

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

Minutes of the City Council Workshop on October 27, 2020 at 4:00 p.m.

Present: 5 - Mayor Tim Handren, Council Member Ty Wolosin, Council Member Quinten Scott, Council Member Bryce Boddie, and Council Member Joseph Macaluso

Absent: 1 - Mayor Pro Tem Nina Woolard

Mayor Pro Tem Woolard arrived at 4:33 p.m.

Staff Present: Ben Thatcher, Siria Arreola, Jeff Carroll, Lori Carroll, Mike Mann, Sandy Mattick, Barbara Quirk, Mike Raute, Laura Talley, Jeff Thompson, and Danny Zincke.

Registered/Recognized Guests: Milan Michalec, D. Lindemann, Ben Eldredge, and Kevin Belter.

1. CALL TO ORDER – 4:30 PM

Mayor Handren called the City Council to order at 4:31 p.m.

2. PUBLIC COMMENTS:

Milan Michalec, 12 Brandt Road, complimented staff on the UDC.

3. [2020-615](#) BOERNE UNIFIED DEVELOPMENT CODE UPDATE.

Mayor Handren called on Ms. Laura Talley, Planning and Community Development Director. Ms. Talley provided a timeline for completion of the Unified Development Code (UDC). Ms. Carissa Cox, referred to the recent Planning and Zoning Commission Workshop stating that the Commissioners

prefer to have the public hearing and not make the recommendation at the same meeting. Discussion ensued regarding the timeline. Ms. Cox also reviewed how variances will be handled, set-backs for single family zones, and creating two categories for multi-family developments. Discussion also ensued regarding accessory dwellings and trees.

4. ADJOURNMENT

Mayor Handren adjourned the City Council Workshop at 5:14 p.m.

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

Minutes of the Regular City Council meeting of October 27, 2020 at 6:00.

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

Staff Present: Ben Thatcher, Siria Arreola, Jeff Carroll, Lori Carroll, Ray Hacker, Mike Mann, Sandy Mattick, Nick Montagno, Barbara Quirk, Mike Raute, Lisa Robles, Chris Shadrock, Laura Talley, Jeff Thompson, and Danny Zincke.

Registered/Recognized Guests: Milan Michalec, D. Lindemann, Ben Eldredge, Kevin Belter, and Kathy Estes. Amy Story was virtually present.

1. CALL TO ORDER – 6:00 PM

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

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

2. CONFLICTS OF INTEREST

No comments were declared.

3. PUBLIC COMMENTS:

Kevin Belter stated that he was raised in Boerne since age seven. He is a Board Certified Master Arborist. Many of the trees outdate the city. He spoke on tree preservation and the city's growth.

4. CONSENT AGENDA:

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

THE MINUTES WERE APPROVED.

- 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.

THE ORDINANCE WAS APPROVED.

- 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.

THE ORDINANCE WAS APPROVED.

- 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)

THE RESOLUTION WAS APPROVED.

- 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)

THE RESOLUTION WAS APPROVED.

- 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)

THE RESOLUTION WAS APPROVED.

- 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.

THE RESOLUTION WAS APPROVED.

- 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.**

THE RESOLUTION WAS APPROVED.

- 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.**

THE RESOLUTION WAS APPROVED.

A MOTION WAS MADE BY MAYOR PRO TEM WOOLARD, SECONDED BY COUNCIL MEMBER SCOTT, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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.**

Mayor Handren called on Mr. Nick Montagno, Assistant to the City Manager. Mr. Montagno stated that in November 2019, the City approved an agreement with the Boerne Kendall County Economic Development Corporation (BKCEDC) which included a requirement of a City approved Strategy Plan. Mr. Montagno introduced Ms. Kathy Estes, Chair of the Executive Board for the BKCEDC to

provide an overview of the proposed Plan.

A MOTION WAS MADE BY COUNCIL MEMBER WOLOSIN, SECONDED BY COUNCIL MEMBER BODDIE, TO APPROVE RESOLUTION NO. 2020-R91; A RESOLUTION ADOPTING A 5 YEAR ECONOMIC DEVELOPMENT STRATEGY PLAN FOR THE YEARS 2020 - 2025. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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.

Mayor Handren called on Mr. Jeff Thompson, Deputy City Manager. Mr. Thompson reminded the City Council that the item for consideration is a water agreement and not a development agreement. Mr. Thompson displayed a map of the location. He provided the history of the project stating this development will have 850 homes on 1142 acres. The developer will be responsible for most of the cost of the water extension. Discussion ensued regarding the list of developer requirements, the potential for reclaimed water in the future, and the necessity of existing water wells on the property be capped.

A MOTION WAS MADE BY MAYOR PRO TEM WOOLARD, SECONDED BY COUNCIL MEMBER WOLOSIN, TO APPROVE 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. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

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.**

A MOTION WAS MADE BY MAYOR PRO TEM WOOLARD, SECONDED BY COUNCIL MEMBER SCOTT, TO 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. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

7. CITY MANAGER'S REPORT:

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

B. MONTHLY PROJECT UPDATE

C. MUNI-POWER COMMUNICATION PROGRAM (Thompson)

Mayor Handren called on City Manager Ben Thatcher. Mr. Thatcher stated that he applauded staff for working with the Lookout Group.

Mr. Thatcher introduced Ms. Lisa Robles, HR Director. She is the first HR Director for the City.

Mr. Thatcher continued with the Monthly Project Update. Staff submitted their Workplan for current and future projects. He provided an overview of these projects to include the target completion dates.

Mayor Handren asked the Council Members for their opinion if the Dickens on Main event should be held. He stated it is difficult to balance economics and value that the event brings to the community with the safety of our citizens and staff. Mayor Handren stated that he will make a decision by the end of the week. Mr. Thatcher stated that the "Shop Local Campaign" was kicked off last week.

Deputy City Manager Jeff Thompson stated that he has been working with Schneider Engineering regarding a Muni-Power Communication Program. The City is one of four participants educating citizens about the value of buying utilities from municipal-owned utilities. The program was launched in August.

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

Council Member Wolosin provided an update on the Blanco Road project. The Committee met last Friday. He stated that with the study, a light at Plant and Blanco is not warranted because there isn't enough cross traffic. However, a Hawk light crosswalk can be installed. The Committee will meet again before Thanksgiving.

Mayor Handren stated that City, County and Fair Oaks Ranch met regarding an Alamo Area Metropolitan Planning Organization (MPO) list plan of projects to have ready for next year. He also stated that the Water Committee will have their third meeting early next month.

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)

It was not necessary to convene into Executive Session.

10. ADJOURNMENT

Mayor Handren adjourned the City Council at 7:38 p.m.

Approved:

Mayor

Attest:

City Secretary