT NO. 1, a public meeting of the Commissioners Court will occur starting at 9:00 a.m. on February 11, 2025, and at said meeting a public hearing will occur regarding said Petition starting at 10:00 a.m., with said public meeting and public hearing to be conducted in the Kendall County Commissioners Courtroom, 3rd Floor, at 201 East San Antonio Avenue, Boerne, Texas, 78006, in order for the Commissioners Court to consider the granting or denial of the Petition in accordance with the requirements of the law, including the applicable requirements of Chapter 775 of the Texas Health and Safety Code and other authority.
- (3) Regarding the active Petition now pending before the Commissioners Court, please note the following: (a) that creation of the Kendall County EMERGENCY SERVICES DISTRICT NO. 1 is proposed; (b) that the districted is to operate under Article III, Section 48-3, of the Texas Constitution, as proposed by S.J.R. No. 27, Acts of the 70th Legislature, Regular Session 1987, and is adopted by the voters at an election held November 3, 1987; (c) that the name of the proposed district is the KENDALL COUNTY EMERGENCY SERVICES DISTRICT NO. 1; (d) that the district's boundaries as stated in the Petition are further defined in the attached Exhibits A - C; (e) as described above, that the hearing will occur at 10:00 a.m. on 10:00 on February 11, 2025 during the public meeting of the Kendall County Commissioners Court held on the date (Said public meeting to begin at 9:00 a.m.), with said public meeting and public hearing to be conducted in the Kendall County Commissioners Courtroom, located at 201 East San Antonio Avenue, 3rd Floor, Boerne, Texas 78006; and (f) that each person who has an interest in the creation of the district may attend the hearing and present grounds for or against creation of the district.
- (4) Should you have questions regarding this matter, please contact during regular business hours the following County Representatives: (a) Kendall County Judge Shane Stolarczyk at his business office address located at 201 East San Antonio Avenue, Suite 122, Boerne, Texas 78006; and/or (b) Kendall County Clerk Denise Maxwell, at her business office address described in this public hearing notice.
- (5) Please make plans to attend the public meeting and public hearing regarding the active Petition for the creation of the proposed KENDALL COUNTY EMERGENCY SERVICES DISTRICT NO. 1.

Denise Maxwell,  
Kendall County Clerk  
201 E. San Antonio Avenue, Suite #127  
Boerne, TX 78006

FILED: 01-14-2025  
DENISE MAXWELL, COUNTY CLERK  
Kendall County, Texas  
BY

**SHERIFF'S RETURN**

Came to hand on the 14th day of January, 2025, at 9:30 o'clock A.M. and executed on the 14th day of January 25, at 9:30 A.M., by posting a copy of the attached notice as follows:

- (1) An active petition is pending before the Kendall County Commissioners Court (Commissioners Court) requesting the creation of the proposed Kendall County Emergency Services District No. 1. The Commissioners Court has scheduled a public meeting and hearing to occur on February 11, 2025, regarding the petition, as described in the attached public hearing notice ("Notice"), the contents of which are incorporated by reference.
- (2) Not later than the 21st day before the date on which the aforesaid public meeting and hearing will be held (said date being February 11, 2025), a true and correct copy of the attached Notice was posted (or cause to be posted) by me in compliance with Section 775.015 of the Texas Health and Safety Code and other authority:
  - a. where public notices are customarily posted at the Kendall County Courthouse, 201 East San Antonio Ave, Boerne, Texas 78006; and
  - b. in a newspaper of general circulation located in the proposed district.

EXECUTED on the 14th day of January, 2025.

Al Auxier Sheriff  
Kendall County, Texas

BY:

Printed Name & Badge #: Al Auxier 1101

Title: SHERIFF

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the City Council of the City of Boerne, Texas will hold a Public Hearing on February 11, 2025, at 6:00 p.m., in the Ronald C. Bowman City Council Chambers, located at Boerne City Hall, 447 N Main Street, Boerne, Texas, to discuss the following:

- A. Proposed annexation of approximately 0.927 acre of county road (Cascade Cavern Road) right-of-way, being a portion of that certain 1.382 acre tract of land conveyed to Kendall County in instrument recorded in volume 533, pages 728-734, official records, Kendall County, Texas, and a portion of the remaining piece of a 50.78 acre tract of land (KAD parcel# 11550) described in instrument recorded in volume 79, pages 225-226, deed records, Kendall County, Texas, into the City of Boerne, Kendall County, Texas, and extending the boundary limits of said city so as to include said hereinafter described property within said city limits, and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city. (Roadway annexation at the request of Kendall County)

All interested parties are encouraged to attend.  
s/s Lori Carroll  
City Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

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

TO ALL OUR LOYAL CUSTOMERS AND SUBSCRIBERS

**THANK YOU!**

BOERNE STAR  
25





OFFICE OF GENERAL COUNSEL  
Kendall County, Texas

MATTHEW L. GROVE,  
General Counsel

(830) 249-9343 ext. 303  
E: [Matthew.Grove@co.kendall.tx.us](mailto:Matthew.Grove@co.kendall.tx.us)

October 2, 2024

Ben Thatcher, City Manager  
City of Boerne  
447 N. Main Street  
Boerne, TX 78006  
Via email: [bthatcher@boerne-tx.gov](mailto:bthatcher@boerne-tx.gov)


RE: Cascade Caverns Road

Dear Mr. Thatcher:

I hope this letter finds you well. Recently, Kendall County begun the process of removing a cattle guard on Cascade Caverns Road. During this process, the County learned that this portion of the road was annexed by the City of Boerne in April 2016 when the Southglen subdivision was annexed. In accordance with Texas Local Government Code § 43.106(a), “[A] municipality that proposes to annex any portion of a county road or territory that abuts a county road must also annex the entire width of the county road and the adjacent right-of-way on both sides of the county road.” Thus, the portion of Cascade Caverns Road that abuts the Southglen annexation is the City of Boerne’s road as provided by Tex. Gov’t Code Ann. § 43.106.

Please advise how the City of Boerne would like to move forward to formally resolve this matter. Please feel free to reach out Please do not hesitate to contact me if you have any questions regarding this matter. I can be reached at (830) 249-9343 ext. 303 or via e-mail: [Matthew.Grove@co.kendall.tx.us](mailto:Matthew.Grove@co.kendall.tx.us).

Very truly yours,

By:   
Matthew L. Grove  
Kendall County General Counsel

cc: Commissioner Christina Bergmann  
Commissioner Andra Wisian

October 31, 2024

Mary Ellen Schulle, P.E.  
Kendall County  
201 E. San Antonio Ave.  
Boerne, TX 78006

RE: City of Boerne Notice of Intent to Annex a portion of the following Road Right of Way:  
Portion of Cascade Cavern Road

Dear Ms. Schulle,

This letter is being sent pursuant to Texas Local Government Code §43.106(a) to notify Kendall County that the City of Boerne (“the City”) intends to annex a portion of the following County Road Right of Way (ROW) after delivery of this notice:

**A portion of Cascade Caverns Road, adjacent to Southglen Unit 11B subdivision, approximate 1,630 feet north of the intersection of Cascade Cavern and Scheele Roads, see attached legal description.**

As per letter received from County, dated October 2, 2024, City has been made aware that a parcel adjacent to this Kendall County Right-of-Way (ROW) was annexed into the City of Boerne in April 2016. In accordance with Texas Local Government Code § 43.106(a), “[A] municipality that proposes to annex any portion of a county road or territory that abuts a county road must also annex the entire width of the county road and the adjacent right-of-way on both sides of the county road.”

However, for unknown reasons it appears that previous City staff did not include annexation of said portion of County ROW with the annexed parcel that abuts the county road. To comply with Texas Local Government Code, the City intends to move forward with annexation of said portion of ROW at future Boerne City Council meeting, at least 61 days from this written notice.

You have received this notice because the City has been informed that you are the person designated by Kendall County for receipt of notice under Section 43.106(a). If this is not correct, or if the designated person or location for delivery has changed, please inform the undersigned immediately. If we do not here from you the City will proceed with annexation proceedings in accordance with the law.

Best Regards,



Jeffrey Carroll, P.E., CFM  
Director of Engineering & Mobility



447 N. Main Street, Boerne, TX 78006  
Phone: 830-249-9511 • Fax: 830-249-9264

[WWW.BOERNE-TX.GOV](http://WWW.BOERNE-TX.GOV)



# PFEIFFER LAND SURVEYING

918 Adler Street, Boerne, Texas 78006  
Phone: 830-249-3385

## FIELD NOTES FOR A 0.927 ACRE TRACT OF LAND

**Being** a **0.927 acre** tract of land (including a portion of Cascade Caverns Road, a county maintained road) out of the J. R. Arocha Survey No. 171, Abstract No. 2, Kendall County, Texas being a portion of that certain 1.382 acre tract of land recorded in Volume 533, Pages 728-734, Official Records, Kendall County, Texas and a portion of that certain 50.78 acre tract of land recorded in Volume 79, Pages 225-226, Deed Records, Kendall County, Texas, said **0.927 acre** tract of land being more particularly described by metes and bounds as follows:

**Beginning** at a ½" iron rod found in the west line of the above mentioned 1.382 acre tract at the northeast corner of a 0.022 acre right of way dedication recorded in Document No. 2022-370952, Plat Records, Kendall County, Texas, the southeast corner of that certain 11.305 acre tract recorded in Volume 1745, Pages 703-707, Official Records, Kendall County, Texas, said point being the northwest corner of the tract herein described;

**Thence**, crossing the 1.382 acre tract and Cascade Caverns Road with the north line of the tract herein described, **North 89 degrees 50 minutes 12 seconds East**, a distance of **51.14 feet** to a calculated point in the east line of said 1.382 acre tract, the west line of that certain 26.278 acre tract recorded in Volume 731, Pages 609-612, Official Records, Kendall County, Texas, said point being the northeast corner of the tract herein described;

**Thence**, with multiple east lines of said 1.382 acre tract, and multiple west lines of said 26.278 acre tract and the west line of that certain 0.631 acre tract recorded in Document No. 2023-381500, Official Records, Kendall County, Texas, the following three (3) courses and distances:

**South 12 degrees 16 minutes 54 seconds East**, a distance of **238.82 feet** to a calculated point for angle;

**South 01 degrees 49 minutes 30 seconds East**, a distance of **207.83 feet** to a calculated point for angle;

and **South 22 degrees 58 minutes 35 seconds East**, a distance of **86.63 feet** to a calculated point at the southeast corner of said 1.382 acre tract, the southwest corner of said 0.631 acre tract, said point being in a northerly line of the above mentioned 50.78 acre tract;

**Thence**, crossing said 50.78 acre tract with multiple east lines of the tract herein described, the following two (2) courses and distances:

**South 22 degrees 58 minutes 35 seconds East**, a distance of **8.68 feet** to a calculated point for angle;

and **South 12 degrees 38 minutes 34 seconds East**, a distance of **265.68 feet** to a calculated point for the southeast corner of the tract herein described;

**Thence**, continuing to cross said 50.78 acre tract and Cascade Caverns Road with the south line of the tract herein described, **South 89 degrees 54 minutes 11 seconds West**, a distance of **51.22 feet** to a ½" iron rod with a "Matkin-Hoover" plastic cap found in a west line of said 50.78 acre tract for the southwest corner of the tract herein described, said point being the southeast corner of a 0.014 acre right of way dedication recorded in Document No. 2022-370952, Plat Records, Kendall County, Texas;



**Thence**, with the west line of the 50.78 acre tract, in part with the east line of said 0.014 acre tract and in part with the east line of Southglen, Phase 11B, recorded in Document No. 2022-370952, Plat Records, Kendall County, Texas and in part with the east line of a 0.075 acre right of way dedication recorded in Document No. 2022-370952, Plat Records, Kendall County, Texas, **North 12 degrees 38 minutes 34 seconds West**, a distance of **250.03 feet** to a ½” iron rod found for angle at the southwest corner of the aforementioned 1.382 acre tract;

**Thence**, with the west line of the 1.382 acre tract, in part with the east line of said 0.075 acre tract and in part with the east line of Southglen Phase 11B and in part with the east line of the aforementioned 0.022 acre tract, the following three (3) courses and distances:

**North 22 degrees 58 minutes 35 seconds West**, a distance of **100.13 feet** to a mag nail found for angle;

**North 01 degrees 49 minutes 30 seconds West**, a distance of **212.59 feet** to a ½” iron rod found for angle;

and **North 12 degrees 16 minutes 54 seconds West**, a distance of **244.98 feet** to the **Point of Beginning** containing **0.927 acres** of land.


Notes:

The bearings are based on the Texas State Plane Coordinate System, South Central Zone, 4204, NAD 83.

An exhibit of the above described tract was prepared.

This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



  
 \_\_\_\_\_  
 David M. Klein  
 Registered Professional Land Surveyor No.5528  
 Job Number: 186-24 (0.927 Acre Tract)

LEGEND

- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- ⊗ FOUND MAG NAIL
- ⊙ CALCULATED POINT (NOT SET)
- ⊕ FOUND 1/2" IRON ROD WITH A "MATKIN-HOOVER" PLASTIC CAP
- FOUND 1/2" IRON ROD WITH AN ORANGE "PFEIFFER SURVEY" PLASTIC CAP



SCALE: 1" = 100'

11.305 ACRES  
VOLUME 1745, PAGES 703-707  
OFFICIAL RECORDS

POINT OF BEGINNING

N 89°50'12" E  
51.14'

0.022 ACRE  
RIGHT OF WAY DEDICATION  
DOCUMENT NO. 2022-370952  
PLAT RECORDS

S 12°16'54" E  
238.82'

N 12°16'54" W  
244.98'

26.278 ACRES  
VOLUME 731, PAGES 609-612  
OFFICIAL RECORDS

SOUTHGLEN  
PHASE 11B  
DOCUMENT NO. 2022-370952  
PLAT RECORDS

KENDALL COUNTY  
1.382 ACRES  
VOLUME 533, PAGES 728-734  
OFFICIAL RECORDS

0.927  
ACRES

S 01°49'30" E  
207.83'

N 01°49'30" W  
212.59'

0.075 ACRE  
RIGHT OF WAY DEDICATION  
DOCUMENT NO. 2022-370952  
PLAT RECORDS

CASCADE CAVERNS  
ROAD

S 22°58'35" E  
86.63'

STRIP OF LAND FOR ROAD  
PURPOSES  
0.631 ACRES  
DOCUMENT NO. 2023-381500  
OFFICIAL RECORDS

N 22°58'35" W  
100.13'

S 22°58'35" E  
8.68'

NOTES:

- 1) WORK PERFORMED FOR THE CITY OF BOERNE.
- 2) ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- 3) BASIS OF BEARING: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, NAD 83.
- 4) THIS EXHIBIT DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS FOR THE PURPOSE OF ANNEXATION OF THE AREA SHOWN HEREON.

REMAINDER OF A  
50.78 ACRE TRACT  
VOLUME 79 PAGES 225-226  
DEED RECORDS

N 12°38'34" W  
250.03'

0.014 ACRE  
RIGHT OF WAY DEDICATION  
DOCUMENT NO. 2022-370952  
PLAT RECORDS

S 89°54'11" W  
51.22'

Exhibit showing a 0.927 acre tract of land (including a portion of Cascade Caverns Road, a county maintained road) out of the J. R. Arocha Survey No. 171, Abstract No. 2, Kendall County, Texas being a portion of that certain 1.382 acre tract of land recorded in Volume 533, Pages 728-734, Official Records, Kendall County, Texas and a portion of that certain 50.78 acre tract of land recorded in Volume 79, Pages 225-226, Deed Records, Kendall County, Texas,



**PFEIFFER LAND SURVEYING**  
918 ADLER STREET  
BOERNE, TX 78006  
830-249-3385  
FIRM NO. 10193761



## AGENDA ITEM SUMMARY

	<b>AGENDA ITEM SUMMARY</b>
<b>Agenda Date</b>	February 11, 2025
<b>Requested Action</b>	RECEIVE THE FIRST QUARTER FINANCIAL AND INVESTMENT REPORT FOR FISCAL YEAR 2025.
<b>Contact Person</b>	Sarah Buckelew, Finance Director
<b>Background Information</b>	The City is required by the Public Funds Investment Act to present an investment report to the City Council at least quarterly. The City's Quarterly Financial and Investment Report for the first quarter of the fiscal year, ended December 31, 2024, will be presented and discussed in the meeting.
<b>Item Justification</b>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:
<b>Strategic Alignment</b> <i>(Example: C2 – Customer Feedback, B1 – Data Driven Decision)</i>	F1: Commitment to strategic, responsible, and conservative financial management.
<b>Financial Considerations</b>	The City's Quarterly Financial and Investment Report for the quarter ended December 31, 2024 will be presented and discussed in the meeting.
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	N/A
<b>Alternative Options</b>	N/A
<b>Supporting Documents</b>	Quarterly Financial & Investment Report



# ***QUARTERLY FINANCIAL AND INVESTMENT REPORT***

***FOR THE QUARTER ENDED  
DECEMBER 31, 2024***

**CITY MANAGER:**  
BEN THATCHER

**ASSISTANT CITY MANAGER:**  
KRISTY STARK  
DANNY ZINCKE

**FINANCE DIRECTOR:**  
SARAH BUCKELEW, CPA

**ASSISTANT FINANCE DIRECTOR:**  
KAREN KOCHHEISER

**REPORTING AND COMPLIANCE  
MANAGER:**  
DANIELLE MONTES, CPA

CITY OF BOERNE, TEXAS  
GENERAL FUND  
STATEMENT OF REVENUES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL REVENUES	VARIANCE FROM BUDGET	PERCENT OF BUDGET
TAXES	\$ 20,123,756	\$ 8,033,483	\$ (12,090,273)	39.92%
FINES	243,300	89,505	(153,795)	36.79%
LICENSES AND FEES	4,971,724	1,209,330	(3,762,394)	24.32%
INTERLOCAL/SHARED SERVICES	3,598,188	400,361	(3,197,827)	11.13%
OTHER REVENUES	3,603,520	986,025	(2,617,495)	27.36%
RESTRICTED REVENUES	-	-	-	0.00%
INTEREST	1,536,390	471,236	(1,065,154)	30.67%
GRANTS AND DONATIONS	109,000	7,141	(101,859)	6.55%
SUB - TOTAL	<u>\$ 34,185,878</u>	<u>\$ 11,197,081</u>	<u>\$ (22,988,797)</u>	<u>32.75%</u>
TRANSFER FROM OTHER FUNDS	\$ 77,645	\$ 77,645	\$ -	100.00%
FUND BALANCE	15,000	0	(15,000)	0.00%
TOTAL REVENUES	<u>\$ 34,278,523</u>	<u>\$ 11,274,726</u>	<u>\$ (23,003,797)</u>	<u>32.89%</u>
 <b>GENERAL FUND SUMMARY</b>				
TOTAL REVENUE INCLUDING TRANSFERS	\$ 34,263,523	\$ 11,274,726	\$ (22,988,797)	32.91%
GENERAL FUND EXPENDITURES	34,278,523	8,583,640	\$ 25,694,883	25.04%
BUDGETED FUND BALANCE	15,000	0	\$ (15,000)	0.00%
SURPLUS (DEFICIT)	<u>\$ -</u>	<u>\$ 2,691,086</u>	<u>\$ 2,691,086</u>	<u>0.00%</u>

**NOTES:**

The General Fund accounts for the resources used to finance the fundamental operations of the City. It is the basic fund of the City and covers all activities for which a separate fund has not been established.

CITY OF BOERNE, TEXAS  
GENERAL FUND  
STATEMENT OF EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL EXPENDITURES</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>ADMINISTRATION</b>				
PERSONNEL	\$ 653,029	\$ 194,756	\$ 458,273	29.82%
SUPPLIES	-	-	-	0.00%
MAINTENANCE	-	-	-	0.00%
PROFESSIONAL SERVICES	332,460	45,383	287,077	13.65%
GENERAL	184,381	130,411	53,970	70.73%
SHARED SERVICES	-	-	-	0.00%
OTHER CONTRACTS	79,000	33,881	45,119	42.89%
NON-OPERATING	1,442,529	795,000	647,529	55.11%
<b>TOTAL ADMINISTRATION</b>	<u>\$ 2,691,399</u>	<u>\$ 1,199,432</u>	<u>\$ 1,491,967</u>	<u>44.57%</u>
<b>STREET DEPARTMENT</b>				
PERSONNEL	\$ 1,271,688	\$ 263,692	\$ 1,007,996	20.74%
SUPPLIES	295,253	29,578	265,675	10.02%
MAINTENANCE	707,024	1,344	705,680	0.19%
PROFESSIONAL SERVICES	44,750	11,035	33,715	24.66%
GENERAL	21,838	1,329	20,509	6.08%
CAPITAL OUTLAY	1,047,000	650	1,046,350	0.06%
<b>TOTAL STREET DEPT</b>	<u>\$ 3,387,553</u>	<u>\$ 307,628</u>	<u>\$ 3,079,925</u>	<u>9.08%</u>
<b>LAW ENFORCEMENT</b>				
PERSONNEL	7,201,401	\$ 1,625,993	\$ 5,575,408	22.58%
SUPPLIES	56,650	626	56,024	1.11%
MAINTENANCE	182,143	39,374	142,769	21.62%
GENERAL	367,339	71,892	295,447	19.57%
CAPITAL OUTLAY	27,300	-	27,300	0.00%
<b>TOTAL LAW ENFORCEMENT</b>	<u>\$ 7,834,833</u>	<u>\$ 1,737,885</u>	<u>\$ 6,096,948</u>	<u>22.18%</u>
<b>FIRE DEPARTMENT</b>				
PERSONNEL	\$ 3,694,244	\$ 998,698	\$ 2,695,546	27.03%
SUPPLIES	86,200	1,981	84,219	2.30%
MAINTENANCE	118,500	3,051	115,449	2.58%
PROFESSIONAL SERVICES	12,000	12,081	(81)	100.67%
GENERAL	259,700	56,531	203,169	21.77%
CAPITAL OUTLAY	228,000	-	228,000	0.00%
<b>TOTAL FIRE DEPARTMENT</b>	<u>\$ 4,398,644</u>	<u>\$ 1,072,341</u>	<u>\$ 3,326,303</u>	<u>24.38%</u>
<b>DISPATCH</b>				
PERSONNEL	\$ 1,523,782	\$ 340,848	\$ 1,182,934	22.37%
MAINTENANCE	45,853	8,067	37,786	17.59%
GENERAL	102,662	17,545	85,117	17.09%
CAPITAL OUTLAY	64,000	35,196	28,804	54.99%
<b>TOTAL DISPATCH</b>	<u>\$ 1,736,297</u>	<u>\$ 401,656</u>	<u>\$ 1,334,641</u>	<u>23.13%</u>

CITY OF BOERNE, TEXAS  
GENERAL FUND  
STATEMENT OF EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL EXPENDITURES	VARIANCE FROM BUDGET	PERCENT OF BUDGET
<b>MUNICIPAL COURT</b>				
PERSONNEL	\$ 339,952	\$ 75,431	\$ 264,521	22.19%
SUPPLIES	14,000	-	14,000	0.00%
PROFESSIONAL SERVICES	50,698	13,362	37,336	26.36%
GENERAL	18,740	1,447	17,293	7.72%
<b>TOTAL MUNICIPAL COURT</b>	<b>\$ 423,390</b>	<b>\$ 90,240</b>	<b>\$ 333,150</b>	<b>21.31%</b>
<b>ANIMAL CONTROL</b>				
PERSONNEL	\$ 529,771	\$ 113,092	\$ 416,679	21.35%
SUPPLIES	1,200	408	792	33.97%
PROFESSIONAL SERVICES	25,000	-	25,000	0.00%
GENERAL	96,210	17,653	78,557	18.35%
CAPITAL OUTLAY	35,000	-	35,000	0.00%
<b>TOTAL ANIMAL CONTROL</b>	<b>\$ 687,181</b>	<b>\$ 131,153</b>	<b>\$ 556,028</b>	<b>19.09%</b>
<b>PERMITTING &amp; CODE COMPLIANCE</b>				
PERSONNEL	\$ 585,971	\$ 137,099	\$ 448,872	23.40%
PROFESSIONAL SERVICES	58,000	90	57,910	0.16%
GENERAL	82,752	61,614	21,138	74.46%
<b>TOTAL CODE ENFORCEMENT</b>	<b>\$ 726,723</b>	<b>\$ 198,803</b>	<b>\$ 527,920</b>	<b>27.36%</b>
<b>PLANNING</b>				
PERSONNEL	\$ 1,372,849	\$ 259,196	\$ 1,113,653	18.88%
SUPPLIES	800	-	800	0.00%
MAINTENANCE	600	600	-	100.00%
PROFESSIONAL SERVICES	162,000	168	161,832	0.10%
GENERAL	159,303	2,889	156,414	1.81%
<b>TOTAL PLANNING</b>	<b>\$ 1,695,552</b>	<b>\$ 262,853</b>	<b>\$ 1,432,699</b>	<b>15.50%</b>
<b>INFORMATION TECHNOLOGY</b>				
PERSONNEL	\$ 313,955	\$ 67,680	\$ 246,275	21.56%
SUPPLIES	14,000	65	13,935	0.46%
MAINTENANCE	1,274,125	763,165	510,960	59.90%
PROFESSIONAL SERVICES	34,850	10,455	24,395	30.00%
GENERAL	655,169	164,242	490,927	25.07%
CAPITAL OUTLAY	49,900	434	49,466	0.87%
<b>TOTAL INFORMATION TECHNOLOGY</b>	<b>\$ 2,341,999</b>	<b>\$ 1,006,041</b>	<b>\$ 1,335,958</b>	<b>42.96%</b>
<b>FINANCE</b>				
PERSONNEL	\$ 456,335	\$ 96,856	\$ 359,479	21.22%
SUPPLIES	6,911	-	6,911	0.00%
PROFESSIONAL SERVICES	411,555	80,684	330,871	19.60%
GENERAL	24,370	2,835	21,535	11.64%
OTHER CONTRACTS	220,078	45,681	174,398	20.76%
<b>TOTAL FINANCE</b>	<b>\$ 1,119,249</b>	<b>\$ 226,056</b>	<b>\$ 893,193</b>	<b>20.20%</b>

CITY OF BOERNE, TEXAS  
GENERAL FUND  
STATEMENT OF EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL EXPENDITURES	VARIANCE FROM BUDGET	PERCENT OF BUDGET
<b>SPECIAL PROJECTS</b>				
PERSONNEL	\$ 354,492	\$ 80,841	\$ 273,651	22.80%
SUPPLIES	700	-	700	0.00%
MAINTENANCE	-	-	-	0.00%
GENERAL	350,076	86,531	263,545	24.72%
<b>TOTAL SPECIAL PROJECTS</b>	<b>\$ 705,268</b>	<b>\$ 167,372</b>	<b>\$ 537,896</b>	<b>23.73%</b>
<b>HUMAN RESOURCES</b>				
PERSONNEL	\$ 258,479	\$ 57,422	\$ 201,057	22.22%
MAINTENANCE	-	-	-	0.00%
PROFESSIONAL SERVICES	108,273	34,424	73,849	31.79%
GENERAL	169,100	18,266	150,834	10.80%
<b>TOTAL HUMAN RESOURCES</b>	<b>\$ 535,852</b>	<b>\$ 110,236</b>	<b>\$ 425,616</b>	<b>20.57%</b>
<b>LEGAL</b>				
PERSONNEL				
PROFESSIONAL SERVICES	335,000	29,988	305,012	8.95%
<b>TOTAL LEGAL</b>	<b>\$ 335,000</b>	<b>\$ 29,988</b>	<b>\$ 305,012</b>	<b>8.95%</b>
<b>COMMUNICATIONS</b>				
PERSONNEL	\$ 160,234	\$ 30,411	\$ 129,823	18.98%
MAINTENANCE	52,250	34,131	18,119	65.32%
PROFESSIONAL SERVICES/FEES	56,575	26,395	30,180	46.65%
GENERAL	46,800	3,722	43,078	7.95%
<b>TOTAL COMMUNICATIONS</b>	<b>\$ 315,859</b>	<b>\$ 94,658</b>	<b>\$ 221,201</b>	<b>29.97%</b>
<b>ENGINEERING &amp; MOBILITY</b>				
PERSONNEL	\$ 836,953	\$ 165,523	\$ 671,430	19.78%
SUPPLIES	550	-	550	0.00%
PROFESSIONAL SERVICES	526,000	33,531	492,469	6.37%
GENERAL	22,825	4,621	18,204	20.25%
CAPITAL OUTLAY	72,000	-	72,000	0.00%
<b>TOTAL ENGINEERING &amp; MOBILITY</b>	<b>\$ 1,458,328</b>	<b>\$ 203,675</b>	<b>\$ 1,254,653</b>	<b>13.97%</b>
<b>FACILITY MAINT</b>				
PERSONNEL	\$ 768,036	\$ 174,073	\$ 593,963	22.66%
SUPPLIES	4,000	-	4,000	0.00%
MAINTENANCE	345,748	80,747	265,001	23.35%
GENERAL	285,889	265,495	20,394	92.87%
CAPITAL OUTLAY	150,000	-	150,000	0.00%
<b>TOTAL FACILITY MAINT</b>	<b>\$ 1,553,673</b>	<b>\$ 520,315</b>	<b>\$ 1,033,358</b>	<b>33.49%</b>
<b>FLEET MAINTENANCE</b>				
PERSONNEL	\$ 398,191	\$ 64,866	\$ 333,325	16.29%
SUPPLIES	343,294	47,155	296,139	13.74%
MAINTENANCE	1,422,492	236,970	1,185,522	16.66%
GENERAL	153,746	133,254	20,492	86.67%
NON-OPERATING	-	-	-	0.00%
CAPITAL OUTLAY	14,000	-	14,000	0.00%
<b>TOTAL FLEET MAINTENANCE</b>	<b>\$ 2,331,723</b>	<b>\$ 482,244</b>	<b>\$ 1,849,479</b>	<b>20.68%</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 34,278,523</b>	<b>\$ 8,242,576</b>	<b>\$ 26,035,947</b>	<b>24.05%</b>



CITY OF BOERNE, TEXAS  
HOTEL/MOTEL FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Taxes	\$ 1,250,000	\$ 166,377	\$ (1,083,623)	13.31%
Other Revenues	2,000	-	(2,000)	0.00%
Interest	250	102	(148)	40.65%
<b>TOTAL REVENUES</b>	<u>\$ 1,252,250</u>	<u>\$ 166,478</u>	<u>\$ (1,085,772)</u>	<u>13.29%</u>
<b>EXPENDITURES</b>				
Personnel	\$ 548,436	\$ 139,233	\$ 409,203	25.39%
Supplies	1,800	-	1,800	0.00%
Maintenance	1,129	237	892	20.98%
General	245,594	77,868	167,726	31.71%
Charges For Services	67,646	18,343	49,303	27.12%
Other Contracts	35,000	-	35,000	0.00%
Non-Operating	352,645	146,395	206,250	41.51%
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,252,250</u>	<u>\$ 382,076</u>	<u>\$ 870,174</u>	<u>30.51%</u>
<b>BUDGETED FUND BALANCE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.00%</u>
<b>SURPLUS (DEFICIT)</b>	<u>\$ -</u>	<u>\$ (215,597)</u>		

CITY OF BOERNE, TEXAS  
PARKS FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET
<b>REVENUES</b>				
Taxes	\$ 3,275,851	\$ 2,650,679	\$ (625,172)	80.92%
Licenses and Fees	586,000	118,035	(467,965)	20.14%
Facility Fees/Leases	157,000	35,159	(121,841)	22.39%
Other Revenues	159,500	15,831	(143,669)	9.93%
Interest	239,343	71,761	(167,582)	29.98%
Grants and Donations	2,500	-	(2,500)	0.00%
Transfers from other funds	55,000	55,000	-	100.00%
<b>TOTAL REVENUES</b>	<b>\$ 4,475,194</b>	<b>\$ 2,946,466</b>	<b>\$ (1,528,728)</b>	<b>65.84%</b>
<b>EXPENDITURES</b>				
Parks:				
Personnel	\$ 2,453,850	\$ 547,227	\$ 1,906,623	22.30%
Supplies	34,500	7,164	27,336	20.76%
Maintenance	717,777	77,820	639,957	10.84%
General	372,867	333,111	39,756	89.34%
Charges For Services	327,567	81,892	245,675	25.00%
Other Contracts	55,000	-	55,000	0.00%
Non-Operating	-	-	-	0.00%
Capital Outlay	119,000	-	119,000	0.00%
<b>Sub-Total Parks Expenditures</b>	<b>4,080,561</b>	<b>1,047,213</b>	<b>3,033,348</b>	<b>25.66%</b>
Pool:				
Personnel	\$ 314,933	\$ -	\$ 314,933	0.00%
Supplies	24,000	4,934	19,067	20.56%
Maintenance	33,000	3,788	29,212	11.48%
General	10,700	-	10,700	0.00%
Capital Outlay	12,000	-	12,000	0.00%
<b>Sub-Total Pool Expenditures</b>	<b>394,633</b>	<b>8,721</b>	<b>385,912</b>	<b>2.21%</b>
Transfer to Governmental Capital Fund	-	-	-	0.00%
<b>TOTAL EXPENDITURES</b>	<b>\$ 4,475,194</b>	<b>\$ 1,055,935</b>	<b>\$ 3,419,259</b>	<b>23.60%</b>
<b>BUDGETED FUND BALANCE</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
<b>SURPLUS (DEFICIT)</b>	<b>\$ -</b>	<b>\$ 1,890,532</b>		

CITY OF BOERNE, TEXAS  
CEMETERY FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
REVENUES				
Cemetery Revenues	\$ 190,000	\$ 106,980	\$ (83,020)	56.31%
Other Operating Revenues	200	-	(200)	0.00%
Restricted Revenues	50,000	26,016	(23,984)	52.03%
Interest	48,150	6,811	(41,339)	14.14%
TOTAL REVENUES	<u>\$ 288,350</u>	<u>\$ 139,806</u>	<u>\$ (148,544)</u>	<u>48.48%</u>
EXPENDITURES				
Supplies	\$ 3,000	\$ -	\$ 3,000	0.00%
Maintenance	19,994	3,434	16,560	17.18%
General	37,193	548	36,645	1.47%
Non-Operating	157,963	55,000	102,963	34.82%
Capital Outlay	70,200	-	70,200	0.00%
TOTAL EXPENDITURES	<u>\$ 288,350</u>	<u>\$ 58,982</u>	<u>\$ 229,368</u>	<u>20.46%</u>
Transfer to Cemetery Endowment and Restricted Funds	-	-	-	0.00%
BUDGETED FUND BALANCE	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.00%</u>
SURPLUS (DEFICIT)	<u>\$ -</u>	<u>\$ 80,823</u>		

CITY OF BOERNE, TEXAS  
LIBRARY FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Taxes	\$ 1,956,692	\$ 1,630,916	\$ (325,776)	83.35%
Licenses and Fees	26,000	6,725	(19,275)	25.87%
Interlocal/Shared Services	302,188	-	(302,188)	0.00%
Facility Fees/Leases	3,500	1,106	(2,394)	31.60%
Other Revenues	48,650	39,883	(8,767)	81.98%
Interest	38,567	10,409	(28,158)	26.99%
Grants and Donations	72,000	5,995	(66,005)	8.33%
Transfers from Other Funds	-	-	-	0.00%
<b>TOTAL REVENUES</b>	<u>\$ 2,447,597</u>	<u>\$ 1,695,034</u>	<u>\$ (752,563)</u>	<u>69.25%</u>
<b>EXPENDITURES</b>				
Personnel	1,661,193	\$ 394,388	\$ 1,266,805	23.74%
Supplies	19,860	3,851	16,009	19.39%
Maintenance	62,660	35,295	27,365	56.33%
Professional Services/Fees	21,500	500	21,000	2.33%
General	343,397	71,898	271,499	20.94%
Charges For Services	238,987	59,747	179,240	25.00%
Capital Outlay	-	0	(0)	0.00%
<b>TOTAL EXPENDITURES</b>	<u>\$ 2,347,597</u>	<u>\$ 565,679</u>	<u>\$ 1,781,918</u>	<u>24.10%</u>
Transfer to Other Funds	100,000	-	100,000	0.00%
<b>BUDGETED FUND BALANCE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.00%</u>
<b>SURPLUS (DEFICIT)</b>	<u>\$ -</u>	<u>\$ 1,129,354</u>		

CITY OF BOERNE, TEXAS  
ECONOMIC DEVELOPMENT FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Interest	\$ 87,108	\$ 23,378	\$ (63,730)	26.84%
Transfer from Other Funds	-	0	0	0.00%
<b>TOTAL REVENUES</b>	<u>\$ 87,108</u>	<u>\$ 23,379</u>	<u>\$ (63,729)</u>	<u>26.84%</u>
<b>EXPENDITURES</b>				
Professional Services/Fees	\$ -	\$ -	\$ -	0.00%
Other Contracts	1,695,000	84,180	1,610,820	4.97%
<b>TOTAL EXPENDITURES</b>	<u>\$ 1,695,000</u>	<u>\$ 84,180</u>	<u>\$ 1,610,820</u>	<u>4.97%</u>
<b>BUDGETED FUND BALANCE</b>	<u>1,607,892</u>	<u>-</u>	<u>1,607,892</u>	<u>0.00%</u>
<b>SURPLUS (DEFICIT)</b>	<u>\$ -</u>	<u>\$ (60,802)</u>		

CITY OF BOERNE, TEXAS  
DEBT SERVICE FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Taxes	\$ 3,615,422	\$ 3,419,681	\$ (195,741)	94.59%
Interest	75,000	30,893	(44,107)	41.19%
Transfers from other funds	795,000	795,000	-	100.00%
<b>TOTAL REVENUES</b>	<u>\$ 4,485,422</u>	<u>\$ 4,245,574</u>	<u>\$ (239,848)</u>	<u>94.65%</u>
<b>EXPENDITURES</b>				
Fees	\$ 3,500	\$ -	\$ 3,500	0.00%
Interest	1,598,119	-	1,598,119	0.00%
Principal	3,245,000	-	3,245,000	0.00%
<b>TOTAL EXPENDITURES</b>	<u>\$ 4,846,619</u>	<u>\$ -</u>	<u>\$ 4,846,619</u>	<u>0.00%</u>
<b>BUDGETED FUND BALANCE</b>	<u>361,197</u>	<u>-</u>	<u>361,197</u>	<u>0.00%</u>
<b>SURPLUS (DEFICIT)</b>	<u>\$ -</u>	<u>\$ 4,245,574</u>		

CITY OF BOERNE, TEXAS  
 CAPITAL PROJECTS CONSTRUCTION FUND  
 STATEMENT OF REVENUES AND EXPENDITURES  
 BUDGET AND ACTUAL  
 FOR THE QUARTER ENDED DECEMBER 31, 2024  
 (25% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Interest	\$ 240,000	\$ 66,856	\$ (173,144)	27.86%
Transfers from other funds	1,139,715	1,139,715	-	100.00%
<b>TOTAL REVENUES</b>	<u>\$ 1,379,715</u>	<u>\$ 1,206,571</u>	<u>\$ (173,144)</u>	<u>87.45%</u>
<b>EXPENDITURES</b>				
Professional Services	\$ -	\$ -	\$ -	0.00%
Capital Outlay				
Fire	1,450,000	133,121	1,316,879	9.18%
Streets	1,200,000	126,841	1,073,159	10.57%
Sidewalks	-	21,864	(21,864)	0.00%
Parks	325,000	1,026,015	(701,015)	315.70%
Beautification	100,000	-	100,000	0.00%
<b>TOTAL EXPENDITURES</b>	<u>\$ 3,075,000</u>	<u>\$ 1,307,841</u>	<u>\$ 1,767,159</u>	<u>42.53%</u>
<b>BUDGETED FUND BALANCE</b>	<u>1,695,285</u>	<u>-</u>	<u>1,695,285</u>	<u>0.00%</u>
<b>SURPLUS (DEFICIT)</b>	<u>\$ -</u>	<u>\$ (101,270)</u>		

CITY OF BOERNE, TEXAS  
2023 BOND CONSTRUCTION FUND  
STATEMENT OF REVENUES AND EXPENDITURES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
<b>REVENUES</b>				
Interest	\$ 400,000	\$ 217,679	\$ (182,321)	54.42%
Bond Proceeds Fund Balance	10,560,000	-	(10,560,000)	0.00%
<b>TOTAL REVENUES</b>	<u>\$ 10,960,000</u>	<u>\$ 217,679</u>	<u>\$ (10,742,321)</u>	<u>1.99%</u>
<b>EXPENDITURES</b>				
Capital Outlay				
Adler Rd Reconstruction	\$ 1,800,000	\$ 58,646	\$ 1,741,354	3.26%
Street Reconstruction	1,400,000	4,815	1,395,185	0.34%
Intersection Improvements	1,400,000	50	1,399,950	0.00%
Signal Improvements	200,000	-	200,000	0.00%
Northside Community Park	5,760,000	90,393	5,669,607	1.57%
Transfer to Fund Balance	400,000	-	400,000	0.00%
<b>TOTAL EXPENDITURES</b>	<u>\$ 10,960,000</u>	<u>\$ 153,904</u>	<u>\$ 10,806,096</u>	<u>1.40%</u>
<b>BUDGETED FUND BALANCE</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.00%</u>
<b>SURPLUS (DEFICIT)</b>	<u>\$ -</u>	<u>\$ 63,775</u>		



CITY OF BOERNE, TEXAS  
ELECTRIC UTILITY FUND  
STATEMENT OF REVENUES AND EXPENSES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET
Operating Revenues				
Current Revenues	\$ 21,736,537	\$ 4,174,194	\$ (17,562,343)	19.20%
Transfer from other funds	497,618	86,905	(410,714)	17.46%
Budgeted Fund Balance	150,000	-	(150,000)	0.00%
<b>TOTAL OPERATING REVENUES</b>	<u>22,384,155</u>	<u>4,261,098</u>	<u>(18,123,057)</u>	<u>19.04%</u>
Operating Expenses				
Personnel	\$ 3,849,643	\$ 764,946	\$ (3,084,697)	19.87%
Cost of Goods/Services Sold	12,327,514	1,966,536	(10,360,978)	15.95%
Supplies	46,980	8,274	(38,706)	17.61%
Maintenance	715,441	142,965	(572,476)	19.98%
Professional Services/Fees	150,000	20,222	(129,778)	13.48%
General	415,924	50,072	(365,852)	12.04%
Shared Services	910,051	227,513	(682,538)	25.00%
Other Contracts	73,750	12,500	(61,250)	16.95%
Debt Service	69,227	-	(69,227)	0.00%
<b>TOTAL OPERATING EXPENSES</b>	<u>18,558,530</u>	<u>3,193,027</u>	<u>(15,365,503)</u>	<u>17.21%</u>
Non-Recurring (Expenses)/Revenues				
Transfers to Other Funds	\$ (3,675,625)	\$ (1,139,715)	\$ 2,535,910	31.01%
Capital Outlay	(150,000)	(34,842)	115,158	23.23%
Gain on Sale of Asset	-	-	-	0.00%
<b>TOTAL NON-RECURRING (EXPENSES)/REVENUES</b>	<u>(3,825,625)</u>	<u>(1,174,557)</u>	<u>2,651,068</u>	<u>29.79%</u>
<b>ESTIMATED INCOME/(LOSS) CASH BASIS</b>	<u>\$ -</u>	<u>\$ (106,486)</u>	<u>\$ (106,486)</u>	

CITY OF BOERNE, TEXAS  
WATER UTILITY FUND  
STATEMENT OF REVENUES AND EXPENSES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET
Operating Revenues				
Current Revenues	\$ 7,919,443	\$ 1,464,923	\$ (6,454,520)	18.50%
Other Operating Revenues	252,001	67,822	(184,179)	26.91%
Interest	500,000	129,309	(370,691)	25.86%
Non-Capital Developer Contributions	-	-	-	0.00%
Budgeted Fund Balance	545,000	-	(545,000)	0.00%
Transfer from other funds	5,900,000	-	(5,900,000)	0.00%
<b>TOTAL OPERATING REVENUES</b>	<u>15,116,444</u>	<u>1,662,054</u>	<u>(13,454,390)</u>	<u>11.00%</u>
Operating Expenses				
Personnel	\$ 3,322,672	\$ 744,353	\$ (2,578,319)	22.40%
Cost of Goods/Services Sold	3,082,471	731,024	(2,351,447)	23.72%
Supplies	98,686	42,307	(56,379)	42.87%
Maintenance	546,515	115,387	(431,128)	21.11%
Professional Services/Fees	60,000	9,310	(50,690)	15.52%
General	721,120	143,970	(577,150)	19.96%
Shared Services	778,480	194,620	(583,860)	25.00%
Other Contracts	10,000	2,500	(7,500)	25.00%
Debt Service	-	-	-	0.00%
<b>TOTAL OPERATING EXPENSES</b>	<u>8,619,944</u>	<u>1,983,470</u>	<u>(6,636,474)</u>	<u>23.01%</u>
Non-Recurring (Expenses)/Revenues				
Transfers to Other Funds	\$ -	\$ -	\$ -	0.00%
Capital Outlay	(6,496,500)	(492,235)	6,004,265	7.58%
Gain on Sale of Asset	-	-	-	0.00%
<b>TOTAL NON-RECURRING (EXPENSES)/REVENUES</b>	<u>(6,496,500)</u>	<u>(492,235)</u>	<u>6,004,265</u>	<u>7.58%</u>
<b>ESTIMATED INCOME/(LOSS) CASH BASIS</b>	<u>\$ -</u>	<u>\$ (813,651)</u>	<u>\$ (813,651)</u>	

CITY OF BOERNE, TEXAS  
WASTEWATER UTILITY FUND  
STATEMENT OF REVENUES AND EXPENSES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET
Operating Revenues				
Current Revenues	\$ 8,388,562	\$ 1,315,880	\$ (7,072,683)	15.69%
Transfers from other funds	1,492,793	0	(1,492,793)	0.00%
Interest	400,000	157,792	(242,208)	39.45%
Non-Capital Developer Contributions	-	-	-	0.00%
Budgeted Fund Balance	2,400,000	-	(2,400,000)	0.00%
<b>TOTAL OPERATING REVENUES</b>	<u>12,681,355</u>	<u>1,473,672</u>	<u>(11,207,683)</u>	<u>23.39%</u>
Operating Expenses				
Personnel	\$ 2,311,512	\$ 538,462	\$ (1,773,050)	23.29%
Cost of Goods/Services Sold	462,843	77,344	(385,499)	16.71%
Supplies	197,922	91,680	(106,242)	46.32%
Maintenance	511,774	131,557	(380,217)	25.71%
Professional Services/Fees	75,250	4,410	(70,840)	5.86%
General	617,398	195,210	(422,188)	31.62%
Shared Services	540,342	135,086	(405,257)	25.00%
Other Contracts	215,000	65,431	(149,569)	30.43%
Debt Service	2,606,850	-	(2,606,850)	0.00%
<b>TOTAL OPERATING EXPENSES</b>	<u>7,538,891</u>	<u>1,239,179</u>	<u>(6,299,712)</u>	<u>16.44%</u>
Non-Recurring (Expenses)/Revenues				
Transfers to Other Funds	\$ (731,464)	\$ -	\$ 731,464	0.00%
Capital Outlay	(4,411,000)	(528,899)	3,882,101	11.99%
Gain on Sale of Asset	-	-	-	0.00%
<b>TOTAL NON-RECURRING (EXPENSES)/REVENUES</b>	<u>(5,142,464)</u>	<u>(528,899)</u>	<u>4,613,565</u>	<u>0.00%</u>
<b>ESTIMATED INCOME/(LOSS) CASH BASIS</b>	<u>\$ -</u>	<u>\$ (294,406)</u>	<u>\$ (294,406)</u>	

CITY OF BOERNE, TEXAS  
STORMWATER FUND  
STATEMENT OF REVENUES AND EXPENSES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET
Operating Revenues				
Current Revenues	\$ 669,500	\$ 123,464	\$ (546,036)	18.44%
Interest	232,978	62,237	(170,741)	26.71%
Budgeted Fund Balance	6,900,000	-	(6,900,000)	0.00%
<b>TOTAL OPERATING REVENUES</b>	<u>7,802,478</u>	<u>185,701</u>	<u>(7,616,777)</u>	<u>2.38%</u>
Operating Expenses				
Professional Services/Fees	\$ -	\$ -	\$ -	0.00%
General	28,272	3,696	(24,576)	13.07%
Shared Services	8,375	2,094	(6,281)	25.00%
<b>TOTAL OPERATING EXPENSES</b>	<u>36,647</u>	<u>5,790</u>	<u>(30,857)</u>	<u>15.80%</u>
Non-Recurring (Expenses)/Revenues				
Transfers to Other Funds	\$ (865,831)	\$ -	\$ 865,831	0.00%
Capital Outlay	(6,900,000)	(20,912)	6,879,088	0.30%
<b>TOTAL NON-RECURRING (EXPENSES)/REVENUES</b>	<u>(7,765,831)</u>	<u>(20,912)</u>	<u>7,744,919</u>	<u>0.00%</u>
<b>ESTIMATED INCOME/(LOSS) CASH BASIS</b>	<u>\$ -</u>	<u>\$ 158,999</u>	<u>\$ 158,999</u>	

CITY OF BOERNE, TEXAS  
GAS UTILITY FUND  
STATEMENT OF REVENUES AND EXPENSES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	<u>CURRENT BUDGET</u>	<u>ACTUAL ACTIVITY</u>	<u>VARIANCE FROM BUDGET</u>	<u>PERCENT OF BUDGET</u>
Operating Revenues				
Current Revenues	\$ 4,907,959	\$ 860,969	\$ (4,046,990)	17.54%
Interest	71,559	34,633	(36,926)	48.40%
Transfers from other funds	-	-	-	0.00%
Budgeted Fund Balance	<u>2,650,000</u>	<u>850,664</u>	<u>(1,799,336)</u>	<u>32.10%</u>
<b>TOTAL OPERATING REVENUES</b>	<u>7,629,518</u>	<u>1,746,266</u>	<u>(5,883,252)</u>	<u>11.74%</u>
Operating Expenses				
Personnel	\$ 1,208,339	\$ 302,223	\$ (906,116)	25.01%
Cost of Goods/Services Sold	1,490,497	329,909	(1,160,588)	22.13%
Supplies	27,400	10,421	(16,979)	38.03%
Maintenance	128,514	134,923	6,409	104.99%
Professional Services/Fees	15,250	4,221	(11,029)	27.68%
General	187,693	23,794	(163,899)	12.68%
Shared Services	378,071	94,518	(283,553)	25.00%
Other Contracts	10,000	2,500	(7,500)	25.00%
Debt Service	<u>546,094</u>	<u>-</u>	<u>(546,094)</u>	<u>0.00%</u>
<b>TOTAL OPERATING EXPENSES</b>	<u>3,991,858</u>	<u>902,509</u>	<u>(3,089,349)</u>	<u>22.61%</u>
Non-Recurring (Expenses)/Revenues				
Transfers to Other Funds	\$ (987,660)	\$ (86,905)	\$ 900,756	8.80%
Gain on Sale of Asset	-	13,091	13,091	0.00%
Capital Outlay	<u>(2,650,000)</u>	<u>(850,664)</u>	<u>1,799,336</u>	<u>32.10%</u>
<b>TOTAL NON-RECURRING (EXPENSES)/REVENUES</b>	<u>(3,637,660)</u>	<u>(924,477)</u>	<u>2,713,183</u>	<u>2.75%</u>
<b>ESTIMATED INCOME/(LOSS) CASH BASIS</b>	<u>\$ -</u>	<u>\$ (80,720)</u>	<u>\$ (80,720)</u>	

CITY OF BOERNE, TEXAS  
SOLID WASTE FUND  
STATEMENT OF REVENUES AND EXPENSES  
BUDGET AND ACTUAL  
FOR THE QUARTER ENDED DECEMBER 31, 2024  
(25% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET
Operating Revenues				
Current Revenues	\$ 1,556,662	\$ 277,237	\$ (1,279,425)	17.81%
Budgeted Fund Balance	-	-	-	0.00%
<b>TOTAL OPERATING REVENUES</b>	<u>1,556,662</u>	<u>277,237</u>	<u>(1,279,425)</u>	<u>17.81%</u>
Operating Expenses				
Cost of Goods/Services Sold	\$ 1,315,217	\$ 214,613	\$ (1,100,604)	16.32%
General	75,292	5,211	(70,081)	6.92%
Other Contracts	18,000	4,500	(13,500)	25.00%
Non-Operating	-	-	-	0.00%
<b>TOTAL OPERATING EXPENSES</b>	<u>1,408,509</u>	<u>224,324</u>	<u>(1,184,185)</u>	<u>15.93%</u>
Non-Recurring (Expenses)/Revenues				
Transfers to Other Funds	\$ (148,153)	\$ -	\$ 148,153	0.00%
Capital Outlay	-	-	-	0.00%
Asset Contribution from Developers	-	-	-	0.00%
<b>TOTAL NON-RECURRING (EXPENSES)/REVENUES</b>	<u>(148,153)</u>	<u>-</u>	<u>148,153</u>	<u>0.00%</u>
<b>ESTIMATED INCOME/(LOSS) CASH BASIS</b>	<u>\$ -</u>	<u>\$ 52,913</u>	<u>\$ 52,913</u>	



**City of Boerne**  
**Texas Compliance Change in Val Report**  
**Sorted by Fund**  
**October 1, 2024 - December 31, 2024**

HUB Investment Partners LLC  
 900 S Capital of Texas Hwy  
 350  
 Austin, TX 78746  
 (512)600-5200

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
<b>Fund: General Fund</b>									
10291	CLASS	001	04/01/2023	22,551.22	1,823,390.84	22,551.22	0.00	22,551.22	1,845,942.06
TX-01-0177-0003	1,845,942.06	4.746	/ /	22,551.22	1,823,390.84	22,551.22	0.00	22,551.22	1,845,942.06
10304	TXDALY	001	04/01/2023	71,841.66	6,007,636.93	71,841.66	0.00	71,841.66	6,079,478.59
1020-04-D	6,079,478.59	4.570	/ /	71,841.66	6,007,636.93	71,841.66	0.00	71,841.66	6,079,478.59
10311	TXPOOL	001	04/01/2023	299,943.96	21,781,751.60	6,735,546.49	1,000,000.00	5,735,546.49	27,517,298.09
01301400007	27,517,298.09	4.561	/ /	299,943.96	21,781,751.60	6,735,546.49	1,000,000.00	5,735,546.49	27,517,298.09
10326	TXSTAR	001	04/01/2023	292.68	24,524.04	292.68	0.00	292.68	24,816.72
1300011110	24,816.72	4.564	/ /	292.68	24,524.04	292.68	0.00	292.68	24,816.72
10393	FHLB	001	08/14/2023	6,937.50	749,071.52	0.00	750,000.00	-749,071.52	0.00
3130ATUR6	0.00	0.000	12/13/2024	17,343.75	749,870.30	0.00	750,000.00	-749,870.30	0.00
10395	FHLB	001	08/18/2023	8,846.88	743,168.18	0.00	0.00	654.22	743,822.40
3130AWBY5	745,000.00	5.116	06/13/2025	17,693.75	748,490.91	0.00	0.00	-2,336.80	746,154.11
10399	FFCB	001	08/16/2023	9,187.50	734,420.44	0.00	0.00	328.05	734,748.49
3133EPCW3	735,000.00	5.185	03/10/2025	0.00	736,048.34	0.00	0.00	-71.66	735,976.68
10415	FHLB	001	09/29/2023	9,201.56	752,739.67	0.00	0.00	596.57	753,336.24
3130AWS92	755,000.00	5.203	09/12/2025	0.00	760,647.42	0.00	0.00	-2,733.91	757,913.51
10418	FFCB	001	11/29/2023	9,274.69	760,914.39	0.00	0.00	19.17	760,933.56
3133EPC37	761,000.00	4.884	11/13/2025	18,549.38	768,575.32	0.00	0.00	-3,890.36	764,684.96
10422	USTR	001	02/26/2024	5,333.75	499,196.03	0.00	0.00	529.70	499,725.73
91282CJV4	502,000.00	4.691	01/31/2026	0.00	504,725.70	0.00	0.00	-2,725.70	502,000.00
10423	USTR	001	03/21/2024	8,255.63	772,203.16	0.00	0.00	906.18	773,109.34
91282CJV4	777,000.00	4.736	01/31/2026	0.00	781,218.87	0.00	0.00	-4,218.87	777,000.00

Portfolio BRNE

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
10427	USTR	001	06/11/2024	9,208.14	749,901.06	0.00	0.00	15.00	749,916.06
91282CKS9	750,000.00	4.882	05/31/2026	17,182.38	763,710.94	0.00	0.00	-7,529.30	756,181.64
10432	FHLB	001	09/16/2024	6,706.25	740,291.90	0.00	0.00	-37.91	740,253.99
3130B2PJ8	740,000.00	3.603	09/04/2026	0.00	739,125.58	0.00	0.00	-4,638.63	734,486.95
10437	FHLB	001	12/13/2024	1,676.25	0.00	749,767.26	0.00	749,647.75	749,647.75
3130ATVE4	745,000.00	4.162	12/11/2026	0.00	0.00	749,767.26	0.00	748,475.16	748,475.16
<b>Sub Totals For: Fund: General Fund</b>				469,257.67	36,139,209.76	7,579,999.31	1,750,000.00	5,833,819.26	41,973,029.02
				465,398.78	36,189,716.79	7,579,999.31	1,750,000.00	5,800,691.68	41,990,408.47
<b>Fund: Parks Fund</b>									
10309	TXPOOL	030	04/01/2023	71,761.29	5,989,182.30	71,761.29	0.00	71,761.29	6,060,943.59
01301400002	6,060,943.59	4.561	/ /	71,761.29	5,989,182.30	71,761.29	0.00	71,761.29	6,060,943.59
<b>Sub Totals For: Fund: Parks Fund</b>				71,761.29	5,989,182.30	71,761.29	0.00	71,761.29	6,060,943.59
				71,761.29	5,989,182.30	71,761.29	0.00	71,761.29	6,060,943.59
<b>Fund: Cemetery Fund</b>									
10290	CLASS	035	04/01/2023	4,439.85	358,986.64	4,439.85	0.00	4,439.85	363,426.49
TX-01-0177-0002	363,426.49	4.746	/ /	4,439.85	358,986.64	4,439.85	0.00	4,439.85	363,426.49
10316	TXPOOL	035	04/01/2023	6,731.91	561,837.22	6,731.91	0.00	6,731.91	568,569.13
01301400020	568,569.13	4.561	/ /	6,731.91	561,837.22	6,731.91	0.00	6,731.91	568,569.13
10319	TXPOOL	035	04/01/2023	2,502.35	208,845.23	2,502.35	0.00	2,502.35	211,347.58
01301400024	211,347.58	4.561	/ /	2,502.35	208,845.23	2,502.35	0.00	2,502.35	211,347.58
<b>Sub Totals For: Fund: Cemetery Fund</b>				13,674.11	1,129,669.09	13,674.11	0.00	13,674.11	1,143,343.20
				13,674.11	1,129,669.09	13,674.11	0.00	13,674.11	1,143,343.20
<b>Fund: Library Fund</b>									
10317	TXPOOL	040	04/01/2023	10,350.57	863,858.19	10,350.57	0.00	10,350.57	874,208.76
01301400021	874,208.76	4.561	/ /	10,350.57	863,858.19	10,350.57	0.00	10,350.57	874,208.76
<b>Sub Totals For: Fund: Library Fund</b>				10,350.57	863,858.19	10,350.57	0.00	10,350.57	874,208.76
				10,350.57	863,858.19	10,350.57	0.00	10,350.57	874,208.76



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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
<b>Fund: Economic Development</b>									
10323	TXPOOL	060	04/01/2023	23,378.22	1,951,147.53	23,378.22	0.00	23,378.22	1,974,525.75
01301400042	1,974,525.75	4.561	/ /	23,378.22	1,951,147.53	23,378.22	0.00	23,378.22	1,974,525.75
<b>Sub Totals For: Fund: Economic Development</b>				23,378.22	1,951,147.53	23,378.22	0.00	23,378.22	1,974,525.75
				23,378.22	1,951,147.53	23,378.22	0.00	23,378.22	1,974,525.75
<b>Fund: 2022 Bond Constructi</b>									
10339	TXPOOL	134	09/01/2023	217,678.99	19,036,284.10	217,678.99	1,077,133.09	-859,454.10	18,176,830.00
01301400033	18,176,830.00	4.561	/ /	217,678.99	19,036,284.10	217,678.99	1,077,133.09	-859,454.10	18,176,830.00
<b>Sub Totals For: Fund: 2022 Bond Constructi</b>				217,678.99	19,036,284.10	217,678.99	1,077,133.09	-859,454.10	18,176,830.00
				217,678.99	19,036,284.10	217,678.99	1,077,133.09	-859,454.10	18,176,830.00
<b>Fund: Capital Projects Con</b>									
10296	CLASS	150	04/01/2023	66,855.81	5,405,659.64	66,855.81	0.00	66,855.81	5,472,515.45
TX-01-0177-0012	5,472,515.45	4.746	/ /	66,855.81	5,405,659.64	66,855.81	0.00	66,855.81	5,472,515.45
<b>Sub Totals For: Fund: Capital Projects Con</b>				66,855.81	5,405,659.64	66,855.81	0.00	66,855.81	5,472,515.45
				66,855.81	5,405,659.64	66,855.81	0.00	66,855.81	5,472,515.45
<b>Fund: Debt Service Fund</b>									
10325	TXPOOL	200	04/01/2023	30,430.06	458,758.96	3,277,297.23	0.00	3,277,297.23	3,736,056.19
01301400045	3,736,056.19	4.561	/ /	30,430.06	458,758.96	3,277,297.23	0.00	3,277,297.23	3,736,056.19
<b>Sub Totals For: Fund: Debt Service Fund</b>				30,430.06	458,758.96	3,277,297.23	0.00	3,277,297.23	3,736,056.19
				30,430.06	458,758.96	3,277,297.23	0.00	3,277,297.23	3,736,056.19
<b>Fund: Capital Recovery Fun</b>									
10295	CLASS	500	04/01/2023	11,099.64	897,467.10	11,099.64	0.00	11,099.64	908,566.74
TX-01-0177-0010	908,566.74	4.746	/ /	11,099.64	897,467.10	11,099.64	0.00	11,099.64	908,566.74
10320	TXPOOL	500	04/01/2023	217,321.79	18,137,636.41	217,321.79	0.00	217,321.79	18,354,958.20
01301400025	18,354,958.20	4.561	/ /	217,321.79	18,137,636.41	217,321.79	0.00	217,321.79	18,354,958.20
<b>Sub Totals For: Fund: Capital Recovery Fun</b>				228,421.43	19,035,103.51	228,421.43	0.00	228,421.43	19,263,524.94
				228,421.43	19,035,103.51	228,421.43	0.00	228,421.43	19,263,524.94

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
<b>Fund: Electric Fund</b>									
10292	CLASS	510	04/01/2023	33,278.93	2,690,784.86	33,278.93	0.00	33,278.93	2,724,063.79
TX-01-0177-0007	2,724,063.79	4.746	/ /	33,278.93	2,690,784.86	33,278.93	0.00	33,278.93	2,724,063.79
10308	TXDALY	510	04/01/2023	56,455.50	4,720,995.66	56,455.50	0.00	56,455.50	4,777,451.16
1020-07-D	4,777,451.16	4.570	/ /	56,455.50	4,720,995.66	56,455.50	0.00	56,455.50	4,777,451.16
10310	TXPOOL	510	04/01/2023	456.98	38,137.39	456.98	0.00	456.98	38,594.37
01301400003	38,594.37	4.561	/ /	456.98	38,137.39	456.98	0.00	456.98	38,594.37
10313	TXPOOL	510	04/01/2023	66,452.53	5,169,373.89	780,947.02	0.00	780,947.02	5,950,320.91
01301400014	5,950,320.91	4.561	/ /	66,452.53	5,169,373.89	780,947.02	0.00	780,947.02	5,950,320.91
10322	TXPOOL	510	04/01/2023	41,514.50	3,464,791.36	41,514.50	0.00	41,514.50	3,506,305.86
01301400038	3,506,305.86	4.561	/ /	41,514.50	3,464,791.36	41,514.50	0.00	41,514.50	3,506,305.86
10324	TXPOOL	510	04/01/2023	9,110.05	760,321.53	9,110.05	0.00	9,110.05	769,431.58
01301400043	769,431.58	4.561	/ /	9,110.05	760,321.53	9,110.05	0.00	9,110.05	769,431.58
10392	USTR	510	08/14/2023	3,688.52	499,379.45	0.00	500,000.00	-499,379.45	0.00
91282CFX4	0.00	0.000	11/30/2024	11,250.00	499,804.69	0.00	500,000.00	-499,804.69	0.00
10394	USTR	510	08/18/2023	5,782.29	498,675.77	0.00	0.00	447.90	499,123.67
91282CHL8	500,000.00	4.998	06/30/2025	11,562.50	501,730.47	0.00	0.00	-527.34	501,203.13
10398	USTR	510	08/16/2023	4,916.57	499,049.24	0.00	0.00	1,499.83	500,549.07
91282CGU9	502,000.00	5.123	03/31/2025	0.00	500,780.30	0.00	0.00	705.93	501,486.23
10414	USTR	510	09/27/2023	351.35	529,684.74	0.00	0.00	6,422.16	536,106.90
91282CAJ0	553,000.00	5.156	08/31/2025	0.00	534,340.57	0.00	0.00	4,240.39	538,580.96
10419	USTR	510	11/30/2023	6,370.37	505,608.56	0.00	0.00	-374.65	505,233.91
91282CJE2	504,000.00	4.685	10/31/2025	12,600.00	509,571.56	0.00	0.00	-2,665.69	506,905.87
10425	USTR	510	04/02/2024	3,425.63	507,972.99	0.00	0.00	2,649.86	510,622.85
9128286A3	522,000.00	4.753	01/31/2026	0.00	514,088.44	0.00	0.00	-937.97	513,150.47
10428	USTR	510	07/02/2024	5,886.38	507,677.80	0.00	0.00	190.96	507,868.76
91282CKY6	509,000.00	4.782	06/30/2026	11,642.69	516,774.18	0.00	0.00	-5,070.12	511,704.06

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
10433	USTR	510	10/03/2024	4,318.27	0.00	497,616.05	0.00	497,787.38	497,787.38
91282CLP4	499,000.00	3.645	09/30/2026	0.00	0.00	497,616.05	0.00	492,684.53	492,684.53
10436	USTR	510	12/10/2024	1,284.34	0.00	501,210.94	0.00	501,173.94	501,173.94
91282CLY5	500,000.00	4.120	11/30/2026	0.00	0.00	501,210.94	0.00	499,863.28	499,863.28
<b>Sub Totals For: Fund: Electric Fund</b>				243,292.21	20,392,453.24	1,920,589.97	500,000.00	1,432,180.91	21,824,634.15
				254,323.68	20,421,494.90	1,920,589.97	500,000.00	1,410,251.30	21,831,746.20
<b>Fund: Water Fund</b>									
10293	CLASS	520	04/01/2023	38,619.74	3,122,619.88	38,619.74	0.00	38,619.74	3,161,239.62
TX-01-0177-0008	3,161,239.62	4.746	/ /	38,619.74	3,122,619.88	38,619.74	0.00	38,619.74	3,161,239.62
10294	CLASS	520	04/01/2023	14,832.44	1,199,281.11	14,832.44	0.00	14,832.44	1,214,113.55
TX-01-0177-0009	1,214,113.55	4.746	/ /	14,832.44	1,199,281.11	14,832.44	0.00	14,832.44	1,214,113.55
10314	TXPOOL	520	04/01/2023	25,862.74	2,158,499.96	25,862.74	0.00	25,862.74	2,184,362.70
01301400015	2,184,362.70	4.561	/ /	25,862.74	2,158,499.96	25,862.74	0.00	25,862.74	2,184,362.70
10397	USTR	520	08/18/2023	1,780.95	254,896.40	0.00	0.00	1,387.98	256,284.38
912828XZ8	259,000.00	5.003	06/30/2025	3,561.25	256,506.11	0.00	0.00	636.37	257,142.48
10401	USTR	520	08/16/2023	338.68	262,165.29	0.00	0.00	2,965.71	265,131.00
912828ZF0	268,000.00	5.136	03/31/2025	0.00	262,935.22	0.00	0.00	2,667.44	265,602.66
10403	USTR	520	08/14/2023	902.26	257,715.50	0.00	259,000.00	-257,715.50	0.00
9128283J7	0.00	0.000	11/30/2024	2,751.88	257,876.99	0.00	259,000.00	-257,876.99	0.00
10413	USTR	520	09/22/2023	2,031.25	255,670.45	0.00	0.00	1,252.57	256,923.02
91282CFE6	260,000.00	5.156	08/15/2025	0.00	257,917.97	0.00	0.00	278.28	258,196.25
10421	USTR	520	12/07/2023	174.43	263,672.17	0.00	0.00	2,871.29	266,543.46
91282CAT8	276,000.00	4.615	10/31/2025	345.00	265,326.56	0.00	0.00	1,776.75	267,103.31
10424	USTR	520	03/15/2024	260.62	262,688.71	0.00	0.00	2,892.48	265,581.19
91282CBH3	278,000.00	4.745	01/31/2026	0.00	265,696.33	0.00	0.00	1,042.50	266,738.83
10430	USTR	520	07/02/2024	606.06	259,247.92	0.00	0.00	2,563.88	261,811.80
91282CCJ8	277,000.00	4.768	06/30/2026	1,198.71	263,874.96	0.00	0.00	-324.61	263,550.35

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
10435	USTR	520	10/03/2024	592.79	0.00	259,582.89	0.00	261,367.68	261,367.68
91282CCZ2	274,000.00	3.637	09/30/2026	0.00	0.00	259,582.89	0.00	258,555.39	258,555.39
10439	USTR	520	12/10/2024	266.16	0.00	258,296.88	0.00	258,685.03	258,685.03
912828YU8	271,000.00	4.123	11/30/2026	0.00	0.00	258,296.88	0.00	258,032.23	258,032.23
<b>Sub Totals For: Fund: Water Fund</b>				86,268.12	8,296,457.39	597,194.69	259,000.00	355,586.04	8,652,043.43
				87,171.76	8,310,535.09	597,194.69	259,000.00	344,102.28	8,654,637.37
<b>Fund: Wastewater Fund</b>									
10297	CLASS	530	04/01/2023	31,047.15	2,510,331.21	31,047.15	0.00	31,047.15	2,541,378.36
TX-01-0177-0013	2,541,378.36	4.746	/ /	31,047.15	2,510,331.21	31,047.15	0.00	31,047.15	2,541,378.36
10315	TXPOOL	530	04/01/2023	406.35	33,914.84	406.35	0.00	406.35	34,321.19
01301400017	34,321.19	4.561	/ /	406.35	33,914.84	406.35	0.00	406.35	34,321.19
10321	TXPOOL	530	04/01/2023	131,657.91	10,988,146.59	131,657.91	0.00	131,657.91	11,119,804.50
01301400035	11,119,804.50	4.561	/ /	131,657.91	10,988,146.59	131,657.91	0.00	131,657.91	11,119,804.50
10396	USTR	530	08/18/2023	170.66	263,911.09	0.00	0.00	3,074.19	266,985.28
912828ZW3	273,000.00	4.988	06/30/2025	341.25	265,253.63	0.00	0.00	2,523.65	267,777.28
10400	USTR	530	08/16/2023	1,705.10	253,951.12	0.00	0.00	1,549.71	255,500.83
9128284F4	257,000.00	5.149	03/31/2025	0.00	254,849.63	0.00	0.00	1,136.43	255,986.06
10402	USTR	530	08/14/2023	641.80	259,451.35	0.00	261,000.00	-259,451.35	0.00
912828YV6	0.00	0.000	11/30/2024	1,957.50	259,585.40	0.00	261,000.00	-259,585.40	0.00
10412	USTR	530	09/20/2023	1,330.00	259,201.39	0.00	0.00	1,966.90	261,168.29
912828K74	266,000.00	5.118	08/15/2025	0.00	261,332.53	0.00	0.00	974.64	262,307.17
10420	USTR	530	12/14/2023	1,971.78	256,040.84	0.00	0.00	922.13	256,962.97
9128285J5	260,000.00	4.483	10/31/2025	3,900.00	257,491.41	0.00	0.00	-132.03	257,359.38
10426	USTR	530	04/02/2024	2,460.63	251,223.27	0.00	0.00	542.38	251,765.65
91282CGE5	254,000.00	4.767	01/15/2026	0.00	254,119.06	0.00	0.00	-970.36	253,148.70
10429	USTR	530	07/02/2024	1,275.23	259,021.56	0.00	0.00	1,874.44	260,896.00
9128287B0	272,000.00	4.773	06/30/2026	2,522.28	263,638.12	0.00	0.00	-881.87	262,756.25


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**Texas Compliance Change in Val Report**  
**October 1, 2024 - December 31, 2024**

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value	Purchases/ Additions	Redemptions	Change in Value	Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value				Ending Market Value
10434	USTR	530	10/03/2024	1,072.77	0.00	256,862.34	0.00	258,117.35	258,117.35
912828YG9	267,000.00	3.617	09/30/2026	0.00	0.00	256,862.34	0.00	255,318.75	255,318.75
10438	USTR	530	12/10/2024	208.52	0.00	261,067.97	0.00	261,524.23	261,524.23
91282CDK4	276,000.00	4.134	11/30/2026	0.00	0.00	261,067.97	0.00	260,917.03	260,917.03
<b>Sub Totals For: Fund: Wastewater Fund</b>				173,947.90	15,335,193.26	681,041.72	261,000.00	433,231.39	15,768,424.65
				171,832.44	15,348,662.42	681,041.72	261,000.00	422,412.25	15,771,074.67
<b>Fund: Stormwater Fund</b>									
10298	CLASS	535	04/01/2023	62,237.06	5,032,205.30	62,237.06	0.00	62,237.06	5,094,442.36
TX-01-0177-0015	5,094,442.36	4.746	/ /	62,237.06	5,032,205.30	62,237.06	0.00	62,237.06	5,094,442.36
<b>Sub Totals For: Fund: Stormwater Fund</b>				62,237.06	5,032,205.30	62,237.06	0.00	62,237.06	5,094,442.36
				62,237.06	5,032,205.30	62,237.06	0.00	62,237.06	5,094,442.36
<b>Fund: Gas Fund</b>									
10318	TXPOOL	540	04/01/2023	34,487.41	2,878,313.81	34,487.41	0.00	34,487.41	2,912,801.22
01301400022	2,912,801.22	4.561	/ /	34,487.41	2,878,313.81	34,487.41	0.00	34,487.41	2,912,801.22
<b>Sub Totals For: Fund: Gas Fund</b>				34,487.41	2,878,313.81	34,487.41	0.00	34,487.41	2,912,801.22
				34,487.41	2,878,313.81	34,487.41	0.00	34,487.41	2,912,801.22
<b>Fund: Solid Waste Fund</b>									
10312	TXPOOL	550	04/01/2023	9,340.45	779,544.57	9,340.45	0.00	9,340.45	788,885.02
01301400008	788,885.02	4.561	/ /	9,340.45	779,544.57	9,340.45	0.00	9,340.45	788,885.02
<b>Sub Totals For: Fund: Solid Waste Fund</b>				9,340.45	779,544.57	9,340.45	0.00	9,340.45	788,885.02
				9,340.45	779,544.57	9,340.45	0.00	9,340.45	788,885.02
<b>Report Grand Totals:</b>				1,741,381.30	142,723,040.65	14,794,308.26	3,847,133.09	10,993,167.08	153,716,207.73
				1,747,342.06	142,830,136.20	14,794,308.26	3,847,133.09	10,915,806.99	153,745,943.19

<b>GLOSSARY</b>	
PAR VALUE	The face value of investment.
MARKET VALUE	The face value multiplied by the market price. It is the last reported price from the report date.
BOOK VALUE	The cost of a bond, plus or minus adjustments for purchase discount or premium adjustments.
AMORTIZATION/ACCRETION	Amortization (accretion) is the process of reducing (increasing) the original cost of the investment on a daily basis in order to equal par value at maturity. Amortization calculations vary by investment type and the basis associated with the type of investment.
SECURITY TYPE DEFINITIONS	Security types are broad category of investments with similar characteristics and risk features such as agency securities, corporate bonds, municipal bonds, and money markets. Codes within the system are utilized to make calculations based on the underlying security. Security type labels are customizable.
BCD	Non-Negotiable CDs
FAC	Federal Agency Coupon Securities
MC1	Municipal Bonds
NCB	Negotiable Certificate of Deposit
RR2	Bank Accounts
RR3	Money Market Accounts
RRP	Investment Pools
SCD	Certificates of Deposit
PURCHASE PRINCIPAL	The original cost of the bond. Par value multiplied by purchase price.
PREMIUM/DISCOUNT	A bond with price below 100 is discount. A bond with price above 100 is premium.
ADJUSTED INTEREST EARNINGS	Net between interest earned and amortization/accretion adjustments within a report period.
EFFECTIVE RATE OF RETURN	Interest earnings adjusted for amortization of premiums and accretion for discounts plus any realized gain or loss divided by the average daily balance of the portfolio divided by 365 and then multiplied by the actual days in the report period.
YIELD TO MATURITY	The yield of an investment as of the purchase date assuming that the bond is held to maturity.
YTM 360	The yield is based on a hypothetical year that has only 360 days.
YTM 365	The yield is based on a 365-day year.
REMAINING COST	The original cost of an investment taking into consideration any partial sales or redemptions for the par value that remains.
STATED RATE	Coupon rate (yield the bond paid on its issue date).
CURRENT RATE	A bond's annual return based on its annual coupon payments and current price (as opposed to its original price or face).



## AGENDA ITEM SUMMARY

	<b>AGENDA ITEM SUMMARY</b>		
<b>Agenda Date</b>	FEBRUARY 11, 2025		
<b>Requested Action</b>	APPROVE RESOLUTION NO. 2025-R08; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS CONSENTING TO THE CREATION OF KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3B OVER 679.849 ACRES OF LAND. <i>(Consent to the creation of KCWCID No. 3B, Corley Farms)</i>		
<b>Contact Person</b>	Kristy Stark, Assistant City Manager		
<b>Background Information</b>	<p>On January 13, 2025, a request from SK Law was received petitioning the City for consent to annex 679.849 acres of land into Kendall County Water Control and Improvement District No. 3B (KCWCID No. 3B). This land is being excluded from KCWCID No. 3A (master district). The attached map and legal description detail the 679.849 acres to be annexed into KCWCID No. 3B. The attached recorded certificate states that the division of the District into Kendall 3A and Kendall 3B allows for the orderly development within the territory of the District and will facilitate dependable and efficient utility service at affordable rates to customers of the District.</p> <p>Pursuant to Chapter 42.0425 of the Texas Local Government Code, as amended, no land within the corporate limits of a city or within the extraterritorial jurisdiction of a city, shall be included within a water control and improvement district unless such city grants its written consent, by resolution or ordinance, to the inclusion of land within the district. As a result, this item provides that specific consent.</p>		
<b>Item Justification</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input checked="" type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Mitigate Risk  <input type="checkbox"/> Master Plan Recommendation         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment  <input type="checkbox"/> Customer Pull  <input type="checkbox"/> Service Enhancement  <input type="checkbox"/> Process Efficiency  <input type="checkbox"/> Other:         </td> </tr> </table>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Customer Pull <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other:
<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Customer Pull <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other:		
<b>Strategic Alignment</b>	F2 – Investing in and maintaining high-quality infrastructure systems and public assets.		

<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	Pursuant to Chapter 42.0425 of the Texas Local Government Code
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Resolution No. 2025-R08 Legal Description Map Exhibit



**RESOLUTION NO. 2025-R**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS CONSENTING TO THE CREATION OF KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3B OVER 679.849 ACRES OF LAND**

**WHEREAS**, LTB Interests, LTD., a Texas limited partnership (“LTB” or “Owner”) is the owner of 679.849 acres of land described in Exhibit “A” attached hereto (the “Tract”) located partially within the City’s extra-territorial jurisdiction; and

**WHEREAS**, Kendall County Water Control and Improvement District No. 3 was created pursuant to House Bill 1455, 85th Legislature, Regular Session (codified in Special Districts Local Laws Code Ann. Chapter 9072) (the “Act”) in accordance with Article XVI, Section 59, and Article III, Section 52, of the Constitution of the State of Texas and contained approximately 1012 acres, inclusive of the Tract; and

**WHEREAS**, pursuant to the Act, Kendall County Water Control and Improvement District No. 3B (the “District”) was created by an Order Dividing Kendall County Water Control and Improvement District No. 3 into Kendall County Water Supply and Improvement District No. 3A and the District dated December 19, 2019, which encompasses the Tract, and Kendall County Water Control and Improvement District No. 3A; and

**WHEREAS**, LTB is requesting the City’s consent to the creation of the District over the boundaries of the Tract.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOERNE:**

Section 1. The facts and recitations set forth in the preamble of this Resolution are hereby found to be true and correct.

Section 2. The City Council of the City hereby specifically gives its written consent to the creation of the District over the Tract. The City Council expressly does not consent to the creation of the District over any land not contained within the Tract.

Section 3. The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by Chapter 551, Texas Government Code; and that this meeting had been open to the public as required by law at all times during which this Resolution and the subject matter hereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 4. This Resolution shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED, APPROVED, and ADOPTED on this the \_\_\_\_ day of February, 2025.

APPROVED:

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Mayor

ATTEST:

---

City Secretary

EXHIBIT B  
Description of Kendall 3B

679.849 ACRES

679.849 ACRES



6477 FM 311 | PO BOX 992  
SPRING BRANCH, TX 78070  
830.228.5788 P | 830.885.2170 F  
WWW.MSENGR.COM | TBPLS #10044200

FN NO. 16BDC001  
DECEMBER 1, 2016

**FIELDNOTE DESCRIPTION**

OF A 1012.262 ACRE TRACT OF LAND SITUATED IN THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, BEING COMPRISED OF THE FOLLOWING TRACTS: (TRACT 1) 16.042 ACRES CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 352, AS CORRECTED IN VOLUME 1153, PAGE 52, (TRACT 2) 15.906 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 1145, PAGE 368, (TRACT 3) 2.00 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 1145, PAGE 357, (TRACT 4) 8.00 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 1145, PAGE 357, (TRACT 5) 3.944 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 1145, PAGE 357, (TRACT 6) 31.823 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 889, PAGE 795, (TRACT 7) 27.94 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 846, PAGE 709, (TRACT 8) 76.957 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 1409, PAGE 661, (TRACT 9) 11.411 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 1145, PAGE 357, (TRACT 10) 97.23 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY DEED RECORDED IN VOLUME 13781, PAGE 1071, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, (TRACT 11) 203.026 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, (TRACT 12) 40.0289 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, (TRACT 13) 390.8354 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, (TRACT 14) 1.0097 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, (TRACT 15) 67.886 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, ALL OF THE OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, EXCEPT (TRACT 10), SAID 1012.262 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING**, AT A FOUND  $\frac{1}{4}$  INCH IRON ROD FOR THE NORTHWESTERLY CORNER OF SAID 203.026 ACRE TRACT SITUATED ON THE EASTERLY LINE OF SAID 390.8354 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF LOT 7, BLUEGRASS SUBDIVISION RECORDED IN VOLUME 1 PAGE 259, PLAT RECORDS, KENDALL COUNTY, TEXAS;  
**THENCE**, N 88° 43' 53" E, ALONG THE COMMON NORTHERLY LINE OF SAID 203.026 ACRE TRACT, THE SOUTHERLY LINE OF SAID BLUEGRASS SUBDIVISION AND THE

SOUTHERLY LINE OF THAT CERTAIN 11.939 ACRE TRACT CONVEYED TO JOSEPH F. ALDERETE AND SUNNIE G. ALDERETE, VOLUME 13181 PAGE 686, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, A DISTANCE OF 2403.97 FEET TO A ½ INCH IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 11.939 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 11.411 ACRE TRACT FOR AN INTERIOR ELL CORNER OF THIS TRACT;

**THENCE**, N 01° 58' 14" E, ALONG THE COMMON EASTERLY LINE OF SAID 11.939 ACRE TRACT AND THE WESTERLY LINE OF SAID 11.411 ACRE TRACT, A DISTANCE OF 563.88 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" SITUATED ON THE SOUTHWESTERLY LINE OF SPRING HILL DRIVE FOR THE NORTHWESTERLY CORNER OF SAID 11.411 ACRE TRACT AND A NORTHERLY CORNER OF THIS TRACT;

**THENCE**, ALONG THE SOUTHWESTERLY LINE OF SPRING HILL DRIVE AND THE NORTHEASTERLY LINE OF SAID 11.411 ACRE TRACT, THE FOLLOWING COURSES;

S 85° 54' 52" E, A DISTANCE OF 90.13 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR A CORNER;

S 81° 18' 20" E, A DISTANCE OF 159.61 FEET TO A FOUND ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "PFIEFFER SURVEY" FOR A CORNER;

S 35° 30' 11" E, A DISTANCE OF 96.80 FEET TO A FOUND ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "PFIEFFER SURVEY" FOR A CORNER;

S 63° 01' 09" E, A DISTANCE OF 209.90 FEET TO A FOUND ½ INCH IRON ROD WITH PLASTIC CAP STAMPED "PFIEFFER SURVEY" FOR A CORNER;

S 52° 37' 18" E, A DISTANCE OF 160.01 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR A CORNER;

S 26° 32' 38" E, A DISTANCE OF 525.06 FEET TO A FOUND ½ INCH IRON ROD AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF SPRING HILL DRIVE AND THE NORTHERLY RIGHT OF WAY LINE OF VALERIE LANE FOR A NORTHEASTERLY CORNER OF THIS TRACT;

**THENCE**, ALONG THE COMMON NORTHERLY AND EASTERLY LINE OF VALERIE LANE AND THE SOUTHEASTERLY LINE OF SAID 11.411 ACRE TRACT, THE FOLLOWING COURSES:

N 89° 20' 05" W, A DISTANCE OF 241.15 FEET TO A ½ INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT;

S 01° 04' 09" E, A DISTANCE OF 224.75 FEET TO A FOUND PK NAIL FOR THE NORTHEASTERLY CORNER OF THAT CERTAIN 2.00 ACRE TRACT DESCRIBED AS A SAVE AND EXCEPT TRACT IN VOLUME 1145, PAGE 349 OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS;

**THENCE**, S 89° 29' 44" W, ALONG THE NORTHERLY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 367.05 FEET TO A FOUND ½ INCH IRON ROD FOR THE NORTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT AND AN INTERIOR ELL CORNER OF THIS TRACT;

**THENCE**, S 00° 13' 21" E, ALONG THE WESTERLY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 236.47 FEET TO A FOUND 8 INCH WOOD POST FOR THE SOUTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT AND AN INTERIOR ELL CORNER OF THIS TRACT;

**THENCE**, N 89° 47' 41" E, ALONG THE SOUTHERLY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 365.48 FEET TO A FOUND 6 INCH CEDAR POST SITUATED ON THE WESTERLY LINE OF VALERIE LANE FOR THE SOUTHEASTERLY CORNER OF SAID 2.00 ACRE TRACT AND A CORNER OF THIS TRACT;

**THENCE**, S 00° 10' 18" W, ALONG THE COMMON WESTERLY LINE OF SAID VALERIE LANE AND THE EASTERLY LINE OF SAID 203.026 ACRE TRACT, A DISTANCE OF 2520.79 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" AT THE INTERSECTION OF THE WESTERLY LINE OF VALERIE LANE AND THE NORTHERLY LINE OF COREY ROAD FOR THE SOUTHEASTERLY CORNER OF THIS TRACT;

**THENCE**, ALONG THE COMMON SOUTHERLY LINE OF SAID 203.026 ACRE TRACT, PARTIALLY ALONG THE SOUTHERLY LINE OF SAID 390.8354 ACRE TRACT AND THE NORTHERLY LINE OF COREY ROAD, THE FOLLOWING COURSES;

S 89° 23' 37" W, A DISTANCE OF 2220.90 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR A CORNER;

N 81° 11' 50" W, A DISTANCE OF 1868.37 FEET TO A FOUND 6 INCH WOOD POST AT THE NORTHWESTERLY CORNER OF THE TERMINUS OF CORLEY ROAD;

**THENCE**, S 01° 30' 22" E, ALONG THE WESTERLY TERMINUS OF CORLEY ROAD, A DISTANCE OF 28.23 FEET TO A FOUND ¾ INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF SAID 76.957 ACRE TRACT, BEING THE EASTERLY LINE OF SAID 390.8354 ACRE TRACT;

**THENCE**, S 81° 24' 55" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CORLEY ROAD, BEING THE NORTHERLY LINE OF SAID 76.957 ACRE TRACT, A DISTANCE OF 1169.43 FEET TO A FOUND 6 INCH WOOD POST MARKING THE NORTHEASTERLY CORNER OF SAID 76.957 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 5.794 ACRE TRACT CONVEYED TO CAROLYN G. BIEDENHARN BY DEED OF RECORD IN VOLUME 1455, PAGE 283 OF SAID OFFICIAL PUBLIC RECORDS;

**THENCE**, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF CORLEY ROAD, ALONG THE COMMON BOUNDARY LINE OF SAID 76.957 ACRE TRACT AND SAID 5.794 ACRE TRACT, THE FOLLOWING COURSES:

S 00° 14' 59" E, A DISTANCE OF 352.90 FEET TO A FOUND 6 INCH WOOD POST;  
S 66° 35' 17" W, A DISTANCE OF 55.14 FEET TO A FOUND ½ INCH IRON ROD;  
S 25° 31' 49" W, A DISTANCE OF 63.64 FEET TO A FOUND 6 INCH WOOD POST;  
S 00° 16' 44" E, A DISTANCE OF 181.07 FEET TO A FOUND ½ INCH IRON ROD  
MARKING THE SOUTHWESTERLY CORNER OF SAID 5.794 ACRE TRACT;

N 88° 44' 30" E, A DISTANCE OF 616.61 FEET TO A FOUND ½ INCH IRON ROD  
IN THE WESTERLY LINE OF AN EXISTING 1.418 ACRE ACCESS EASEMENT OF RECORD  
IN VOLUME 8375, PAGE 676 OF SAID OFFICIAL PUBLIC RECORDS, BEING AN  
EASTERLY CORNER OF SAID 76.957 ACRE TRACT;

**THENCE**, S 08° 49' 02" W, ALONG THE COMMON BOUNDARY LINE OF SAID 76.957  
ACRE TRACT AND SAID 1.418 ACRE ACCESS EASEMENT, A DISTANCE OF 1740.36  
FEET TO A FOUND ½ INCH IRON ROD MARKING THE SOUTHEASTERLY CORNER OF  
SAID 76.957 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF SAID 40.0289  
ACRE TRACT;

**THENCE**, ALONG THE COMMON BOUNDARY LINE OF SAID 40.0289 ACRE TRACT AND  
SAID 1.418 ACRE ACCESS EASEMENT, THE FOLLOWING COURSES:

S 08° 45' 27" W, A DISTANCE OF 1711.94 FEET TO A FOUND 2 INCH METAL  
POST;

S 28° 28' 37" W, A DISTANCE OF 48.72 FEET TO A 6 INCH WOOD POST MARKING  
THE SOUTHEASTERLY CORNER OF SAID 40.0289 ACRE TRACT, BEING THE  
NORTHEASTERLY CORNER OF SAID 2.1303 ACRE TRACT;

**THENCE**, S 27° 25' 24" W, ALONG THE SOUTHEASTERLY LINE OF SAID 2.1303  
ACRE TRACT, A DISTANCE OF 133.99 FEET TO A FOUND "X" ON CONCRETE DAM  
MARKING THE SOUTHERLY CORNER OF SAID 2.1303 ACRE TRACT, BEING IN THE  
NORTHERLY LINE OF THAT CERTAIN REMAINDER OF 236.272 ACRE TRACT CONVEYED  
TO BALCONES CREEK, LTD. BY DEED OF RECORD IN VOLUME 1194, PAGE 227 OF  
SAID OFFICIAL PUBLIC RECORDS;

**THENCE**, ALONG THE COMMON BOUNDARY LINE OF SAID 2.1303 ACRE TRACT AND  
SAID REMAINDER OF 236.272 ACRE TRACT, BEING THE APPROXIMATE CENTERLINE  
OF BALCONES CREEK, THE FOLLOWING COURSES:

N 52° 10' 12" W, A DISTANCE OF 235.12 FEET TO A POINT;

N 42° 58' 10" W, A DISTANCE OF 452.26 FEET TO A POINT MARKING THE  
NORTHEASTERLY CORNER OF SAID 97.23 ACRE TRACT;

**THENCE**, ALONG THE COMMON BOUNDARY LINES OF SAID 97.23 ACRE TRACT AND SAID REMAINDER OF 236.272 ACRE TRACT, THE FOLLOWING COURSES:

S 43° 26' 22" W, A DISTANCE OF 45.12 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

S 26° 12' 45" W, A DISTANCE OF 160.75 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

S 19° 12' 45" W, A DISTANCE OF 202.73 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

S 86° 10' 45" W, A DISTANCE OF 14.30 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

S 08° 50' 15" E, A DISTANCE OF 27.58 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

S 22° 15' 30" W, A DISTANCE OF 1741.52 FEET TO FOUND ½ INCH IRON ROD WITH SCHWARTZ 4760 RED CAP MARKING THE SOUTHEASTERLY CORNER OF SAID 97.23 ACRE TRACT;

S 89° 59' 22" W, A DISTANCE OF 1293.60 FEET TO A FOUND ½ INCH IRON ROD WITH SCHWARTZ 4760 RED CAP MARKING THE SOUTHWESTERLY CORNER OF SAID 97.23 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF SAID REMAINDER OF 236.272 ACRE TRACT, SAME BEING IN THE EASTERLY LINE OF THAT CERTAIN 186.360 ACRE TRACT CONVEYED TO ROBERT B. CALDER BY DEED OF RECORD IN VOLUME 4632, PAGE 1394 OF SAID OFFICIAL PUBLIC RECORDS FOR THE SOUTHERNMOST SOUTHWESTERLY CORNER HEREOF;

**THENCE**, ALONG THE COMMON BOUNDARY LINES OF SAID 97.23 ACRE TRACT AND SAID 186.360 ACRE TRACT, THE FOLLOWING COURSES:

N 00° 18' 50" W, A DISTANCE OF 594.05 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 00° 08' 26" W, A DISTANCE OF 492.67 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 00° 05' 03" E, A DISTANCE OF 412.91 FEET A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 00° 15' 34" E, A DISTANCE OF 569.88 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 00° 26' 43" E, A DISTANCE OF 121.10 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF BALCONES CREEK MARKING THE NORTHWESTERLY CORNER OF SAID 97.23 ACRE TRACT AND BEING THE NORTHEASTERLY CORNER OF SAID 186.360



ACRE TRACT, BEING A POINT IN THE SOUTHERLY LINE OF THAT CERTAIN 36.430 ACRE TRACT CONVEYED TO STANLEY OWENS AND KATIE A. OWENS BY DEED OF RECORD IN VOLUME 1428, PAGE 515 OF SAID OFFICIAL PUBLIC RECORDS;

**THENCE**, S 70° 14' 35" E, ALONG THE COMMON BOUNDARY LINE OF SAID 36.430 ACRE TRACT AND SAID 97.23 ACRE TRACT, A DISTANCE OF 2.12 FEET TO A POINT MARKING THE SOUTHWESTERLY CORNER OF SAID 1.0097 ACRE TRACT AND THE SOUTHEASTERLY CORNER OF SAID 36.430 ACRE TRACT;

**THENCE**, N 00° 12' 33" W, ALONG THE EASTERLY LINE OF SAID 36.430 ACRE TRACT, BEING THE WESTERLY LINES OF SAID 1.0097 ACRE TRACT AND SAID 390.8354 ACRE TRACT, A DISTANCE OF 1317.77 FEET TO A FOUND ½ INCH IRON ROD;

**THENCE**, N 00° 00' 45" W, ALONG THE EASTERLY LINE OF SAID 36.430 ACRE TRACT AND THE EASTERLY LINE OF THAT CERTAIN 95.268 ACRE TRACT CONVEYED TO SUELTFENFUSS RANCH LP BY DEED OF RECORD IN VOLUME 1135, PAGE 820 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE WESTERLY LINE OF SAID 390.8354 ACRE TRACT, A DISTANCE OF 1460.15 FEET TO A FOUND 8 INCH WOOD POST MARKING THE NORTHEASTERLY CORNER OF SAID 95.268 ACRE TRACT, BEING THE SOUTHEASTERLY CORNER OF SAID 62.886 ACRE TRACT;

**THENCE**, ALONG THE COMMON BOUNDARY LINE OF SAID 95.268 ACRE TRACT AND SAID 62.886 ACRE TRACT, THE FOLLOWING COURSES:

S 80° 52' 53" W, A DISTANCE OF 858.86 FEET TO A FOUND 8 INCH WOOD POST;

N 85° 33' 03" W, A DISTANCE OF 980.80 FEET TO A FOUND 8 INCH WOOD POST;

S 78° 21' 51" W, A DISTANCE OF 1594.30 FEET TO A FOUND ½ INCH IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF UPPER BALCONES ROAD FOR THE WESTERNMOST SOUTHWESTERLY CORNER HEREOF;

**THENCE**, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF UPPER BALCONES ROAD, THE FOLLOWING COURSES:

N 21° 24' 28" W, A DISTANCE OF 702.03 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 10° 04' 11" W, A DISTANCE OF 69.72 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 08° 00' 25" W, A DISTANCE OF 297.59 FEET TO A FOUND ½ INCH IRON ROD;

N 08° 10' 05" W, A DISTANCE OF 43.41 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 03° 52' 51" W, A DISTANCE OF 107.16 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 03° 16' 49" W, A DISTANCE OF 119.06 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 00° 22' 45" W, A DISTANCE OF 151.30 FEET TO A SET ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 05° 31' 35" W, A DISTANCE OF 281.80 FEET TO A FOUND ½ INCH IRON ROD;

N 05° 14' 21" W, A DISTANCE OF 491.54 FEET TO A FOUND ½ INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF SAID 31.823 ACRE TRACT, BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 96.338 ACRE TRACT CONVEYED TO WILLIAM ROBERT SMITH III BY DEED OF RECORD IN VOLUME 1365, PAGE 681 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE WESTERNMOST NORTHWESTERLY CORNER HEREOF;

**THENCE**, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF UPPER BALCONES ROAD, ALONG THE COMMON BOUNDARY LINE OF SAID 96.338 ACRE TRACT AND SAID 31.823 ACRE TRACT, THE FOLLOWING COURSES:

N 84° 12' 22" E, A DISTANCE OF 488.79 FEET TO A FOUND ½ INCH IRON ROD WITH PFIEFFER SURVEY CAP;

S 89° 32' 02" E, A DISTANCE OF 1078.27 FEET TO A FOUND ½ INCH IRON ROD WITH PFIEFFER SURVEY CAP;

N 79° 52' 56" E, A DISTANCE OF 898.04 FEET TO A FOUND ½ INCH IRON ROD WITH PFIEFFER SURVEY CAP MARKING THE NORTHEASTERLY CORNER OF SAID 31.823 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF SAID 27.94 ACRE TRACT;

**THENCE**, N 73° 11' 05" E, ALONG THE COMMON BOUNDARY LINE OF SAID 96.338 ACRE TRACT AND SAID 27.94 ACRE TRACT, A DISTANCE OF 1400.68 FEET TO A FOUND ½ INCH IRON ROD MARKING THE SOUTHEASTERLY CORNER OF SAID 96.338 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF SAID 27.94 ACRE TRACT, SAME BEING IN THE WESTERLY LINE OF SAID 390.8354 ACRE TRACT AND AN INTERIOR ELL CORNER HEREOF;

**THENCE**, N 00° 19' 46" E, ALONG THE EASTERLY LINES OF SAID 96.338 ACRE TRACT AND THE EASTERLY LINE OF THAT CERTAIN 183.328 ACRE TRACT CONVEYED TO DOLORES ANN HOLMAN BY DEED OF RECORD IN VOLUME 92, PAGE 259 OF SAID DEED RECORDS, BEING THE WESTERLY LINE OF SAID 390.8354 ACRE TRACT, A DISTANCE OF 2888.59 FEET TO A FOUND ½ INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF SAID 390.8354 ACRE TRACT, BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN 40.592 ACRE TRACT CONVEYED TO PATRICK EITTER AND SPOUSE GISELLE EITTER BY DEED OF RECORD IN VOLUME

1381, PAGE 542 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHERNMOST NORTHWESTERLY CORNER HEREOF;

**THENCE**, ALONG THE COMMON BOUNDARY LINE OF SAID 390.8354 ACRE TRACT AND SAID 40.592 ACRE TRACT, THE FOLLOWING COURSES:

S 89° 59' 55" E, A DISTANCE OF 377.50 FEET TO A FOUND ½ INCH IRON ROD;

N 89° 38' 49" E, A DISTANCE OF 842.65 FEET TO A FOUND ½ INCH IRON ROD;

S 89° 14' 25" E, A DISTANCE OF 1323.68 FEET TO A FOUND ½ INCH IRON ROD MARKING THE NORTHWESTERLY CORNER OF LOT 6 OF SAID BLUEGRASS SUBDIVISION, BEING THE NORTHEASTERLY CORNER OF SAID 390.8354 ACRE TRACT;

**THENCE**, ALONG THE A PORTION OF THE COMMON BOUNDARY LINE OF SAID 390.8354 ACRE TRACT AND SAID BLUEGRASS SUBDIVISION, THE FOLLOWING COURSES:

S 00° 48' 52" E, A DISTANCE OF 753.20 FEET TO A FOUND ½ INCH IRON ROD;

S 00° 50' 20" E, A DISTANCE OF 736.92 FEET TO THE **POINT OF BEGINNING**, CONTAINING AN AREA OF 1012.262 ACRES OF LAND, MORE OR LESS.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING & SUE, LLC  
P.O. BOX 992  
SPRING BRANCH, TEXAS 78070  
TBPLS FIRM #10044200

\_\_\_\_\_  
RICHARD A. GOODWIN                      DATE  
R.P.L.S. #4069 STATE OF TEXAS



**SAVE AND EXCEPT 332.413 acres as follows:**



6477 FM 311 | PO BOX 992  
SPRING BRANCH, TX 78070  
830.228.5788 P | 830.885.2170 F  
WWW.MSENGR.COM | TBPLS #10044200

FN NO. 17RPLSM098  
OCTOBER 17, 2017

**FIELDNOTE DESCRIPTION**

BEING A 332.413 ACRE TRACT OF LAND SITUATED IN THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, BEING DESCRIBED IN TWO (2) TRACTS AS FOLLOWS: TRACT A - BEING A 212.337 ACRE TRACT OUT OF THAT CERTAIN (TRACT 11) 203.026 ACRE TRACT, AND THAT CERTAIN (TRACT 13) 390.8354 ACRE TRACT, CONVEYED TO LTB INTERESTS, LTD, VOLUME 1145, PAGE 349, AND THAT CERTAIN (TRACT 9) 11.411 ACRE TRACT, CONVEYED TO LTB INTERESTS, LTD, VOLUME 1145, PAGE 357, ALL OF THE OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, AND TRACT B - BEING A 120.076 ACRE TRACT OF LAND OUT OF THAT CERTAIN (TRACT 8) 76.957 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 1409, PAGE 661, THAT CERTAIN (TRACT 12) 40.0289 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, AND THAT CERTAIN 2.1303 ACRE TRACT BEING CONVEYED TO LTB INTERESTS, LTD. BY GENERAL WARRANTY DEED RECORDED IN VOLUME 1145, PAGE 349, ALL OF THE OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, SAID 332.413 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**TRACT A - 212.337 ACRES**

BEGINNING, AT A FOUND  $\frac{1}{4}$  INCH IRON ROD FOR THE NORTHWESTERLY CORNER OF SAID 203.026 ACRE TRACT SITUATED ON THE EASTERLY LINE OF SAID 390.8354 ACRE TRACT, FOR THE SOUTHWESTERLY CORNER OF LOT 7, BLUEGRASS SUBDIVISION RECORDED IN VOLUME 1 PAGE 259, PLAT RECORDS, KENDALL COUNTY, TEXAS;

THENCE, N 88° 43' 53" E, ALONG THE COMMON NORTHERLY LINE OF SAID 203.026 ACRE TRACT, THE SOUTHERLY LINE OF SAID BLUEGRASS SUBDIVISION AND THE SOUTHERLY LINE OF THAT CERTAIN 11.939 ACRE TRACT CONVEYED TO JOSEPH F. ALDERETE AND SUNNIE G. ALDERETE, VOLUME 13181 PAGE 686, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS, A DISTANCE OF 2403.97 FEET TO A  $\frac{1}{4}$  INCH IRON ROD FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 11.939 ACRE TRACT AND THE SOUTHWESTERLY CORNER OF SAID 11.411 ACRE TRACT FOR AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE, N 01° 58' 14" E, ALONG THE COMMON EASTERLY LINE OF SAID 11.939 ACRE TRACT AND THE WESTERLY LINE OF SAID 11.411 ACRE TRACT, A DISTANCE OF 563.88 FEET TO A SET  $\frac{1}{4}$  INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" SITUATED ON THE SOUTHWESTERLY LINE OF SPRING HILL DRIVE FOR THE NORTHWESTERLY CORNER OF SAID 11.411 ACRE TRACT AND A NORTHERLY CORNER OF THIS TRACT;

THENCE, ALONG THE SOUTHWESTERLY LINE OF SPRING HILL DRIVE AND THE NORTHEASTERLY LINE OF SAID 11.411 ACRE TRACT, THE FOLLOWING COURSES;

S 85° 54' 52" E, A DISTANCE OF 90.13 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR A CORNER;

S 81° 18' 20" E, A DISTANCE OF 159.61 FEET TO A FOUND ¼ IRON ROD WITH PLASTIC CAP STAMPED "PFIEFFER SURVEY" FOR A CORNER;

S 35° 30' 11" E, A DISTANCE OF 96.80 FEET TO A FOUND ¼ IRON ROD WITH PLASTIC CAP STAMPED "PFIEFFER SURVEY" FOR A CORNER;

S 63° 01' 09" E, A DISTANCE OF 209.90 FEET TO A FOUND ¼ IRON ROD WITH PLASTIC CAP STAMPED "PFIEFFER SURVEY" FOR A CORNER;

S 52° 37' 18" E, A DISTANCE OF 160.01 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" FOR A CORNER;

S 26° 32' 38" E, A DISTANCE OF 525.06 FEET TO A FOUND ¼ IRON ROD AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF SPRING HILL DRIVE AND THE NORTHERLY RIGHT OF WAY LINE OF VALERIE LANE FOR A NORTHEASTERLY CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON NORTHERLY AND EASTERLY LINE OF VALERIE LANE AND THE SOUTHEASTERLY LINE OF SAID 11.411 ACRE TRACT, THE FOLLOWING COURSES;

N 89° 20' 05" W, A DISTANCE OF 241.15 FEET TO A ¼ INCH IRON ROD FOUND FOR A CORNER OF THIS TRACT;

S 01° 04' 09" E, A DISTANCE OF 224.75 FEET TO A FOUND PK NAIL FOR THE NORTHEASTERLY CORNER OF THAT CERTAIN 2.00 ACRE TRACT DESCRIBED AS A SAVE AND EXCEPT TRACT IN VOLUME 1145, PAGE 349 OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS;

THENCE, S 89° 29' 44" W, ALONG THE NORTHERLY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 367.05 FEET TO A FOUND ¼ INCH IRON ROD FOR THE NORTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT AND AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE, S 00° 13' 21" E, ALONG THE WESTERLY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 236.47 FEET TO A FOUND 8 INCH WOOD POST FOR THE SOUTHWESTERLY CORNER OF SAID 2.00 ACRE TRACT AND AN INTERIOR ELL CORNER OF THIS TRACT;

THENCE, N 89° 47' 41" E, ALONG THE SOUTHERLY LINE OF SAID 2.00 ACRE TRACT, A DISTANCE OF 365.48 FEET TO A FOUND 6 INCH CEDAR POST SITUATED

ON THE WESTERLY LINE OF VALERIE LANE FOR THE SOUTHEASTERLY CORNER OF SAID 2.00 ACRE TRACT AND A CORNER OF THIS TRACT;

THENCE, S 00° 10' 18" W, ALONG THE COMMON WESTERLY LINE OF SAID VALERIE LANE AND THE EASTERLY LINE OF SAID 203.026 ACRE TRACT, 2520.79 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" AT THE INTERSECTION OF THE WESTERLY LINE OF VALERIE LANE AND THE NORTHERLY LINE OF COREY ROAD FOR THE SOUTHEASTERLY CORNER OF THIS TRACT;

THENCE, ALONG THE COMMON SOUTHERLY LINE OF SAID 203.026 ACRE TRACT, PARTIALLY ALONG THE SOUTHERLY LINE OF SAID 390.8354 ACRE TRACT AND THE NORTHERLY LINE OF COREY ROAD, THE FOLLOWING COURSES;

S 89° 23' 37" W, A DISTANCE OF 2220.90 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING",

N 81° 11' 50" W, A DISTANCE OF 288.39 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING" IN THE SOUTHERLY LINE OF A SAID 390.8354, FOR THE SOUTHWESTERLY CORNER OF THE HERBIN DESCRIBED TRACT;

THENCE, ACROSS SAID 390.8354 & 203.026 ACRE TRACT, THE FOLLOWING COURSES:

N 04° 20' 54" W, A DISTANCE OF 412.25 FEET TO A FOUND 3" STEEL POST;

N 21° 31' 01" W, A DISTANCE OF 1431.33 FEET TO A SET ¼ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "SHERWOOD SURVEYING";

N 01° 17' 23" W, A DISTANCE OF 1372.81 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 212.337 ACRES OF LAND, MORE OR LESS.

**TRACT B - 120.076 ACRES**

BEGINNING, AT A FOUND ¼ INCH IRON ROD AT THE SOUTHWESTERLY CORNER OF THE TERMINUS OF CORLEY ROAD, MARKING THE NORTHWESTERLY CORNER OF SAID 76.957 ACRE TRACT, BEING THE EASTERLY LINE OF SAID 390.8354 ACRE TRACT AND THE NORTHWESTERLY CORNER HEREOF;

THENCE, S 81° 24' 55" E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CORLEY ROAD, BEING THE NORTHERLY LINE OF SAID 76.957 ACRE TRACT, A DISTANCE OF 1169.43 FEET TO A FOUND 6 INCH WOOD POST MARKING THE NORTHEASTERLY CORNER OF SAID 76.957 ACRE TRACT, BEING THE NORTHWESTERLY CORNER OF THAT CERTAIN 5.794 ACRE TRACT CONVEYED TO CAROLYN G. BIEDENHARN BY DEED OF RECORD IN VOLUME 1455, PAGE 283 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF CORLEY ROAD, ALONG THE COMMON BOUNDARY LINE OF SAID 76.957 ACRE TRACT AND SAID 5.794 ACRE TRACT, THE FOLLOWING COURSES:

S 00° 14' 59" E, A DISTANCE OF 352.90 FEET TO A FOUND 6 INCH WOOD POST;

S 66° 35' 17" W, A DISTANCE OF 55.14 FEET TO A FOUND ¼ INCH IRON ROD;

S 25° 31' 49" W, A DISTANCE OF 63.64 FEET TO A FOUND 6 INCH WOOD POST;

S 00° 16' 44" E, A DISTANCE OF 181.07 FEET TO A FOUND ¼ INCH IRON ROD MARKING THE SOUTHWESTERLY CORNER OF SAID 5.794 ACRE TRACT;

N 88° 44' 30" E, A DISTANCE OF 616.61 FEET TO A FOUND ¼ INCH IRON ROD IN THE WESTERLY LINE OF AN EXISTING 1.418 ACRE ACCESS EASEMENT OF RECORD IN VOLUME 8375, PAGE 676 OF SAID OFFICIAL PUBLIC RECORDS, BEING AN EASTERLY CORNER OF SAID 76.957 ACRE TRACT;

THENCE, S 08° 49' 02" W, ALONG THE COMMON BOUNDARY LINE OF SAID 76.957 ACRE TRACT AND SAID 1.418 ACRE ACCESS EASEMENT, A DISTANCE OF 1740.36 FEET TO A FOUND ¼ INCH IRON ROD MARKING THE SOUTHEASTERLY CORNER OF SAID 76.957 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF SAID 40.0289 ACRE TRACT;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 40.0289 ACRE TRACT AND SAID 1.418 ACRE ACCESS EASEMENT, THE FOLLOWING COURSES:

S 08° 45' 27" W, A DISTANCE OF 1711.94 FEET TO A FOUND 2 INCH METAL POST;

S 28° 28' 37" W, A DISTANCE OF 48.72 FEET TO A 6 INCH WOOD POST MARKING THE SOUTHEASTERLY CORNER OF SAID 40.0289 ACRE TRACT, BEING THE NORTHEASTERLY CORNER OF SAID 2.1303 ACRE TRACT;

THENCE, S 27° 25' 24" W, ALONG THE SOUTHEASTERLY LINE OF SAID 2.1303 ACRE TRACT, A DISTANCE OF 133.99 FEET TO A FOUND "X" ON CONCRETE DAM MARKING THE SOUTHERLY CORNER OF SAID 2.1303 ACRE TRACT, BEING IN THE NORTHERLY LINE OF THAT CERTAIN REMAINDER OF 236.272 ACRE TRACT CONVEYED TO BALCONES CREEK, LTD. BY DEED OF RECORD IN VOLUME 1194, PAGE 227 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE COMMON BOUNDARY LINE OF SAID 2.1303 ACRE TRACT AND SAID REMAINDER OF 236.272 ACRE TRACT, BEING THE APPROXIMATE CENTERLINE OF BALCONES CREEK, THE FOLLOWING COURSES:

N 52° 10' 12" W, A DISTANCE OF 235.12 FEET TO A POINT;

N 42° 58' 10" W, A DISTANCE OF 452.26 FEET TO A POINT MARKING THE NORTHEASTERLY CORNER OF THAT CERTAIN 97.23 ACRE TRACT OF RECORD IN

VOLUME 13781, PAGE 1071 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,  
TEXAS;

N 37° 08' 21" W, A DISTANCE OF 262.16 FEET TO A POINT;

N 41° 15' 27" W, A DISTANCE OF 350.62 FEET TO A POINT;

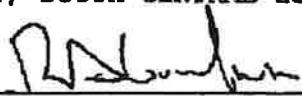
N 50° 49' 44" W, A DISTANCE OF 245.38 FEET TO THE SOUTHWESTERLY CORNER  
HEREOF;

THENCE, N 00° 11' 47" W, LEAVING THE APPROXIMATE CENTERLINE OF BALCONES  
CREEK, ALONG THE COMMON BOUNDARY LINE OF SAID 40.0289 ACRE TRACT AND  
SAID 76.957 ACRE TRACT WITH SAID 390.8354 ACRE TRACT, A DISTANCE OF  
3245.19 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 120.076  
ACRES OF LAND, MORE OR LESS.

I, RICHARD A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO  
HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM  
A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

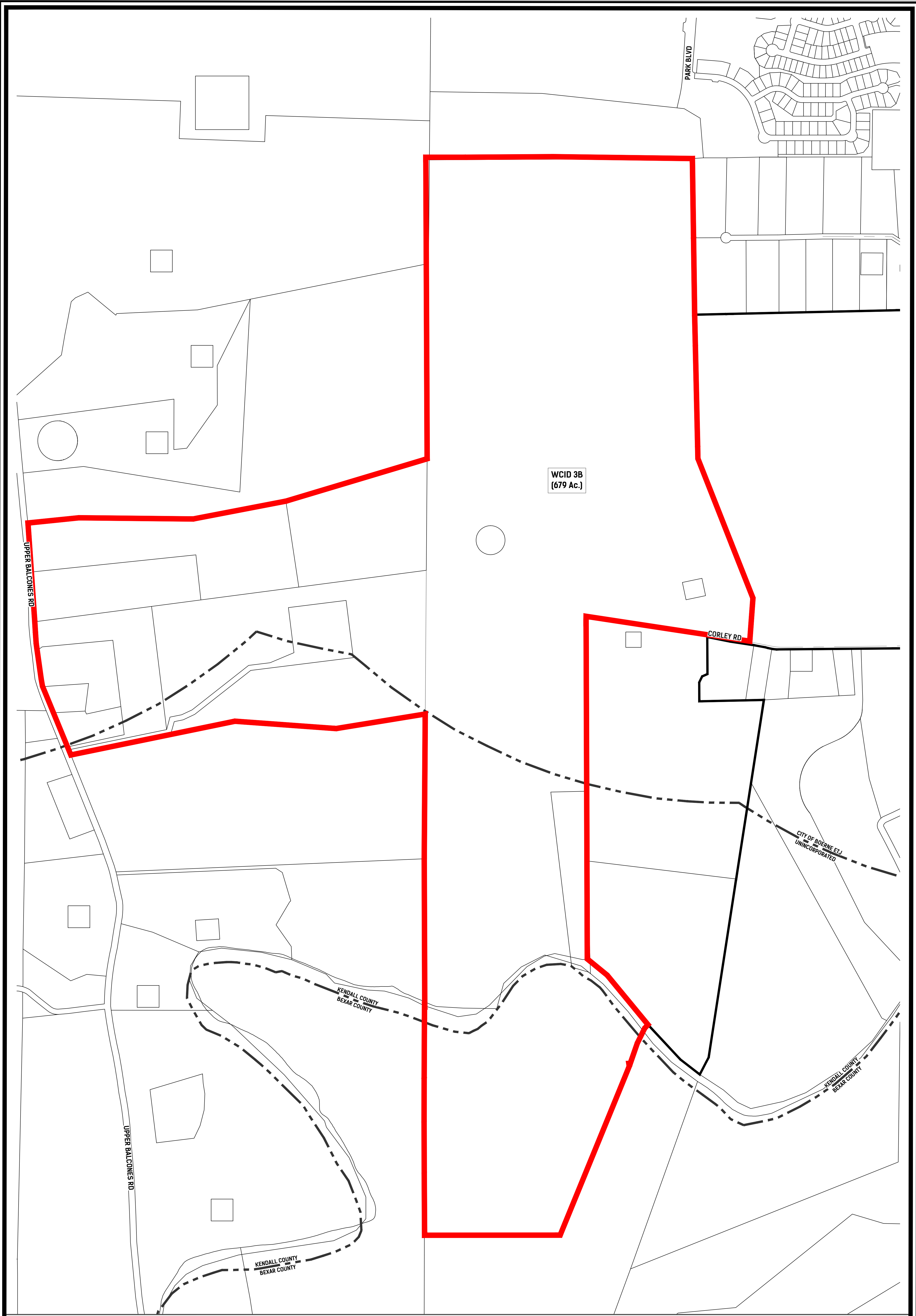
A SURVEY EXHIBIT WAS PREPARED ON THIS SAME DATE. BASIS OF BEARING IS  
NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

SHERWOOD SURVEYING & SUE, LLC  
P.O. BOX 992  
SPRING BRANCH, TEXAS 78070  
TBPLS FIRM #10044200

 10/17/17  
RICHARD A. GOODWIN DATE  
R.P.L.S. #4069 STATE OF TEXAS







WCID 3B  
[679 Ac.]

UPPER BALCONES RD

CORLEY RD

PARK BLVD

CITY OF BOERNE E.J.  
UNINCORPORATED

KENDALL COUNTY  
BEXAR COUNTY

KENDALL COUNTY  
BEXAR COUNTY

UPPER BALCONES RD

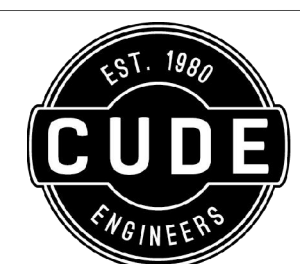
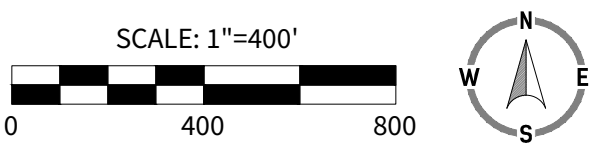
KENDALL COUNTY  
BEXAR COUNTY



BOERNE, TEXAS

### WCID 3B LIMITS EXHIBIT

JANUARY, 2025



SAN ANTONIO | AUSTIN | SAN MARCOS  
 CUDE ENGINEERS  
 4122 POND HILL ROAD, SUITE 101  
 SAN ANTONIO, TEXAS 78231  
 P: (210) 681.2951 F: (210) 523.7112



**AMENDED AND RESTATED**  
**ORDER PROVIDING FOR THE TERMS OF DIVISION OF THE DISTRICT**  
**INTO TWO DISTRICTS**

STATE OF TEXAS	§
	§
COUNTY OF KENDALL	§
	§
KENDALL COUNTY WATR CONTROL AND IMPROVEMENT DISTRICT NO. 3	§

WHEREAS, Kendall County Water Control and Improvement District No. 3 (the “District” or “Original District”) was created by Senate Bill 914, Acts of the 85<sup>th</sup> Legislature, Regular Session, 2017, codified as Chapter 9072 Texas Special District Local Laws Code (the “Act”), and operates pursuant to the Act and Chapters 49 and 51 of the Texas Water Code, as amended;

WHEREAS, Section 9072.106 of the Act provides that the Board of Directors of the District may, on its own motion and prior to holding a confirmation election divide the territory of the District into two or more districts if (i) the District does not have outstanding indebtedness, and (ii) the District is not imposing ad valorem taxes;

WHEREAS, the District adopted an Order Providing for the Terms of Division of the District into Two District, dated April 23, 2018, however, such order was not finalized;

WHEREAS, the District upon its own motion, desires to divide the District as follows:

1. Kendall County Water Control and Improvement District No. 3A (“Kendall 3A”), containing 332.413 acres of land, as described by metes and bounds in Exhibit “A,” attached hereto and incorporated herein for all purposes; and
2. Kendall County Water Control and Improvement District No. 3B (“Kendall 3B”), containing 679.849 acres of land, as described by metes and bounds in Exhibit “B,” attached hereto and incorporated herein for all purposes.

WHEREAS, the Board has determined that it is in the best interest of the District to divide into two districts for the purpose of encouraging and promoting orderly development within the original territory of the District and facilitating dependable and efficient utility service at affordable rates to customers of the Districts;

WHEREAS, prior to dividing the District into two districts, the Board of Directors is required to determine the terms of division with a plan to pay and perform the outstanding obligations.

IT IS, THEREFORE, ORDERED BY THE BOARD OF DIRECTORS OF KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3 THAT:

Section 1.      Findings Relative to Division. The Board of Directors of the District hereby finds that:

1. The division of the District into two Districts to be known as Kendall 3A and Kendall 3B will allow for the orderly development within the territory of the District and will facilitate dependable and efficient utility service at affordable rates to customers of the District;
2. The division of the District into Kendall 3A and Kendall 3B is to the advantage of the District;
3. The District does not have any outstanding indebtedness and has not levied an ad valorem tax;
4. At the time created, Kendall 3A and Kendall 3B do not contain any land outside the area described by Section 2 of the Act;
5. The current liabilities of the District are (i) obligations to reimburse the developer of land within the District for funds advanced to and on behalf of the District for its creation, organization, and operation (the "Reimbursement Liability"), and (ii) the obligations set forth in that certain Interlocal Agreement and Term Wholesale Water Service Contract Kendall County Water Control and Improvement District No. 3 dated August 8, 2018 (the "SAWS Agreement") to furnish water to new development located within the boundaries of Kendall 3A and Kendall 3B. There are no other assets or liabilities of the District to divide;
6. The SAWS Agreement requires the District to plan, design, and construct certain water infrastructure (the "Water Infrastructure") by certain dates, to start paying for the water by 2020, and to perform other obligations and duties that require significant expenditures of funds and commitments of time;
7. Upon division, Kendall 3A shall assume all the rights, duties, and obligations of the District under the SAWS Agreement, including but not limited to construction of the Water Infrastructure and payments for the water as required by the SAWS Agreement;
8. Kendall 3A will construct or cause to be constructed certain public road infrastructure and related facilities and appurtenances, including drainage in aid of such public road infrastructure, necessary to serve the land within Kendall 3A and Kendall 3B (the "Road Infrastructure");
9. Kendall 3A and Kendall 3B shall enter into one or more cost sharing agreements to allocate costs associated with the SAWS Agreement, and the Water Infrastructure and the Road Infrastructure necessary to serve, and be utilized by, both Kendall 3A and Kendall 3B (the Water Infrastructure and the Road Infrastructure referred to hereinafter collectively as the "Infrastructure"); and
10. Kendall 3B shall have a right to use of the water under the SAWS Agreement for new development within Kendall 3B, subject to the terms of this Amended and Restated Order Providing the Terms of Division of the District into Two Districts (the "Order"), the SAWS Agreement, and any cost sharing agreement entered into by Kendall 3A and Kendall 3B related thereto.

Section 2.      Division of District. Pursuant to the authority set forth in Section 9072.106 of the Act, the Board hereby adopts this Order, and sets forth and establishes its plan to divide the District as follows:

1. Kendall 3A, containing 332.413 acres of land, as described by metes and bounds in Exhibit "A," attached hereto and incorporated herein for all purposes; and

2. Kendall 3B, containing 679.849 acres of land, as described by metes and bounds in Exhibit "B," attached hereto and incorporated herein for all purposes.

**Section 3. Payment and Performance of Outstanding Obligations**

**A. Kendall County Water Control and Improvement District No. 3A**

1. The District shall be named Kendall County Water Control and Improvement District No. 3A ("Kendall 3A"). Kendall 3A shall contain the original territory of the Original District, save and except those lands now contained in Kendall 3B.
2. As a condition of dividing the District and receiving water under the SAWS Agreement, Kendall 3A agrees to abide by certain conditions on all property within its boundaries, as set forth in the SAWS Agreement.
3. The temporary Board of Directors for Kendall 3A shall be as follows:
  - a. Wm. Wendell Hall
  - b. David Sawtelle
  - c. R. Hunt Winton III
  - d. Chad Foster, Jr.
  - e. Barton T. Simpson

Pursuant to Section 9072.106(h) Kendall 3A shall hold a confirmation and directors' election. Such election shall not occur until consent to creation has been obtained in accordance with applicable law.

4. Kendall 3A shall be empowered and authorized to purchase, construct, acquire, own, operate, maintain, improve, or extend inside or outside its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary to accomplish the purposes of its creation.
5. Kendall 3A (1) shall assume all the rights, duties, and obligations of the Original District under the SAWS Agreement; (2) shall assume all the Reimbursement Liability of the District; (3) shall assume any other obligations for development of water, sewer, drainage and road improvements to serve land within its boundaries; (4) shall have all the powers and duties granted to the Original District under the Act; (5) may enter into contracts with other districts resulting from a division of the Original District for purposes of providing water and wastewater services or other appropriate purposes; and (6) shall, prior to utilizing any infrastructure constructed by or on behalf of Kendall 3B to serve land within Kendall 3A, enter into an agreement with Kendall 3B to provide for the pro-rata sharing of costs related to such infrastructure that is used to serve land located within Kendall 3A.

**B. Kendall County Water Control and Improvement District No. 3B**

1. Kendall 3B shall contain 679.849 acres of land as described by metes and bounds in Exhibit "B" attached hereto and incorporated herein for all purposes. Kendall 3B is created pursuant to the Act and shall have all rights, powers, privileges, and authorization as set forth in the Act. Kendall 3B shall operate pursuant to the Act and Chapters 49 and 51 of the Texas Water Code, as amended.

2. The temporary Board of Directors for Kendall 3B shall be as follows:
  - a. Craig Leeder
  - b. Zach Feller
  - c. John Ames
  - d. Gene Williams
  - e. Zane Price
3. Pursuant to Section 9072.106(h) of the Act, Kendall 3B shall hold a confirmation and directors' election. Such election shall not occur until consent to creation has been obtained in accordance with applicable law.
4. Kendall 3B shall be empowered and authorized to purchase, construct, acquire, own, operate, maintain, improve, or extend inside or outside its boundaries any and all works, improvements, facilities, plants, equipment, and appliances necessary to accomplish the purposes of its creation.
5. Kendall 3B (1) shall have a right to use of water provided under the SAWS Agreement subject to (a) the terms of this Order and the SAWS Agreement, and (b) Kendall 3A and Kendall 3B entering into a cost sharing agreement in which the parties agree to allocate costs associated with the SAWS Agreement; (2) shall have all the powers and duties granted to the Original District under the Act; (3) may enter into contracts with other districts resulting from a division of the Original District for purposes of providing water and wastewater services or other appropriate purposes; and (4) shall, prior to utilizing any infrastructure constructed by Kendall 3A to serve land within Kendall 3B, enter into an agreement with Kendall 3A to provide for the pro-rata sharing of costs related to such infrastructure that is used to serve land located within Kendall 3B.

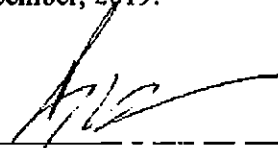
Section 3. Notification to Texas Commission on Environmental Quality. Pursuant to Section 9072.106(g) of the Act, the Original District shall provide written notice of this Order to the TCEQ not later than the 30<sup>th</sup> day after the date on which the Board adopts the Order.

Section 4. Effective Date. This Order shall take effect and be in full force immediately.

Section 5. Actions to Effectuate Order. The President or the Vice President is authorized to execute, and the Secretary or any Assistant Secretary is authorized to attest this Order on behalf of the District and to do any and all things necessary to carry out the intent hereof.

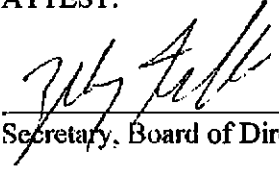
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PASSED AND ADOPTED, this 10th day of December, 2019.

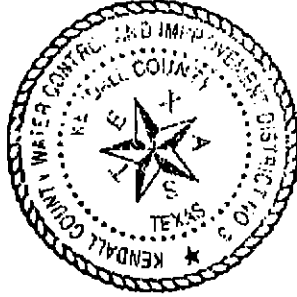


\_\_\_\_\_  
President, Board of Directors

ATTEST:




\_\_\_\_\_  
Secretary, Board of Directors





## AGENDA ITEM SUMMARY

	<b>AGENDA ITEM SUMMARY</b>
<b>Agenda Date</b>	February 11, 2025
<b>Requested Action</b>	APPROVE RESOLUTION NO 2024-R09; A RESOLUTION OF THE CITY OF BOERNE, TX, AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE CONTRACTS BETWEEN THE CITY OF BOERNE AND MUSCO SPORTS LIGHTING, LLC FOR SPORTS FIELD LIGHTING FIXTURES AND INSTALLATION AT CITY PARK AND NORTHRUP PARK FOR A NOT TO EXCEED AMOUNT OF \$793,174.
<b>Contact Person</b>	Lissette Jimenez, Director of Parks & Recreation
<b>Background Information</b>	<p><b>Overview:</b>            The City of Boerne continues to advance bond projects approved by voters in the November 2022 Quality of Life bond election, enhancing community recreation and expanding access to high-quality sports facilities. This agenda item authorizes the City Manager to contract with Musco Sports Lighting, LLC (MUSCO) for the design, procurement, and installation of new sports lighting at Northrup Park and City Park. This project will complete the lighting of all ball fields at Northrup Park and provide additional lighting for three soccer fields at City Park, increasing playtime availability and improving facility usability for residents and visitors. Additionally, the new lights comply with dark sky lighting standards with the eventual plan to upgrade all field lighting to this standard.</p> <p><b>Background:</b>            In February 2024, City staff engaged with MUSCO representative Brant Troutman to assess project needs, including site conditions, lighting layout, and electrical service requirements. MUSCO, a trusted provider for Boerne’s parks for over 24 years and a registered supplier on the Texas BuyBoard Purchasing Cooperative, has a proven track record of delivering high-quality sports lighting solutions throughout the state.</p> <p><b>Scope of Work:</b></p> <p><u>MUSCO Responsibilities:</u></p> <ul style="list-style-type: none"> <li>• Design and layout of the lighting system including compliance with dark sky lighting standards</li> <li>• Factory-aimed luminaires for optimal field coverage</li> </ul>



- Galvanized poles and concrete bases
- Factory-wired remote electrical components
- 25-year warranty on fixtures and installation

**Subcontractor Responsibilities:**

- Supply and install all lighting equipment as per engineered plans
- Ensure compliance with current electrical building codes

**City Responsibilities:**

- Secure electrical engineered plans and geotechnical report
- Provide electrical meter and potential transformer upgrades
- Assist with necessary permitting

**Project Timeline:**

- Equipment delivery: Approximately 2 months after placing the order.
- Preparatory Work: Concurrently, work on electrical plans and geotechnical analysis will proceed to ensure a smooth installation process.
- Installation:
  - Northrup Park Softball Field: 4-5 weeks
  - City Park Soccer Fields: 6-7 weeks

**Project Cost and Funding:**

This project is fully funded through the 2022 voter-approved bond. The total cost includes a 5% contingency to account for any unforeseen material or service needs.

Project Area	Materials & Installation	5% Contingency	Total
Northrup Park Adult Softball (Field 11)	\$280,255	\$14,012	\$294,267
City Park Soccer Phase 3 (Fields 1,3,4)	\$475,150	\$23,757	\$498,907
<b>Total Project Cost</b>	<b>\$755,405</b>	<b>\$37,769</b>	<b>\$793,174</b>

Staff recommend the City Council authorize the City Manager to enter into and manage a contract with Musco Sports Lighting, LLC for the installation of sports field lighting at City Park and Northrup Park, for a not to exceed amount of **\$793,174**. This investment underscores the City’s commitment to fulfilling bond-funded projects and enhancing recreational opportunities for the Boerne community.

<b>Item Justification</b>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input checked="" type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input checked="" type="checkbox"/> Service Enhancement <input checked="" type="checkbox"/> Mitigate Risk <input checked="" type="checkbox"/> Process Efficiency <input checked="" type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:
<b>Strategic Alignment</b>	F2: Investing in and maintaining high-quality infrastructure. B2: Advancing master plan recommendations. B3: Providing streamlined and efficient processes.
<b>Financial Considerations</b>	Both sports field lighting projects are Park Bond Projects and are a budgeted expense included in the FY25 budget.
<b>Citizen Input/Board Review</b>	N/A
<b>Legal Review</b>	Musco Sports Lighting, LLC is an approved BuyBoard vendor. BuyBoard Master Project Number: 218434 and Contract Number 677-22.
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Resolution No. 2025-R09 MUSCO Project #129212 – Northrup Park Adult Softball MUSCO Project #174743 – City Park Soccer Phase 3

**RESOLUTION NO. 2025-R09**

**A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CONTRACT BETWEEN THE CITY OF BOERNE AND MUSCO SPORTS LIGHTING, LLC FOR SPORTS FIELD LIGHTING FIXTURES AND INSTALLATION SERVICES AT CITY PARK AND NORTHRUP PARK FOR AN AMOUNT NOT TO EXCEED \$793,174**

**WHEREAS**, the City of Boerne finds it necessary to enter into an agreement for the purchase and installation of sports field lighting fixtures at both Boerne City Park and Northrup Park;

**WHEREAS**, the City of Boerne has selected Musco Sports Lighting, LLC as the vendor for the purchase and installation of the sports field lighting fixtures at Boerne City Park and Northrup Park;

**WHEREAS**, the total cost for the purchase and installation of sports field lighting fixtures at Boerne City Park and Northrup Park is not to exceed \$793,174;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:**

that the City Council hereby authorizes the City Manager to enter into an agreement between the City of Boerne and Musco Sports Lighting, LLC for the purchase and installation of sports field lighting at Boerne City Park and Northrup Park in the amount of \$793,174.

PASSED, APPROVED, and ADOPTED on this the \_\_\_ day of February, 2025.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_

City Secretary

**Project: City Park Soccer Phase 3  
Boerne, TX  
Musco Project Number: 174743  
Date: January 29, 2025  
Expiration Date: March 1, 2025**

**BuyBoard**

**Master Project:** 218434, **Contract Number:** 677-22, **Expiration:** 09/30/2025  
**Commodity:** Parks and Sports Field Lighting Products and Installation Services

**All purchase orders should note the following:  
BuyBoard Purchase – Contract Number: 677-22**

**Quotation Price – Materials Delivered to Job Site and Installation**

<b>(3) Soccer Field Lighting - .....</b>	<b>\$475,150.00</b>
<b>Additional Contingency - .....</b>	<b>\$23,757.00</b>

\*\*\* Additional contingency of \$23,757.00 (5%) to allocate towards any possible geotechnical, drilling or electrical circumstances not covered by quote. Notification will be made to the city before proceeding with any possible contingency work. \*\*\*

Quote is confidential. Pricing and lead times are effective for 30 days only. Prices are subject to change if the order is not released within 60 days from the date of the purchase. Sales tax is not included.

**Light-Structure System™ with Total Light Control – TLC for LED™ technology**

**Guaranteed Lighting Performance**

- Guaranteed light levels of 30 foot-candles and uniformity of 2.5:1

**System Description**

- 48 - Factory aimed and assembled luminaries
- 12 - Galvanized steel poles
- 12 - Pre-cast concrete bases with integrated lightning grounding
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- UL listed assemblies
- Corrosion protection

**Control Systems and Services**

- Control-Link® control and monitoring system to provide remote on/off and dimming (high/medium/low) control and performance monitoring with 24/7 customer support

**Operation and Warranty Services**

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years



### ***Musco Scope***

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- Provide design and layout for lighting system
- Test and final aim equipment

### ***Installation Services Provided***

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- See scope of work attached

### ***Responsibilities of Buyer***

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- Confirm pole or luminaire locations, supply voltage and phase required for lighting system prior to production
- Provide electrical design and materials for electrical distribution system
- Buyer is responsible for getting electrical power to the site, coordination with the utility, and any power company fees

### ***Payment Terms***

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Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco.

Email or fax a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC  
Attn: Musco Contracts  
Fax: 800-734-6402  
Email: [musco.contracts@musco.com](mailto:musco.contracts@musco.com)

**All Purchase orders should note the following:  
BuyBoard Purchase – Contract Number: 677-22**

### ***Delivery Timing***

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8 - 10 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole/luminaire locations.

### ***Notes***

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Quote is based on following conditions:

- Shipment of entire project together to one location.
- Voltage and phase to be confirmed prior to production.
- Structural code and wind speed = 2018 IBC, 115 mi/h, Exposure C, Importance Factor 1.0.
- Due to the built-in custom light control per luminaire, pole or luminaire locations need to be confirmed prior to production. Changes to pole or luminaire locations after the product is sent to production could result in additional charges.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Brant Troutman  
Texas Sales Executive  
Musco Sports Lighting, LLC  
100 1st Avenue West – PO Box 808  
Oskaloosa, IA 52577, USA  
Phone: 512-914-9500  
E-mail: [brant.troutman@musco.com](mailto:brant.troutman@musco.com)

**City Park Soccer Phase 3  
Boerne, TX  
Turnkey Scope of Work**

**Customer Responsibilities:**

1. Complete access to the site for construction utilizing standard 2-wheel drive rubber tire equipment.
2. Locate existing underground utilities not covered by your local utilities (i.e. water lines, electrical lines, irrigation systems, and sprinkler heads). Musco or Subcontractor will not be responsible for repairs to unmarked utilities.
3. Locate and mark field reference points per Musco supplied layout (i.e. home plate, center of FB field).
4. Pay for extra costs associated with foundation excavation in non-standard soils (rock, caliche, high water table, collapsing holes, etc.) or soils not defined in geo-technical report. Standard soils are defined as soils that can be excavated using standard earth auguring equipment.
5. Pay any power company fees and requirements.
6. Pay all permitting fees and obtain the required electrical permitting.
7. Provide area on site for disposal of spoils from foundation excavation.
8. Provide area on site for dumpsters.
9. Provide sealed Electrical Plans (if required).

**Musco Responsibilities:**

1. Provide required foundations, poles, electrical enclosures, luminaires, wire harnesses, and control cabinets.
2. Provide layout of pole locations and aiming diagram.
3. Provide Project Management as required.
4. Provide stamped foundation designs based on soil parameters as outlined in the geotechnical report or soils that meet or exceed those of a Class 5 material as defined by 2018 IBC Table 1806.2.
5. Assist our installing subcontractor and ensure our responsibilities are satisfied.

**Subcontractor Responsibilities****General:**

1. Obtain any required permitting.
2. Contact 811 for locating underground public utilities and then confirm they have been clearly marked.
3. Contact the facility owner/manager to confirm the existing private underground utilities and irrigation systems have been located and are clearly marked to avoid damage from construction equipment. Notify owner and repair damage to marked utilities. Notify owner and Musco regarding damage which occurred to unmarked utilities.
4. Provide labor, equipment, and materials to offload equipment at jobsite per scheduled delivery.
5. Provide storage containers for material (including electrical components enclosures), as needed.
6. Provide necessary waste disposal and daily cleanup.
7. Provide adequate security to protect Musco delivered products from theft, vandalism or damage during the installation.
8. Keep all heavy equipment off of the playing fields when possible. Repair damage to grounds which exceeds that which would be expected. Indentations caused by heavy equipment traveling over dry ground would be an example of expected damage. Ruts and sod damage caused by equipment traveling over wet grounds would be an example of damage requiring repair.
9. Provide startup and aiming as required to provide complete and operating sports lighting system.
10. Installation to commence upon delivery and proceed without interruption until complete. Notify Musco immediately of any breaks in schedule or delays.

### **Foundations, Poles, and Luminaires:**

1. Mark and confirm pole locations per the aiming diagram provided. If there are any issues, immediately notify your Musco Project Manager.
2. Provide labor, materials, and equipment to install twelve (12) LSS foundations as specified on Layout and per the stamped foundation drawings, if applicable.
3. Remove spoils to owner designated location at jobsite.
4. Provide labor, materials, and equipment to assemble Musco TLC-LED luminaires, electrical component enclosures, poles, and pole harnesses.
5. Provide labor, equipment, and materials to erect twelve (12) dressed LSS Poles and aim utilizing the pole alignment beam.

### **Electrical:**

1. Provide labor, materials, and equipment to install new electrical service panels as required.
2. Provide labor, materials, and equipment to install all underground conduit, wiring, pull boxes etc. and terminate wiring as required.
3. Complete electrical installation per Musco Control System Summary and Musco Best Practices: Supply Wiring Installation document. If there are any discrepancies between Musco documents and electrical plans (if present), notify your Musco contact.
4. Complete required insulation resistance (Megger) tests on all current-carrying conductors per ANSI/NETA ATS-2021. Use the instructions and forms provided by Musco to provide test results to your Musco contact. Note conduits must be full of water prior to testing. Any conductors with resistance values less than (<) 100MOhms — phase to ground — must be repaired or replaced to meet the standard.
5. Underground splices are strongly discouraged. If underground splicing is required per the electrical plans, use only listed connector systems, rated for wet locations.
6. Provide as-built drawings upon completion of installation (if required).

### **Control-Link® Control and Monitoring:**

1. Provide labor, equipment, and materials to install one (1) 24" x 72" Musco control and monitoring cabinet and terminate all necessary wiring.
2. Provide a dedicated 120 V 20 A controls circuit or a step-down transformer for 120 V control circuit if not available.
3. Check all zones to make sure they work in both auto and manual mode.
4. Commission Control-Link by contacting Control-Link Central™ at 877-347-3319.



**CODE OF CONDUCT**

In order to maintain a high-quality jobsite and installation, Subcontractor represents to Musco that it has the supervision necessary to, and shall train, manage, supervise, monitor, and inspect the activities of its employees for the purpose of enforcing compliance with these safety requirements. Subcontractor acknowledges that Musco does not undertake any duty toward Subcontractor's employees to train, manage, supervise, monitor, and inspect their work activities for the purpose of enforcing compliance with these safety requirements, but Subcontractor agrees to abide by any reasonable recommendations made by Musco or Musco representatives with respect to safety.

Subcontractor agrees that it is or will be familiar with and shall abide by the safety rules and regulations of Musco and the Owner, including, but not limited to the Occupational Safety and Health Act of 1970 (OSHA), all rules and regulations established pursuant thereto, and all amendments and supplements thereto.

Subcontractor further agrees to require all its employees, subcontractors, and suppliers to comply with these requirements. Subcontractor shall also observe and comply with all laws with respect to environmental protection applicable to the Project.

Subcontractor shall require all its subcontractors, employees, visitors, suppliers, and agents under its direction to comply with the following:

1. GENERAL JOBSITE SAFETY AND CLEANLINESS.
  - a. Subcontractor's employees and agents shall be required to wear appropriate personal protective equipment including, but not limited to, safety glasses with side shields, work shoes, fall protection devices, and hard hats.
  - b. Where a walking or working surface has an unprotected side or edge which is six feet or more above a lower level, Subcontractor shall use guardrail systems, safety net systems, or personal fall arrest systems.
  - c. Jobsite shall be kept free of debris including, but not limited to, cardboard and packing materials which can become windborne.
  - d. Construction equipment shall be parked during non-use in an orderly fashion so as not to create inconvenience to others using the jobsite.
  - e. Subcontractor shall provide for and ensure the use of safety equipment for the Project in accordance with Musco's and Owner's safety requirements, to the extent these may be stricter than federal, state, or local standards, or generally recognized industry applicable standards.
  - f. Subcontractor shall provide the Musco project manager with an "Emergency List" showing Subcontractor's designated medical doctor, hospital, insurance company, and any other health service providers, such list to be updated within 24 hours of any change in the information provided.
  - g. Within eight (8) hours from the time of an accident (or such shorter period as laws may require), Subcontractor shall advise Musco of any accident resulting in injury to any person or damage to any equipment or facility. Upon request, Subcontractor shall promptly furnish Musco with a written report of any such accident as well as a copy of all insurance and worker's compensation claims involving the Project.
  - h. Subcontractor shall maintain and inspect all construction equipment, including cranes and other lifting equipment, prior to each use. Subcontractor warrants that all equipment operators shall be qualified for each piece of construction equipment they intend to operate. Documentation of specific training is the responsibility of the Subcontractor.
  - i. Jobsite shall be policed daily for compliance to the above conditions.

- j. Subcontractor's employees and agents are prohibited from using drugs and alcohol on the Project property or being under the influence of alcohol or drugs while performing work on the Project. Anyone observed participating in or observed under the influence will be removed from the Project immediately and prohibited from returning, with no exceptions.
2. CONFORMANCE TO STANDARD MUSCO INSTALLATION GUIDELINES.
- a. Review and understand installation instructions are provided with every product installation.
  - b. Education of installation personnel to allow for highest efficiency and lowest possibility of failure.
  - c. Verify that components have been assembled per Musco installation instructions.
  - d. Verify plumb of concrete foundations prior to standing of poles.
3. PROVIDING A QUALITY INSTALLATION TEAM.
- a. Subcontractor's work directly reflects the quality of the installation and may indirectly relate to the quality of the product upon which Musco's reputation is built.
  - b. Provide and maintain quality installation equipment. Records of maintenance and/or calibration shall be provided upon request.
  - c. Personnel shall be knowledgeable in operation of equipment as well as installation of Musco product.
  - d. All personnel provided by Subcontractor shall understand the relationship developed by and between Subcontractor and Musco, also by and between Musco and the customer, and act accordingly.

**Project: Northrup Park Adult Softball  
Boerne, TX  
Musco Project Number: 129212  
Date: January 29, 2025  
Expiration Date: March 1, 2025**

**BuyBoard**  
**Master Project:** 218434, **Contract Number:** 677-22, **Expiration:** 09/30/2025  
**Commodity:** Parks and Sports Field Lighting Products and Installation Services

**All purchase orders should note the following:  
BuyBoard Purchase – Contract Number: 677-22**

**Quotation Price – Materials Delivered to Job Site and Installation**

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<b>Softball Field Lighting (Field 11) - .....</b>	<b>\$280,255.00</b>
<b>Additional Contingency - .....</b>	<b>\$14,012.00</b>

\*\*\* Additional contingency of \$14,012.00 (5%) to allocate towards any possible geotechnical, drilling or electrical circumstances not covered by quote. Notification will be made to the city before proceeding with any possible contingency work. \*\*\*

*Quote is confidential. Pricing and lead times are effective for 30 days only. Prices are subject to change if the order is not released within 60 days from the date of the purchase. Sales tax is not included.*

**Light-Structure System™ with Total Light Control – TLC for LED™ technology**

**Guaranteed Lighting Performance**

- Guaranteed light levels of 50 foot-candles infield and 30 foot-candles outfield. Guaranteed uniformities of 2:1 infield and 2.5:1 outfield.
- BallTracker® technology – targeted light, optimizing visibility of the ball in play with no glare in the players typical line-of-sight

**System Description**

- 38 - Factory aimed and assembled luminaries, including BallTracker® luminaires
- 6 - Galvanized steel poles
- 6 - Pre-cast concrete bases with integrated lightning grounding
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- UL listed assemblies
- Corrosion protection

**Control Systems and Services**

- Control-Link® control and monitoring system to provide remote on/off and dimming (high/medium/low) control and performance monitoring with 24/7 customer support

**Operation and Warranty Services**

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years



## ***Musco Scope***

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- Provide design and layout for lighting system
- Test and final aim equipment

## ***Installation Services Provided***

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- See scope of work attached

## ***Responsibilities of Buyer***

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- Confirm pole or luminaire locations, supply voltage and phase required for lighting system prior to production
- Provide electrical design and materials for electrical distribution system
- Buyer is responsible for getting electrical power to the site, coordination with the utility, and any power company fees

## ***Payment Terms***

---

Final payment terms are subject to approval by Musco credit department. Final payment shall not be withheld by Buyer on account of delays beyond the control of Musco.

Email or fax a copy of the Purchase Order to Musco Sports Lighting, LLC:

Musco Sports Lighting, LLC  
Attn: Musco Contracts  
Fax: 800-734-6402  
Email: [musco.contracts@musco.com](mailto:musco.contracts@musco.com)

**All Purchase orders should note the following:  
BuyBoard Purchase – Contract Number: 677-22**

## ***Delivery Timing***

---

8 - 10 weeks for delivery of materials to the job site from the time of order, submittal approval, and confirmation of order details including voltage, phase, and pole/luminaire locations.

## ***Notes***

---

Quote is based on following conditions:

- Shipment of entire project together to one location.
- 480 Volt, 3 phase electrical system requirement.
- Structural code and wind speed = 2018 IBC, 115 mi/h, Exposure C, Importance Factor 1.0.
- Due to the built-in custom light control per luminaire, pole or luminaire locations need to be confirmed prior to production. Changes to pole or luminaire locations after the product is sent to production could result in additional charges.
- Standard soil conditions – rock, bottomless, wet, or unsuitable soil may require additional engineering, special installation methods and additional cost.

Thank you for considering Musco for your lighting needs. Please contact me with any questions or if you need additional details.

Brant Troutman  
Texas Sales Executive  
Musco Sports Lighting, LLC  
100 1st Avenue West – PO Box 808  
Oskaloosa, IA 52577, USA  
Phone: 512-914-9500  
E-mail: [brant.troutman@musco.com](mailto:brant.troutman@musco.com)

## Northrup Park Adult Softball Boerne, TX Turnkey Scope of Work

### Customer Responsibilities:

1. Complete access to the site for construction utilizing standard 2-wheel drive rubber tire equipment.
2. Locate existing underground utilities not covered by your local utilities (i.e. water lines, electrical lines, irrigation systems, and sprinkler heads). Musco or Subcontractor will not be responsible for repairs to unmarked utilities.
3. Locate and mark field reference points per Musco supplied layout (i.e. home plate, center of FB field).
4. Pay for extra costs associated with foundation excavation in non-standard soils (rock, caliche, high water table, collapsing holes, etc.) or soils not defined in geo-technical report. Standard soils are defined as soils that can be excavated using standard earth auguring equipment.
5. Pay any power company fees and requirements.
6. Pay all permitting fees and obtain the required electrical permitting.
7. Provide area on site for disposal of spoils from foundation excavation.
8. Provide area on site for dumpsters.
9. Provide sealed Electrical Plans (if required).

### Musco Responsibilities:

1. Provide required foundations, poles, electrical enclosures, luminaires, wire harnesses, and control cabinets.
2. Provide layout of pole locations and aiming diagram.
3. Provide Project Management as required.
4. Provide stamped foundation designs based on soil parameters as outlined in the geotechnical report or soils that meet or exceed those of a Class 5 material as defined by 2018 IBC Table 1806.2.
5. Assist our installing subcontractor and ensure our responsibilities are satisfied.

### Subcontractor Responsibilities

#### General:

1. Obtain any required permitting.
2. Contact 811 for locating underground public utilities and then confirm they have been clearly marked.
3. Contact the facility owner/manager to confirm the existing private underground utilities and irrigation systems have been located and are clearly marked to avoid damage from construction equipment. Notify owner and repair damage to marked utilities. Notify owner and Musco regarding damage which occurred to unmarked utilities.
4. Provide labor, equipment, and materials to offload equipment at jobsite per scheduled delivery.
5. Provide storage containers for material (including electrical components enclosures), as needed.
6. Provide necessary waste disposal and daily cleanup.
7. Provide adequate security to protect Musco delivered products from theft, vandalism or damage during the installation.
8. Keep all heavy equipment off the playing fields when possible. Repair damage to grounds which exceeds that which would be expected. Indentations caused by heavy equipment traveling over dry ground would be an example of expected damage. Ruts and sod damage caused by equipment traveling over wet grounds would be an example of damage requiring repair.
9. Provide startup and aiming as required to provide complete and operating sports lighting system.
10. Installation to commence upon delivery and proceed without interruption until complete. Notify Musco immediately of any breaks in schedule or delays.

### **Foundations, Poles, and Luminaires:**

1. Mark and confirm pole locations per the aiming diagram provided. If there are any issues, immediately notify your Musco Project Manager.
2. Provide labor, materials, and equipment to install six (6) LSS foundations as specified on Layout and per the stamped foundation drawings, if applicable.
3. Remove spoils to owner designated location at jobsite.
4. Provide labor, materials, and equipment to assemble Musco TLC-LED luminaires, electrical component enclosures, poles, and pole harnesses.
5. Provide labor, equipment, and materials to erect six (6) dressed LSS Poles and aim utilizing the pole alignment beam.

### **Electrical:**

1. Provide labor, materials, and equipment to install new electrical service panels as required.
2. Provide labor, materials, and equipment to install all underground conduit, wiring, pull boxes etc. and terminate wiring as required.
3. Complete electrical installation per Musco Control System Summary and Musco Best Practices: Supply Wiring Installation document. If there are any discrepancies between Musco documents and electrical plans (if present), notify your Musco contact.
4. Complete required insulation resistance (Megger) tests on all current-carrying conductors per ANSI/NETA ATS-2021. Use the instructions and forms provided by Musco to provide test results to your Musco contact. Note conduits must be full of water prior to testing. Any conductors with resistance values less than (<) 100MOhms — phase to ground — must be repaired or replaced to meet the standard.
5. Underground splices are strongly discouraged. If underground splicing is required per the electrical plans, use only listed connector systems, rated for wet locations.
6. Provide as-built drawings upon completion of installation (if required).

### **Control-Link® Control and Monitoring:**

1. Provide labor, equipment, and materials to install one (1) 24" x 48" Musco control and monitoring cabinet and terminate all necessary wiring.
2. Provide a dedicated 120 V 20 A controls circuit or a step-down transformer for 120 V control circuit if not available.
3. Check all zones to make sure they work in both auto and manual mode.
4. Commission Control-Link by contacting Control-Link Central™ at 877-347-3319.

### CODE OF CONDUCT

In order to maintain a high-quality jobsite and installation, Subcontractor represents to Musco that it has the supervision necessary to, and shall train, manage, supervise, monitor, and inspect the activities of its employees for the purpose of enforcing compliance with these safety requirements. Subcontractor acknowledges that Musco does not undertake any duty toward Subcontractor's employees to train, manage, supervise, monitor, and inspect their work activities for the purpose of enforcing compliance with these safety requirements, but Subcontractor agrees to abide by any reasonable recommendations made by Musco or Musco representatives with respect to safety.

Subcontractor agrees that it is or will be familiar with and shall abide by the safety rules and regulations of Musco and the Owner, including, but not limited to the Occupational Safety and Health Act of 1970 (OSHA), all rules and regulations established pursuant thereto, and all amendments and supplements thereto.

Subcontractor further agrees to require all its employees, subcontractors, and suppliers to comply with these requirements. Subcontractor shall also observe and comply with all laws with respect to environmental protection applicable to the Project.

Subcontractor shall require all its subcontractors, employees, visitors, suppliers, and agents under its direction to comply with the following:

1. GENERAL JOBSITE SAFETY AND CLEANLINESS.
  - a. Subcontractor's employees and agents shall be required to wear appropriate personal protective equipment including, but not limited to, safety glasses with side shields, work shoes, fall protection devices, and hard hats.
  - b. Where a walking or working surface has an unprotected side or edge which is six feet or more above a lower level, Subcontractor shall use guardrail systems, safety net systems, or personal fall arrest systems.
  - c. Jobsite shall be kept free of debris including, but not limited to, cardboard and packing materials which can become windborne.
  - d. Construction equipment shall be parked during non-use in an orderly fashion so as not to create inconvenience to others using the jobsite.
  - e. Subcontractor shall provide for and ensure the use of safety equipment for the Project in accordance with Musco's and Owner's safety requirements, to the extent these may be stricter than federal, state, or local standards, or generally recognized industry applicable standards.
  - f. Subcontractor shall provide the Musco project manager with an "Emergency List" showing Subcontractor's designated medical doctor, hospital, insurance company, and any other health service providers, such list to be updated within 24 hours of any change in the information provided.
  - g. Within eight (8) hours from the time of an accident (or such shorter period as laws may require), Subcontractor shall advise Musco of any accident resulting in injury to any person or damage to any equipment or facility. Upon request, Subcontractor shall promptly furnish Musco with a written report of any such accident as well as a copy of all insurance and worker's compensation claims involving the Project.
  - h. Subcontractor shall maintain and inspect all construction equipment, including cranes and other lifting equipment, prior to each use. Subcontractor warrants that all equipment operators shall be qualified for each piece of construction equipment they intend to operate. Documentation of specific training is the responsibility of the Subcontractor.


## Quote

- i. Jobsite shall be policed daily for compliance to the above conditions.
  - j. Subcontractor's employees and agents are prohibited from using drugs and alcohol on the Project property or being under the influence of alcohol or drugs while performing work on the Project. Anyone observed participating in or observed under the influence will be removed from the Project immediately and prohibited from returning, with no exceptions.
2. CONFORMANCE TO STANDARD MUSCO INSTALLATION GUIDELINES.
- a. Review and understand installation instructions are provided with every product installation.
  - b. Education of installation personnel to allow for highest efficiency and lowest possibility of failure.
  - c. Verify that components have been assembled per Musco installation instructions.
  - d. Verify plumb of concrete foundations prior to standing of poles.
3. PROVIDING A QUALITY INSTALLATION TEAM.
- a. Subcontractor's work directly reflects the quality of the installation and may indirectly relate to the quality of the product upon which Musco's reputation is built.
  - b. Provide and maintain quality installation equipment. Records of maintenance and/or calibration shall be provided upon request.
  - c. Personnel shall be knowledgeable in operation of equipment as well as installation of Musco product.
  - d. All personnel provided by Subcontractor shall understand the relationship developed by and between Subcontractor and Musco, also by and between Musco and the customer, and act accordingly.





## AGENDA ITEM SUMMARY

	<b>AGENDA ITEM SUMMARY</b>
<b>Agenda Date</b>	February 11, 2025
<b>Requested Action</b>	APPROVE RESOLUTION NO. 2025-R10; A RESOLUTION NAMING THE NEWLY RENOVATED PLAYGROUND AT BOERNE CITY PARK “AMMIE’S PLAYGROUND”.
<b>Contact Person</b>	Lisette Jimenez, Parks and Recreation Director
<b>Background Information</b>	<p>The Parks &amp; Recreation Department recommends naming the playground at Boerne City Park as Ammie’s Playground in honor of Ammie Palacios, a young girl whose story has inspired a movement toward inclusivity in Boerne’s park system.</p> <p>Ammie was born with significant developmental and muscular challenges, yet her resilience and joy touched many lives. Despite doctors’ expectations that she would only live for a few months, Ammie defied the odds and reached the age of three with the dedicated support of her family and caregivers.</p> <p>A pivotal moment occurred when Ammie’s mother took her to a local park. While her siblings played freely, Ammie struggled to navigate the mulch surface with her motorized walker, ultimately unable to participate. In a creative effort to include her, Ammie’s mother placed her in a tire swing, allowing her to experience the joy of play. This moment underscored the need for truly inclusive playgrounds, sparking advocacy efforts to ensure that all children, regardless of ability, can enjoy Boerne’s parks.</p> <p><b>COMMUNITY IMPACT &amp; FUNDING</b></p> <p>Following Ammie’s passing, the Boerne Parks Association led a community-driven campaign to improve accessibility and inclusivity in Boerne’s parks. This initiative successfully raised \$155,000, all of which has been dedicated to upgrading the existing playground at Boerne City Park. These improvements ensure that children of all abilities have a safe and welcoming space to play together. Naming this playground in honor of Ammie Palacios recognizes both her legacy and the community’s commitment to inclusive play.</p> <p><b>POLICY ANALYSIS</b></p> <p>The City of Boerne Naming Policy allows for naming a facility or designated site within a park for an individual who has substantially contributed to the advancement of recreational opportunities. Ammie’s</p>



**RESOLUTION NO. 2025-R10**

**A RESOLUTION NAMING THE NEWLY RENOVATED PLAYGROUND AT  
BOERNE CITY PARK “AMMIE’S PLAYGROUND”**

**WHEREAS**, the City Council of the City of Boerne, Texas, holds the exclusive authority to name or rename any city-owned building, facility, park, site, or public space; and

**WHEREAS**, the City Council has determined that the playground at Boerne City Park shall be named “Ammie’s Playground” in honor of Ammie Palacios and in recognition of the community's dedication to inclusive play;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF  
BOERNE, TEXAS:**

that the playground located at Boerne City Park shall henceforth be known as “Ammie’s Playground”.

PASSED, APPROVED, and ADOPTED on this the \_\_\_\_ day of February, 2025.

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

## **NAMING POLICY FOR CITY PROPERTIES, FACILITIES, PARKS, SITES, AND OTHER AREAS**

The City of Boerne has the sole authority to safeguard City owned properties, facilities, parks, sites, and structures. The City of Boerne has the authority to name a property, facility, park, site or structure upon its own initiative.

### **General:**

From time to time the City of Boerne receives a request for the naming/renaming of a City building, facility, park site or other area of City owned properties. It is important that suitable names be chosen. The purpose of this policy is to:

- Establish the process for insuring consistency and fairness in addressing naming and renaming requests;
- Allow an opportunity for staff, City Council and others to perform due diligence/research;
- Evaluate any economic or other hardships that may result;
- Allow the public an opportunity to participate when appropriate; and
- Minimize the emotional situation that can be created.

### **Policy:**

As a general policy, City owned properties, facilities and structures shall be named/renamed in accordance with geographical, cultural, historical or ecological features indigenous to the site or to the immediate vicinity of the site. Properties, facilities and other structures may be named/renamed for an individual or corporation under the following conditions.

- Where the individual or corporation has made a significant gift of land or money to the City; or
- Where the individual or a corporation has provided outstanding sustained and noteworthy personal service or other nonmonetary resource contributions to the City of Boerne

Recreational facilities or designated sites within a park, (i.e. trails, bridges, etc.) may be named for a corporation, organization or an individual, living or deceased, who

- Has made a significant contribution to the protection and/or enrichment of a natural, cultural, educational, or horticultural resources of the City of Boerne, or
- Has substantially contributed to the advancement of commensurate types of recreational opportunity with the City of Boerne, or
- Has made a significant contribution to the betterment of a specific park, consistent with currently accepted best management practices and standards for the individual property in question.

**Requests:**

Requests to name or rename City owned properties, facilities, structures, sites or other areas shall be made to the Office of the City Secretary. An application form shall be completed by the requestor. Requests should include the name, address, and contact information of the individual/organization proposing the naming of a property, facility or structure.

The person submitting the request shall provide:

- The suggested name for the property, facility or structure;
- Background information and the rationale behind the request, including biographical information (if to be named after a person);
- A minimum of three letters of support from appropriate organizations and individuals, which provide evidence of substantial local support for the proposal.

All costs associated with the naming/renaming, including the cost of any signage shall be paid by the person(s) organization, and/or corporation submitting the request. This cost may be subsidized or waived by the City Council, at their discretion. A request for naming/renaming must meet the requirements of this policy, but meeting all requirements of this policy does not ensure the naming/renaming request.

Site amenities, furniture and equipment may be named or labeled and donor plaques may be installed at facilities without adhering to the procedures of this policy.

**Process:**

Upon the receipt of a completed application, the City Secretary shall forward the request for review, to the appropriate City of Boerne department head. Within 60 days of the date the completed application has been received the assigned staff, applicable board or Council appointed committee will review the application for accuracy, conflicts, history of any naming or individual information associated with the application.

Staff, an applicable board, or a City Council appointed committee must make recommendation of any recommended naming of a property, facility, park site or other areas. With the approval of both the Mayor and City Manager the request with the recommendation shall be presented to the City Council.

The City Council shall take public comment on the proposed naming/ renaming, during a City Council meeting. The City Council may take action on the request. Approval of a naming/renaming request shall be done in the form of a resolution.

## NAMING OF CITY OWNED PROPERTIES, FACILITIES, PARKS, SITES AND STRUCTURES

**Applicants General Information Name: Lissette Jimenez**

**Date:02/03/2025**

**Address:1017          Adler          Rd          Boerne,          TX          78006**

**Email:LJIMENEZ@BOERNE-TX.GOV**

**Does the applicant represent an organization**  **Yes**  **No**

**If Yes, Name of organization: Boerne Parks Association**

**Nature of Naming Opportunity:**

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Park<br><input type="checkbox"/> Athletic Field<br><input type="checkbox"/> Interpretive Feature<br><input type="checkbox"/> Landscaped Area<br><input type="checkbox"/> Other | <input type="checkbox"/> Building<br><input type="checkbox"/> Trail<br><input type="checkbox"/> Facility<br><input type="checkbox"/> Park Structure | <input type="checkbox"/> Entrance<br><input type="checkbox"/> Bridge<br><input type="checkbox"/> Overlook<br><input checked="" type="checkbox"/> Playground |
|---|---|---|

**Address of Location** 106 City Park Rd. Boerne, TX 78006

**Proposed Name:** Ammie's Inclusive Playground

**Naming Justification:**

<b>Geographical Feature</b>	<b>Ecological Feature</b>	<b>Significant Contribution</b>
<b>Historical Feature</b>	<input checked="" type="checkbox"/> <b>Monetary Gift</b>	<b>Land Gift</b>
<b>Cultural</b>	<b>Other</b>	

*Note: See policies for the definition of Significant Contribution*

**Please attach justification for naming, and any additional supporting justification, along with a minimum of three letters of support.**

<b>To be completed by the City Secretary</b>	<b>Notes:</b>	<b>City Council Review Date</b>
		<b>Approved:</b>
		<b>Disapproved:</b>