

MINUTES
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
August 14, 2018 – 6:00 PM

Present: 5 - Mayor Michael Schultz, Council Member Joe Anzollitto,
Council Member Steven Tye, Council Member Ron Cisneros,
and Council Member Tim Handren

Absent: 1 - Mayor Pro Tem Nina Woolard

Staff Present: Ron Bowman, Siria Arreola, Paul Barwick, Pam Bransford, Jose Carlos, Lori Carroll, Kirsten Cohoon, Glenn Garcia, Jerry Hopf, Mike Mann, Sandy Mattick, Rick Mignard, Juan Morales, Terry Nolan, Jeff Page, Steve Perez, Marco Rangel, Mike Raute, Angie Rios, Mike Sharp, Ethan Smith, Laura Talley, Jeanette Teague, Jeff Thompson, John Wallace, Larry Woods, Linda Zartler, and Danny Zinke.

Recognized/Registered Guests: Tommy Mathews, Denise Dever, Steve Young, Suzanne Young, Ann Dietert, Alison Church, Travis Roberson, Mark Mason, Robert Thornton, Shannon Young, Russell Tisdale, and Stephen Johnson.

1. CALL TO ORDER – 6:00 PM

Mayor Schultz called the City Council to order at 6:00 p.m.

Mayor Schultz asked for a Moment of Silence and led the Pledge of Allegiance to the United States Flag and to the Texas Flag.

2. [2018-556](#) RECOGNITION OF THE CITY OF BOERNE ELECTRIC DEPARTMENT FOR A SAFETY AWARD RECEIVED FROM THE AMERICAN PUBLIC POWER ASSOCIATION

Mayor Schultz called on Public Works Director Mike Mann. Mr. Mann stated that the Electric Department has received a First Place Safety Award from the American Public Power Association (APPA) which was presented at the 2018 APPA Engineering and Operations Technical Conference in North Carolina. This is the second time in three years that the City of Boerne Electric Department

has received this award. Mr. Mann recognized the employees of the Electric Department in the audience.

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

Mr. Mann continued with the recognition of the City of Boerne Gas Department's outstanding performance rating by Texas Municipal League. The Gas Utility regulatory compliance audit scored the department with a perfect 100. Mr. Mann recognized the Gas Department employees in the audience.

4. CONFLICTS OF INTEREST

No conflicts of interest were declared.

5. PUBLIC COMMENTS:

Mark Mason, 126 Spring Creek Road spoke on the Kendall Gateway Plan. He pointed out issues he felt were discrepancies in the Plan. He distributed a document to the City Council Members.

Denise Dever, 53 Silent Springs spoke on the Kendall Gateway Study. She asked that the City Council not approve concept roads in the Plan.

Steve Young, 216 Oak Knoll spoke on the Kendall Gateway Study. He expressed his appreciation to Staff for removing the Kendall Gateway Study from the Master Plan. He provided statistics from the Kendall Gateway Study and suggested that TxDOT revise their recommendation and that the City Council monitor the various phases of the Plan.

6. CONSENT AGENDA:

6.A. [2018-521](#) CONSIDER APPROVAL OF THE MINUTES OF THE CITY COUNCIL MEETING HELD JULY 24, 2018

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)

- 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
- 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
- 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)
- 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
- 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**

A MOTION WAS MADE BY COUNCIL MEMBER ANZOLLITTO TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF AGENDA ITEMS 6.C, 6.D, AND 6.E. THESE ITEMS BE REMOVED FROM THE CONSENT AGENDA FOR DISCUSSION. COUNCIL MEMBER HANDREN SECONDED THE MOTION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Anzollitto, Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

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)

Mayor Schultz called upon Council Member Joe Anzollitto to discuss the purchase of seal coat oil for the resurfacing of the Northrup Park parking lot. He questioned where this purchase was budgeted. Mr. Danny Zincke, Community Services Director stated that it was approved in the last year's budget and is included in the Capital Improvement Project list.

A MOTION WAS MADE BY COUNCIL MEMBER ANZOLLITTO, SECONDED BY COUNCIL MEMBER HANDREN, TO APPROVE 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 IN AN AMOUNT NOT TO EXCEED \$32,500.00. (SEAL COAT OIL TO RESURFACE NORTHRUP PARK PARKING LOT). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Anzollitto, Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

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

Mayor Schultz called on Council Member Joe Anzollitto to discuss the agreement with HDR Engineering, Inc. for the design and construction phase work for the addition of a generator at the Wastewater Treatment and Recycling Center (WWTRC). Council Member Anzollitto asked for more information on the need for the generator. Utilities Director Mike Mann explained that during value engineering when the WWTRC was constructed, the generator was eliminated from the plans with the idea that it could be added at a later date when funding allowed. This is a back up system and not necessary for the treatment process, but without the back up system the plant will not be able to handle sludge and odor for an extended period of time.

A MOTION WAS MADE BY COUNCIL MEMBER ANZOLLITTO, SECONDED BY COUNCIL MEMBER TYE, TO APPROVE 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 IN AN AMOUNT NOT TO EXCEED \$60,040.00. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Anzollitto, Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

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

Mayor Schultz called on Council Member Joe Anzollitto to discuss the agreement with HDR Engineering, Inc. for the design, bid, and construction of the wet well addition to the School Lift Station. Council Member Anzollitto asked for additional information regarding the wet well addition. Utilities Director Mike Mann explained that with the current growth, the School Lift Station at the intersection of Cascade Caverns Road and Scenic Loop Road needs capacity improvements. The project is included in the Capital Improvements Plan.

A MOTION WAS MADE BY COUNCIL MEMBER ANZOLLITTO, SECONDED BY COUNCIL MEMBER HANDREN, TO APPROVE 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 IN AN AMOUNT NOT TO EXCEED \$156,000.00. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Anzollitto, Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

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

Mayor Schultz called on Mr. Jeff Thompson, Deputy City Manager. Mr. Thompson stated that the Planning and Zoning Commission recommended approval of the 2018 Amendment to the City of Boerne Comprehensive Master Plan at the August 6, 2018 meeting by a vote of 6-0. A report from the Chairman of the Planning and Zoning Commission Mr. Joe Davis is included in the City Council Packet. The Commission recommended that two utility maps, the electric service territory and the area currently serviced by gas be included in the Plan.

A MOTION WAS MADE BY COUNCIL MEMBER CISNEROS, SECONDED BY COUNCIL MEMBER HANDREN, TO RECEIVE THE REPORT FROM THE PLANNING AND ZONING COMMISSION FOR THE PROPOSED 2018 AMENDMENT TO THE CITY OF BOERNE COMPREHENSIVE MASTER PLAN. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Anzollitto, Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

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)

Mayor Schultz opened the Public Hearing at 6:34 p.m.

Tommy Mathews, Chairman of the Boerne Kendall County Economic Development Corporation (BKCEDC) commended the City Council and City Staff for the efforts made to update the Comprehensive Master Plan. He stated the BKCEDC is in support of the Plan which reflects viewpoints and feedback from the public of which will act as a guide and foundation for development.

Mayor Schultz closed the Public Hearing at 6:36 p.m.

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)

Mayor Schultz opened the Public Hearing at 6:37 p.m.

Robert Thornton stated that he and his partner Travis Roberson for the past 18 months have been meeting with the community, City Staff, and the City Council regarding the project located at the corner of East Highland and Schweppe Streets. They have filed a deed restriction limiting the project to 4-units and 2-story. The buildings will resemble various historic buildings in Boerne. There

will be five feet of free space in between the lofts and they will have small yards. The Planning and Zoning Commission recommended approval of the multi-family dwellings.

Mayor Schultz closed the Public Hearing at 6:40 p.m.

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

Mayor Schultz opened the Public Hearing at 6:40 p.m.

No comments were received.

Mayor Schultz closed the Public Hearing at 6:41 p.m.

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

Mayor Schultz called on Mr. Jeff Thompson, Deputy City Manager. Mr. Thompson stated that the 2018 Amended Comprehensive Master Plan is an outstanding community document. The Planning and Zoning Commission recommended that two utility service area maps be included showing the electric service territory and the current area served with gas. References to Kendall Gateway Study were removed from the Plan. Staff plans to use the Plan as a living document and it will be reviewed annually. Staff recommended the adoption of the 2018 Amended Comprehensive Master Plan to include the two utility service area maps.

A MOTION WAS MADE BY COUNCIL MEMBER HANDREN, SECONDED BY COUNCIL MEMBER ANZOLLITTO, TO APPROVE ON FIRST READING ORDINANCE NO. 2018-28; AN ORDINANCE ADOPTING THE 2018 AMENDED COMPREHENSIVE MASTER PLAN FOR THE CITY OF BOERNE, TEXAS AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Anzollitto, Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

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

Mayor Schultz recommended the appointment of Scarlett Ramey to fill the vacancy of Jeffrey Alvarez who recently resigned from the Boerne Convention Visitors Bureau Advisory Board.

A MOTION WAS MADE BY COUNCIL MEMBER TYE, SECONDED BY COUNCIL MEMBER CISNEROS, TO APPROVE THE APPOINTMENT OF SCARLETT RAMEY TO THE BOERNE CONVENTION AND VISITOR'S BUREAU ADVISORY BOARD. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Anzollitto, Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

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)

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)

A MOTION WAS MADE BY COUNCIL MEMBER CISNEROS, SECONDED BY COUNCIL MEMBER HANDREN TO RECEIVE THE RECOMMENDATIONS FROM THE PLANNING AND ZONING COMMISSION AND SET PUBLIC HEARINGS FOR SEPTEMBER 11, 2018. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Anzollitto, Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

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 MENDER DEVELOPMENT, LLC FOR DRAINAGE SYSTEM IMPROVEMENTS (Walters Property, SoBo area)

Mayor Schultz called on Mr. Jeff Thompson, Deputy City Manager. Mr. Thompson explained that the City entered into an agreement with Howard Calder and his wife's estate in 2009 to secure green space and right-of-way for a drainage facility on the property. The property has since become a part of the SoBo development. Franklin Park Senior Living Facility has since been constructed and some of the proposed drainage features were built by that developer. The original drainage facility was to be above ground, channeling the water from extreme rain events approximately from Second Street and Bandera Road to a release point on Menger Creek. The cost then for the above ground facility was approximately \$350,000. After the property changed hands from Calder to the current owner Bill Walters, Mr. Walter's preference is to alter the original plan from above ground to underground at a cost of \$700,000. City Staff is proposing that the City pay 48% of the actual project cost up to a maximum of \$347,080. The City would not amend the original 2009 agreement, but simply enter into a letter agreement for cost sharing. The source of funds would come from Economic Development funds. Staff recommended approval of Resolution No. 2018-R66. Discussion ensued regarding how the drainage facility will look on the overall view of the property.

A MOTION WAS MADE BY COUNCIL MEMBER CISNEROS, SECONDED BY COUNCIL MEMBER HANDREN, TO APPROVE 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 MENDER DEVELOPMENT, LLC FOR DRAINAGE SYSTEM IMPROVEMENTS (WALTERS PROPERTY, SOBO AREA). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 3 - Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

Abstain: 1 - Council Member Anzollitto

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

Mr. Thompson continued with information on the City considering moving forward to replace the high-pressure sodium (HPS) light fixtures with LED lighting. The City considered making the change in 2010. Street lights in the English Oaks subdivision was used as a pilot project and asked for citizen feedback. It was found that technology at that time was not ready and the financial payback insufficient to warrant moving forward. Mr. Thompson introduced Mr. Steve Moffitt from Schneider Engineering, Ltd. to provide an update on recent research on street lighting. Mr. Moffitt stated there are more manufacturers and more options for the different LED luminaires in the last eight years. Technology has improved with increases in light output and wider variations of color, more lumens with less watt usage, and better reliability. The cost for LED is much the same, and in some cases less than HPS luminaires. Discussion ensued regarding the cost for technology, life of existing HPS fixtures, warranty on fixtures, and night sky compliance.

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

Mayor Schultz called on Ms. Sandy Mattick, Finance Director. Ms. Mattick reviewed the 2018 Certified Appraisal Roll Values. She stated the collection rate is 98% for the 2018 tax year, the effective tax rate is 0.4645/\$100 and the

Rollback tax rate is 0.5017/\$100.

A MOTION WAS MADE BY COUNCIL MEMBER HANDREN, SECONDED BY COUNCIL MEMBER ANZOLLITTO, TO RECEIVE THE CITY OF BOERNE'S 2018 CERTIFIED APPRAISAL ROLL VALUE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Anzollitto, Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

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**

Ms. Mattick continued with a discussion on the proposed budget. She stated the final Public Hearing for the tax rate will be held on August 28, 2018 and the budget will be on the September 11, 2018 agenda for the City Council's consideration.

Deputy City Manager Jeff Thompson discussed Alternative Funding Sources. Kimley-Horn has been hired to provide recommendations to the City's Traffic Impact Analysis (TIA) ordinance. He stated some cities have implemented fees from residential and commercial accounts to apply to Roadway Maintenance Fees. The City would need to prepare a comprehensive roadway improvement assessment and plan to identify priorities and estimate costs. In regards to Street Impact Fees, a fee similar to Water and Wastewater impact fees, would include specific calculation and collection criteria and uses for the funds. The fee can only be collected for development within the city limits. The City has hired Kimley-Horn to research and make recommendations regarding establishing a Stormwater Utility. Fees would be collected from all utility customers and would be used for drainage and stormwater mitigation projects. The study will be ready by the end of the calendar year. Community Services Director Danny Zinke spoke on the Parkland Dedication ordinance. Staff has surveyed other cities and has developed a template for proposed updates to dedications and fees. City Manager Ron Bowman stated that City Council could choose to do these options or move forward with a bond issue. Discussion ensued regarding Roadway Maintenance Fees not being a good option, including existing properties and redevelopments in Proportionality.

Mr. Thompson continued with a discussion on Sidewalks. He stated an additional \$150,000 from General Fund will be used to complete the Pedestrian Bridge at Bentwood Drive, sidewalks on West San Antonio, and oversizing sidewalk on Herff Road.

Mr. Thompson continued with LED Street Light Conversion. The City is exploring options to convert the current High Pressure Sodium street lights to LED luminaires. He stated \$80,000 is currently in the budget for this project. If a full change out option is selected, an additional \$40,000 will be added to the budget to complete the project in two years.

Mr. Thompson noted that after the Master Plan is adopted, an additional \$100,000 for Consulting Fees will be needed to update the Subdivision Ordinance, the Zoning Ordinance, and the Master Thoroughfare Plan.

Ms. Mattick continued with the City of Boerne Tax Rate Comparisons. She reviewed the property tax rate history for the City of Boerne, reminding the City Council that the voters in 2007 approved a six cent increase. The City has only increased the tax rate two cents in 15 years. She presented a comparison with other cities similar in populations, similar total net taxable values, and cities that own their own electric utility. Discussion ensued regarding our growing community and having a large sales tax base, Boerne is doing things larger cities are doing, the option of raising property taxes, and the unknown of what the legislature will do.

Ms. Mattick reviewed the project costs for the Convention and Visitors Bureau Visitors Center and the funding sources. Discussion ensued regarding how the Hotel/Motel tax can be used, putting money back into the General Fund, and effects on the bond rating.

Utilities Director Mike Mann discussed the electric re-conductoring that the City of Boerne Electric Department did in 2005-2016. The re-conductoring project in FY 2017 was \$600,000. To complete the project, the current estimate is \$900,000. Staff is proposing splitting the project over two years with \$450,000 in FY 2019 to be funded by the Electric Utility Capital Reserve. A map of the proposed area was displayed.

The discussion continued with the Wastewater Utility Fund. Guadalupe Blanco River Authority (GBRA) has requested that the City of Boerne and Fair Oaks Ranch participate in a Regional Wastewater Study. The City of Boerne's portion of the study will be \$15,000.

As previously discussed, the City of Boerne is considering entering into a cost share agreement with New Braunfels and Fredericksburg for a legislative consultant during the next legislative session in Austin. The estimated cost to the City of Boerne is \$33,000. Discussion ensued on who would be hiring the consultant, the City Attorney will be asking for a recommendation from Texas Municipal League, and the agreement will go before each entity for consideration.

Ms. Mattick discussed the projected fund balances in General Government and Utility Funds. Mr. Bowman reminded the City Council that this budget is not concrete and can be adjusted as needed during the year.

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

Mayor Schultz convened the City Council into Executive Session at 8:02 p.m. and asked those requested to participate to adjourn to the Executives Session Room.

16.A.[2018-564](#) SECTION 551.086 - MUNICIPAL OWNED UTILITY - COMPETITIVE MATTER - WHOLESALE POWER - ELECTRIC

NO ACTION WAS TAKEN.

16.B.[2018-565](#) SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION

NO ACTION WAS TAKEN.

16.C.[2018-566](#) SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY

NO ACTION WAS TAKEN.

16.D.[2018-567](#) SECTION 551.074 - PERSONNEL MATTERS: CITY MANAGER'S ANNUAL EVALUATION

NO ACTION WAS TAKEN.

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

Mayor Schultz reconvened the City Council into Open Session at 9.01 p.m.

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 _____

A MOTION WAS MADE BY COUNCIL MEMBER CISNEROS, SECONDED BY COUNCIL MEMBER TYE, TO APPROVE 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 HONEY MESQUITE, LLC. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Anzollitto, Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

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

A MOTION WAS MADE BY COUNCIL MEMBER ANZOLLITTO, SECONDED BY COUNCIL MEMBER HANDREN, TO APPROVE 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 TO DCTL PROPERTIES, LLC. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Anzollitto, Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

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

No comments were received.

19. ADJOURNMENT

A MOTION WAS MADE BY COUNCIL MEMBER TYE, SECONDED BY COUNCIL MEMBER ANZOLLITTO, TO ADJOURN THE CITY COUNCIL MEETING AT 9:03 P.M. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Anzollitto, Council Member Tye, Council Member Cisneros, and Council Member Handren

Absent: 1 - Mayor Pro Tem Woolard

Approved:

Mayor

Attest:

City Secretary