

AGENDA
CITY COUNCIL WORKSHOP
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
June 14, 2016 – 4:45 PM

1. CALL TO ORDER – 4:45 PM

2. WORKSHOP DISCUSSION:

[2016-689](#)

FY 2017 BUDGET OVERVIEW

A. FUND DISCRIPTIONS

1. General Fund
2. Hotel/Motel- CVB Fund
3. Parks Fund
4. Library Fund
5. Cemetery
6. Economic Development Fund
7. Debt Service Fund
8. Utility Funds - Electric/Water/Wastewater/Gas/Solid Waste

B. MAJOR REVENUES

1. Ad Valorem Tax Base
 - i. Growth
 - ii. Revenues Available for General Fund, Parks Fund, Library Fund
2. Sales Tax Revenues
3. Franchise Fees
4. Permits
5. Interlocal Agreements
6. Utility Revenues

C. AVAILABLE FUND BALANCE REVIEW

D. BUDGET CALENDAR

1. Certified Appraisal Role from Kendall Appraisal District
2. Public Hearings
 - i. Tax Rate
 - ii. Proposed Budget
3. Adoption

- i. Budget
- ii. Tax Rate

Attachments: [AIS - Budget Workshop 6-14-16](#)
[03BUDGET WORKSHOP Presentation - June 14](#)

3. ADJOURNMENT

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
June 14, 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. [2016-690](#) PRESENTATION BY TEXAS POLICE CHIEF’S ASSOCIATION
RECOGNIZING THE BOERNE POLICE DEPARTMENT FOR THE
LAW ENFORCEMENT BEST PRACTICES RECOGNITION
PROGRAM.

Attachments: [Texas Police Chief's Association Award](#)

5. [2016-692](#) RECOGNITION OF THE ELECTRIC DEPARTMENT FOR A SAFETY
AWARD RECEIVED FROM THE AMERICAN PUBLIC POWER
ASSOCIATION.

Attachments: [AIS Electric Dept APPA Safety Award.doc](#)

6. 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.

- 6A. [2016-671](#) APPROVAL OF THE REGULAR CITY COUNCIL MEETING MINUTES OF MAY 24 2016.

Attachments: [CouncilMeetingMinutes08-Jun-2016-02-55-07](#)

- 6B. [2016-660](#) CONSIDER ON SECOND READING ORDINANCE NO. 2016-23; AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO SAID TERRITORY AND TO ALL FUTURE INHABITANTS OF SAID PROPERTY ALL OF THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID FUTURE INHABITANTS BY ALL OF THE ACTS AND ORDINANCES OF SAID CITY. (88.967 Acres Located At Cascade Caverns Road and Ranch Drive- KAD Nos. 11502, 11539, 11540, 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)

Attachments: [Summary 2nd reading](#)
 [Ordinance No. 2016-23](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - Survey 1](#)
 [Att 3 - MCP - approved 9.14.15](#)

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

- 7A. [2016-663](#) 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 - public hearing](#)
 [Public Hearing 16.0614 Parking lot 1241 S Main](#)
 [Att 1 - LOCATION MAP](#)

8. [2016-661](#) TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARING:
 A. CONSIDER ON FIRST READING ORDINANCE NO. 2016-24; 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, ARTICLE 5, SECTION 3 PERMITTED USES, TABLE 5-1, AUTHORIZING THE USE OF A PARKING LOT IN A B-2, HIGHWAY COMMERCIAL DISTRICT LOCATED AT 1241 SOUTH MAIN STREET, A TOTAL OF 0.532 ACRES. (KAD No. 21676, Cloverleaf Development LP.)

Attachments: [Summary - 1st reading](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - aerial](#)
 [Att 3 - Zoning Map](#)
 [Att 4 - WalgreensPkg-PnZPres](#)
 [Att 5 - Site plan with turn lanes and bumps](#)

9. [2016-672](#) CONSIDER MAYORAL APPOINTMENTS TO THE VARIOUS BOARDS AND COMMISSIONS.

Attachments: [AIS Mayoral Appt Brds & Comm](#)
 [2016-2017 Mayor Appointments 1](#)

10. [2016-670](#) ESTABLISH AND CONSIDER MAYORAL APPOINTMENTS FOR A MASTER PLAN QUALIFICATION REVIEW COMMITTEE.

Attachments: [AIS Master Plan.doc](#)
 [rfq](#)

11. [2016-693](#) BRIEFING ON CITY OF BOERNE BOND RATINGS AND \$19.9M GENERAL OBLIGATION REFUNDING BONDS SERIES 2016.

Attachments: [AIS City Bond Ratings](#)
 [Moody's Report](#)
 [Fitch Report](#)

12. [2016-684](#) CONSIDER THE UNTABLING OF RESOLUTION NO. 2016-R50 AS

DESCRIBED BELOW. (tabled on 5/10/2016)

13. [2016-658](#) 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 Continue to table R Scott Arch](#)
[2016-R50 agreement architect for new City Hall](#)

14. [2016-685](#) CONSIDER THE UNTABLING OF RESOLUTION NO. 2016-R51 AS DESCRIBED BELOW. (tabled on 5/10/2016)

15. [2016-659](#) 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 Continue to table Project Management Ser](#)
[2016-R51 agreem. project manager for new City Hall](#)

16. [2016-678](#) CONSIDER RESOLUTION NO. 2016-R56; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE THE THIRD AMENDMENT TO THE 2007 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE AND ISBELL BOERNE RANCH, LTD.

Attachments: [AIS Isbell Boerne Ranch](#)
[Isbell Boerne Ranch Map](#)
[Isbell Boerne Ranch DA](#)
[letter to City of Boerne June 2 2016](#)
[Isbell Boerne Ranch Third Amendment to Revised DA](#)
[2016-R56. Amend. Isbell Development Agr](#)

17. [2016-673](#) CONSIDER RESOLUTION NO. 2016-R57; A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE A PROFESSIONAL SERVICES AGREEMENT FOR A CEMETERY FEASABILITY STUDY BETWEEN THE CITY OF BOERNE AND

Attachments: [AIS Cemetery Feasibility Study firm selection \(2\)](#)
[2016-R57 Cemetery feasibility study](#)
[Northrup Park](#)

18. [2016-676](#) RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET PUBLIC HEARING FOR JULY 12, 2016:
A. PROPOSED USE OF AN AUTOMOBILE SERVICE WITH OUTDOOR STORAGE IN AN I, INDUSTRIAL DISTRICT FOR 110 PARKWAY DRIVE, A TOTAL OF 1.183 ACRES, KAD NO. 40586. (Randy And Michelle Barnes)

Attachments: [110 Parkway Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Zoning map](#)

19. [2016-662](#) RECEIVE THE DOWNTOWN PLAN STUDY BY SCOTT POLIKOV OF GATEWAY PLANNING GROUP.

Attachments: [Summary](#)
[Att 1 - Boerne Downtown Initiative 05 25 16 Final reduced](#)

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

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

- [2016-686](#) A. SECTION 551.071 (1) (A) - CONSULTATION WITH ATTORNEY: PENDING/CONTEMPLATED LITIGATION.
B. SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION.
C. SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATION.

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

- [2016-687](#) A. CONSIDER RESOLUTION NO. 2016-R58; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND

Attachments: [2016-R58 Agreement](#)

23. ADJOURNMENT

s/s Ronald C. Bowman
City Manager

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 10th day of
June, 2016 at 4 p.m.**

s/s Siria Arreola
Deputy 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.**