

**AGENDA**  
**CITY COUNCIL WORKSHOP**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**August 27, 2019 – 4:45 p.m.**

1. CALL TO ORDER – 4:45 PM

2. WORKSHOP DISCUSSION:

**2.A.** [2019-846](#) PRESENTATION AND DISCUSSION ON COMPENSATION AND BENEFIT STUDY FROM KATHERINE RAY OF RAY ASSOCIATES, INC.

**Attachments:** [AIS K Ray study results.workshop Classification, Plan and Pay Structure Classification and Total Compensation Study and Analysis](#)

3. ADJOURNMENT

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**August 27, 2019 – 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. [2019-838](#) CONSIDER THE MINUTES OF THE AUGUST 13, 2019 CITY COUNCIL MEETING.

**Attachments:** [Minutes 19.0813](#)

4.B. [2019-849](#) CONSIDER ON SECOND READING ORDINANCE NO. 2019-36; 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 7.963 ACRES LOCATED AT 15A UPPER BALCONES ROAD (KAD NOS. 15841 AND 290201) 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. (Morningside Ministries)

**Attachments:** [AIS - Second Reading Aug2719](#)  
[Ordinance No. 2019-36](#)  
[Location Map](#)  
[Aerial Map](#)  
[Future Land Use Map](#)  
[Current Zoning Map](#)  
[Proposed Zoning Map](#)  
[Phase Four Concept](#)  
[Phase Four Concept](#)  
[Phase Four Concept](#)  
[Phase Four Concept](#)

4.C. [2019-852](#) CONSIDER RESOLUTION NO. 2019-R132; A RESOLUTION AUTHORIZING THE EXPENDITURE OF FUNDS TO BRADY LAWN & LANDSCAPE IN THE AMOUNT OF \$33,345.75 TO OVERSIZE A SIDEWALK ALONG THE HERFF ROAD PROPERTY. (33 Herff Road)

**Attachments:** [AIS herff farm sidewalk oversizing](#)  
[Resolution No. 2019-R132](#)  
[Cibolo Nature Center and Farm Sidewalk proposal](#)  
[map 33 Herff Road](#)

- 4.D. [2019-848](#) CONSIDER RESOLUTION NO. 2019-R133; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PURCHASE AGREEMENT WITH PENGUIN SUITS FOR 2020 PARKS AND RECREATION GUIDEBOOKS.

**Attachments:** [AIS 2020 guidebook](#)  
[Resolution No. 2019-R133](#)  
[Penguin Suits- Proposal](#)  
[Rudkin- Proposal](#)

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

- 5.A. [2019-842](#) PROPOSED TAX RATE OF 0.4820/100 FOR FISCAL YEAR 2019-2020. (Second of two hearings, final vote to be held at the Regular City Council Meeting on September 10, 2019 at 6:00 p.m.)

**Attachments:** [AIS FY 2020 Second Tax Rate Hearing](#)  
[Notice of 2019 Proposed Tax Rate \(Exceeds\)](#)

- 5.B. [2019-841](#) PROPOSED BUDGET FOR THE FISCAL YEAR 2019-2020. (One of one hearing, final vote will be held at the Regular City Council Meeting on September 10 2019 at 6:00 p.m.)

**Attachments:** [AIS FY 2020 Budget Public Hearing](#)  
[Public Hearing - budget 19-20](#)

6. [2019-843](#) CONSIDER ON FIRST READING ORDINANCE NO. 2019-37; AN ORDINANCE ADOPTING THE ANNUAL CAPITAL AND OPERATING BUDGETS FOR THE CITY OF BOERNE, TEXAS FOR THE FISCAL YEAR 2019-2020, BEGINNING OCTOBER 1, 2019 AND ENDING SEPTEMBER 30, 2020.

**Attachments:** [AIS FY 2020 Budget - First Reading to Adopt](#)  
[Ordinance No. 2019-37](#)  
[FY 2020 Proposed Budget](#)

7. [2019-847](#) CONSIDER ON SECOND READING ORDINANCE NO. 2019-10; 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 2.992 ACRES LOCATED AT 1025 E. BLANCO ROAD (KAD NO. 18967) FROM O, OFFICE DISTRICT AND R-1, MEDIUM-DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT TO R-3, HIGH-DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Tommy and Julie Pfeiffer)

**Attachments:** [AIS - Second Reading Aug2719](#)  
[Ordinance No. 2019-10](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Zoning Map](#)  
[Att 4 - Rezoning Map](#)  
[Att 5 - O Uses](#)  
[Att 6- R-1 Uses](#)  
[Att 7 - R-3 Uses](#)  
[Att 8 - FLU zoom map](#)

8. [2019-855](#) CONSIDER RESOLUTION NO. 2019-R134: A RESOLUTION AMENDING PUBLIC PARTICIPATION PROCEDURES FOR OPEN MEETINGS OF THE CITY OF BOERNE, TEXAS.

**Attachments:** [AIS Public Participation](#)  
[Resolution No. 2019-R134](#)  
[Exhibit A. Public Participation Policy](#)  
[House Bill 2840 - Public Participation](#)

9. [2019-856](#) RECEIVE THE COMPREHENSIVE COMPENSATION STUDY FROM KATHERINE RAY OF RAY ASSOCIATES, INC.

**Attachments:** [AIS K Ray study results](#)

10. [2019-854](#) STAFF PRESENTATION OF THIRD QUARTER UTILITY REPORT FOR FISCAL YEAR 2019 AND DISCUSSION ON ADJUSTMENT OF RECLAIMED WATER RATES.

**Attachments:** [AIS 3rd Qtr Utility Update 08.27.19](#)  
[CC Third Qtr Utility Update Revised 08.27.19](#)

11. [2019-845](#) BRIEFING ON SELECTED MEASURES-86TH TEXAS LEGISLATURE -

HB 2439 (BUILDING MATERIALS) AND HB 2496 (HISTORIC LANDMARKS).

**Attachments:** [AIS Legislative Update 8.27.19](#)

12. [2019-844](#) CONSIDER RESOLUTION NO. 2019-R135; A RESOLUTION IN OPPOSITION TO SENATE BILL 1152; AUTHORIZING THE CITY ATTORNEY AND SPECIAL COUNSEL TO EXPAND CURRENT LITIGATION TO CHALLENGE S.B. 1152.

**Attachments:** [AIS S.B. 1152 Challenge](#)  
[Resolution No. 2019-R135](#)  
[Bickerstaff Heath Delgado Acosta](#)

13. [2019-850](#) CONSIDER RESOLUTION NO. 2019-R136; 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 HEARINGS. (10.484 acres located at 30-32 FM 1376, at the request of Sherry and Rodney Yates)

**Attachments:** [Summary - Annexation 30-32 FM 1376](#)  
[Resolution No. 2019-R136](#)  
[Annexation Petition](#)  
[Field Notes](#)  
[Survey](#)  
[Location Map](#)  
[Aerial Map](#)

14. [2019-851](#) RECEIVE AND CONSIDER A REQUEST FROM GUY SANDERS FOR A VARIANCE TO THE SIGN ORDINANCE, SECTION 10.X. PROJECTING SIGNS. SIZE OF SIGN ATTACHED TO BUILDING. (153 S Main)

**Attachments:** [AIS - 153 S. Main - Sign Variance Aug2719](#)  
[Sign Variance Application](#)  
[Sign Rendering and Dimensions](#)  
[Sign Placement](#)  
[Original Signage Ford-Mercury](#)  
[Location Map](#)  
[Aerial Map](#)

15. [2019-857](#) CITY MANAGER'S REPORT:  
A. PRIORITY PROJECTS UPDATE  
B. SALES TAX COLLECTION  
C. TML ANNUAL MEMBERSHIP

**Attachments:** [CM Report AIS 8.27.19](#)  
[Project List - Bowman 8.23.19](#)  
[June sales tax](#)

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

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

- 17.A. [2019-853](#) SECTION 551.071 - CONSULTATION WITH ATTORNEY AND SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS.

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

19. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: CITY COUNCIL MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED ABOVE INCLUDING IF THEY MEET THE QUALIFICATIONS IN 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) OF CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.  
(If needed)

20. ADJOURNMENT

\_\_\_\_\_  
s/s Ronald C. Bowman  
City Manager

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 23rd day of August, 2019 at 4:30 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.