

**MINUTES
SPECIAL CALLED CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
October 20, 2015 – 5:00 p.m.**

Minutes of the Special Called City Council meeting of October 20, 2015 at 5:00 p.m.

Present: Mayor Mike Schultz, Council Member Christina Bergmann, Council Member Charlie Boyd IV, Council Member Jeff Haberstroh, and Council Member Nina Woolard. Mayor Pro Tem Ron Cisneros was absent.

Staff Present: Ron Bowman, Paul Barwick, Lori Carroll, Kirsten Cohoon, Melissa Grace, Jim Kohler, Mike Mann, Sandy Mattick, Antony Moy, Mike Raute, Laura Talley, Jeanette Teague, Jeff Thompson, Chris Turk, Larry Woods, Linda Zartler, and Danny Zincke.

Recognized / Registered Guests: Gail Yovanovich, Misty Mayo, Paul Hayward, John Yoam, Israel Pena, Richard Chapman, and Russell Noll.

1. CALL TO ORDER – 5:00 PM

Mayor Schultz called the City Council to order at 5:05 p.m.

2. PRESENTATION BY CATALYST COMMERCIAL AND GATEWAY PLANNING REGARDING THE RESULTS OF THE STUDY OF MAIN STREET SOUTH FOR FUTURE RETAIL/DEVELOPMENT EFFORTS. (*Scott Polikov, Gateway Planning and Jason Claunch, Catalyst Commercial*)

Mayor Schultz called on Mr. Jason Claunch of Catalyst Commercial and Mr. Scott Polikov of Gateway Planning to discuss the results of the study of Main Street South for future retail/development efforts. Mr. Polikov reviewed the process beginning with stakeholder interviews. Mr. Claunch stated that after completion of the original study, a real opportunity for development of the area was recognized. The study tested demographic trends from present day to year 2020, identified household median income primary trade area, future residential multifamily demand, potential office demand, potential retail demand, and market support. Mr. Polikov displayed a draft illustration of a conceptual plan for the area. He discussed the next steps in the study which include pursuing a regional drainage concept with the landowners, undertaking city-initiated rezoning, and continuing to engage broader leadership to establish long term buy-in for the potential of South Boerne. Discussion ensued regarding the possibility of enhancing revenues and increasing advalorem taxes so the City doesn't have to rely on fees, generation breakdown and trends, Walmart as an anchor, Menger Creek as a

drawing feature, Christus Santa Rosa property, importance of retaining and complimenting downtown, and concerns with workforce for commercial development.

Council Member Bergmann left at 5:46 p.m.

3. COMMENTS FROM COUNCIL/LEGAL COUNSEL/STAFF

ADJOURNMENT

Mayor Schultz adjourned the City Council meeting at 5:55 p.m.

APPROVED:

Mayor

ATTEST:

City Secretary