

**AGENDA**  
**CITY COUNCIL WORKSHOP**  
**CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**October 27, 2020 – 4:30 p.m.**

FACIAL COVERINGS WILL BE REQUIRED

1. CALL TO ORDER – 4:30 PM
2. 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)
3. [2020-615](#) BOERNE UNIFIED DEVELOPMENT CODE UPDATE.  
**Attachments:** [Summary - UDC Workshop](#)

4. ADJOURNMENT

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**October 27, 2020 – 6:00 PM**

FACIAL COVERINGS WILL BE REQUIRED

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, 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. [2020-620](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING ON OCTOBER 13, 2020.

**Attachments:** [Minutes.20.1013](#)

B. [2020-613](#) CONSIDER ON SECOND READING ORDINANCE NO. 2020-25; 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 13, PERMANENT ZONING OF 0.829 ACRES LOCATED AT 33565 INTERSTATE HIGHWAY 10 (KAD NO. 15876) FROM TEMPORARY ZONING, R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO B-2, HIGHWAY COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.

**Attachments:** [Summary - Second Reading Ordinance No. 2020-25](#)  
[Att 1 - 33565 IH 10 Location Map](#)  
[Att 2 - 33565 IH 10 Current Zoning](#)  
[Att 3 - 33565 IH 10 Proposed Zoning](#)  
[Att 4 - 33565 IH 10 FLU](#)  
[Att 5 - Zoning Description RA and B2](#)  
[Att 6 - Zoning Use Table RA and B2](#)  
[Att 7 - Street View](#)

C. [2020-614](#) CONSIDER ON SECOND READING ORDINANCE NO. 2020-26; 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 13, PERMANENT ZONING OF 0.374 ACRES LOCATED AT 33875A INTERSTATE HIGHWAY 10 (KAD NO. 33907) FROM TEMPORARY ZONING, R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO B-2, HIGHWAY COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.

**Attachments:** [Summary - Public Hearing - Second Reading Ordinance No. 2020-26](#)  
[Att 1 - 33875A IH 10 Location Map](#)  
[Att 2 - 33875A IH 10 Current Zoning](#)  
[Att 3 - 33875A IH 10 Proposed Zoning](#)  
[Att 4 - 33875A IH 10 FLU](#)  
[Att 5 - Zoning Description RA and B2](#)  
[Att 6 - Zoning Use Table RA and B2](#)  
[Att 7 - Street View](#)

- D. [2020-621](#) CONSIDER RESOLUTION NO. 2020-R85; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Fiberglass weir components for the Esser Road Wastewater Treatment Plant clarifiers in an amount not to exceed \$16,570.40 to replace worn materials on plant structures)

**Attachments:** [AIS Clarifier Wiers Purchase.2020 Resolution No. 2020-R85](#)

- E. [2020-622](#) CONSIDER RESOLUTION NO. 2020-R86; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Two axle shafts for the Esser Road Wastewater Treatment Plant aeration basins in an amount not to exceed \$19,516.00 to replace worn materials on plant structures)

**Attachments:** [AIS Orbal Shafts Purchase.2020 Resolution No. 2020-R86](#)

- F. [2020-605](#) CONSIDER RESOLUTION NO. 2020-R87; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S

HOME RULE CHARTER. (Scale computing servers in an amount not to exceed \$43,860.17)

**Attachments:** [AIS Scale 10. 27.2020.docx](#)  
[Resolution No. 2020-R87](#)  
[SHI Government Solutions Proposal](#)

- G. [2020-618](#) CONSIDER RESOLUTION NO. 2020-R88; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PLANNED MAINTENANCE AGREEMENT BETWEEN THE CITY OF BOERNE AND WAUKESHA-PEARCE INDUSTRIES, LLC. FOR EMERGENCY GENERATOR PREVENTATIVE SERVICES MAINTENANCE FOR AN AMOUNT NOT TO EXCEED \$22,172.26.

**Attachments:** [AIS Emergency Generator Preventive Maintenance Agreement Resolution No. 2020-R88](#)  
[WPI Proposal](#)  
[Kentech proposal](#)  
[Cummins proposal](#)

- H. [2020-616](#) CONSIDER RESOLUTION NO. 2020-R89; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND INTERPOOL, INC. FOR POOL WATER TREATMENT SERVICES FOR AN AMOUNT NOT TO EXCEED \$17,160.00.

**Attachments:** [AIS interpool inc agreement Resolution No. 2020-R89](#)  
[Commercial Swim proposed agreement 2020](#)  
[Interpool inc agreement](#)

- I. [2020-617](#) CONSIDER RESOLUTION NO. 2020-R90; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A SCHEDULED MAINTENANCE SERVICE AGREEMENT BETWEEN THE CITY OF BOERNE AND HEAT TRANSFER SOLUTIONS, INC. FOR HVAC PREVENTATIVE MAINTENANCE SERVICES OF ALL CITY FACILITIES FOR AN AMOUNT NOT TO EXCEED \$35,158.00.

**Attachments:** [AIS HVAC Preventative Maintenance Agreement](#)  
[Resolution No. 2020-R90](#)  
[HTS Proposal](#)  
[Airco Mechanical proposal](#)  
[Trotter & Morton proposal](#)

## REGULAR AGENDA:

## 5. RESOLUTIONS:

- A. [2020-619](#) CONSIDER RESOLUTION NO. 2020-R91; A RESOLUTION ADOPTING A 5 YEAR ECONOMIC DEVELOPMENT STRATEGY PLAN FOR THE YEARS 2020 - 2025.

**Attachments:** [AIS BKCEDC 5-Year Workplan](#)  
[Resolution No. 2020-R91](#)  
[BKCEDC Economic Development Strategy Plan.2020](#)

- B. [2020-609](#) CONSIDER RESOLUTION NO. 2020-R92; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A WATER SUPPLY CONTRACT BY AND BETWEEN THE CITY OF BOERNE AND LOOKOUT KENDALL RANCH, L.P. RELATING TO KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4.

**Attachments:** [AIS Kendall Ranch Draft Oct2720-JET Final](#)  
[Resolution No. 2020-R92](#)  
[COB Water Agreement 10-22-20 Complete](#)  
[Location Map](#)

## 6. OTHER ITEMS:

- A. [2020-611](#) CALL FOR A PUBLIC HEARING REGARDING THE ADOPTION OF A UNIFIED DEVELOPMENT CODE, REPEALING AND REPLACING ORDINANCES PERTAINING TO LAND DEVELOPMENT, ZONING AND SIGNAGE, ON TUESDAY, NOVEMBER 10, 2020 AT 6:00 P.M.

**Attachments:** [AIS UDC PH](#)  
[Public Hearing 20.1110 UDC](#)

## 7. CITY MANAGER'S REPORT:

- [2020-612](#) A. HUMAN RESOURCES DIRECTOR INTRODUCTION

B. MONTHLY PROJECT UPDATE

C. MUNI-POWER COMMUNICATION PROGRAM (Thompson)

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

9. 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)

10. ADJOURNMENT

#### **CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 23rd day of  
October, 2020 at 3:30 p.m.**

---

s/s Lori A. Carroll  
City Secretary

#### **NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

**The City Hall 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.