

**MINUTES**  
**CITY COUNCIL WORKSHOP**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**

**June 14, 2016 – 4:45 PM**

**Present:**        5 -    Mayor Michael Schultz, Council Member Nina Woolard,  
                                 Council Member Charlie Boyd IV, Mayor Pro Tem Ron  
                                 Cisneros, and Council Member Craig Colvin

**Absent:**        1 -    Council Member Joe Anzollitto

**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

Mayor Schultz called on Ms. Sandy Mattick, Finance Director. Ms. Mattick stated that the budget process started in March. She presented an overview of the fund descriptions, revenues, available fund balance review, and budget calendar.

### 3. ADJOURNMENT

5:09

Meeting went into Recess

Meeting Reconvened

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
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**June 14, 2016 – 6:00 PM**

**Present:**        5 - Mayor Michael Schultz, Council Member Nina Woolard,  
                                 Council Member Charlie Boyd IV, Mayor Pro Tem Ron  
                                 Cisneros, and Council Member Craig Colvin

**Absent:**        1 - Council Member Joe Anzollitto

MINUTES  
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

Paul Marshal troop 201, Dan

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**

none

**3. PUBLIC COMMENTS:**

Nicole Olvine, 108 Rolling View Drive. City hall project. 2011 issues with finances and proposed city drop. 2012 dienger sold. In her opinion a cardilla house in tract neighborhood. Payment to randall scott in amount of \$31,000 for conceptual. Kerrville 22,000 sq ft. Location in front of library, parking, traffic on main, safety of children walking to library, building parallel to main st, garage, new ideas since 2011, leed compliance, civic center sold - replacement. Breakins in neighborhood trust to do right thing.

**4. [2016-690](#) PRESENTATION BY TEXAS POLICE CHIEF'S ASSOCIATION  
RECOGNIZING THE BOERNE POLICE DEPARTMENT FOR THE LAW  
ENFORCEMENT BEST PRACTICES RECOGNITION PROGRAM.**

A J Solvorado, representing TX Police Chiefs association. Presentation to Boerne for re-recognition. Volunteer program based on TX law. Boerne first agency to meet standards and recognized in Texas. Two assessors at the department and sent to board. over 2400 law enforcement agency in texas and 129 agencies who have recognized and only 29 who have been re-recognized. Dept will continue to submit reports and in 4 years will be re assessed.

Kohler shows dedication to community. Recognized Lt Perez and express graditude to Maria.

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

**ASSOCIATION.**

Mayor Schultz called on Mike Mann, Public Works Director. APPA annual meeting presented to Boerne electric dept. 16,755 man hours with no accidents. Introduced Rick and Doug in audience.

**6. CONSENT AGENDA:**

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

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

6:23. none

- 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)**
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.)

Mayor Schultz called on Ms. Laura Talley, Planning and Community Development Director. Ms. Talley displayed a map of the location of property, old Diamond Shamrock. Diamond Shamrock entered into agreement with Walgreens. Owner will provide landscaping and will no access to and from Main St. Remax has lease agreement for the property and has shared. lot and Remax have same owner. Lot will serve remax and walgreens. PZ voted 6-0 to approve. Nina - happy to see something other than what is currently there. Landscaping will create a buffer. Remax has lease agreement and will fix up outside. Preserving tree on corner. CC - Owner of lot will maintain landscape. IV - Path to remax building with no anticipated driveway. agreement 1999.

bandera rd right in righout out and 2 spped humps

A MOTION WAS MADE BY COUNCIL MEMBER WOOLARD, SECONDED BY COUNCIL MEMBER COLVIN, THAT THIS ORDINANCE BE APPROVED 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.). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 4 - Council Member Woolard, Council Member Boyd IV, Mayor Pro Tem Cisneros, and Council Member Colvin

**Absent:** 1 - Council Member Anzollitto

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

Mayor noted vacancy in houseing authority, PZ Ricky gleanson, BOA vacancy, Boerne library Richele Potent. Vancany public art,

A MOTION WAS MADE BY MAYOR PRO TEM CISNEROS, SECONDED BY COUNCIL MEMBER WOOLARD, THAT THIS APPOINTMENT BE APPROVED CONSIDER MAYORAL APPOINTMENTS TO THE VARIOUS BOARDS AND COMMISSIONS.. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 4 - Council Member Woolard, Council Member Boyd IV, Mayor Pro Tem Cisneros, and Council Member Colvin

**Absent:** 1 - Council Member Anzollitto

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

Mayor - committee, 3 staff, 3 pz, 2 cc. committee to review rfq. once council approve consultant. citiz

A MOTION WAS MADE BY COUNCIL MEMBER WOOLARD, SECONDED BY MAYOR PRO TEM CISNEROS, THAT THIS APPOINTMENT BE APPROVED ESTABLISH AND CONSIDER MAYORAL APPOINTMENTS FOR A MASTER PLAN QUALIFICATION REVIEW COMMITTEE.. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 4 - Council Member Woolard, Council Member Boyd IV, Mayor Pro Tem Cisneros, and Council Member Colvin

**Absent:** 1 - Council Member Anzollitto

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

Mayor Schultz called on Mr. Jeff Thompson, Deputy City Manager. explained history, bond rating never lowered during downturn. 2010 recalibration and boerne Aa3 moody's, and fitch AA-. May 24 rating agencies came to town and SAMCO markets attended. Finance completed questionnaire in advance of rating agencies. Boerne upgrade since last 6 years. Resulting in a savings to our citizens. Expressed appreciating to sandy and angie. Ron B. financial strength continue to improve ovet he years. Plan for expenses, personnel so no surprises. Don't get upgrades very often.

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

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

A MOTION WAS MADE BY MAYOR PRO TEM CISNEROS, SECONDED BY COUNCIL MEMBER WOOLARD, THAT THIS BE APPROVED CONSIDER THE UNTABLING OF RESOLUTION NO. 2016-R50 AS DESCRIBED BELOW. (TABLED ON 5/10/2016). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 3 - Council Member Woolard, Mayor Pro Tem Cisneros, and Council Member Colvin

**Nay:** 1 - Council Member Boyd IV

**Absent:** 1 - Council Member Anzollitto

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.**

Mayor Schultz called on Ms. Linda Zartler, Assistant City Manager. May 10 tabled. Ad Hoc committee established. Originally tabled until this meeting. Ad hoc needs

**IV**

A MOTION WAS MADE BY MAYOR PRO TEM CISNEROS, SECONDED BY COUNCIL MEMBER WOOLARD, THAT THIS RESOLUTION BE TABLED 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.. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 4 - Council Member Woolard, Council Member Boyd IV, Mayor Pro Tem Cisneros, and Council Member Colvin

**Absent:** 1 - Council Member Anzollitto

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

A MOTION WAS MADE BY MAYOR PRO TEM CISNEROS, SECONDED BY COUNCIL MEMBER WOOLARD, THAT THIS BE APPROVED CONSIDER THE UNTABLING OF RESOLUTION NO. 2016-R51 AS DESCRIBED BELOW. (TABLED ON 5/10/2016). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 4 - Council Member Woolard, Council Member Boyd IV, Mayor Pro Tem Cisneros, and Council Member Colvin

**Absent:** 1 - Council Member Anzollitto

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.**

Ms. Zartler

A MOTION WAS MADE BY MAYOR PRO TEM CISNEROS, SECONDED BY COUNCIL MEMBER WOOLARD, THAT THIS RESOLUTION BE DENIED 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.. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 4 - Council Member Woolard, Council Member Boyd IV, Mayor Pro Tem Cisneros, and Council Member Colvin

**Absent:** 1 - Council Member Anzollitto

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.**

Mayor Schultz called on Mr. Jeff Thompson, Deputy City Manager stated that original agreement was approved in 2007. Plan 200 single family . Route connect Hwy 46. During this time sensitivity to water concern. Staff recommend eliminated water reservation. Mr. Gurasich asked that fees be lowered.



A MOTION WAS MADE BY COUNCIL MEMBER COLVIN, SECONDED BY MAYOR PRO TEM CISNEROS, THAT THIS RESOLUTION BE APPROVED 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.. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 4 - Council Member Woolard, Council Member Boyd IV, Mayor Pro Tem Cisneros, and Council Member Colvin

**Absent:** 1 - Council Member Anzollitto

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

Mayor Schultz called on Mr. Danny Zincke, Parks and Recreation Director. Discussion 560 available for sale in current cemetery. Options - take land current owned, purchase new land, or get out of cemetery business. City identified city owned property and study to determine if this is the property. Call RFQ, received 5 submittals, chose 3. RVI Planning is staffs recommendation

RVI

A MOTION WAS MADE BY MAYOR PRO TEM CISNEROS, SECONDED BY COUNCIL MEMBER WOOLARD, THAT THIS RESOLUTION BE APPROVED CONSIDER RESOLUTION NO. 2016-R57; A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE A PROFESSIONAL SERVICES AGREEMENT FOR A CEMETERY FEASIBILITY STUDY BETWEEN THE CITY OF BOERNE AND \_\_\_\_\_. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 4 - Council Member Woolard, Council Member Boyd IV, Mayor Pro Tem Cisneros, and Council Member Colvin

**Absent:** 1 - Council Member Anzollitto

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)**

Ms. Talley displayed location. fence within 6 motnhs, vehicles stored behind fence, Set PH 7/12

A MOTION WAS MADE BY COUNCIL MEMBER COLVIN, SECONDED BY MAYOR PRO TEM CISNEROS, THAT THIS PUBLIC HEARING BE APPROVED 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 4 - Council Member Woolard, Council Member Boyd IV, Mayor Pro Tem Cisneros, and Council Member Colvin

**Absent:** 1 - Council Member Anzollitto

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

Ms. Talley, cc awarded contract. Scott Polikov process and listening to stakeholders and receive input. reviewed process. business plan going forward on main st. Need more people to live closer to downtown for pedestrian access. opportunities for Boerne to provide a clear vision. Catalytic sites - Cibolo Creek to maximize what is happening in the area. BSD property situate for higher density and retail. Square is great asset but has more potential. Identified other areas. Currently housing at plateau. Market for small office use. Potential to keep young people in Boerne. Discussed main st. and the need to continue process. What do you want Main St to do? Small working group makes sense. Flat in terms of traffic coming thru area. Comprehensive analyis. clean up on zoning, recommend executing process of what we want main st to be a more predominate destination, ongoing engagement with stateholders. IV - residential and traffic downtown.

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

Mayor - cc involved with various committees comments at this time

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.

7:36

Meeting went into Recess

Meeting Reconvened

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

8:44.

[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

\_\_\_\_\_.

kirsten

heard

A MOTION WAS MADE BY COUNCIL MEMBER COLVIN, SECONDED BY COUNCIL MEMBER WOOLARD, THAT THIS RESOLUTION BE APPROVED A. C O N S I D E R RESOLUTION NO. 2016-R58; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND \_\_\_\_\_. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 4 - Council Member Woolard, Council Member Boyd IV, Mayor Pro Tem Cisneros, and Council Member Colvin

**Absent:** 1 - Council Member Anzollitto

### **23. ADJOURNMENT**

A MOTION WAS MADE BY COUNCIL MEMBER WOOLARD, SECONDED BY MAYOR PRO TEM CISNEROS, THAT THIS BE ADJOURNED [FILE\_TITLE]. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 4 - Council Member Woolard, Council Member Boyd IV, Mayor Pro Tem Cisneros, and Council Member Colvin

**Absent:** 1 - Council Member Anzollitto

APPROVED:

\_\_\_\_\_  
Mayor

### **CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 10th day of  
June, 2016 at 4 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 30.07 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.**