

**MINUTES**  
**SPECIAL CALLED CITY COUNCIL MEETING**  
**QUARTERLY ROUND TABLE DISCUSSION**

**City Council Chambers**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**March 23, 2017 – 3:00 p.m.**

Minutes of the Special Called City Council meeting at 3:00 p.m.

**Present:**       **6 -** Mayor Michael Schultz, Council Member Joe Anzollitto,  
Council Member Nina Woolard, Council Member Charlie Boyd  
IV, Mayor Pro Tem Ron Cisneros, and Council Member Craig  
Colvin

**Present:** Ron Bowman, Siria Arreola, Paul Barwick, Pam Bransford, Lori Carroll,  
Kirsten Cohoon, Jim Kohler, Mike Mann, Sandy Mattick, Mike Raute, Laura  
Talley, Jeff Thompson, Linda Zartler, and Danny Zinke.

**Recognized / Registered Guests:** Emilie Weiner, Charlie Riddle, Misty Mayo,  
Dani Vollmer, Bob Vollmer, Joe Granados, Dave and Pam Luciani, and Kendra  
Vita.

**1. CALL TO ORDER – 3:00 PM**

Mayor Schultz called the City Council to order at 3:00 p.m.

Mayor Schultz asked for a Moment of Silence.

Mayor Schultz led the Pledge of Allegiance to the United States Flag and to the  
Texas Flag.

**2. PUBLIC COMMENTS:**

Dani Vollmer, 524 N. School Street spoke against the permanent zoning of 17  
Herff Road. She feels that the City Council should take time to consider other  
possibilities, because what we have is not replaceable. There are other  
locations for this type of development that would not impact the creek or

traffic.

Kendra Vita, 224 Oak Knoll Circle spoke against the permanent zoning of 17 Herff Road. She feels the City Council should stick to the existing Master Plan. There is a growing sentiment from citizens that they are not being heard.

Charlie Riddle, 19 Thunder Valley Road spoke on the permanent zoning of 17 Herff Road. He stated that he would make himself available to visit with anyone that had concerns with development.

### **3. Discussion on Infill vs Expanding the City Limits**

Mayor Schultz called on Council Member Boyd IV. Council Member Boyd discussed the need to create infill within the city limits rather than annexing. In most cases, the infrastructure already exists and identifying these properties may be advantageous to developers. Discussion ensued regarding encouraging infill, how to incentivize development, the vision of Boerne and the direction it should go, the annexation plan that is discussed annually with the budget cycle, market driven demand, developments within the infill areas should be consistent with the area, and the RUDAT study. City Manager Ron Bowman stated that Staff is in favor of infill, but in some cases the cost of infrastructure may make it undesirable for the City to annex. He also stated that the Master Plan is a guide and is not set in stone. With the current growth, maybe the Master Plan should be looked at annually. Staff tries to make decisions that is best for the community as a whole. Mayor Schultz asked Staff to look at what other cities are doing to incentivize developers to buy a particular piece of property.

### **4. [2017-278](#) Discussion on Creating "Highway 46 Bypass" Utilizing New Herff Road (South) and Esser and Adler Roads (North)**

Council Member Boyd IV continued with the idea of establishing an ordinance creating Highway 46 Bypass that would move traffic from River Road to I-10. The bypass would control traffic and alleviate traffic congestion on Main Street. Discussions ensued regarding the City's current Thoroughfare Map, past discussions on banning truck traffic on Main Street, caution on using existing roads due to school zones, TxDOT's current Gateway Study, the importance of

getting not only City citizens involved but also County residents, the possible need to make new roads, in the near future Herff Road will be annexed into the City limits and the City will be responsible for maintenance. City Manager Ron Bowman stated that traffic is an issue across the state of Texas. It isn't fair for Boerne citizens to pay for the cost of roadways that is why the TxDOT is important. Mayor Schultz asked Staff to contact TxDOT regarding banning large trucks from Main Street.

**5. [2017-279](#) Discussion on Dark Skies Ordinance (Outdoor Lighting) and New Lighting Technology**

Council Member Boyd IV continued with a discussion on outdoor lighting and ways to improve the City's existing lighting ordinance. He stated that the City should take advantage of new lighting technology that would dim lights on large parking lots after business hours. Discussion ensued regarding a pilot program that the City was involved with using LED street lights a few years ago, sufficient lighting for safety of people who walk after dark, motion sensors, and types of bulbs - bright v. soft. City Manager Ron Bowman stated that Staff will research various types of lighting technology and will bring back the findings to the City Council at a later date.

**6. [2017-280](#) Discussion on Establishing a Policy or Guideline for Allocation of Water Resources to Potential New Development**

Mayor Schultz called on Mayor Pro Tem Cisneros. Mayor Pro Tem Cisneros discussed the City's water usage and water plan for the future. He asked the opinion of Council Members if a creation of a policy or guideline would encourage infill versus new neighborhood. Deputy City Manager Jeff Thompson stated that with the current resources, the City can provide water to an estimated population of 35,000. This allocation includes businesses such as restaurants. At this time, the City has options for providing additional water sources, but there is not a long term solution. He discussed the effectiveness of reclaimed water. Discussion ensued regarding the water resources for Esperanza Development and Kendall West Utilities. City Manager Ron Bowman stated that City Staff is charged with making sure we can take care of growth.

**7. [2017-281](#) Discussion on Increasing Compensation for Future City Council Members**

Mayor Pro Tem Cisneros continued with compensation for Council Members. He stated that the discussion is not meant to benefit current Council Members. The current Council Members receive \$150.00 a month and the Mayor receives \$200.00 per month as a stipend. The current stipend is before taxes and isn't enough to cover travel, time spent at meetings, lunches with constituents, mail outs, copy machine, office supplies, etc. Discussion ensued regarding establishing an expense account for the Mayor and Council Members, the Home Rule Charter, and motivation to run for office. Mayor Schultz asked Staff to survey other cities in the area to see how they handle City Council compensation.

**8. [2017-282](#) Discussion on the Discontinuance of Permits for Sidewalk Signs (Sandwich Board Type Signs) in the Historic District**

Mayor Pro Tem Cisneros discussed the option to discontinue permits for sidewalk signs in the Historic District. He stated that business owners should be encouraged to use store front windows to advertise. Sidewalk signs clutter the sidewalks, some businesses are using changeable copy signs, and are not putting the sign away at night. Currently the signs are only permitted in the Historic District. Discussion ensued regarding the effectiveness of the sidewalk signs, other ways to draw people to businesses, have a dialog with the merchants, TxDOT right of way, and other items cluttering sidewalks such as tables and chairs and newspaper racks.

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

No comments were received.

**10. ADJOURNMENT**

A MOTION WAS MADE BY COUNCIL MEMBER COLVIN, SECONDED BY COUNCIL MEMBER BOYD IV, TO ADJOURN THE CITY COUNCIL MEETING AT 4:43 P.M. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Anzollitto, Council Member Woolard, Council Member Boyd IV, Mayor Pro Tem Cisneros, and Council Member Colvin

APPROVED:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Secretary