

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**January 25, 2022 – 6:00 PM**

A quorum of the City Council will be present during the meeting at: 447 N Main, Boerne, TX 78006.

During the meeting, the City Council may meet in executive session, as to the posted subject matter of this City Council meeting, under these exceptions of Chapter 551 of the Texas Government Code; 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).

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.

- 4A.     [2022-195](#)           CONSIDER THE MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING OF JANUARY 6, 2022 (REDISTRICTING) AND THE REGULAR CALLED CITY COUNCIL MEETING OF JANUARY 11, 2022.

**Attachments:**    [Minutes.22.0106 Special redistrict](#)  
[Minutes.22.0111](#)

- 4B.    [2022-196](#)        CONSIDER ON SECOND READING ORDINANCE NO. 2022-01; AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, GRANTING A SPECIAL USE PERMIT FOR A SHORT-TERM RENTAL LOCATED AT 428 HERFF STREET (IRONS & GRAHAMS ADDITION LOT 187C, 0.054 ACRES, KAD NO. 46417) IN A O1, NEIGHBORHOOD OFFICE DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.

**Attachments:**    [AIS 428 Herff St - SUP STR](#)  
[Ordinance No. 2022-01](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Street View](#)  
[Att 4 - 21-1221 BOND Report](#)

- 4C.    [2022-126](#)        CONSIDER RESOLUTION NO. 2022-R03; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN INTERLOCAL COOPERATION AGREEMENT FOR MUTUAL AID FOR INFORMATION TECHNOLOGY SERVICES BETWEEN THE CITY OF BOERNE AND PARTICIPATING LOCAL GOVERNMENTS OF THE STATE OF TEXAS.

**Attachments:**    [AIS - IT Interlocal 1.25.22](#)  
[Resolution No. 2022-R03](#)  
[IT Mutual Aid Agreement](#)

- 4D.    [2022-193](#)        CONSIDER RESOLUTION NO. 2022-R04; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOERNE, TEXAS, AND KENDALL COUNTY, TEXAS, FOR CONSTRUCTION AND FUNDING OF DRAINAGE IMPROVEMENT PROJECTS.

**Attachments:**    [AIS-ARPA Drainage Interlocal](#)  
[Resolution No. 2022-R04](#)  
[Drainage Interlocal Agreement](#)

- 4E. [2022-194](#) CONSIDER RESOLUTION NO. 2022-R05; A RESOLUTION APPROVING THE FINANCING BY THE NEW HOPE CULTURAL EDUCATION FACILITIES FINANCE CORPORATION ON BEHALF OF MORNINGSIDES MINISTRIES FOR A HEALTH FACILITY LOCATED WITHIN THE CITY OF BOERNE, TEXAS. (1100 Grand Boulevard, Boerne, TX, 78006)

**Attachments:** [AIS - New Hope Request - Morningside Ministries 1.25.22](#)  
[Resolution No. 2022-R05](#)  
[New Hope Request - Morningside Ministries](#)

- 4F. [2022-201](#) CONSIDER RESOLUTION NO. 2022-R06; A RESOLUTION OF THE CITY COUNCIL OF BOERNE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A LEASE AGREEMENT AND ANY OTHER RELATED DOCUMENTS WITH DAS GREENHAUS, INC. FOR THE LEASE OF THE BUILDING LOCATED AT 400 EAST BLANCO ROAD, BOERNE, TEXAS. (Lease former Public Works/Utilities building, incubator concept)

**Attachments:** [AIS - Incubator 1.25.22](#)  
[Resolution No. 2022-R06](#)  
[Lease Agreement Old Public Works Bldg](#)

REGULAR AGENDA:

5. RESOLUTIONS

- 5A. [2022-182](#) RECEIVE BIDS FOR CONSTRUCTION OF THE ROSEWOOD SIDEWALK IMPROVEMENTS AND CONSIDER RESOLUTION NO. 2022-R07; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDED THE CONTRACT FOR THE ROSEWOOD AVENUE SIDEWALK IMPROVEMENTS PROJECT TO \_\_\_\_\_ FOR AN AMOUNT NOT TO EXCEED \$ \_\_\_\_\_; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT.

**Attachments:** [AIS-RosewoodSidewalkConstruction](#)  
[Recommendation of Award Jones Carter 1.18.2022](#)  
[Resolution No. 2022-R07](#)  
[Map from Vol04 City of Boerne](#)

6. OTHER:

- 6A. [2022-205](#) CREATION OF A SHORT-TERM RENTAL SUBCOMMITTEE AND APPOINT MEMBERS.

**Attachments:** [AIS - short term rental committee](#)

7. CITY MANAGER'S REPORT:

- 7A. [2022-192](#) MONTHLY PROJECTS UPDATE.

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

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

- 9A. [2022-197](#) SECTION 551.071 - CONSULTATION WITH CITY'S ATTORNEY REGARDING PENDING OR CONTEMPLATED LITIGATION REGARDING DEVELOPMENT AGREEMENT WITH BOERNEBAK.
- 9B. [2022-198](#) SECTION 551.071 - CONSULTATION WITH CITY'S ATTORNEY REGARDING DEVELOPMENT MORATORIUM.
- 9C. [2022-199](#) SECTION 551.072 - TO DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY WHERE DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON.

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

11. ADJOURNMENT

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 21st day of  
January, 2022 at 3:00 p.m.**

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s/s Lori A. Carroll  
City Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

**The City Hall is wheelchair accessible. Access to the building and special parking is available at the northeast entrance of the building. Requests for auxiliary aides and 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.