

**MINUTES**  
**CITY COUNCIL WORKSHOP**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**June 11, 2019 – 4:30 p.m.**

Minutes of the City Council Workshop of June 11, 2019 at 4:30 p.m.

**Present:** 5- Council Member Ty Wolosin, Mayor Pro Tem Nina Woolard, Council Member Quinten Scott, Council Member Brian Fowler, and Council Member Joseph Macaluso

**Absent:** 1- Mayor Tim Handren

**Staff Present:** Ron Bowman, Siria Arreola, Paul Barwick, Pam Bransford, Lori Carroll, Sandy Mattick, Doug Meckel, Terry Nolan, Jeff Page, Mike Raute, Angie Rios, Kelly Skovbjerg, Molly Solis, Laura Talley, Jeanette Teague, Jeff Thompson, Larry Woods, Linda Zartler, and Danny Zincke.

**1. CALL TO ORDER – 4:30 PM**

Mayor Pro Tem Woolard called the City Council Workshop to order at 4:30 p.m.

**2. FISCAL YEAR 2019 - 2020 BUDGET WORKSHOP DISCUSSION:**

- [2019-607](#) **A. FUND DESCRIPTIONS**
  - a. CITY DEPARTMENTS**
- B. SOURCES OF REVENUE**
- C. PERSONNEL**
- D. FUND BALANCES**
- E. KEY FINANCIAL DATA**
- F. BUDGET CALENDAR**

Mayor Pro Tem Woolard called on Ms. Sandy Mattick, Finance Director. Budget needs to be adopted by mid- September. Ms. Mattick discussed the difference between public funds vs private funds. She reviewed what makes up General Fund Departments, Special Revenue Funds, Debt

Service Fund, and Enterprise Fund. She discussed the various sources of revenue for the City. JM- buy and maintain gas and electric. QS- regulation on how and when we change rates; BF - have to keep a certain amount of funds, Sandy we keep 3 to 6 months in reserve for capital funds. JM - margin vs receipts each year. Sandy look five years out to see what may be needed and put in reserve. BF- line item for each fund. Are appraisal districts audited by State Comptroller. QS - able to transfer to and various fees. JM - decision to move revenue is council. Jeff - bonding agencies look to see how much and how many transfers are made and how much in reserve. Ms. Mattick discussed current number of personnel in General government and utilities. She reviewed requested personnel additions; QS - part time officers in police, JM - how to determine what personnel is hired. She discussed available fund balances for General Government and utility. JM - discussion on unrestricted fund balance, QS - discussion on target reserves. Sandy - follow GFOA guidelines. Ron - for years gas has not grown, but as annexed we have asked that gas be in new developments. Sandy discussed key financial and facts and data: ad valorem tax revenues, property tax rate history, public safety, personnel costs, utility revenues, utility rate increase with a 1% rate increase, BF - weak communication on how rates to utilities and increase of utilities that go the general government. Key financial facts and data for outstanding debt as of May 31 in General Government, legal debt margin information as of FY 2018 CAFR, outstanding debt in utility system; graph showing how budget is made of. she reviewed the budget calendar.

5:29

Meeting went into Recess

Meeting Reconvened

### **3. ADJOURNMENT**

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**June 11, 2019 – 6:00 PM**

**1. CALL TO ORDER – 6:00 PM**

**2. CONFLICTS OF INTEREST**

**3. PUBLIC COMMENTS:**

Mike Malley - 165 Lake Dr. Distributed comments to council regarding Shoreline. Discharge of pollutants in Boerne Lake. City of Boerne prevention - read 551.002 LGC. Allows boerne to exertise. AustinTX.com. KB will to work with city. PZ chairman asked if willing to withdraw. rescend and withdraw plat approval. Emgency declaration prevent pollution of drinking water supply.

Joe Anzollitto - 102 Dry Creek. PZ commissioner. spoke on Shoreline. Studies forwarded to council. SA river authority, urban stormwater planner also sent to cc. Learn from study in Austin. PZ unaminimously approved to table. Current Drainage report seems flawed. Update ordinances.

Denise Dever - 53 Silent Spring. Mayor Handren mobility with KC, City, FOR. Look for better fit. Will continue to research other than Travis County.

Lance Kyle - 226 Cascade Caverns RD . Agenda ITem 13, Shoreline park. 15 subdivisions in KC with stormwater drainage issues according to TCEQ. Spoke on devleopers and engineers, city variances, last 4 panel water analysis. What happens during next floods, NRCS report on dam, disasters, flood zones, changes to development code, controlling density.

Michael Buie, Lake Spur - shoreline. HOA will be responsible for bio swells every 7 years. The lake will not be their water source. pz watch for citizens not developers. KB should have over engineered their plan. Asked

cc to deny.

**4. CONSENT AGENDA:**

- A. [2019-605](#) CONSIDER THE MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING OF MAY 25, 2019 (RETREAT) AND THE REGULAR CALLED CITY COUNCIL MEETING OF MAY 28, 2019.
- B. [2019-512](#) CONSIDER RESOLUTION NO. 2019-R50; 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 ENGINEERING DESIGN, BIDDING, AND CONSTRUCTION ADMINISTRATION TO REPLACE ULTRAVIOLET DISINFECTION EQUIPMENT AT THE WASTEWATER TREATMENT PLANT. (Esser Road)
- C. [2019-511](#) CONSIDER RESOLUTION NO. 2019-R51; A RESOLUTION TO ABANDON A 0.694 ACRE (30,212 SQUARE FEET) PERMANENT EASEMENT FOR UTILITIES SITUATED IN THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY, TEXAS RECORDED IN VOLUME 1543, PAGES 185-192 OF THE KENDALL COUNTY OFFICIAL RECORDS. (Morningside Ministries)

Terry -

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER WOLOSIN, THAT THIS RESOLUTION BE ADJOURNED CONSIDER RESOLUTION NO. 2019-R51; A RESOLUTION TO ABANDON A 0.694 ACRE (30,212 SQUARE FEET) PERMANENT EASEMENT FOR UTILITIES SITUATED IN THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY, TEXAS RECORDED IN VOLUME 1543, PAGES 185-192 OF THE KENDALL COUNTY OFFICIAL RECORDS. (MORNINGSIDE MINISTRIES). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Wolosin, Mayor Pro Tem Woolard, Council Member Scott, Council Member Fowler, and Council Member Macaluso

- D. [2019-606](#) CONSIDER RESOLUTION NO. 2019-R52; 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 construction distribution materials for Legacy at Cibolo Apartments)**

**Present:** 6 - Mayor Tim Handren, Council Member Ty Wolosin, Mayor Pro Tem Nina Woolard, Council Member Quinten Scott, Council Member Brian Fowler, and Council Member Joseph Macaluso

**5. PUBLIC HEARING – To Hear Comments On The Following:**

A. [2019-515](#) **PROPOSED ANNEXATION OF 55.134 ACRES OF LAND LOCATED AT RANGER CREEK ROAD, A10166 - SURVEY 174 N FLORES, KAD NOS. 302217, 302218, AND 302219 AT THE REQUEST OF CITY STAFF. (Second of two hearings)**

Nina 77 non-annex agrmet received 72. 30 annex, 10 requested non-annex. 1 non-annex and wanted to be annex. deadline extended until June 12 to return non .

Laura - if some would like to be considered for non-annex.

B. [2019-516](#) **PROPOSED ANNEXATION OF 36.9 ACRES OF LAND LOCATED AT 122 RANGER CREEK ROAD, KAD NOS. 12851 AND 12852, AT THE REQUEST OF CITY STAFF. (Second of two hearings)**

C. [2019-517](#) **PROPOSED ANNEXATION OF 0.98 ACRES OF LAND LOCATED AT 704 JOHNS ROAD, KAD NO. 14475, AT THE REQUEST OF CITY STAFF. (Second of two hearings)**

Larry Schwope - spoke on 704 and 722 Johns Rd. Sewer line. city wanted to trade to add Laitmore lane for school spent \$12,000. This property is contiguous with farm.

D. [2019-518](#) **PROPOSED ANNEXATION OF 1.02 ACRES OF LAND LOCATED AT 720 JOHNS ROAD, KAD NO. 14497, AT THE REQUEST OF CITY STAFF. (Second of two hearings)**

E. [2019-519](#) **PROPOSED ANNEXATION OF 3 ACRES OF LAND LOCATED AT 812**

JOHNS ROAD, KAD NOS. 14459, AT THE REQUEST OF CITY STAFF.  
(Second of two hearings)

- F. [2019-520](#) PROPOSED ANNEXATION OF 5.15 ACRES OF LAND LOCATED AT JOHNS ROAD, A10311 - SURVEY 177 A LOCKMAR, KAD NO. 14448, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- G. [2019-521](#) PROPOSED ANNEXATION OF 1.487 ACRES OF LAND LOCATED AT 724 JOHNS ROAD, KAD NO. 14494, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- H. [2019-522](#) PROPOSED ANNEXATION OF 1.50 ACRES OF LAND LOCATED AT 818 JOHNS ROAD, KAD NOS. 14495 AND 289059, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- I. [2019-523](#) PROPOSED ANNEXATION OF 2.958 ACRES OF LAND LOCATED AT 826 JOHNS ROAD, KAD NOS. 14496 AND 290235, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- J. [2019-524](#) PROPOSED ANNEXATION OF 6.01 ACRES OF LAND LOCATED AT 39 HERFF ROAD, KAD NOS. 63556 AND 63557, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- K. [2019-525](#) PROPOSED ANNEXATION OF 2.372 ACRES OF LAND LOCATED AT 34 HERFF ROAD, KAD NOS. 15868 AND 34998, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- L. [2019-526](#) PROPOSED ANNEXATION OF 0.545 ACRES OF LAND LOCATED AT 19 OLD SAN ANTONIO ROAD, KAD NO. 15817, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- M. [2019-528](#) PROPOSED ANNEXATION OF 1.899 ACRES OF LAND LOCATED AT 21 OLD SAN ANTONIO ROAD, KAD NO. 15816, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

Garrett Fisher - proposed.

- N. [2019-600](#) PROPOSED ANNEXATION OF 4.492 ACRES OF LAND LOCATED AT 23 OLD SAN ANTONIO ROAD, KAD NOS. 15828 AND 15829, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

- O. [2019-529](#) PROPOSED ANNEXATION OF 4.37 ACRES OF LAND LOCATED AT 36 HERFF ROAD, KAD NO. 15865, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- P. [2019-530](#) PROPOSED ANNEXATION OF 2.0 ACRES OF LAND LOCATED AT 918 ADLER STREET, KAD NO. 14173, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

Kevin Workman - spoke on next 2

- Q. [2019-531](#) PROPOSED ANNEXATION OF 5.21 ACRES OF LAND LOCATED AT 926 ADLER STREET, KAD NO. 14176, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- R. [2019-532](#) PROPOSED ANNEXATION OF 3.15 ACRES OF LAND LOCATED AT 974 ADLER STREET, KAD NO. 42088, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- S. [2019-533](#) PROPOSED ANNEXATION OF 1.498 ACRES OF LAND LOCATED AT 930 ADLER STREET, KAD NO. 14174, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- T. [2019-534](#) PROPOSED ANNEXATION OF 1.526 ACRES OF LAND LOCATED AT 966 ADLER STREET, KAD NO. 14177, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- U. [2019-535](#) PROPOSED ANNEXATION OF 2.191 ACRES OF LAND LOCATED AT 1012 ADLER STREET, KAD NO. 14237, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- V. [2019-536](#) PROPOSED ANNEXATION OF 11.56 ACRES OF LAND LOCATED AT 15 CASCADE CAVERNS ROAD, KAD NO. 24322, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- W. [2019-537](#) PROPOSED ANNEXATION OF 8.5173 ACRES OF LAND LOCATED AT 103 OLD SAN ANTONIO ROAD, KAD NO. 38831, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- X. [2019-538](#) PROPOSED ANNEXATION OF 11.1077 ACRES OF LAND LOCATED AT 105 OLD SAN ANTONIO ROAD, KAD NO. 40207, AT THE

**REQUEST OF CITY STAFF. (Second of two hearings)**

- Y. [2019-539](#) **PROPOSED ANNEXATION OF 33.8802 ACRES OF LAND LOCATED AT 113 OLD SAN ANTONIO ROAD, KAD NO. 38829, AT THE REQUEST OF CITY STAFF. (Second of two hearings)**
- Z. [2019-540](#) **PROPOSED ANNEXATION OF 11.975 ACRES OF LAND LOCATED AT 34529 INTERSTATE 10, KAD NOS. 15911 AND 15914, AT THE REQUEST OF CITY STAFF. (Second of two hearings)**
- AA. [2019-541](#) **PROPOSED ANNEXATION OF 1.481 ACRES OF LAND LOCATED AT 34725 INTERSTATE 10, KAD NO. 15859, AT THE REQUEST OF CITY STAFF. (Second of two hearings)**
- BB. [2019-542](#) **PROPOSED ANNEXATION OF 1.19 ACRES OF LAND LOCATED AT 7 UPPER BALCONES ROAD, KAD NO. 15834, AT THE REQUEST OF CITY STAFF. (Second of two hearings)**
- CC. [2019-543](#) **PROPOSED ANNEXATION OF 0.435 ACRES OF LAND LOCATED AT 7D UPPER BALCONES ROAD, KAD NO. 34042, AT THE REQUEST OF CITY STAFF. (Second of two hearings)**
- DD. [2019-544](#) **PROPOSED ANNEXATION OF 2.309 ACRES OF LAND LOCATED AT 7B UPPER BALCONES ROAD, KAD NOS. 15837, 289816, AND 289817, AT THE REQUEST OF CITY STAFF. (Second of two hearings)**
- EE. [2019-545](#) **PROPOSED ANNEXATION OF 4.0 ACRES OF LAND LOCATED AT 31007 INTERSTATE 10, KAD NO. 12293, AT THE REQUEST OF CITY STAFF. (Second of two hearings)**
- FF. [2019-546](#) **PROPOSED ANNEXATION OF 5.079 ACRES OF LAND LOCATED AT 31001 INTERSTATE 10, KAD NO. 12292, AT THE REQUEST OF CITY STAFF. (Second of two hearings)**
- GG. [2019-547](#) **PROPOSED ANNEXATION OF 0.829 ACRES OF LAND LOCATED AT 33565 INTERSTATE 10, KAD NO. 15876, AT THE REQUEST OF CITY STAFF. (Second of two hearings)**
- HH. [2019-548](#) **PROPOSED ANNEXATION OF 0.374 ACRES OF LAND LOCATED AT**



33875A INTERSTATE 10, KAD NO. 33907, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

- II. [2019-549](#) PROPOSED ANNEXATION OF 45.405 ACRES OF LAND LOCATED AT 33975 INTERSTATE 10, KAD NO. 15924, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- JJ. [2019-550](#) PROPOSED ANNEXATION OF 20.291 ACRES OF LAND LOCATED AT 1252 N MAIN, KAD NOS. 14485 AND 14486, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- KK. [2019-551](#) PROPOSED ANNEXATION OF 6.7 ACRES OF LAND LOCATED AT 1292 N MAIN STREET, KAD NO. 14928, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- LL. [2019-552](#) PROPOSED ANNEXATION OF 33.8 ACRES OF LAND LOCATED AT 38600 INTERSTATE 10, KAD NO. 288407, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- MM. [2019-553](#) PROPOSED ANNEXATION OF 4.02 ACRES OF LAND LOCATED AT 104 BUCKSKIN DRIVE, KAD NO. 25683, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- NN. [2019-554](#) PROPOSED ANNEXATION OF 5.07 ACRES OF LAND LOCATED AT 26 CASCADE CAVERNS RD., KAD NO. 25667, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- OO. [2019-555](#) PROPOSED ANNEXATION OF 5.01 ACRES OF LAND LOCATED AT 30 CASCADE CAVERNS RD., KAD NO. 25666, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- PP. [2019-556](#) PROPOSED ANNEXATION OF 5.0 ACRES OF LAND LOCATED AT 32 CASCADE CAVERNS RD., KAD NO. 25665, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- QQ. [2019-557](#) PROPOSED ANNEXATION OF 12.5 ACRES OF LAND LOCATED AT 164 ADLER ST., KAD NO. 14233, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- RR. [2019-558](#) PROPOSED ANNEXATION OF 80.99 ACRES OF LAND LOCATED AT

ADLER ST. A10298 - SURVEY 180 M LEAL, KAD NO. 62078, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

- SS. [2019-559](#) PROPOSED ANNEXATION OF 8.5 ACRES OF LAND LOCATED AT 520 ADLER ST., KAD NOS. 223416 AND 14232, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- TT. [2019-560](#) PROPOSED ANNEXATION OF 25.164 ACRES OF LAND LOCATED AT BENTWOOD DR. A10298 - SURVEY 180 M LEAL, KAD NO. 297996, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- UU. [2019-561](#) PROPOSED ANNEXATION OF 165.16 ACRES OF LAND LOCATED AT 333 ESSER RD., KAD NO. 34821, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- VV. [2019-562](#) PROPOSED ANNEXATION OF 15.1647 ACRES OF LAND LOCATED AT 102 SHARON DR., KAD NO. 39494, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- WW. [2019-563](#) PROPOSED ANNEXATION OF 1 ACRE OF LAND LOCATED AT 315 SHARON DR., KAD NO. 21884, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- XX. [2019-564](#) PROPOSED ANNEXATION OF 4 ACRES OF LAND LOCATED AT 1510 RIVER RD., KAD NO. 21886, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- YY. [2019-565](#) PROPOSED ANNEXATION OF 1 ACRE OF LAND LOCATED AT SHARON DR., A10298 - SURVEY 180 M I LEAL (ESSER ADDITION LOT NW PT 27), KAD NO. 21885, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- ZZ. [2019-566](#) PROPOSED ANNEXATION OF 4.352 ACRES OF LAND LOCATED AT 1420 RIVER RD., KAD NO. 21888, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- AAA. [2019-567](#) PROPOSED ANNEXATION OF 2.38 ACRES OF LAND LOCATED AT 319 SHARON DR., KAD NO. 21883, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

- BBB. [2019-568](#) PROPOSED ANNEXATION OF 2.001 ACRES OF LAND LOCATED AT 325 SHARON DR., KAD NO. 21882, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- CCC. [2019-569](#) PROPOSED ANNEXATION OF 2 ACRES OF LAND LOCATED AT 329 SHARON DR., KAD NO. 21881, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- DDD. [2019-570](#) PROPOSED ANNEXATION OF 2.503 ACRES OF LAND LOCATED AT 331 SHARON DR., KAD NO. 21880, AT THE REQUEST OF CITY STAFF. (First of two hearings)
- EEE. [2019-571](#) PROPOSED ANNEXATION OF 2.5 ACRES OF LAND LOCATED AT 335 SHARON DR., KAD NO. 21879, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- FFF. [2019-572](#) PROPOSED ANNEXATION OF 2.021 ACRES OF LAND LOCATED AT 339 SHARON DR., KAD NO. 21878, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- GGG. [2019-573](#) PROPOSED ANNEXATION OF 2.246 ACRES OF LAND LOCATED AT 341 SHARON DR., KAD NO. 21877, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- HHH. [2019-574](#) PROPOSED ANNEXATION OF 2.962 ACRES OF LAND LOCATED AT 345 SHARON DR., KAD NO. 21876, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- III. [2019-575](#) PROPOSED ANNEXATION OF 3.004 ACRES OF LAND LOCATED AT 349 SHARON DR., KAD NO. 21875, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- JJJ. [2019-576](#) PROPOSED ANNEXATION OF 7.446 ACRES OF LAND LOCATED AT 342 SHARON DR., KAD NO. 21903, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- KKK. [2019-577](#) PROPOSED ANNEXATION OF 2.504 ACRES OF LAND LOCATED AT 338 SHARON DR., KAD NO. 21900, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

Lindsay Graham. Thanks to staff flexible and cc. have not reached agreement on MSP.

- LLL. [2019-578](#) PROPOSED ANNEXATION OF 2.5 ACRES OF LAND LOCATED AT 334 SHARON DR., KAD NO. 21898, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- MMM[2019-579](#) PROPOSED ANNEXATION OF 1.488 ACRES OF LAND LOCATED AT 330 SHARON DR., KAD NO. 21895, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- NNN[2019-580](#) PROPOSED ANNEXATION OF 2.5 ACRES OF LAND LOCATED AT 328 SHARON DR., KAD NO. 21894, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- OOO[2019-581](#) PROPOSED ANNEXATION OF 1 ACRE OF LAND LOCATED AT 326 SHARON DR., KAD NO. 21893, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- PPP. [2019-582](#) PROPOSED ANNEXATION OF 1.461 ACRES OF LAND LOCATED AT 322 SHARON DR., KAD NO. 21889, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- QQQ[2019-583](#) PROPOSED ANNEXATION OF 1.08 ACRES OF LAND LOCATED AT 314 SHARON DR., KAD NO. 21890, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- RRR. [2019-584](#) PROPOSED ANNEXATION OF 1.24 ACRES OF LAND LOCATED AT 107 SHARON DR., KAD NO. 21891, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- SSS. [2019-585](#) PROPOSED ANNEXATION OF 1.241 ACRES OF LAND LOCATED AT 109 SHARON DR., KAD NO. 21892, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- TTT. [2019-586](#) PROPOSED ANNEXATION OF 2.45 ACRES OF LAND LOCATED AT 111 SHARON DR., KAD NO. 21896, AT THE REQUEST OF CITY STAFF. (Second of two hearings)
- UUU.[2019-587](#) PROPOSED ANNEXATION OF 2.5 ACRES OF LAND LOCATED AT 117

SHARON DR., KAD NO. 21897, AT THE REQUEST OF CITY STAFF.  
(Second of two hearings)

VVV. [2019-601](#) PROPOSED ANNEXATION OF 2.481 ACRES OF LAND LOCATED AT 121/121A SHARON DR., KAD NO. 21899, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

WWW. [2019-588](#) PROPOSED ANNEXATION OF 1.22 ACRES OF LAND LOCATED AT 123 SHARON DR., KAD NO. 21902, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

XXX. [2019-589](#) PROPOSED ANNEXATION OF 1.28 ACRES OF LAND LOCATED AT 125 SHARON DR., KAD NO. 21901, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

YYY. [2019-590](#) PROPOSED ANNEXATION OF 2.494 ACRES OF LAND LOCATED AT 129 SHARON DR., KAD NO. 21904, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

ZZZ. [2019-591](#) PROPOSED ANNEXATION OF 2.699 ACRES OF LAND LOCATED AT 133 SHARON DR., KAD NO. 21905, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

AAA. [2019-592](#) PROPOSED ANNEXATION OF 2.17 ACRES OF LAND LOCATED AT 124 SHARON DR., KAD NO. 21858, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

BBB. [2019-593](#) PROPOSED ANNEXATION OF 2.498 ACRES OF LAND LOCATED AT 116 SHARON DR., KAD NO. 21853, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

CCC. [2019-594](#) PROPOSED ANNEXATION OF 49.246 ACRES OF LAND LOCATED AT 128 RANGER CREEK RD., KAD NOS. 12930, 12929, AND 283515, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

DDD. [2019-595](#) PROPOSED ANNEXATION OF 6 ACRES OF LAND LOCATED AT LAKE FRONT DR., A10166 - SURVEY 174 N FLORES, KAD NO. 64587, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

EEE. [2019-596](#) PROPOSED ANNEXATION OF 6.01 ACRES OF LAND LOCATED AT

LAKE FRONT DR., A10166 - SURVEY 174 N FLORES, KAD NO. 64591, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

FFFF. [2019-597](#) PROPOSED ANNEXATION OF 198 ACRES OF LAND LOCATED AT 47A UPPER CIBOLO CREEK RD., KAD NOS. 12876, 12879, AND 12880, AT THE REQUEST OF CITY STAFF. (Second of two hearings)

Charlie Whitenburg - Attorney for Braeside Ranch. From San Angelo. Clarify if non-annexation agreement. Heirs of Mac Gilliette own ranch. He helped with estate planning. 1400 acres to preserve and own operate as a ranch. Left property with sister's son Jim Bridges in charge of ranch. 1972 mac agreed easement to city for lake. Why can't leave things as they are? Presented a non-annexation agreement.

GGGG. [2019-598](#) PROPOSED ANNEXATION OF 31.79 ACRES LOCATED AT 1286 N MAIN, KAD NOS. 14956 AND 14962, AT THE REQUEST OF THE CITY STAFF. (Second of two hearings)

HHHH. [2019-608](#) PROPOSED REZONING OF 134 OAK PARK DRIVE (0.428 ACRES, KAD NO. 21630) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT. (Robert S. Thornton, one of one hearing)

Robert Thornton and Travis Robertson - platted in 1878. proposing to restore building and rezone to B-1. Community Center and bring character to the city which the master plan calls for. First block of Hill Country Mile. Single residence is not the best use of property. Intent is low impact. Cold pack coffee house. addition will be about 500 sf

#### 6. TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARING:

7:13

Mayor Pro Tem Woolard called on Ms. Laura Talley Planning and Community Development Director. Ms. Talley displayed location map. Rezoning request from R-1 to B-1. She reviewed various uses in B-1. She spoke on parking and lighting, spoke on restrictions such as noise. UTSA study shows property as contributing structure. They plan to preserve structure. Meets master plan. PZ favor 7-0. NW - vacant for a long time. JM - concerns liquor, lighting, parking, etc. if contributing historic building.

Laura no one requested historic designation. No in historic district or landmark. BF - nuisance concerns, restrictions in zoning ordinance. fits well with master plan, how does city assist with zoning changes such as making 4 way stop. Compliment developer on wanting to keep building preserved. Oak Park will be looked at with Transportation Plan. TW - bring area back to life

- A. [2019-603](#) **CONSIDER ON FIRST READING ORDINANCE NO. 2019-15; 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 0.428 ACRES LOCATED AT 134 OAK PARK DRIVE (KAD NO. 21630) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.**

A MOTION WAS MADE BY COUNCIL MEMBER WOLOSIN, SECONDED BY COUNCIL MEMBER FOWLER, THAT THIS ZONING ITEM BE ADJOURNED CONSIDER ON FIRST READING ORDINANCE NO. 2019-15; 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 0.428 ACRES LOCATED AT 134 OAK PARK DRIVE (KAD NO. 21630) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Wolosin, Mayor Pro Tem Woolard, Council Member Scott, Council Member Fowler, and Council Member Macaluso

7. [2019-513](#) **RECEIVE BIDS AND AWARD CONSTRUCTION CONTRACT FOR THE NORTHBOUND OLD SAN ANTONIO ROAD RIGHT TURN LANE AT HERFF ROAD AND CONSIDER RESOLUTION NO. 2019-R53; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO**

AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND \_\_\_\_\_ FOR THE CONSTRUCTION OF THE NORTHBOUND OLD SAN ANTONIO ROAD RIGHT TURN LANE AT HERFF ROAD.

Mayor Pro Tem Woolard called on Sean Reich. contracted with design engineer. bids. recommend low bid. JM - why wasn't built when Herff road was built. KC designed not include. TW - couldn't convey

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER WOLOSIN, THAT THIS RESOLUTION BE ADJOURNED RECEIVE BIDS AND AWARD CONSTRUCTION CONTRACT FOR THE NORTHBOUND OLD SAN ANTONIO ROAD RIGHT TURN LANE AT HERFF ROAD AND CONSIDER RESOLUTION NO. 2019-R53; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND \_\_\_\_\_ FOR THE CONSTRUCTION OF THE NORTHBOUND OLD SAN ANTONIO ROAD RIGHT TURN LANE AT HERFF ROAD.. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Wolosin, Mayor Pro Tem Woolard, Council Member Scott, Council Member Fowler, and Council Member Macaluso

8. [2019-514](#) RECEIVE BIDS AND AWARD CONTRACT FOR WEST SAN ANTONIO AVENUE PAVEMENT AND PEDESTRIAN IMPROVEMENTS TO INCLUDE BID ALTERNATIVES AND CONSIDER RESOLUTION NO. 2019-R54; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND \_\_\_\_\_ FOR THE WEST SAN ANTONIO AVENUE WIDENING AND SIDEWALK PROJECT.

3rd of 3 sidewalks project brought to council. Other 2 complete. Bid in 2 parts. Road widening cibola creek to school initial. Alternate cibola to . Staff recommend both initial and alternate. QS - alternate is key to making connection which is 2 neighborhoods and school. Money well spent. TW - Bike lanes? Sean will include bike lane.



A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY COUNCIL MEMBER WOLOSIN, THAT THIS RESOLUTION BE ADJOURNED RECEIVE BIDS AND AWARD CONTRACT FOR WEST SAN ANTONIO AVENUE PAVEMENT AND PEDESTRIAN IMPROVEMENTS TO INCLUDE BID ALTERNATIVES AND CONSIDER RESOLUTION NO. 2019-R54; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND \_\_\_\_\_ FOR THE WEST SAN ANTONIO AVENUE WIDENING AND SIDEWALK PROJECT.. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Wolosin, Mayor Pro Tem Woolard, Council Member Scott, Council Member Fowler, and Council Member Macaluso

9. [2019-602](#) **CONSIDER A ONE-TIME READING OF ORDINANCE NO. 2019-16; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER, SECTION 3.11.A. (As Described Below)**

A MOTION WAS MADE BY COUNCIL MEMBER WOLOSIN, SECONDED BY COUNCIL MEMBER SCOTT, THAT THIS ORDINANCE BE ADJOURNED CONSIDER A ONE-TIME READING OF ORDINANCE NO. 2019-16; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER, SECTION 3.11.A. (AS DESCRIBED BELOW). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Wolosin, Mayor Pro Tem Woolard, Council Member Scott, Council Member Fowler, and Council Member Macaluso

10. [2019-599](#) **CONSIDER ORDINANCE NO. 2019-16; AN ORDINANCE AMENDING ORDINANCE NO. 2018-42, CAPTIONED "AN ORDINANCE ESTABLISHING AND REESTABLISHING FEES AND CHARGES FOR ACTIVITIES, GOODS AND SERVICES PROVIDED BY THE CITY; CONTAINING A PROVISION TO AUTHORIZE THE CITY MANAGER TO ESTABLISH FEES AND CHARGES IN CERTAIN CIRCUMSTANCES, CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT."**

Mayor Pro Tem called on Ms. Molly Solis. New legislation stated City can not longer ask for valuation of renovation. Sandy - proposing .50 per sf for remodel, \$30 applicaiton and roof.

A MOTION WAS MADE BY COUNCIL MEMBER FOWLER, SECONDED BY COUNCIL MEMBER MACALUSO, THAT THIS ORDINANCE BE ADJOURNED CONSIDER ORDINANCE NO. 2019-16; AN ORDINANCE AMENDING ORDINANCE NO. 2018-42, CAPTIONED "AN ORDINANCE ESTABLISHING AND REESTABLISHING FEES AND CHARGES FOR ACTIVITIES, GOODS AND SERVICES PROVIDED BY THE CITY; CONTAINING A PROVISION TO AUTHORIZE THE CITY MANAGER TO ESTABLISH FEES AND CHARGES IN CERTAIN CIRCUMSTANCES, CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT.". THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Wolosin, Mayor Pro Tem Woolard, Council Member Scott, Council Member Fowler, and Council Member Macaluso

**11. RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR JULY 9, 2019:**

**A. [2019-604](#) PROPOSED PERMANENT ZONING OF 7.963 ACRES LOCATED AT 15A UPPER BALCONES ROAD FROM TEMPORARY ZONING R-A, RESIDENTIAL AGRICULTURAL TO B-2R, HIGHWAY COMMERCIAL-RESTRICTED. (Morningside Ministries, KAD No. 15841 and 290201.)**

A MOTION WAS MADE BY COUNCIL MEMBER WOLOSIN, SECONDED BY COUNCIL MEMBER MACALUSO, THAT THIS MISC BE ADJOURNED PROPOSED PERMANENT ZONING OF 7.963 ACRES LOCATED AT 15A UPPER BALCONES ROAD FROM TEMPORARY ZONING R-A, RESIDENTIAL AGRICULTURAL TO B-2R, HIGHWAY COMMERCIAL-RESTRICTED. (MORNINGSIDE MINISTRIES, KAD NO. 15841 AND 290201.). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Wolosin, Mayor Pro Tem Woolard, Council Member Scott, Council Member Fowler, and Council Member Macaluso

**12. [2019-609](#) DISCUSSION/PRESENTATION ON ROLE AND AUTHORITY OF PLANNING AND ZONING COMMISSION.**

Mayor Pro Tem Woolard called on Ms. Molly Solis, City Attorney. Ms. Solis - presentation will also be given to PZ. JM - pz public health and safety, number of government statues. MS - ordinances should address public

health and safety and meet criteria of state law. MS - discussed charter v general law cities. Charter can be more strick. TW - Staff to guide pz and council based on ordinances. Some subjectivity based on legal decision. How much time is pz given? 72 hours requirement. PZ has 30 days once staff receives final plat. TW - legal authority that it has to go through pz. Plat process, when drainage study required. Laura After preliminary plat and before platting is approved. QS - PZ bring an ordinance back to cc if they feel ordinance inadequet. Have to go by ordinances at the time. JM - cc is also utility board, state or legal, staff research. TW - creation of pz agenda is staff. Chair and Vice Chair meet to discuss and can request an item be add to agenda. QS - is there anything that is not addressed in our ordinances. Molly following state law.

**13. [2019-612](#) UPDATE ON STATUS OF SHORELINE PARK PLAT PROCESS WITH PLANNING AND ZONING COMMISSION.**

Laura - presented update on Shoreline Park development. 3.6 units per acre per land use plan. Initially developed in ETJ. City can't regulate development is what is provided water outside city (KWU). Staff met with county. Staff met with KB numerous times to see how to address neighbors concerns. County reviews plats and was included in all meetings. KB agreed that drainage study be provided for full site which is above and beyond what is required. Drainage study will be reviewed by our public works dept as well as Jeff Miller. Tetritect was chosen. 10 internal meetings and 4 public meetings. TW - does master drainage have to be approved for master plan to be approved? Laura, answer no. PZ gets plats and rely on staffs recommendation. Jeff Miller is city's representative to review document. NW will Miller be available at PZ? Jeff Miller - in review of report based on city ordinances. There is a lot of recourse if report is not accurate. Can't increase runoff. will be looking at filtration. Personal opinion - have had great input from citizen and cc concerns. Developer changed plan based on comments from 100' to 300'. He distributed spreadsheet showing other city similar in size. ordinance met requirements. TW - slope v natural. Has he done projects similar in regards to drink source. Laura - have to go by article 6, since LID ordinance wasn't in place until after this project was started. BF - if developer is willing to go to 300', how to convince public . Jeff M- natural buffer is better. BF - standard in community to give sense of confidence.

Jeff M - can do calculations. Have never heard of subdivisions pollution surface water. QS - facts are we have ordinances in place and KB has exceeded ordinances. Is it Jeff opinion that KB has met. Jeff - yes. TW - how can enforce without development agreement? Waiting on CCR, how maintenance will be done. City doesn't have authority to regulate. TCEQ has companies that maintain. Jeff main concern is during construction not post construction. JM - role as utility board and council, potential conflict. May 29th was final filing. Special called p2 June 26. Jeff, 1A and 1 phase don't go to creek. QS, concession over and above by KB. Laura - don't want pollutants because we have to treat. Same concerns as citizens. RB - Opportunity to get to comfort level. BF - Peeking level water, runoff to stream, length of stream is important. TW - wildlife study from KB will be submitted to state. City hasn't received. Once annexation is completed in July will have to follow ordinances.

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

Ron - contactor for TXDOT in front of CVB may get started this week.

Molly - one last legislative update at June 25 meeting. 1640 passed. SB2 HB

9:40

**15. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:**

A. [2019-610](#) SECTION 551.071 - CONSULTATION WITH ATTORNEY AND SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION.

B. [2019-611](#) SECTION 551.071 - CONSULTATION WITH ATTORNEY.

Meeting went into Recess

Meeting Reconvened

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

10:23

17. 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)

18. ADJOURNMENT

10:24

Approved:

\_\_\_\_\_  
Mayor

**CERTIFICATION**

I hereby certify that the above notice of meeting was posted on the 7th day of  
June, 2019 at 5:00 p.m.

Attest:

\_\_\_\_\_  
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.