AGENDA
CITY COUNCIL WORKSHOP
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
October 24, 2017 – 4:00 p.m.

1. CALL TO ORDER – 4:00 PM

2. WORKSHOP DISCUSSION:

2.A. 2017-795 Downtown Parking

Attachments: Downtown Parking Opportunities Map
Downtown Parking Opportunies Landowners
Downtown parking Austin

2.B. 2017-796 Convention and Visitors Bureau Facility

Attachments: CC.workshop.CVB.facility.10.24.17
cvb tdg final concept
2 story site plan elevations

2.C. 2017-786 Feeding of Waterfowl in City Parks

Attachments: AIS Ocotober 2017 waterfowl discussion
Waterfowl presentation

2.D. 2017-803 Storm Water Utilities/ Drainage Fees

Attachments: AIS Storm Water Utilities Drainage Fees
SA Express News Storm Water Fees Article
COSA Storm Water Fees
Drainage Utility development

2.E. 2017-801 Roadway Impact Fees

Attachments: AIS Roadway Fees
Seguin Roadway Impact Fee Article
Seguin Roadway Impact Fee Study

2.F. 2017-787 Parkland Dedication and Park Impact/Improvement Fees

Attachments: AIS workshop discussion Parkland dedication ordinance.
Parkland dedication Ordinance comp
Parkland Dedication presentation

2.G. 2017-811 Staff Initiatives Concerning Low Impact Development and LED Lighting

Attachments: Summary
LID & LED

2.H. 2017-812 Applying an Overlay District to the North portion of Herff Road (Herff Road from River Road to Old San Antonio Road.)

Attachments: Summary

3. ADJOURNMENT

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
October 24, 2017 – 6:00 PM

1. CALL TO ORDER – 6:00 PM

MOMENT OF SILENCE

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. 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.

4.A. 2017-785 CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD OCTOBER 10, 2017 AND THE SPECIAL

CALLED CITY COUNCIL MEETING ON OCTOBER 17, 2017 (Master Plan Open House).

Attachments: Minutes 17.1010
Minutes 17.1017 master plan open house

4.B. 2017-789 CONSIDER ON SECOND READING ORDINANCE NO. 2017-79; AN ORDINANCE AMENDING ORDINANCE NO. 2016-29, ESTABLISHING THE DESIGNATION OF NO PARKING AREAS WITHIN THE CITY OF BOERNE; AND PROVIDING FOR A PENALTY OF NOT MORE THAN $200 FOR EACH VIOLATION. (In school zones, Boerne Middle School North, Johns Road, and Cibolo Creek Elementary, Herff Ranch Blvd.)

Attachments: AIS School Area Parking Restrictions.doc
Ordinance No. 2017-79
Kohler Parking Memo.pdf
Herff Ranch Blvd No Parking.jpg
Johns Road No Parking.jpg

4.C. 2017-784 CONSIDER RESOLUTION NO. 2017-R98; A RESOLUTION OF THE CITY OF BOERNE, TEXAS AUTHORIZING THE FILING OF A GRANT APPLICATION WITH THE ALAMO AREA COUNCIL OF GOVERNMENTS FOR A REGIONAL SOLID WASTE GRANTS PROGRAM GRANT; AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY OF BOERNE IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF A GRANT IS RECEIVED THE CITY OF BOERNE WILL COMPLY WITH THE GRANT REQUIREMENTS OF THE ALAMO AREA COUNCIL OF GOVERNMENTS, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE STATE OF TEXAS. (Household Hazardous Waste)

Attachments: HHW-AACOG Grant Application-10-24-17
2017-R98 AACOG Solid Waste Grant

4.D. 2017-808 CONSIDER RESOLUTION NO. 2017-R99; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Control System for the Recycled Water Fill Station at the Esser Road Wastewater Treatment Plant)

Attachments: AIS Esser WWTP Fill Station Controls.doc
2017-R99 Purchase Control System WWTP
Esser WWTP Recycled Fill Station.jpg

4.E. 2017-774 CONSIDER RESOLUTION NO. 2017-R100; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (2 Police vehicles)

Attachments: AIS vehicles 2017
2017-R100 Purchase PD vehicles
Vehicle Quote 2017 (2)
Police Vehicle
Quote Jennings Anderson Ford

4.F. 2017-809 CONSIDER RESOLUTION NO. 2017-R101; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (2 vehicles for Wastewater Department)

Attachments: AIS Wastewater Pickups.doc
2017-R101 Purchase trucks for Wastewater
Chevrolet

4.G. 2017-781 CONSIDER RESOLUTION NO. 2017-R102; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A LEASE AGREEMENT WITH APPLE FINANCIAL SERVICES. (iPads)

Attachments: ais ipad lease purchase
2017-R102 lease agreement with Apple
City of Boerne iPad Quote
APPLE leaseQuote

4.H. 2017-790 CONSIDER RESOLUTION NO. 2017-R103; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE THE FIRST AMENDMENT TO THE CONTRACT FOR PUBLIC RELATIONS AND MARKETING SERVICES WITH PERMANENT INK PUBLIC RELATIONS, LLC. (Extend agreement for two years)

Attachments: AIS CC Permanent Ink 10.24.17
2017-R103 Permanent Ink extend agreem.
PIPR Boerne 100416
PI.draft.amendment

4.I. 2017-807 CONSIDER RESOLUTION NO. 2017-R104; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND SMITH PAINTING & DRYWALL FOR INTERIOR AND EXTERIOR PAINTING OF THE WATER TREATMENT PLANT AT BOERNE CITY LAKE. (Ranger Creek Road)

Attachments: AIS Paint Water Treatment Plant.doc
2017-R104 Paint Water Treatment Plant
Water Treatment Plant.jpg
Smith Exterior Contract.pdf
Smith Interior Contract.pdf

4.J. 2017-783 CONSIDER ACCEPTANCE OF FY 2018 ECONOMIC DEVELOPMENT WORK PLAN.

Attachments: AIS FY 2018 Economic Development Work Plan
FY 2018 ED Workplan Final to CC

5. PUBLIC HEARING – To Hear Comments On The Following:

5.A. 2017-800 PROPOSED ANNEXATION OF 4.987 ACRES OF LAND LOCATED AT 140 ENTERPRISE PARKWAY, KAD NOS. 12255 AND 12259 AT THE REQUEST OF BILL BIRD. (Second of Two Hearings)

Attachments: Summary
Public Hearing 17.10.24 140 Enterprise Pkwy
Att 1 - Location map 140 Enterprise Pkwy
Att 2 - Aerial 140 Enterprise Pkwy
Att 3 - annexatio petition 140 Enterprise Pkwy

5.B. 2017-799 PROPOSED USE OF MULTI-DWELLING STRUCTURES IN A B-2, HIGHWAY COMMERCIAL DISTRICT, A TOTAL OF 6.089 ACRES OUT OF 65.011 ACRES, FOR A SITE LOCATED WITHIN THE COMMONS AT MENGER CREEK MASTER DEVELOPMENT PLAN LOCATED AT 20 OLD SAN ANTONIO ROAD (KAD NO. 39338). (First of one hearing)

Attachments: Summary
Public Hearing 17.10.24
Att 1 - LOCATION MAP
Att 2 - Aerial Map
Att 3 - Zoning Map
The Javelin Group

5.C. 2017-797 PROPOSED REVISIONS TO THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, ARTICLE 1, IN GENERAL, SECTION 06. DEFINITIONS, ARTICLE 3, GENERAL PROHIBITIONS AND REQUIREMENTS, SECTION 08. COMMERCIAL CENTER DESIGN STANDARDS, SECTION 09. COMBINED COMMERCIAL DESIGN STANDARDS. (First of one hearing)

Attachments: Summary
Public Hearing 17.10.24
Att 1 - Ordinance revisions

6. TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARING:

6.A. 2017-802 CONSIDER ON FIRST READING ORDINANCE NO. 2017-80; AN ORDINANCE AMENDING THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, CAPTIONED, "ZONING ORDINANCE OF THE CITY OF BOERNE, TEXAS", DATED DECEMBER 18, 2007, ARTICLE 5 SECTION 3, PERMITTED USES, TABLE 5-1, AUTHORIZING THE USE OF MULTI-DWELLING STRUCTURES IN A B-2, HIGHWAY COMMERCIAL DISTRICT DESCRIBED AS 6.089 ACRES OUT OF 65.011 ACRES FOR A SITE LOCATED WITHIN THE COMMONS AT MENGER CREEK MASTER DEVELOPMENT PLAN LOCATED AT 20 OLD SAN ANTONIO ROAD (KAD NO. 39338).

Attachments: Summary
Ordinance No. 2017-80
Att 1 - LOCATION MAP
Att 2 - Aerial Map
Att 3 - Zoning Map
Att 4 - The Commons at Menger Creek MDP-20170228
The Javelin Group

6.B. 2017-810 CONSIDER ON FIRST READING ORDINANCE NO. 2017-81; AN ORDINANCE AMENDING THE CITY OF BOERNE ZONING

ORDINANCE NO. 2007-64, ARTICLE 1, IN GENERAL, SECTION 06. DEFINITIONS, ARTICLE 3. GENERAL PROHIBITIONS AND REQUIREMENTS, SECTION 08. COMMERCIAL CENTER DESIGN STANDARDS, SECTION 09. COMBINED COMMERCIAL DESIGN STANDARDS.

Attachments: Summary
Ordinance No. 2017-81

7. 2017-805 UPDATE ON THE BOERNE MASTER PLAN.

Attachments: Master Plan update
Master Plan Presentation

8. 2017-806 RECEIVE AND CONSIDER A REQUEST FROM BUC-EE'S FOR A VARIANCE TO THE SIGN ORDINANCE SECTION 10. RESTRICTIONS ON CERTAIN TYPES OF SIGNS. BB. SELF -SUPPORTED SIGNS. 4.C. (Stan Beard, 33375 I-10)

Attachments: Summary
Att 1 - 100'OAH_CutSheet
Att 2 - ComfortComparison
Att 3 - PlanViewRendering
Att 4 - WestboundAerialRendering
Att 5 - WestboundRendering
Att 6 - Westbound_DrivePhotos
Att 7 - Eastbound_DrivePhotos

9. 2017-788 CONSIDER ON FIRST READING ORDINANCE NO. 2017-82; AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 2016-43 CAPTIONED "AN ORDINANCE ESTABLISHING AND REESTABLISHING FEES AND CHARGES FOR ACTIVITIES, GOODS AND SERVICES PROVIDED BY THE CITY; CONTAINING A PROVISION TO AUTHORIZE THE CITY MANAGER TO ESTABLISH FEES AND CHARGES IN CERTAIN CIRCUMSTANCES, CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT."

Attachments: Fee Ordinance AIS 10-24-17
Ordinance N. 2017-82
Exhibit A Fee Ordinance - 10-24-17 Proposed

10. 2017-798 RECEIVE BIDS AND AWARD CONTRACT FOR THE RICHTER WATER MAIN AND OAK PARK SEWER MAIN AND CONSIDER RESOLUTION

NO. 2017-R105; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AUTHORIZING THE AWARD OF A BID FOR THE RICHTER WATER MAIN AND OAK PARK SEWER MAIN.

Attachments: AIS Richter_Oak_Park Main Replacements.doc
2017-R105 award bid Richter & Oak Park
Richter_Oak Park Mains.jpg
Richter-Oak Park_Award Recommendation_10-06-17.pdf

11. 2017-794 CONTINUE WORKSHOP DISCUSSION IF NECESSARY.

12. COMMENTS FROM COUNCIL/LEGAL COUNSEL/STAFF – No discussion or action may take place.

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

2017-791 A. SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY.
B. SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.

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

14.A. 2017-792 CONSIDER RESOLUTION NO. 2017-R106; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT FOR THE SALE OF THE BOERNE CONVENTION AND VISITORS BUREAU BUILDING LOCATED AT 1407 SOUTH MAIN STREET, BOERNE, TEXAS.

Attachments: 2017-R106 Sale of CVB Building

15. ADJOURNMENT

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s/s Ronald C. Bowman
City Manager

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 20th day of October, 2017 at 5:00 p.m.

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s/s Lori A. Carroll
City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The Police / Municipal Court Complex is wheelchair accessible. Access to the building and special parking is available at the front 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.

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.