

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
September 26, 2017 – 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.

- 4.A. [2017-710](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD SEPTEMBER 12, 2017.

Attachments: [Minutes.17.0912](#)

- 4.B. [2017-705](#) CONSIDER ON SECOND READING ORDINANCE NO. 2017-77; AN ORDINANCE AUTHORIZING THE INSTALLATION OF A STOP SIGN AT THE SOUTH BOUND LANE OF CHARGER BLVD AT CITY PARK ROAD; AND PROVIDING FOR A PENALTY NOT TO EXCEED \$200 FOR EACH VIOLATION OF THIS ORDINANCE.

Attachments: [AIS stop sign Charger Blvd at City Park Rd.](#)
[Ordinance No. 2017-77](#)
[Stop Sign Charger Blvd. at City Park Rd.](#)

- 4.C. [2017-702](#) CONSIDER RESOLUTION NO. 2017-R77; A RESOLUTION

AUTHORIZING THE CLOSURE OF A PORTION OF MAIN STREET (HWY 87) DURING CERTAIN HOURS FOR DICKENS ON MAIN AND AUTHORIZING THE MAYOR TO EXECUTE AN AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT-OF-WAY WITH THE TEXAS DEPARTMENT OF TRANSPORTATION.

Attachments: [AIS Dickens 2017](#)
[2017-R77 Dickens on Main closure of Main St.](#)
[2017-DICKENS map around the Plaza](#)
[Parade Route Dickens 2017](#)
[2017-DICKENS-OVERALLEVENTLAYOUT BPD](#)

- 4.D. [2017-704](#) CONSIDER RESOLUTION NO. 2017-R78; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Street Striping Machine)

Attachments: [AIS EZ Liner Street Striper Sept. 2017](#)
[2017-R78 purchase street striping machine](#)
[AL120 - Option 1 54k](#)
[AL120 - Option 2 62 k](#)
[EZ-Liner AL120 product information](#)

- 4.E. [2017-701](#) CONSIDER RESOLUTION NO. 2017-R79; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A DELEGATE AGENCY AGREEMENT FOR FUNDING OF PUBLIC PURPOSE BETWEEN THE CITY OF BOERNE AND BOERNE HOUSING AUTHORITY.

Attachments: [Boerne Housing Authority - 2017-2018](#)
[2017-R79 Boerne Housing Authority](#)
[Boerne Housing Authority Delegate Agr 2017-2018](#)

- 4.F. [2017-698](#) CONSIDER RESOLUTION NO. 2017-R80; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A DELEGATE AGENCY AGREEMENT FOR FUNDING OF PUBLIC PURPOSE BETWEEN THE CITY OF BOERNE AND RAINBOW SENIOR CENTER. (Kronkosky Place)

Attachments: [Rainbow Senior Center - 2017-2018](#)
[2017-R80 Rainbow Senior Center](#)
[Rainbow Sr Ctr Delegate Agr-2017-2018](#)

- 4.G. [2017-700](#) CONSIDER RESOLUTION NO. 2017-R81; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A DELEGATE AGENCY AGREEMENT FOR FUNDING OF PUBLIC PURPOSE BETWEEN THE CITY OF BOERNE AND HILL COUNTRY FAMILY SERVICES.

Attachments: [Hill Country Family Services - 2017-2018](#)
[2017-R81 Hill Country Family Services](#)
[Hill Country Fam Svcs Delegate Agr-2017-2018](#)

- 4.H. [2017-703](#) CONSIDER RESOLUTION NO. 2017-R82; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PURCHASE AGREEMENT WITH RUDKIN PRODUCTIONS FOR 2018 PARKS AND RECREATION GUIDE BOOKS.

Attachments: [AIS Rudkin 2018 Guidebook](#)
[2017-R82 P & R Guide Books 2018](#)
[COB Parks Rec 2018 Proposal](#)

5. [2017-706](#) PRESENTATION OF CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING FROM THE GOVERNMENT FINANCE OFFICERS ASSOCIATION FOR FISCAL YEAR 2015-2016

Attachments: [AIS GFOA Award](#)
[GFOA Certificate](#)

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

- 6.A. [2017-712](#) PROPOSED REZONING OF 36 OLD SAN ANTONIO ROAD, A TOTAL OF 6.099 ACRES, FROM R-E, SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT TO B-2R, HIGHWAY COMMERCIAL- RESTRICTED DISTRICT, KAD NO. 15903. (Cortes)

Attachments: [AIS 36 Old San Antonio - Public hearing](#)
[Public Hearing 17.0926 rezoning 36 Old SA & 17 Herff](#)
[Att 1 - LOCATION MAP 36 Old San Antonio](#)
[Att 2 - Aerial Map](#)
[Att 3 - ZoningMap](#)
[Att 4 - R-E Uses](#)
[Att 5 - B-2R Uses](#)

7. TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARING:

- 7.A. [2017-714](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-78; 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 14, REZONING 6.099 ACRES LOCATED AT 36 OLD SAN ANTONIO ROAD (KAD NO. 15903), FROM R-E, SINGLE-FAMILY RESIDENTIAL ESTATE DISTRICT TO B-2R, HIGHWAY COMMERCIAL-RESTRICTED DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Cortes)

Attachments: [AIS 36 Old San Antonio - First reading](#)
[Ordinance No. 2017-78](#)
[Att 1 - LOCATION MAP 36 Old San Antonio](#)
[Att 2 - Aerial Map](#)
[Att 3 - ZoningMap](#)
[Att 4 - R-E Uses](#)
[Att 5 - B-2R Uses](#)

8. [2017-727](#) CONSIDER A MAYORAL APPOINTMENT TO THE CONVENTION AND VISITORS BUREAU ADVISORY BOARD.

Attachments: [AIS CVB APPT](#)
[2016-2017 Mayor Appointments 9.2017](#)

9. [2017-708](#) SEMI-ANNUAL UPDATE ON PATRICK HEATH PUBLIC LIBRARY ACTIVITIES.

Attachments: [AIS update on PHPL activities](#)
[PHPL Activities Presentation to Council September 2017](#)

10. [2017-716](#) UPDATE ON THE BOERNE MASTER PLAN.

Attachments: [AIS Master Plan update](#)

11. [2017-717](#) DISCUSSION ON STAFF INITIATIVES CONCERNING LOW IMPACT DEVELOPMENT AND LED LIGHTING.

Attachments: [Summary](#)
[Presentation](#)

12. [2017-725](#) PRESENTATION OF FY 2018 ECONOMIC DEVELOPMENT WORK PLAN.

Attachments: [AIS 2018 Economic Dev. Workplan](#)
[2018 ED Work Plan Sep2217](#)

13. [2017-709](#) UPDATE ON THE NEW CITY HALL PROJECT.

Attachments: [AIS Update09.2017](#)
[BoerneCityHallAugust2017restart](#)

14. [2017-711](#) CONSIDER RESOLUTION NO. 2017-R83; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO ENTER INTO AND
MANAGE AN AGREEMENT FOR PROFESSIONAL DESIGN SERVICES
FOR A NEW CONVENTION AND VISITORS BUREAU FACILITY AND
LOHMANN STREET PARKING IMPROVEMENTS BETWEEN THE CITY
OF BOERNE AND PETER LEWIS ARCHITECT & ASSOCIATES.

Attachments: [CC.AIS.CVB.Design.Rec.09.26.17.final](#)
[2017-R83 design CVB & Lohmann St. parking](#)
[201730 Boerne CVB Professional Services Proposal 091817](#)
[CVB.lohmann.lot.options](#)

15. [2017-718](#) CONSIDER RESOLUTION NO. 2017-R84; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO ENTER INTO AND
MANAGE A DELEGATE AGENCY AGREEMENT FOR FUNDING OF
PUBLIC PURPOSE BETWEEN THE CITY OF BOERNE AND BOERNE
PERFORMING ARTS.

Attachments: [AIS Boerne Performing Arts](#)
[2017-R84 Boerne Performing Arts](#)
[Boerne Performing Arts Delegate Agency Agreement \(FY 2018\)](#)

16. [2017-707](#) CONSIDER RESOLUTION NO. 2017-R85; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO ENTER INTO AND
MANAGE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE
CITY OF BOERNE AND SMITH PUMP COMPANY, INC. FOR REPAIR
OF A WATER PUMP VARIABLE SPEED CONTROL AND MOTOR AT
THE BUCKSKIN WATER TANK SITE.

Attachments: [AIS Buckskin Pump Repair.doc](#)
[2017-R85 Buckskin water tank](#)
[Buckskin Water Pump Motors.JPG](#)

17. [2017-719](#) CONSIDER RESOLUTION NO. 2017-R86; A RESOLUTION OF THE
CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, ACCEPTING THE

PETITION AND SETTING THE DATE, TIME, AND PLACE FOR TWO PUBLIC HEARINGS ON THE PROPOSED ANNEXATION OF CERTAIN PROPERTY BY THE CITY OF BOERNE, TEXAS; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARINGS. (4.987 acres located at 140 Enterprise Parkway at the request of Bill Bird)

Attachments: [AIS. 140 Enterprise Pkwy](#)
[2017-R86 Annex 140 Enterprise Pkwy](#)
[Att 1 - Location map 140 Enterprise Pkwy](#)
[Att 2 - Aerial 140 Enterprise Pkwy](#)

18. RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR OCTOBER 24, 2017:

18.A. [2017-720](#) PROPOSED USE OF MULTI-DWELLING STRUCTURES IN A B-2, HIGHWAY COMMERCIAL DISTRICT, A TOTAL OF 6.089 ACRES OUT OF 65.011 ACRES, FOR A SITE LOCATED WITHIN THE COMMONS AT MENDER CREEK MASTER DEVELOPMENT PLAN LOCATED AT 20 OLD SAN ANTONIO ROAD (KAD NO. 39338).

Attachments: [Summary](#)
[Att 1 - LOCATION MAP](#)
[Att 2 - Aerial Map](#)
[Att 3 - The Commons at Menger Creek MDP-20170228](#)

18.B. [2017-721](#) PROPOSED REVISIONS TO THE CITY OF BOERNE ZONING ORDINANCE NO. 2007-64, ARTICLE 1, IN GENERAL, SECTION 06. DEFINITIONS, ARTICLE 3, GENERAL PROHIBITIONS AND REQUIREMENTS, SECTION 08. COMMERCIAL CENTER DESIGN STANDARDS, SECTION 09. COMBINED COMMERCIAL DESIGN STANDARDS.

Attachments: [Summary](#)
[Ordinance revisions](#)
[Design manual for 1004](#)

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

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

[2017-722](#)

A. SECTION 551.071 (1) (A) - CONSULTATION WITH ATTORNEY AND SECTION 551.072 DELIBERATION REGARDING REAL PROPERTY.

B. SECTION 551.071 (1) (A) - CONSULTATION WITH ATTORNEY AND SECTION 551.072 DELIBERATION REGARDING REAL PROPERTY.

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

21.A. [2017-723](#)

CONSIDER RESOLUTION NO.2017-R87; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CONTRACTUAL AGREEMENT WITH _____ FOR THE SALE OF THE BOERNE CONVENTION AND VISITORS BUREAU BUILDING LOCATED AT 1407 SOUTH MAIN STREET, BOERNE, TEXAS.

Attachments: [2017-R87 Sale of CVB Building](#)

21.B. [2017-724](#)

CONSIDER RESOLUTION NO. 2017-R88; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CONTRACTUAL AGREEMENT WITH _____ FOR THE PURCHASE OF REAL PROPERTY LOCATED AT _____.

Attachments: [2017-R88 Purchase property](#)

22. ADJOURNMENT

s/s Ronald C. Bowman
City Manager

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 22nd day of
September, 2017 at 5:00 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 30.06 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.