

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
MAY 10, 2016 – 6:00 PM

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. 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. [2016-610](#) Minutes of the April 23, 2016 Special Called meeting and April 26, 2016 Regular meeting.

Attachments: [MINUTES 16.0423 amphitheater](#)
 [MINUTES 16.0426](#)

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

5A. [2016-579](#) A. Proposed Annexation Of 88.967 Acres being part of Cascade Caverns Road and Ranch Drive- KAD 11502, 11539, 115540, a portion of 11567, a portion of 11593, 38723, and a portion of 42662, at the request of ML&E Landquest Cascade Caverns, L.L.C., Pulte Homes of Texas, L.P., Meritage Homes of Texas, L.L.C., and Kendall West Utility, L.L.C. (Southglen Subdivision -

Second Of Two Hearings)

Attachments:

[Summary 2 of 2 public hearings](#)

[LOCATION MAP](#)

[Public Hearing - 16.0510 Annexation - Southglen.Cascade Caverns & Ranc](#)

[Att 1 - MCP - approved 9.14.15](#)

[Att 2 - Survey 1](#)

6. [2016-623](#) CONSIDER RESOLUTION NO. 2016-R46; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, SUPPORTING MISSION DG-BOERNE 1, L.P.'S APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING COMMUNITY AFFAIRS.

Attachments:

[AIS 210 Development and Mission DG-Boerne](#)

[210 Development Attachments](#)

[2016-R46 Support Mission DG-1 Boerne 1](#)

7. [2016-615](#) RECEIVE PRESENTATION ON THE HVS STUDY FOR THE HOTEL CONFERENCE CENTER.

Attachments:

[AIS Report 05-10-16](#)

[HVS Executive Summary](#)

8. [2016-616](#) CONSIDER ON FIRST READING ORDINANCE NO. 2016-22; AN ORDINANCE REPEALING AND REPLACING CHAPTER 5 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE I, IN GENERAL, SECTION 5-3 OF THE CODE OF ORDINANCES, BOERNE, TEXAS, RELATING TO ALARM SYSTEMS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; PROVIDING FOR CRIMINAL PENALTIES NOT TO EXCEED \$300 PER VIOLATION; PROVIDING AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND DECLARING AN EMERGENCY.

Attachments:

[AIS Alarm](#)

[Ordinance No. 2016-22](#)

9. [2016-630](#) CONSIDER RESOLUTION NO. 2016-R47; A RESOLUTION RELATING TO ESTABLISHING THE CITY'S INTENTION TO REIMBURSE ITSELF FOR THE PRIOR LAWFUL EXPENDITURE OF FUNDS RELATING TO CONSTRUCTING VARIOUS CITY IMPROVEMENTS FROM THE PROCEEDS OF TAX-EXEMPT

OBLIGATIONS TO BE ISSUED BY THE CITY FOR AUTHORIZED PURPOSES; AUTHORIZING OTHER MATTERS INCIDENT AND RELATED THERETO; AND PROVIDING AN EFFECTIVE DATE.

Attachments: [Reimbursement Resolution - Roadway Projects - 5-10-16](#)
[2016-R47 Bond reimbursement](#)

10. [2016-628](#) CONSIDER RESOLUTION NO. 2016-R48; A RESOLUTION RESCINDING RESOLUTION NO. 2014-R66 AND ESTABLISHING THE NUMBER OF TERMS, RESIDENCY REQUIREMENTS, AND ATTENDANCE OF THE VARIOUS BOARDS, COMMITTEES AND COMMISSIONS WHERE THE MAYOR AND CITY COUNCIL OF THE CITY OF BOERNE, TEXAS APPOINT THE MEMBERS, AND THE VARIOUS BOARDS, COMMITTEES, AND COMMISSIONS ARE ESTABLISHED BY STATE LAW, CITY ORDINANCE, AND BY LAWS OF OTHER ENTITIES.

Attachments: [AIS.CVB and PACC](#)
[2016-R48 updated BC Policy](#)

11. [2016-622](#) CONSIDER RESOLUTION NO. 2016-R49; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT FOR THE DESIGN OF THE SOBO CONNECTOR ROADWAY AND BRIDGE BETWEEN THE CITY OF BOERNE AND KIMLEY-HORN AND ASSOCIATES, INC.

Attachments: [AIS Kimley Horn SoBo Bridge](#)
[Attachment 1 Sobo](#)
[20160504- Amendment-08-herff road combined CHRISTUS](#)

12. [2016-611](#) CONSIDER RESOLUTION NO. 2016-R50; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT FOR ARCHITECTURAL AND ENGINEERING SERVICES FOR THE PROPOSED NEW CITY HALL BETWEEN THE CITY OF BOERNE AND RANDALL SCOTT ARCHITECTS INC.

Attachments: [AIS RSA Contract City hall](#)
[2016-R50 agreement architect for new City Hall](#)
[AIA Randall Scott Architects, Inc.](#)
[Fee Proposal for Boerne City Hall - Rev 1 - 5 4 16](#)

13. [2016-612](#) CONSIDER RESOLUTION NO. 2016-R51; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT FOR PROJECT MANAGEMENT CONSULTING SERVICES FOR THE PROPOSED NEW CITY HALL BETWEEN THE CITY OF BOERNE AND JOHN KRAUSE & ASSOCIATES.

Attachments: [AIS Project Mgmt](#)
[2016-R51 agreem. project manager for new City Hall](#)
[Boerne - Project Management Agt JKA \(KC version\) v2](#)
[John Krause Exhibit A Scope of Services](#)
[John Krause Compensation-EXHIBIT B](#)

14. [2016-624](#) RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET PUBLIC HEARING FOR JUNE 14, 2016:
A. Proposed Use Of A Parking Lot In A B-2, Highway Commercial District For 1241 South Main Street, A Total Of 0.532 Acres, KAD No. 21676. (Cloverleaf Development LP)

Attachments: [Summary](#)
[Att - 1 LOCATION MAP](#)
[Att - 2 aerial](#)
[Att - 3 Zoning Map](#)
[Att - 4 Site Plan](#)
[Email from Jeff Thompson](#)

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

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

- 16A. [2016-625](#) A. Section 551.071 (1) (a) - Consultation With Attorney and Section 551.087 Deliberation Regarding Economic Development Negotiation.

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

- 17A. [2016-632](#) Consider Resolution No. 2016-R52; A Resolution Authorizing The City Manager To Enter Into And Manage The First

Amendment to Infrastructure and Development Agreement
Between The City Of Boerne And ML&E- Landquest
Acquisitions, LLC.

Attachments: [2016-R52 amend Landquest Acquisitions](#)

18. ADJOURNMENT

s/s Ronald C. Bowman
City Manager

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 6th day of
May, 2016 at 4 p.m.

s/s Lori A. Carroll
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 30.07 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.

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.