

AGENDA
CITY COUNCIL WORKSHOP
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
October 24, 2017 – 4:00 p.m.

1. CALL TO ORDER – 4:00 PM

2. WORKSHOP DISCUSSION:

2.A. [2017-795](#) Downtown Parking

Attachments: [Downtown Parking Opportunities Map](#)
[Downtown Parking Opportunities Landowners](#)
[Downtown parking Austin](#)

2.B. [2017-796](#) Convention and Visitors Bureau Facility

Attachments: [CC.workshop.CVB.facility.10.24.17](#)
[cvb tdg final concept](#)
[2 story site plan elevations](#)

2.C. [2017-786](#) Feeding of Waterfowl in City Parks

Attachments: [AIS October 2017 waterfowl discussion](#)
[Waterfowl presentation](#)

2.D. [2017-803](#) Storm Water Utilities/ Drainage Fees

Attachments: [AIS Storm Water Utilities Drainage Fees](#)
[SA Express News Storm Water Fees Article](#)
[COSA Storm Water Fees](#)
[Drainage Utility development](#)

2.E. [2017-801](#) Roadway Impact Fees

Attachments: [AIS Roadway Fees](#)
[Seguin Roadway Impact Fee Article](#)
[Seguin Roadway Impact Fee Study](#)

2.F. [2017-787](#) Parkland Dedication and Park Impact/Improvement Fees

Attachments: [AIS workshop discussion Parkland dedication ordinance.](#)
[Parkland dedication Ordinance comp](#)
[Parkland Dedication presentation](#)

- 2.G. [2017-811](#) Staff Initiatives Concerning Low Impact Development and LED Lighting

Attachments: [Summary](#)
[LID & LED](#)

- 2.H. [2017-812](#) Applying an Overlay District to the North portion of Herff Road (Herff Road from River Road to Old San Antonio Road.)

Attachments: [Summary](#)

3. ADJOURNMENT

**AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
October 24, 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. [2017-785](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING HELD OCTOBER 10, 2017 AND THE SPECIAL

CALLED CITY COUNCIL MEETING ON OCTOBER 17, 2017 (Master Plan Open House).

Attachments:

[Minutes 17.1010](#)

[Minutes 17.1017 master plan open house](#)

4.B. [2017-789](#)

CONSIDER ON SECOND READING ORDINANCE NO. 2017-79; AN ORDINANCE AMENDING ORDINANCE NO. 2016-29, ESTABLISHING THE DESIGNATION OF NO PARKING AREAS WITHIN THE CITY OF BOERNE; AND PROVIDING FOR A PENALTY OF NOT MORE THAN \$200 FOR EACH VIOLATION. (In school zones, Boerne Middle School North, Johns Road, and Cibolo Creek Elementary, Herff Ranch Blvd.)

Attachments:

[AIS School Area Parking Restrictions.doc](#)

[Ordinance No. 2017-79](#)

[Kohler Parking Memo.pdf](#)

[Herff Ranch Blvd No Parking.jpg](#)

[Johns Road No Parking.jpg](#)

4.C. [2017-784](#)

CONSIDER RESOLUTION NO. 2017-R98; A RESOLUTION OF THE CITY OF BOERNE, TEXAS AUTHORIZING THE FILING OF A GRANT APPLICATION WITH THE ALAMO AREA COUNCIL OF GOVERNMENTS FOR A REGIONAL SOLID WASTE GRANTS PROGRAM GRANT; AUTHORIZING THE CITY MANAGER TO ACT ON BEHALF OF THE CITY OF BOERNE IN ALL MATTERS RELATED TO THE APPLICATION; AND PLEDGING THAT IF A GRANT IS RECEIVED THE CITY OF BOERNE WILL COMPLY WITH THE GRANT REQUIREMENTS OF THE ALAMO AREA COUNCIL OF GOVERNMENTS, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND THE STATE OF TEXAS. (Household Hazardous Waste)

Attachments:

[HHW-AACOG Grant Application-10-24-17](#)

[2017-R98 AACOG Solid Waste Grant](#)

4.D. [2017-808](#)

CONSIDER RESOLUTION NO. 2017-R99; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Control System for the Recycled Water Fill Station at the Esser Road Wastewater Treatment Plant)

Attachments: [AIS Esser WWTP Fill Station Controls.doc](#)
[2017-R99 Purchase Control System WWTP](#)
[Esser WWTP Recycled Fill Station.jpg](#)

- 4.E. [2017-774](#) CONSIDER RESOLUTION NO. 2017-R100; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO PROCEED WITH
PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S
HOME RULE CHARTER. (2 Police vehicles)

Attachments: [AIS vehicles 2017](#)
[2017-R100 Purchase PD vehicles](#)
[Vehicle Quote 2017 \(2\)](#)
[Police Vehicle](#)
[Quote Jennings Anderson Ford](#)

- 4.F. [2017-809](#) CONSIDER RESOLUTION NO. 2017-R101; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO PROCEED WITH
PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S
HOME RULE CHARTER. (2 vehicles for Wastewater Department)

Attachments: [AIS Wastewater Pickups.doc](#)
[2017-R101 Purchase trucks for Wastewater](#)
[Chevrolet](#)

- 4.G. [2017-781](#) CONSIDER RESOLUTION NO. 2017-R102; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO ENTER INTO AND
MANAGE A LEASE AGREEMENT WITH APPLE FINANCIAL
SERVICES. (iPads)

Attachments: [ais ipad lease purchase](#)
[2017-R102 lease agreement with Apple](#)
[City of Boerne iPad Quote](#)
[APPLE leaseQuote](#)

- 4.H. [2017-790](#) CONSIDER RESOLUTION NO. 2017-R103; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO ENTER INTO AND
MANAGE THE FIRST AMENDMENT TO THE CONTRACT FOR
PUBLIC RELATIONS AND MARKETING SERVICES WITH
PERMANENT INK PUBLIC RELATIONS, LLC. (Extend agreement for
two years)

Attachments: [AIS CC Permanent Ink 10.24.17](#)
[2017-R103 Permanent Ink extend agreem.](#)
[PIPR Boerne 100416](#)
[Pl.draft.amendment](#)

- 4.I. [2017-807](#) CONSIDER RESOLUTION NO. 2017-R104; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND SMITH PAINTING & DRYWALL FOR INTERIOR AND EXTERIOR PAINTING OF THE WATER TREATMENT PLANT AT BOERNE CITY LAKE. (Ranger Creek Road)

Attachments: [AIS Paint Water Treatment Plant.doc](#)
[2017-R104 Paint Water Treatment Plant](#)
[Water Treatment Plant.jpg](#)
[Smith Exterior Contract.pdf](#)
[Smith Interior Contract.pdf](#)

- 4.J. [2017-783](#) CONSIDER ACCEPTANCE OF FY 2018 ECONOMIC DEVELOPMENT WORK PLAN.

Attachments: [AIS FY 2018 Economic Development Work Plan](#)
[FY 2018 ED Workplan Final to CC](#)

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

- 5.A. [2017-800](#) PROPOSED ANNEXATION OF 4.987 ACRES OF LAND LOCATED AT 140 ENTERPRISE PARKWAY, KAD NOS. 12255 AND 12259 AT THE REQUEST OF BILL BIRD. (Second of Two Hearings)

Attachments: [Summary](#)
[Public Hearing 17.10.24 140 Enterprise Pkwy](#)
[Att 1 - Location map 140 Enterprise Pkwy](#)
[Att 2 - Aerial 140 Enterprise Pkwy](#)
[Att 3 - annexatio petition 140 Enterprise Pkwy](#)

- 5.B. [2017-799](#) 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). (First of one hearing)

Attachments: [Summary](#)
 [Public Hearing 17.10.24](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Zoning Map](#)
 [The Javelin Group](#)

- 5.C. [2017-797](#) 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. (First of one hearing)

Attachments: [Summary](#)
 [Public Hearing 17.10.24](#)
 [Att 1 - Ordinance revisions](#)

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

- 6.A. [2017-802](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-80; 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 MULTI-DWELLING STRUCTURES IN A B-2, HIGHWAY COMMERCIAL DISTRICT DESCRIBED AS 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](#)
 [Ordinance No. 2017-80](#)
 [Att 1 - LOCATION MAP](#)
 [Att 2 - Aerial Map](#)
 [Att 3 - Zoning Map](#)
 [Att 4 - The Commons at Menger Creek MDP-20170228](#)
 [The Javelin Group](#)

- 6.B. [2017-810](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-81; AN ORDINANCE AMENDING 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 No. 2017-81](#)

7. [2017-805](#) UPDATE ON THE BOERNE MASTER PLAN.

Attachments: [Master Plan update](#)
 [Master Plan Presentation](#)

8. [2017-806](#) RECEIVE AND CONSIDER A REQUEST FROM BUC-EE'S FOR A VARIANCE TO THE SIGN ORDINANCE SECTION 10. RESTRICTIONS ON CERTAIN TYPES OF SIGNS. BB. SELF -SUPPORTED SIGNS. 4.C. (Stan Beard, 33375 I-10)

Attachments: [Summary](#)
 [Att 1 - 100'OAH CutSheet](#)
 [Att 2 - ComfortComparison](#)
 [Att 3 - PlanViewRendering](#)
 [Att 4 - WestboundAerialRendering](#)
 [Att 5 - WestboundRendering](#)
 [Att 6 - Westbound DrivePhotos](#)
 [Att 7 - Eastbound DrivePhotos](#)

9. [2017-788](#) CONSIDER ON FIRST READING ORDINANCE NO. 2017-82; AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 2016-43 CAPTIONED "AN ORDINANCE ESTABLISHING AND REESTABLISHING FEES AND CHARGES FOR ACTIVITIES, GOODS AND SERVICES PROVIDED BY THE CITY; CONTAINING A PROVISION TO AUTHORIZE THE CITY MANAGER TO ESTABLISH FEES AND CHARGES IN CERTAIN CIRCUMSTANCES, CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT."

Attachments: [Fee Ordinance AIS 10-24-17](#)
 [Ordinance N. 2017-82](#)
 [Exhibit A Fee Ordinance - 10-24-17 Proposed](#)

10. [2017-798](#) RECEIVE BIDS AND AWARD CONTRACT FOR THE RICHTER WATER MAIN AND OAK PARK SEWER MAIN AND CONSIDER RESOLUTION

NO. 2017-R105; A RESOLUTION OF THE CITY OF BOERNE, TEXAS,
AUTHORIZING THE AWARD OF A BID FOR THE RICHTER WATER
MAIN AND OAK PARK SEWER MAIN.

Attachments: [AIS Richter Oak Park Main Replacements.doc](#)
[2017-R105 award bid Richter & Oak Park](#)
[Richter Oak Park Mains.jpg](#)
[Richter-Oak Park Award Recommendation 10-06-17.pdf](#)

11. [2017-794](#) CONTINUE WORKSHOP DISCUSSION IF NECESSARY.
12. COMMENTS FROM COUNCIL/LEGAL COUNSEL/STAFF – No discussion or action
may take place.

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

- [2017-791](#) A. SECTION 551.072 - DELIBERATION REGARDING REAL
PROPERTY.
 B. SECTION 551.087 - DELIBERATION REGARDING ECONOMIC
DEVELOPMENT NEGOTIATIONS.

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

- 14.A. [2017-792](#) CONSIDER RESOLUTION NO. 2017-R106; A RESOLUTION
AUTHORIZING THE CITY MANAGER TO ENTER INTO AND
MANAGE AN AGREEMENT FOR THE SALE OF THE BOERNE
CONVENTION AND VISITORS BUREAU BUILDING LOCATED AT
1407 SOUTH MAIN STREET, BOERNE, TEXAS.

Attachments: [2017-R106 Sale of CVB Building](#)

15. ADJOURNMENT

s/s Ronald C. Bowman
City Manager

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 20th day of
October, 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.