AGENDA
CITY COUNCIL WORKSHOP
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
June 26, 2018 – 4:00 p.m.

1. CALL TO ORDER – 4:00 PM

2. 2018-469 DISCUSSION ON BOERNE MASTER PLAN UPDATE.

Attachments: Summary 06262018
Chapter 1. Introduction_DRAFT
Chapter 2. Existing Conditions_DRAFT
Chapter 3. Community Input_DRAFT
Chapter 4. Community Vision_DRAFT
Chapter 5. Future Directions_DRAFT

3. ADJOURNMENT

AGENDA
REGULAR CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS
124 Old San Antonio Road
Boerne, TX 78006
June 26, 2018 – 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. 2018-473 CONSIDER APPROVAL OF THE MINUTES OF THE CITY COUNCIL WORKSHOP AND REGULAR CITY COUNCIL MEETING HELD JUNE 12, 2018.

Attachments: Minutes 18.0612

4.B. 2018-464 CONSIDER ON SECOND READING ORDINANCE NO. 2018-18; 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 13, PERMANENT ZONING OF 4.987 ACRES LOCATED AT 140 ENTERPRISE PARKWAY (KAD NO. 12259 AND 12255) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO I, INDUSTRIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Heller-Bird Real Properties, LLC)

Attachments:
CC Summary - Second Reading 06262018
2018-18 Permanent zoning 140 Enterprise Pkwy
Att 1 - 140 ENTERPRISE PARKWAY LOCATION MAP
Att 2 - 140 ENTERPRISE PARKWAY AERIAL MAP
Att 3 - 140 ENTERPRISE PARKWAY ZONING MAP
Att 4 - 140 ENTERPRISE PARKWAY REZONING MAP
Att 5 - I Uses

4.C. 2018-463 CONSIDER ON SECOND READING ORDINANCE NO. 2018-19; 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 13, PERMANENT ZONING OF 13.327 ACRES LOCATED AT 41 OLD SAN ANTONIO ROAD (KAD NO. 38976) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO B-2R, HIGHWAY COMMERCIAL-RESTRICTED DISTRICT; REPEALING ALL

ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (City of Boerne)

Attachments:
CC Summary - Second Reading 06262018
2018-19 Permanent zoning 41 Old San Antonio Rd.
Att 1 - 41 OLD SAN ANTONIO ROAD LOCATION MAP
Att 2 - 41 OLD SAN ANTONIO ROAD AERIAL MAP
Att 3 - 41 OLD SAN ANTONIO ROAD ZONING MAP
Att 4 - 41 OLD SAN ANTONIO ROAD REZONING MAP
Att 5 - B-2R Uses

4.D. 2018-465 CONSIDER ON SECOND READING ORDINANCE NO. 2018-20; 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 AUTOMOBILE SALES IN A B-2, HIGHWAY COMMERCIAL DISTRICT AT 30725 AND 30775 INTERSTATE 10 WEST (.382 ACRES, KAD NO. 12202 AND +/- .71 ACRES OUT OF 1.627 ACRES KAD NO. 12288). (Michael Buie, Hovey used car dealership)

Attachments:
CC Recommendation - Second Reading 06262018
2018-20 Permitted Uses 30725 & 30775 IH 10 W
Att 1 - 30775 IH10 LOCATION MAP
Att 2 - 30725 AND 30775 IH10 ZONING MAP
Att 3 - Aerial for dealership location
Att 4 - AerialFromDale1

4.E. 2018-467 CONSIDER ON SECOND READING ORDINANCE NO. 2018-21; 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 AUTOMOBILE SALES IN A B-2, HIGHWAY COMMERCIAL DISTRICT AT 30775 AND 30875 INTERSTATE 10 WEST (+/- .68 ACRES OUT OF 1.627 ACRES, KAD NO. 12288, AND +/- .86 ACRES OUT OF 5.587 ACRES, KAD NO. 63761). (Michael Buie, Polaris ATV dealership)

Attachments: CC Recommendation - Second Reading 06262018
2018-21 Permitted Uses 30775 & 30875 IH 10 W
Att 1 - 30875 IH10 LOCATION MAP
Att 2 - 30775 AND 30875 IH10 ZONING MAP
Att 3 - Aerial for proposed location
Att 4 - FutureElevation

4.F. 2018-466 CONSIDER ON SECOND READING ORDINANCE NO. 2018-22; 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 5.48 ACRES LOCATED AT 235 FREY STREET (KAD NO. 15884) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Boerne United Pentecostal Church, Dave Luciani)

Attachments: CC Summary - Second Reading 06262018
2018-22 Rezoning 235 Frey St.
Att 1 - 235 FREY LOCATION MAP
Att 2 - 235 FREY AERIAL MAP
Att 3 - 235 FREY ZONING MAP
Att 4 - Plan041618
Att 5 -HouseDrawings
Att 6 - R-2 Uses

4.G. 2018-451 CONSIDER RESOLUTION NO. 2018-R45; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PROFESSIONAL SERVICE AGREEMENT BETWEEN THE CITY OF BOERNE AND RABA KISTNER CONSULTANTS, INC. FOR CONSTRUCTION MATERIALS OBSERVATION AND TESTING SERVICES FOR THE NEW CITY HALL.

Attachments: AIS CH Testing 06.2018
2018-R45 Agreement - Construction Material Testing City Hall
RK Testing Agreement

4.H. 2018-454 CONSIDER RESOLUTION NO. 2018-R46; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND

MANAGE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOERNE AND FAIR OAKS RANCH FOR ANIMAL CONTROL SERVICES.

Attachments: AIS Animal Control FY19
2018-R46 Animal Control Services - Interlocal with Fair Oaks Ranch FOR Animal Services Agreement FY19

4.I. 2018-455 CONSIDER RESOLUTION NO. 2018-R47; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOERNE AND KENDALL COUNTY FOR DETENTION SERVICES.

Attachments: AIS Detention Services
2018-R47 Interlocal Detention Services
Detention Interlocal Services 2018

4.J. 2018-456 CONSIDER RESOLUTION NO. 2018-R48; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOERNE AND BOERNE INDEPENDENT SCHOOL DISTRICT FOR THE SCHOOL RESOURCE OFFICER PROGRAM. (School Resource Officers)

Attachments: AIS SRO 2018
2018-R48 BISD School Resource Agr
SRO 2018 agreement

4.K. 2018-468 CONSIDER RESOLUTION NO. 2018-R49; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND A MANAGE A PROFESSIONAL SERVICE AGREEMENT BETWEEN THE CITY OF BOERNE AND RABA KISTNER CONSULTANTS, INC. FOR CONSTRUCTION MATERIALS OBSERVATION AND TESTING SERVICES ON THE TXDOT FRONTAGE ROAD WIDENING PROJECT. (I-10 Water and Wastewater Relocation)

Attachments: AIS Raba CMT Contracts for TxDOT IH10 FR Widening.doc
2018-R49 Construction Material Testing W WW relocation
Raba Kistner Consultants Inc. Agreement

4.L. 2018-470 CONSIDER RESOLUTION NO. 2018-R50; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND A MANAGE A PROFESSIONAL SERVICE AGREEMENT BETWEEN THE

CITY OF BOERNE AND RABA KISTNER CONSULTANTS, INC. FOR CONSTRUCTION MATERIALS OBSERVATION AND TESTING SERVICES ON THE TXDOT FRONTAGE ROAD WIDENING PROJECT. (I-10 Gas relocation)

Attachments: AIS Raba CMT Contracts for TxDOT IH10 FR Widening.doc
2018-R50 Construction Material Testing gas relocation
Raba Kistner Consultants, Inc.

4.M. 2018-461 CONSIDER RESOLUTION NO. 2018-R51; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN ADVANCE FUNDING AGREEMENT FOR VOLUNTARY UTILITY RELOCATION CONTRIBUTIONS ON STATE HIGHWAY IMPROVEMENT PROJECTS BETWEEN THE CITY OF BOERNE AND TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT). (Joint bidding of utility relocation work associated with the widening project of State Highway 46 from Herff Road to Ammann Road)

Attachments: AIS TxDOT SH-46 Utilities AFA.doc
2018-R51 Advance Funding Agreement TxDOT
Advance Funding Agreement

5. 2018-458 PRESENTATION FROM KENDALL COUNTY APPRAISAL DISTRICT CHIEF APPRAISER, SHELBY PRESLEY AND BOARD OF DIRECTORS MEMBER JEFF HABERSTROH AND CONSIDER RESOLUTION NO. 2018-R52; A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE THE KENDALL APPRAISAL DISTRICT'S PROPOSED 2019 APPRAISAL AND COLLECTIONS BUDGETS.

Attachments: AIS - FY 2019 Kendall Appraisal District Budget
2018-R52 Kendall Appraisal District Budget
Kendall Appraisal District Proposed FY 2019 Budget

6. 2018-472 UPDATE FROM BOERNE KENDALL COUNTY ECONOMIC DEVELOPMENT CORPORATION PRESIDENT AND CEO, MISTY MAYO AND DEPUTY CITY MANAGER AND DIRECTOR OF ECONOMIC DEVELOPMENT, JEFF THOMPSON.

Attachments: AIS Economic Development Update
BKCEDC City Council.CityofBoerne.June 26.2018
BKCEDC Report to CITY Q1 2017-Q2 2018
BKCEDC.Boerne Community Demographic Profile.2018
Boerne Kendall County Retail Trade Area Market Profile.June 2018
ED Update to CC PowerPoint

7. 2018-460 RECEIVE BIDS AND AWARD CONTRACT FOR THE CONSTRUCTION OF THE NEW CONVENTION AND VISITORS BUREAU AND LOHMANN STREET PARKING LOT IMPROVEMENTS AND CONSIDER RESOLUTION NO. 2018-R53; A RESOLUTION AUTHORIZING THE AWARD OF A CONTRACT FOR THE CONSTRUCTION OF THE NEW CONVENTION AND VISITORS BUREAU AND LOHMANN STREET PARKING LOT IMPROVEMENTS AND ESTABLISHING A CONTINGENCY FUND.

Attachments: CC.AIS _Visitors Center-Lohmann Parking Project_Construction 06-26-201
2018-R53 award bid CVB and Lohmann St parking lot
Boerne Visitors Center-BID TABULATION
CVB General Contractor Recommendation

8. 2018-459 CONSIDER RESOLUTION NO. 2018-R54; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN MANAGE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BOERNE AND FROST GEOSCIENCES, INC. FOR CONSTRUCTION MATERIALS OBSERVATION AND TESTING SERVICES OF THE NEW BOERNE CONVENTION AND VISITORS BUREAU AND LOHMANN STREET PARKING LOT.

Attachments: CC.AIS _Visitors Center-Lohmann Parking Project_Materials Testing 06-26
2018-R54 Construction Material Testing CVB and Lohmann St. parking lot

9. 2018-457 CONSIDER RESOLUTION NO. 2018-R55; A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS AT THE REQUEST OF THE COMMUNICATIONS BOARD IN AN AMOUNT NOT TO EXCEED $51,001.38 FROM THE COMMUNICATIONS RESERVE FUND FOR EQUIPMENT.

Attachments: AIS Communications Reserve Fund expenditure
2018-R55 equipment comm. reserve fund

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

11. CONTINUE CITY COUNCIL WORKSHOP DISCUSSION OF THE MASTER PLAN UPDATE, IF NECESSARY.

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

12.A. 2018-471 SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY.

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

14. 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 June, 2018 at 4:30 p.m.

_____

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.