

AGENDA
CITY COUNCIL WORKSHOP
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
June 27, 2023 – 5:30 p.m.

A quorum of the City Council will be present during the meeting at: 447 N Main, Boerne, TX 78006.

During the meeting, the City Council may meet in executive session, as to the posted subject matter of this City Council meeting, under these exceptions of Chapter 551 of the Texas Government Code; sections 551.071 (Consultation with Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Gifts), 551.074 (Personnel/Officers), 551.076 (Deliberation Regarding Security Devices), and Section 551.087 (Deliberation Regarding Economic Development Negotiations).

WORKSHOP SESSION: 5:30 PM

1. CALL TO ORDER

2. [2023-499](#) DISCUSSION ON BUDGET CONSIDERATIONS, PROCESS, AND CALENDAR.

Presenter: City Manager Ben Thatcher and Finance Director Sarah Buckelew

3. ADJOURNMENT

REGULAR SESSION: Immediately following work session

1. CALL TO ORDER

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, in compliance with LGC Section 551.007. 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.

- A. [2023-495](#) CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING ON JUNE 10, 2023 (WOMEN VETERANS DAY), SPECIAL CALLED CITY COUNCIL MEETING OF JUNE 12, 2023 (SHORT-TERM RENTAL ROUNDTABLE), AND REGULAR CITY COUNCIL MEETING ON JUNE 13, 2023.

Presenter: City Secretary Lori Carroll

- B. [2023-489](#) CONSIDER ON SECOND READING ORDINANCE NO. 2023-20; AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS, BY AMENDING CHAPTER 12, MOTOR VEHICLES AND TRAFFIC, ARTICLE X. COMMERCIAL VEHICLES, SEC. 12-341. STREETS PROHIBITED TO CERTAIN VEHICLES, SEC. 12-342. EXCEPTIONS, AND SEC. 12-343. PENALTY; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING FOR A PENALTY NOT TO EXCEED \$500.00 FOR EACH OFFENSE; AND PROVIDING FOR PUBLICATION. (Update to truck routes)

Presenter: Director of Engineering & Mobility Jeff Carroll

- C. [2023-490](#) CONSIDER ON SECOND READING ORDINANCE NO. 2023-21; AN ORDINANCE AUTHORIZING THE INSTALLATION OF STOP SIGNS AND YIELD SIGNS FOR THE FOLLOWING SUBDIVISIONS: SHORELINE PARK PHASE 1, SHORELINE PARK PHASE 2, SHORELINE PARK PHASE 3 AND 4, REGENT PARK UNIT 4; PROVIDING FOR A PENALTY NOT TO EXCEED \$200 FOR EACH VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR PUBLICATION. (Establishing locations of stop signs and yield signs for Regent Park and Shoreline.)

Presenter: Director of Engineering & Mobility Jeff Carroll

- D. [2023-481](#) CONSIDER RESOLUTION NO. 2023-R45; A RESOLUTION AUTHORIZING THE CLOSURE OF A PORTION OF MAIN STREET (HWY 87) DURING CERTAIN HOURS FOR THE HILL COUNTRY MILE ROD RUN AND AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE TEMPORARY CLOSURE OF STATE RIGHT-OF-WAY WITH THE TEXAS DEPARTMENT OF TRANSPORTATION. (5-year agreement with TxDOT to close Main Street for the Rod Run event)

Presenter: Police Chief Steve Perez

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2023-441](#) CONSIDER THE UN-TABLING OF ORDINANCE NO. 2023-09, AS DESCRIBED BELOW. (Tabled on April 25, 2023)

Presenter: Frank Ritchie

- B. [2023-491](#) PRESENTATION AND CONSIDER TABLING ON FIRST READING ORDINANCE NO. 2023-09; AN ORDINANCE OF THE CITY OF BOERNE, TEXAS, REPEALING AND REPLACING CHAPTER 23 OF THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS, TO GOVERN SHORT-TERM RENTALS; PROVIDING REGULATIONS AND PERMITTING FOR THE OPERATION AND USE OF SHORT-TERM RENTALS; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING AN EFFECTIVE DATE; AND ACKNOWLEDGING COMPLIANCE WITH THE TEXAS OPEN MEETINGS ACT. (Regulation of short-term rental properties)

Presenter: Assistant Planning Director Nathan Crane and Assistant City Manager Kristy Stark

6. RESOLUTIONS:

- A. [2023-479](#) CONSIDER RESOLUTION NO. 2023-R46; A RESOLUTION AUTHORIZING THE PURCHASE OF A FIRE ENGINE FROM SIDDONS MARTIN EMERGENCY GROUP, LLC FOR AN AMOUNT NOT TO EXCEED \$1,249,931.00 AND AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE THE RELATED

AGREEMENT. (Fire Department)

Presenter: Fire Chief Manny Casarez

7. CITY MANAGER'S REPORT:

- A. [2023-443](#) DEPARTMENT AWARDS AND RECOGNITIONS.

Presenter: City Manager Ben Thatcher

- B. [2023-485](#) LEGISLATIVE UPDATE.

Presenter: City Manager Ben Thatcher

- C. [2023-290](#) MONTHLY PROJECTS REPORT.

Presenter: City Manager Ben Thatcher

8. COMMENTS FROM COUNCIL – No discussion or action may take place.

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

- A. [2023-474](#) SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY AND SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS REGARDING INCENTIVE AGREEMENT BETWEEN CITY OF BOERNE AND DAS GREENHAUS.

Presenter: Assistant to the City Manager Nick Montagno

- B. [2023-482](#) SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY, DISCUSSION ON VALUE OF LAND, IMPROVEMENTS, AND POSSIBLE SALE OF THE FORMER PUBLIC WORKS BUILDING. (400 E Blanco Rd.)

Presenter: City Manager Ben Thatcher

- C. [2023-487](#) SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY, DISCUSSION ON VALUE OF LAND, IMPROVEMENTS, AND POSSIBLE SALE OF FORMER CITY HALL BUILDING. (402 E Blanco Rd.)

Presenter: Assistant to the City Manager Nick Montagno

- D. [2023-486](#) SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY AND SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS REGARDING DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE, BOERNEBAK, LLC AND BOERNEBAK II, LLC. (WCID No. 3A).

Presenter: Assistant City Manager Kristy Stark

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

- A. [2023-473](#) CONSIDER RESOLUTION NO. 2023-R47; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BETWEEN THE CITY OF BOERNE AND DAS GREENHAUS, INC.

Presenter: Assistant to the City Manager Nick Montagno

- B. [2023-484](#) CONSIDER RESOLUTION NO. 2023-R48; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT FOR THE SALE OF THE FORMER PUBLIC WORKS BUILDING LOCATED AT 400 E BLANCO RD., BOERNE, TX, 78006.

Presenter: City Manager Ben Thatcher

- C. [2023-488](#) CONSIDER RESOLUTION NO. 2023-R49; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT FOR THE SALE OF THE FORMER CITY HALL BUILDING LOCATED AT 402 E BLANCO RD., BOERNE, TX, 78006.

Presenter: Assistant to the City Manager Nick Montagno

- D. [2023-472](#) CONSIDER RESOLUTION NO. 2023-R50; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE, BOERNEBAK, LLC, AND BOERNEBAK II, LLC (WCID NO. 3A).

Presenter: Assistant to the City Manager Nick Montagno and Assistant City Manager Kristy Stark

11. ADJOURNMENT

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 23rd day of
June, 2023 at 4:00 p.m.

s/s Lori A. Carroll
City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall is wheelchair accessible. Access to the building and special parking is available at the northeast entrance of the building. Requests for auxiliary aides and 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.