

AGENDA
REGULAR CITY COUNCIL MEETING
Municipal Court Complex
124 Old San Antonio Road
Boerne, TX 78006
March 10, 2020 – 6:00 PM

Please note location has not changed

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.

4.A. [2020-227](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 25, 2020.

Attachments: [Minutes 20.0225](#)

4.B. [2020-208](#) CONSIDER RESOLUTION NO. 2020-R13; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Sewer line video inspection camera truck)

Attachments: [AIS Sewer camera truck](#)
[Resolution No. 2020-R13](#)

- 4.C. [2020-233](#) CONSIDER RESOLUTION NO. 2020-R14; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND SB CONSTRUCTION FOR CONSTRUCTION OF A METAL BUILDING FOR THE PARKS AND RECREATION DEPARTMENT.

Attachments: [AIS metal Building](#)
[Resolution No. 2020-R14](#)
[Metal Building quotes](#)

- 4.D. [2020-238](#) CONSIDER RESOLUTION NO. 2020-R15; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF BOERNE AND PENGUIN SUITS FOR 2020 PARKS AND RECREATION GUIDE BOOKS. (Additional work outside of the original scope)

Attachments: [AIS Guide Book additional cost](#)
[Resolution No. 2020-R15](#)

5. [2020-241](#) RECEIVE THE COMPREHENSIVE ANNUAL REPORT (CAFR) FROM ABIP, PC FOR FISCAL YEAR 2018-2019.

Attachments: [AIS CAFR Presentation 3-10-20](#)
[2019 CAFR Final](#)
[City of Boerne Management Letter YE 9-30-19](#)
[City of Boerne Presentation](#)

6. [2020-229](#) CONSIDER RESOLUTION NO. 2020-R16; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS OF INTENT TO ESTABLISH A CITY PACE PROGRAM ADMINISTERED BY AACOG, REFERENCING THE REQUIRED REPORT, AND SETTING A PUBLIC HEARING. (Property Assessed Clean Energy)

Attachments: [AIS. PACE Program Discussion](#)
[Resolution No. 2020-R16](#)
[Report required for PACE Program](#)
[AACOG Interlocal Agreement](#)
[Resolution to Establish a PACE Program](#)
[City of Boerne PACE Presentation](#)

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

- 7.A. [2020-246](#) PROPOSED REZONING OF 0.35 ACRES LOCATED AT 32828 INTERSTATE HIGHWAY 10 WEST (KAD NO. 26885) FROM I, INDUSTRIAL DISTRICT TO B-2, HIGHWAY COMMERCIAL DISTRICT. (Christine Jacques)

Attachments: [AIS - Public Hearing](#)
[Public Hearing 20.0310 P&Z Recommendations](#)
[Att 1 - 32828 IH 10 - Location Map](#)
[Att 2 - 32828 IH 10 - Aerial Map](#)
[Att 3 - 32828 IH 10 - I - Current Zoning Map](#)
[Att 4 - 32828 IH 10 - B-2 - Proposed Zoning Map](#)
[Att 5 - 32828 IH 10 - Future Land Use Map](#)
[Att 6 - I Uses](#)
[Att 7 - B-2 Uses](#)

- 7.B. [2020-249](#) PROPOSED USE OF A RETIREMENT COMMUNITY IN A B-2, HIGHWAY COMMERCIAL DISTRICT, FOR 6.479 ACRES LOCATED ON OLD SAN ANTONIO ROAD (KAD NO. 300529). (Hunt Properties)

Attachments: [AIS - Retirement Community - Public Hearing](#)
[Requested Application Letter](#)
[Public Hearing 20.0310 P&Z Recommendations](#)
[Att 1 - Old San Antonio Rd - Location Map](#)
[Att 2 - Old San Antonio Rd - Aerial Map](#)
[Att 3 - Old San Antonio Rd - B-2 - Current Zoning](#)
[Att 4 - Old San Antonio Rd - Site Plan](#)
[Att 5 - Old San Antonio Rd - Rendering](#)

8. TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARINGS:

- 8.A. [2020-248](#) CONSIDER ON FIRST READING ORDINANCE NO. 2020-07; 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, BY AMENDING ARTICLE 3, SECTION 14, REZONING 0.35 ACRES LOCATED AT 32828 INTERSTATE HIGHWAY 10 WEST (KAD NO. 26885) FROM I, INDUSTRIAL DISTRICT TO B-2, HIGHWAY COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE (Christine Jacques)

Attachments: [AIS - 32828 IH 10](#)
 [Ordinance No. 2020-07](#)
 [Att 1 - 32828 IH 10 - Location Map](#)
 [Att 2 - 32828 IH 10 - Aerial Map](#)
 [Att 3 - 32828 IH 10 - I - Current Zoning Map](#)
 [Att 4 - 32828 IH 10 - B-2 - Proposed Zoning Map](#)
 [Att 5 - 32828 IH 10 - Future Land Use Map](#)
 [Att 6 - I Uses](#)
 [Att 7 - B-2 Uses](#)

- 8.B. [2020-250](#) CONSIDER ON FIRST READING ORDINANCE NO. 2020-08; 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 A RETIREMENT COMMUNITY IN A B-2, HIGHWAY COMMERCIAL DISTRICT LOCATED ON OLD SAN ANTONIO ROAD (KAD NO. 300529- SURVEY 183 J SMALL), A TOTAL OF 6.479 ACRES. (Hunt Properties)

Attachments: [Summary - Retirement Community - Recommendation](#)
 [Ordinance No. 2020-08](#)
 [Requested Application Letter](#)
 [Att 1 - Old San Antonio Rd - Location Map](#)
 [Att 2 - Old San Antonio Rd - Aerial Map](#)
 [Att 3 - Old San Antonio Rd - B-2 - Current Zoning](#)
 [Att 4 - Old San Antonio Rd - Site Plan](#)
 [Att 5 - Old San Antonio Rd - Rendering](#)
 [Att 6 - Approved Master Development Plan - Feb122018](#)
 [Att 7 - Sobo Regulating Plan](#)

9. [2020-234](#) SEMI-ANNUAL STAFF PRESENTATION FROM THE CONVENTION AND VISITORS BUREAU.

Attachments: [AIS - CVB 3-10-20](#)
 [Presentation](#)

10. [2020-231](#) REVIEW OF THE CITY OF BOERNE PARKS, RECREATION, AND OPEN SPACE MASTER PLAN AND DISCUSSION ON CURRENT PROJECT PRIORITY LIST.

Attachments: [AIS parks master plan projects review](#)
[Parks Master Plan project priorities discussion March 2020](#)

11. [2020-247](#) CONSIDER A ONE-TIME READING OF ORDINANCE NO. 2020-09;
AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER,
SECTION 3.11.A. (as described below)
12. [2020-251](#) RECEIVE THE PROPOSED DRAFT OF THE UNIFIED DEVELOPMENT
CODE AND CONSIDER ORDINANCE NO. 2020-09, SETTING
PUBLIC HEARINGS FOR MARCH 31, 2020, AT 5:00 P.M., AND
APRIL 14, 2020, AT 5:00 P.M., EACH TO BE HELD JOINTLY WITH A
HEARING BEFORE THE PLANNING AND ZONING COMMISSION.

Attachments: [AIS - UDC - set Public Hearing](#)
[Ordinance No. 2020-09](#)

13. [2020-203](#) CONSIDER RESOLUTION NO. 2020-R17; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO ENTER INTO AND
MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND
HALFF ASSOCIATES FOR A DRAINAGE MASTER PLAN.

Attachments: [AIS Drainage Masterplan 2020](#)
[Resolution No. 2020-R17](#)
[Scope of Work](#)
[Program Schedule](#)

14. [2020-237](#) CONSIDER RESOLUTION NO. 2020-R18; A RESOLUTION OF THE
CITY OF BOERNE, TEXAS ESTABLISHING THE BOERNE
COMMUNITY WATER PLANNING COMMITTEE AND APPOINTING
MEMBERS.

Attachments: [AIS. Water Planning Committee](#)
[Resolution No. 2020-R18](#)

15. [2020-242](#) CONSIDER RESOLUTION NO. 2020-R19; A RESOLUTION IN
SUPPORT OF ELIMINATING LEFT TURNS OFF OF STATE HIGHWAY
46 WESTBOUND TOWARDS BOERNE ONTO CITY PARK ROAD.

Attachments: [AIS SUPPORT OF NO LEFT TURN ON CITY PARK RD](#)
[Resolution No. 2020-R19](#)

16. [2020-240](#) RECEIVE BIDS AND AWARD CONTRACT FOR A FACILITIES MASTER
PLAN FOR THE PATRICK HEATH PUBLIC LIBRARY AND CONSIDER
RESOLUTION NO. 2020-R20; A RESOLUTION AUTHORIZING THE

CITY MANAGER TO NEGOTIATE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND _____ FOR A FACILITIES MASTER PLAN FOR THE PATRICK HEATH PUBLIC LIBRARY.

Attachments: [AIS selection of consultant for facilities master plan](#)
[Resolution No. 2020-R20](#)
[Request for Qualifications](#)
[Scores](#)

17. [2020-239](#) CITY MANAGER'S REPORT.

Attachments: [CM Report AIS 3.10.20](#)
[Project List - Bowman 3.10.20](#)

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

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

- 19.A. [2020-243](#) SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY.
(Potential land purchase in south Boerne)

- 19.B. [2020-244](#) SECTION 551.071 - CONSULTATION WITH ATTORNEY AND
SECTION 551.087 - DELIBERATION REGARDING ECONOMIC
DEVELOPMENT NEGOTIATIONS. (Guy Sanders)

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

- 20.A. [2020-245](#) CONSIDER RESOLUTION NO. 2020-R21; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO ENTER INTO AND
MANAGE AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT
BETWEEN THE CITY OF BOERNE, TEXAS AND GUY SANDERS FOR
153 S MAIN.

21. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: CITY COUNCIL MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED ABOVE INCLUDING IF THEY MEET THE QUALIFICATIONS IN SECTIONS 551.071 (CONSULTATION WITH ATTORNEY), 551.072 (DELIBERATION REGARDING REAL PROPERTY), 551.073 (DELIBERATION REGARDING GIFTS), 551.074 (PERSONNEL/OFFICERS), 551.076 (DELIBERATION REGARDING SECURITY DEVICES), AND SECTION 551.087 (DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS) OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.
(If needed)

22. ADJOURNMENT

s/s Ronald C. Bowman
City Manager

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 6th day of
March, 2020 at 5:30 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.

