

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**August 14, 2018 – 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.     [2018-556](#)           RECOGNITION OF THE CITY OF BOERNE ELECTRIC DEPARTMENT  
FOR A SAFETY AWARD RECEIVED FROM THE AMERICAN PUBLIC  
POWER ASSOCIATION

**Attachments:**     [AIS APPA Safety Award 2017.doc](#)  
[Linemen\\_wLogo.jpg](#)

3.     [2018-560](#)           RECOGNITION OF THE CITY OF BOERNE GAS UTILITY’S 100%  
PERFORMANCE RATING ON THE 2018 GAS UTILITY SURVEY  
FROM TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK  
POOL

**Attachments:**     [AIS 218 TML Gas Audit.doc](#)  
[TML Award 2018.pdf](#)

4. CONFLICTS OF INTEREST

5. 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)

6. 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.

- 6.A.   [2018-521](#)           CONSIDER APPROVAL OF THE MINUTES OF THE CITY COUNCIL

MEETING HELD JULY 24, 2018

**Attachments:** [Minutes 18.0724](#)

- 6.B. [2018-547](#) CONSIDER RESOLUTION NO. 2018-R57; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER (Electric transformer for the new Boerne City Hall)

**Attachments:** [AIS City Hall Tranformer.doc](#)  
[Resolution No. 2018-R57 Purchase transformer for City Hall](#)

- 6.C. [2018-546](#) CONSIDER RESOLUTION NO. 2018-R58; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER (Seal coat oil to resurface Northrup Park parking lot)

**Attachments:** [AIS for Seal Coat Oil 2018 northrup park parking lot](#)  
[Resolution No. 2018-R58 Seal Coat Oil](#)  
[Seal coat oil quote northrup park parking lot 2018](#)

- 6.D. [2018-572](#) CONSIDER RESOLUTION NO. 2018-R59; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BOERNE AND HDR ENGINEERING, INC. FOR DESIGN AND CONSTRUCTION PHASE WORK FOR THE ADDITION OF A GENERATOR AT THE WASTEWATER TREATMENT AND RECYCLING CENTER

**Attachments:** [AIS WWTRC Third Generator Design HDR.doc](#)  
[Resolution No. 2018-R59 WWTRC generator addition](#)  
[HDR Agreement. WWTRC Generator Addition](#)  
[WWTRC Headworks Bldg.jpg](#)

- 6.E. [2018-571](#) CONSIDER RESOLUTION NO. 2018-R60; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BOERNE AND HDR ENGINEERING, INC. FOR THE DESIGN, BID AND CONSTRUCTION PHASE SERVICES FOR THE WET WELL ADDITION TO THE SCHOOL LIFT STATION

**Attachments:** [AIS School Lift Station Wet Well Design HDR.doc](#)  
[Resolution No. 2018-R60 Wet Well School Lift Station HDR Agreement. School Lift Station Expansion School Lift Station.jpg](#)

- 6.F. [2018-559](#) CONSIDER RESOLUTION NO. 2018-R61; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BOERNE AND HALFF TRITEX, INC. FOR NATURAL GAS UTILITY RELOCATION DESIGN AND CONSTRUCTION SERVICES ON TXDOT IH 10 IMPROVEMENTS BETWEEN SCENIC LOOP ROAD AND THE BEXAR COUNTY LINE

**Attachments:** [AIS Halff TriTex IH10 work SLR to BCL.doc](#)  
[Resolution No. 2018-R61 IH-10 Gas Utility Relocation Halff TriTex Agreement IH 10 Gas Utility Relocations TxDOT IH10 SL to BCL.jpg](#)

- 6.G. [2018-558](#) CONSIDER RESOLUTION NO. 2018-R62; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND HALFF ASSOCIATES, INC. FOR WASTEWATER UTILITY RELOCATION DESIGN AND CONSTRUCTION SERVICES ON TXDOT IH 10 IMPROVEMENTS BETWEEN SCENIC LOOP ROAD AND THE BEXAR COUNTY LINE

**Attachments:** [AIS Halff IH10 work SLR to BCL.doc](#)  
[Resolution No. 2018-R62 water & wastewater relocation IH 10 Halff Agreement IH 10 WW Relocations TxDOT IH10 SL to BCL.jpg](#)

- 6.H. [2018-563](#) CONSIDER RESOLUTION NO. 2018-R63; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND LNV, INC. FOR DESIGN, BID AND CONSTRUCTION PHASE SERVICES OF THE PROPOSED BENTWOOD SIDEWALK BRIDGE PROJECT (Bentwood Drive)

**Attachments:** [AIS Bentwood Sidewalk Design LNV.doc](#)  
[Resolution No. 2018-R63 Bentwood Sidewalk LNV Agreement. Bentwood Sidewalk Improvements Bentwood Sidewalk Bridge Schematic.pdf](#)  
[Bentwood Sidewalk Bridge.jpg](#)

- 6.I. [2018-570](#) CONSIDER RESOLUTION NO. 2018-R64; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BOERNE AND DANNENBAUM ENGINEERING CORPORATION FOR DESIGN, BIDDING AND CONSTRUCTION PHASE SERVICES ON THE PROPOSED SIDEWALK ALONG WEST SAN ANTONIO STREET

**Attachments:** [AIS West SA Street Sidewalk Dannenbaum.doc](#)  
[Resolution No. 2018-R64 sidewalk West San Antonio St. Dannenbaum Agreement. W San Antonio Rd. sidewalks West San Antonio Sidewalk.jpg](#)

- 6.J. [2018-548](#) CONSIDER RESOLUTION NO. 2018-R65; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AMENDMENT TO THE AGREEMENT FOR PROJECT MANAGEMENT CONSULTING SERVICES BETWEEN THE CITY OF BOERNE AND DEAN CONSULTING GROUP PLLC FOR THE NEW CITY HALL PROJECT

**Attachments:** [AIS MDean Consulting Amendment Resolution No. 2018-R65 amend contract project manager for new City H AmendmentDCGsigned2Aug2018](#)

7. [2018-552](#) RECEIVE THE REPORT FROM THE PLANNING AND ZONING COMMISSION FOR THE PROPOSED 2018 AMENDMENT TO THE CITY OF BOERNE COMPREHENSIVE MASTER PLAN

**Attachments:** [Receive Report Summary 081418](#)  
[Att 1 - master plan approval letter](#)

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

- 8.A. [2018-549](#) CONSIDER THE PROPOSED 2018 AMENDMENT TO THE CITY OF BOERNE COMPREHENSIVE MASTER PLAN (One of one hearing)

**Attachments:** [Public hearing Summary 081418](#)  
[Public Hearing Notice 18.0814 Master Plan & P&Z recommendation](#)

- 8.B. [2018-561](#) PROPOSED REZONING OF THE PROPERTY AT THE CORNER OF EAST HIGHLAND AND SCHWEPPE (0.48 ACRES, KAD NO. 21623) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT (One of one hearing, Robert S. Thornton LP)

**Attachments:** [Summary - Public hearing 0814](#)  
[Public Hearing Notice](#)  
[Att 1 - EAST HIGHLAND AND SCHWEPPE LOCATION MAP](#)  
[Att 2 - EAST HIGHLAND AND SCHWEPPE AERIAL MAP](#)  
[Att 3 - EAST HIGHLAND AND SCHWEPPE ZONING MAP](#)  
[Att 4 - EAST HIGHLAND AND SCHWEPPE REZONING MAP](#)  
[Att 5 - R-1 Uses](#)  
[Att 6 - R-4 Uses](#)  
[Att 7 - E.HighlandLoftCOLORrenderings](#)  
[Att 8 - Exterior 3d views - with shadows](#)

- 8.C. [2018-555](#) PROPOSED TAX RATE OF \$0.4720/\$100 FOR FISCAL YEAR 2018-2019 (One of two hearings)

**Attachments:** [AIS FY 2019 First Tax Rate Hearing](#)  
[Tax rate notice](#)

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

- 9.A. [2018-562](#) CONSIDER ON FIRST READING ORDINANCE NO. 2018-28; AN ORDINANCE ADOPTING THE 2018 AMENDED COMPREHENSIVE MASTER PLAN FOR THE CITY OF BOERNE, TEXAS

**Attachments:** [First reading Summary 081418](#)  
[Ordinance No. 2018-28 Adoption of Comprehensive Master Plan](#)  
[Master Plan Cover DRAFT 180808](#)  
[Chapter 1. Introduction DRAFT 180730](#)  
[Chapter 2. Existing Conditions DRAFT 180808](#)  
[Chapter 3. Community Input DRAFT 180730](#)  
[Chapter 4. Community Vision DRAFT 180730](#)  
[Chapter 5. Future Directions DRAFT 180730](#)  
[Chapter 6. Plan Implementation DRAFT 180730](#)  
[Master Plan Back Cover DRAFT 180808](#)  
[Boerne Summary Plan DRAFT 180730](#)  
[Gas Utility Service Area Map](#)  
[Electric Service Area - 2018 City Limits](#)  
[Master Plan Feedback](#)

10. [2018-573](#) CONSIDER MAYORAL APPOINTMENT TO THE BOERNE CONVENTION AND VISITOR'S BUREAU ADVISORY BOARD

**Attachments:** [AIS CVB appt Ramey](#)

11. RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR SEPTEMBER 11, 2018:

- 11.A. [2018-553](#) PROPOSED PERMANENT ZONING OF 4.224 ACRES AT 5 COUGHRAN ROAD (KAD NO. 14889 AND 14890) FROM TEMPORARY ZONING OF R-A, SINGLE-FAMILY RESIDENTIAL-AGRICULTURAL DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT (Alejandro Gutierrez)

**Attachments:** [Summary - Receive recommendation](#)  
[Att 1 - 5 Coughran Rd. location map](#)  
[Att 2 - 5 Coughran Rd. aerial map](#)  
[Att 3 - 5 Coughran Rd. Zoning Map](#)  
[Att 4 - 5 Coughran Road Rezoning Map](#)  
[Att 5- R-A Uses](#)  
[Att 6- B-1 Uses](#)

- 11.B. [2018-554](#) PROPOSED APPLICATION OF NORTH HERFF ROAD OVERLAY DISTRICT TO 4.349 ACRES LOCATED AT 12 HERFF ROAD (KAD NO. 15815) (ProCore Developments)

**Attachments:** [AIS - Receive recommendation](#)

[Att 1 - 12 Herff location map](#)

[Att 2 - 12 Herff aerial map](#)

[Att 3 - 12 Herff re-zoning map](#)

[Att 4 - North Herff Overlay](#)

12. [2018-574](#) CONSIDER RESOLUTION NO. 2018-R66; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A COST SHARING LETTER AGREEMENT BETWEEN THE CITY OF BOERNE, BOERNE COMMONS, LTD., J-B BOERNE REALTY, LP, AND MENGER DEVELOPMENT, LLC FOR DRAINAGE SYSTEM IMPROVEMENTS (Walters Property, SoBo area)

**Attachments:** [AIS Walters Drainage Ltr Agreement](#)

[Resolution No. 2018-R66 Drainage system improvements SoBo](#)

[Letter Agreement re. Development Agreement \(Calder\)](#)

13. [2018-557](#) LED STREET LIGHTING UPDATE BY STEVE MOFFITT, VICE PRESIDENT OF SCHNEIDER ENGINEERING, LTD.

**Attachments:** [AIS LED Street Lighting Update](#)

[PowerPoint LED Lighting](#)

14. [2018-545](#) RECEIVE THE CITY OF BOERNE'S 2018 CERTIFIED APPRAISAL ROLL VALUE

**Attachments:** [AIS 2018 Certified Tax Roll](#)

[2018 CERTIFIED APPRAISAL ROLL](#)

15. [2018-575](#) FY 2018-2019 PROPOSED BUDGET DISCUSSION:
- A. ALTERNATIVE FUNDING SOURCES
    - 1. PROPORTIONALITY
    - 2. ROADWAY MAINTENANCE FEES
    - 3. STREET IMPACT FEES
    - 4. STORMWATER UTILITY FEES
    - 5. PARK LAND DEDICATION ORDINANCE
    - 6. POSSIBLE FUTURE BOND ISSUE
  - B. SIDEWALKS
    - 1. ADDITIONAL FUNDING IN FY 2019 - \$150,000
  - C. LED STREET LIGHTING CONVERSION
    - 1. ADDITIONAL FUNDING IN FY 2019 TO COMPLETE IN 2 YEARS - \$40,000

- D. CONSULTING FEES FOR UPDATES TO THE SUBDIVISION ORDINANCE, ZONING ORDINANCE AND MASTER THOROUGHFARE PLAN- \$100,000
- E. CITY OF BOERNE TAX RATE COMPARISONS
  - 1. HISTORY
  - 2. CITIES OF SIMILAR POPULATION
  - 3. CITIES OF SIMILAR NET TAXABLE VALUES
  - 4. CITIES THAT OWN ELECTRIC UTILITIES
- F. CONVENTION AND VISITORS BUREAU
- G. ELECTRIC UTILITY FUND
  - 1. PROVIDE FUNDING TO COMPLETE NEXT PHASE OF RE-CONDUCTORING PROJECT - \$400,000
- H. WASTEWATER UTILITY FUND
  - 1. INCREASE PROFESSIONAL FEES- \$15,000
- I. LEGISLATIVE CONTRACT
  - 1. PROVIDE FUNDING TO PARTICIPATE WITH OTHER CITIES - \$33,000
- J. PROPOSED BUDGET AND PROJECTED FUND BALANCES
- K. ADDITIONAL STAFF/COUNCIL MEMBER COMMENTS- No discussion or action may take place

**Attachments:** [AIS - August 14 Council meeting - Budget discussion](#)  
[Budget Discussion PowerPoint](#)  
[Proposed budget 8-14-18](#)  
[Parks information non resident usage](#)  
[TML Tax Survey 2018](#)

16. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:
- 16.A. [2018-564](#) SECTION 551.086 - MUNICIPAL OWNED UTILITY - COMPETITIVE MATTER - WHOLESALE POWER - ELECTRIC
  - 16.B. [2018-565](#) SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION
  - 16.C. [2018-566](#) SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY
  - 16.D. [2018-567](#) SECTION 551.074 - PERSONNEL MATTERS: CITY MANAGER'S ANNUAL EVALUATION



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

- 17.A. [2018-568](#) CONSIDER RESOLUTION NO. 2018-R67; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE CITY OF BOERNE, TEXAS AND \_\_\_\_\_

**Attachments:** [2018-R67 Development Agreement](#)

- 17.B. [2018-569](#) CONSIDER RESOLUTION NO. 2018-R68; 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:** [2018-R68 Sale of CVB Building](#)

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

19. ADJOURNMENT

\_\_\_\_\_  
s/s Ronald C. Bowman  
City Manager

#### CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 10th day of August, 2018 at 4:00 p.m.

\_\_\_\_\_  
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.