

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**July 24, 2018 – 6:00 PM**

Minutes of the Regular City Council meeting of July 24, 2018 at 6:00 p.m.

**Present:** 6 - Mayor Michael Schultz, Council Member Joe Anzollitto, Mayor Pro Tem Nina Woolard, Council Member Steven Tye, Council Member Ron Cisneros, and Council Member Tim Handren

**Staff Present:** Ron Bowman, Siria Arreola, Paul Barwick, Dan Blankenship, Pam Bransford, Lori Carroll, Sandy Mattick, Doug Meckel, Jeff Page, Mike Raute, Angie Rios, Laura Talley, Jeanette Teague, Erika Yount, Larry Woods, Mary Woods, Linda Zartler, and Danny Zincke.

**Registered/Recognized Guests:** Jeff Carroll, Jason Keeton, Scarlett Ramsey, Mitch Pose, and Patrick Asher.

## 1. CALL TO ORDER – 6:00 PM

Mayor Schultz called the City Council to order at 6:00 p.m.

Mayor Schultz asked for a Moment of Silence and led the Pledge of Allegiance to the United States Flag and to the Texas Flag.

## 2. CONFLICTS OF INTEREST

No conflicts were declared.

### 3. PUBLIC COMMENTS:

No public comments were received.

#### 4. CONSENT AGENDA:

**4.A. 2018-508 CONSIDER APPROVAL OF THE MINUTES OF THE CITY COUNCIL**

**MEETING OF JULY 10, 2018.**

THE MINUTES WERE APPROVED.

- 4.B. [2018-509](#) **CONSIDER ON SECOND READING ORDINANCE NO. 2018-25; 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 4.349 ACRES LOCATED AT 12 HERFF ROAD (KAD NO. 15815) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO B-1, HIGH-DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (ProCore Development)**

THE ORDINANCE WAS APPROVED.

- 4.C. [2018-510](#) **CONSIDER ON SECOND READING ORDINANCE NO. 2018-26; 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 7.89 ACRES LOCATED AT 214 CASCADE CAVERNS ROAD (KAD NOS. 11568 AND 288671) FROM TEMPORARY ZONING R-A, SINGLE-FAMILY RURAL RESIDENTIAL-AGRICULTURAL DISTRICT TO R-2, MODERATE-DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Landquest Acquisitions, LLC - Southglen)**

THE ORDINANCE WAS APPROVED.

A MOTION WAS MADE BY COUNCIL MEMBER CISNEROS, SECONDED BY COUNCIL MEMBER ANZOLLITTO TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Anzollitto, Mayor Pro Tem Woolard, Council Member Tye, Council Member Cisneros, and Council Member Handren

**5. [2018-514](#) STAFF PRESENTATION ON THE HILL COUNTRY MILE MARKETING AND RELATED ACTIVITIES, ART AL FRESCO, HISTORIC DISTRICT IMPROVEMENT PROGRAM, THE VISITORS CENTER AND THE LOHMANN STREET PARKING IMPROVEMENTS.**

Mayor Schultz called on Mr. Paul Barwick, Special Projects Director. Mr. Barwick presented an update on current events and projects in the Hill Country Mile. He reviewed the media coverage and social media statistics as well as provided examples of advertising and sponsorship advertising. Mr. Barwick discussed Art al Fresco and the ability to vote for your favorite sculpture on-line. He also provided an Art al Fresco brochure to the City Council Members. Mr. Barwick reviewed the Historic District Improvement Program stating that to date, 24 projects have been approved. The annual budget for the program is \$35,000.00. Mr. Barwick continued with the progress of the new Boerne Visitors Center. Construction is to begin on July 30, 2018 and the estimated date of completion is January 30, 2019.

**6. [2018-512](#) SEMI-ANNUAL STAFF PRESENTATION FROM THE CONVENTION AND VISITORS BUREAU.**

Mayor Schultz called on Mr. Larry Woods, Convention and Visitors Bureau (CVB) Director. Mr. Woods introduced Ms. Scarlett Ramey, hotelier and business owner and Ms. Jennifer Isley, sales manager for the Bevy in the audience. Mr. Woods presented the semi-annual update of the Convention and Visitors Bureau. He discussed funding, presented a comparative of hotels in Boerne and other areas. He reviewed social media and advertising statistics. Discussion ensued regarding the CVB's annual budget.

**7. RECEIVE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET A PUBLIC HEARING FOR AUGUST 14, 2018:**

**7.A. [2018-511](#) PROPOSED REZONING OF THE PROPERTY AT THE CORNER OF EAST HIGHLAND AND SCHWEPPE (0.48 ACRES, KAD NO. 21623) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT. (Robert S. Thornton LP)**

A MOTION WAS MADE BY MAYOR PRO TEM WOOLARD, SECONDED BY COUNCIL MEMBER ANZOLLITTO, TO RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION AND SET THE PUBLIC HEARING FOR AUGUST 14, 2018 ON THE PROPOSED REZONING OF THE PROPERTY AT THE CORNER OF EAST HIGHLAND AND SCHWEPPE (0.48 ACRES, KAD NO. 21623) FROM R-1, MEDIUM-DENSITY SINGLE-FAMILY DISTRICT TO R-4, MULTI-FAMILY RESIDENTIAL DISTRICT. (ROBERT S. THORNTON LP). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Anzollitto, Mayor Pro Tem Woolard, Council Member Tye, Council Member Cisneros, and Council Member Handren

**8. [2018-518](#) CONSIDER A ONE TIME READING OF ORDINANCE NO. 2018-27; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER, SECTION 3.11.A.**

A MOTION WAS MADE BY MAYOR PRO TEM WOOLARD, SECONDED BY COUNCIL MEMBER CISNEROS, TO APPROVE A ONE TIME READING OF ORDINANCE NO. 2018-27; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER, SECTION 3.11.A. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Anzollitto, Mayor Pro Tem Woolard, Council Member Tye, Council Member Cisneros, and Council Member Handren

**9. [2018-517](#) CONSIDER ORDINANCE NO. 2018-27; AN ORDINANCE AMENDING ORDINANCE NO. 2017-74 CAPTIONED "AN ORDINANCE ADOPTING THE ANNUAL CAPITAL AND OPERATING BUDGETS FOR THE CITY OF BOERNE, TEXAS FOR THE FISCAL YEAR 2017-2018, BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018."**

Mayor Schultz called on Ms. Sandy Mattick, Finance Director. Ms. Mattick presented budget amendments to the 2018 budget; increasing the General Fund in the amount of \$51,001 for purchases funded by the Communications reserve fund balance, increasing the General Fund in the amount of \$23,575 for miscellaneous grants for the Police Department and increasing the expenditure accounts, and to record a donation in the Library Fund in the amount of \$86,984.

A MOTION WAS MADE BY MAYOR PRO TEM WOOLARD, SECONDED BY COUNCIL MEMBER HANDREN, TO APPROVE ORDINANCE NO. 2018-27; AN ORDINANCE AMENDING ORDINANCE NO. 2017-74 CAPTIONED "AN ORDINANCE ADOPTING THE ANNUAL CAPITAL AND OPERATING BUDGETS FOR THE CITY OF BOERNE, TEXAS FOR THE FISCAL YEAR 2017-2018, BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018." THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Anzollitto, Mayor Pro Tem Woolard, Council Member Tye, Council Member Cisneros, and Council Member Handren

**10. [2018-519](#) RECEIVE THE THIRD QUARTER FINANCIAL AND INVESTMENT REPORT FOR FY 2017/2018.**

Ms. Mattick continued with the Third Quarter Financial Report. She stated that the revenues before transfers were above projection at 82.25%, expenditures were below projections at 66.56%, sales tax collections were up 8.14% from this period last year, and ad valorem tax collections were at 98.87%. In the Electric Fund, revenues were at 77.58% of budget and expenses were below projections at 65.20%; in the Water Fund, revenues were at 78.88% of budget, and expenses were below projections at 74.20%; in the Wastewater Fund, revenues were at 76.20% of budget and expenses were above projections at 82.45%; in the Gas Fund revenues were at 73.18% of budget and expenses were below projections at 59.51%. Ms. Mattick continued with the Quarterly Investment Report. She stated that the Public Funds Investment Act requires that a written report be presented to the governing body at least quarterly. During the third quarter ending June 30, 2018, the City of Boerne invested in TexPool, MBIA, Texas TERM, TexStar, Government Agencies, municipal bonds, commercial paper, treasury notes and several Certificates of Deposit. Interest earned for this quarter totaled \$292,914. Staff will continue to monitor interest rate activity and act accordingly when opportunities arise.

A MOTION WAS MADE BY COUNCIL MEMBER CISNEROS, SECONDED BY COUNCIL MEMBER HANDREN, TO RECEIVE THE THIRD QUARTER FINANCIAL AND INVESTMENT REPORT FOR FY 2017/2018. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Anzollitto, Mayor Pro Tem Woolard, Council Member Tye, Council Member Cisneros, and Council Member Handren

**11. [2018-520](#) DISCUSS AND RECEIVE THE PROPOSED BUDGET FOR FISCAL YEAR 2018-2019.**

Ms. Mattick continued with proposed budget which will be available for public viewing in the City Secretary's office and also on the City's website as of tomorrow, July 25, 2018. She discussed the proposed personnel additions and capital expenditures. She noted that the City has only raised taxes 2% in the last 15 years. Ms. Linda Zartler, Assistant City Manager discussed the Inter-local Agreement with Kendall County for Sanitarian services, which is paid to Kendall County. At this time, the City has not received the Agreement from Kendall County. She has heard that there is a possibility that Fair Oaks Ranch will participate in the future. Fire Chief Doug Meckel discussed the inter-local agreement with Kendall County for fire services. The term on the proposed agreement is three years and the agreed amount is \$42.50 per roof top based on the Appraisal District count of roof tops. The Kendall County attorney is currently reviewing the agreement. Assistant Police Chief Jeff Page discussed the inter-local agreement with Boerne ISD for School Resource Officers (SRO). Currently there are four officers at the schools with one addition proposed in the budget. The school pays 75% of the officer's salary and benefits. This is a three year agreement and the City's cost is \$209,000. During summer months when school is out, the SRO will work patrol or where they may be needed. Chief Page continued with discussion on the Detention services inter-local agreement with Kendall County. The cost to the City is \$45 per prisoner. This is also a three year agreement. The Dispatch services is with Kendall County and Fair Oaks Ranch and is based on the number of calls and percentage related to the entity. There is a Board of Directors made up of members from each entity. An additional dispatcher is proposed in the budget. Ms. Zartler discussed the Library inter-local agreement with Kendall County which dates back to 1983. There is a 4% increase in the budget from last year. Boerne is part of the Kendall County Library System. Staff has reviewed the pros and cons of being part of the Kendall County Library System and feels the benefits of being in the System outweighs not being in the System. Ms. Zartler continued with the inter-local agreement with Fair Oaks Ranch for Animal Services. The

agreement is for the use of Boerne's facility and disposition of animals based on the number of animals brought in to the facility. Community Services Director Danny Zincke stated that the City does not have an inter-local agreement with Kendall County for Park services. Non-city residents are charged for services to recoup expenses. Discussion ensued regarding park land, leagues, fee structure, comparing our fee structure to other cities, and city residents have the burden of capital outlay for the parks. Ms. Mattick discussed the categorization of the General Fund with Public Safety having the highest percentage of the budget. She discussed the Utility Rates and the history of rate increases and she reviewed the Budget Calendar. Discussion ensued regarding the funding for the new Boerne Visitors Center and ad valorem benchmark data from other cities. Mayor Schultz asked that City Manager Ron Bowman visit with the cities of Fredericksburg and New Braunfels to get an idea of cost sharing for a lobbyist. He also asked that Staff get a cost estimate for street improvements which could possibly go to the voters in November of 2019.

A MOTION WAS MADE BY COUNCIL MEMBER HANDREN, SECONDED BY COUNCIL MEMBER TYE, TO RECEIVE THE PROPOSED BUDGET FOR FISCAL YEAR 2018-2019. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Anzollitto, Mayor Pro Tem Woolard, Council Member Tye, Council Member Cisneros, and Council Member Handren

**12. [2018-515](#) CALL FOR AND CONSIDER TWO PUBLIC HEARINGS, AUGUST 14, 2018 AT 6:00 P.M. AND AUGUST 28, 2018 AT 6:00 PM ON THE PROPOSED TAX RATE OF \$0.4720/\$100.**

A MOTION WAS MADE BY COUNCIL MEMBER TYE, SECONDED BY MAYOR PRO TEM WOOLARD TO CALL FOR TWO PUBLIC HEARINGS, AUGUST 14, 2018 AT 6:00 P.M. AND AUGUST 28, 2018 AT 6:00 PM ON THE PROPOSED TAX RATE OF \$0.4720/\$100. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Anzollitto, Mayor Pro Tem Woolard, Council Member Tye, Council Member Cisneros, and Council Member Handren

**13. [2018-516](#) CALL FOR AND CONSIDER A PUBLIC HEARING ON AUGUST 28,**

**2018 AT 6:00 P.M. ON THE PROPOSED BUDGET.**

A MOTION WAS MADE BY MAYOR PRO TEM WOOLARD, SECONDED BY COUNCIL MEMBER HANDREN, TO CALL FOR A PUBLIC HEARING ON AUGUST 28, 2018 AT 6:00 P.M. ON THE PROPOSED BUDGET. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Anzollitto, Mayor Pro Tem Woolard, Council Member Tye, Council Member Cisneros, and Council Member Handren

**14. COMMENTS FROM COUNCIL/ STAFF – No discussion or action may take place.**

Fire Chief Doug Meckel stated that with the City Manager's permission, under Texas Intrastate Fire Mutual Aide, Boerne Fire Department sent one firefighter and one brush truck to Harmon Road fire in Copperas Cove to assist with the wild fires. There were multiple fires, spreading over three counties. A strike team was assembled, including apparatus and personnel from Boerne, San Antonio, District 7, New Braunfels, Spring Branch, Schertz, Bulverde and Bexar ESD 8. The request was for seven days however there is a potential to be increased to 14 days.

Assistant City Manager Dan Blankenship provided the timeline for consideration of the 2018 Amended Comprehensive Master Plan. The Planning and Zoning Commission will review the Plan at the August 6, 2018 regular meeting. The Planning and Zoning Commission's recommendation will come before the City Council on August 14, 2018 for a Public Hearing and consideration. The second reading of the ordinance will be considered at the August 28, 2018 City Council meeting. The City Council will have an opportunity to discuss the Kendall Gateway Study at the September 11, 2018 meeting with consideration on September 25, 2018. References to the Kendall Gateway Study will be removed from the Comprehensive Master Plan. The public will be notified.

**15. ADJOURNMENT**



A MOTION WAS MADE BY COUNCIL MEMBER TYE, SECONDED BY MAYOR PRO TEM WOOLARD, TO ADJOURN THE CITY COUNCIL MEETING AT 7:52 P.M. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Council Member Anzollitto, Mayor Pro Tem Woolard, Council Member Tye, Council Member Cisneros, and Council Member Handren

Approved:

\_\_\_\_\_  
Mayor

Attest:

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City Secretary