

**AGENDA**  
**CITY COUNCIL WORKSHOP**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**November 26, 2019 – 5:00 p.m.**

1. CALL TO ORDER – 5:00 PM
  
2. 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)
  
3.     [2019-1117](#)         PRESENTATION AND DISCUSSION ON PROPOSED UPDATE OF THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, AND IMPACT FEES FOR THE WATER AND WASTEWATER UTILITIES.

**Presenter:**         Utilities Director Michael Mann

4. ADJOURNMENT

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**CITY COUNCIL CHAMBERS**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**November 26, 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.     [2019-1111](#)         PRESENTATION OF “PIE IN THE SKY CAMPAIGN” BY YVETTE REYNA, EXECUTIVE DIRECTOR OF THE BOERNE EDUCATION FOUNDATION AND BOERNE INDEPENDENT SCHOOL DISTRICT

## COMMUNITY PARTNERSHIPS.

**Presenter:** Nina Woolard

4. 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)

5. 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.

5.A. [2019-1109](#) CONSIDER THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 12, 2019.

**Presenter:** City Secretary Lori Carroll

5.B. [2019-1103](#) CONSIDER RESOLUTION NO. 2019-R175; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Electric distribution construction materials for Herff Village Phase 2)

**Presenter:** Utilities Director Michael Mann

5.C. [2019-1104](#) CONSIDER RESOLUTION NO. 2019-R176; A RESOLUTION DESIGNATING THE CITY'S ANNUAL ALLOCATION OF GROUNDWATER PRODUCTION AS IT PERTAINS TO THE CITY'S WITHDRAWAL PERMIT FROM COW CREEK GROUNDWATER CONSERVATION DISTRICT TO RETAIN THE CURRENT QUARTERLY ALLOCATION FOR CALENDAR YEAR 2020.

**Presenter:** Utilities Director Michael Mann

5.D. [2019-1105](#) CONSIDER RESOLUTION NO. 2019-R177; A RESOLUTION DESIGNATING THE CITY'S ANNUAL COMMITMENT FOR WATER FROM THE GUADALUPE-BLANCO RIVER AUTHORITY AS PART OF THE WESTERN CANYON REGIONAL WATER SUPPLY PROJECT TO RETAIN THE CURRENT ANNUAL COMMITMENT OF WATER FOR CALENDAR YEAR 2020.

**Presenter:** Utilities Director Michael Mann

- 5.E. [2019-1116](#) CONSIDER RESOLUTION NO. 2019-R178; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT WITH SCHNEIDER ENGINEERING FOR DESIGN UPGRADES TO FEEDERS. (Feeders #10 and #20 extending from the Menger Creek and Boerne Electric Substations)

**Presenter:** Utilities Director Michael Mann

- 5.F. [2019-1110](#) CONSIDER RESOLUTION NO. 2019-R179; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Display monitors for new City Hall)

**Presenter:** IT Director Mike Raute

- 5.G. [2019-1106](#) CONSIDER RESOLUTION NO. 2019-R180; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND BIBLIOTHECA, LLC FOR SELF-CHECK EQUIPMENT SOFTWARE AND HARDWARE UPGRADES.

**Presenter:** Library Director Kelly Skovbjerg

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

- 6.A. [2019-1120](#) PROPOSED UPDATE OF THE LAND USE ASSUMPTIONS, CAPITAL IMPROVEMENTS PLAN, AND IMPACT FEES FOR THE WATER AND WASTEWATER UTILITIES.

**Presenter:** Utilities Director Michael Mann

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

- 7.A. [2019-1121](#) CONSIDER ON FIRST READING ORDINANCE NO. 2019-56; AN ORDINANCE OF THE CITY OF BOERNE, TEXAS, REPEALING AND REPLACING ORDINANCE NOS. 2014-38, 2015-03, 2017-13 AND ESTABLISHING IMPACT FEES FOR WATER AND WASTEWATER UTILITIES.

**Presenter:** Utilities Director Michael Mann

8. [2019-1107](#) CONSIDER RESOLUTION NO. 2019-R181; A RESOLUTION APPROVING THE FINANCING BY THE NEW HOPE CULTURAL

EDUCATION FACILITIES FINANCE CORPORATION OF A HEALTH FACILITY LOCATED WITHIN THE CITY OF BOERNE, TEXAS.  
(Morningside Ministries)

**Presenter:** City Attorney Mick McKamie

9. [2019-1115](#) PRESENTATION AND DISCUSSION OF THE PROPOSED INTEGRATED STORMWATER MANAGEMENT UPDATE TO ORDINANCES.

**Presenter:** Planning & Community Development Director Laura Talley

10. [2019-1114](#) CALL FOR A PUBLIC HEARING FOR DECEMBER 10, 2019 TO CONSIDER THE RECOMMENDATION RECEIVED FROM THE PLANNING AND ZONING COMMISSION REGARDING AMENDMENTS TO THE CITY OF BOERNE'S ZONING ORDINANCE NO. 2007-64, ARTICLE 1. IN GENERAL, SECTION 06. DEFINITIONS, STREAM SETBACKS.

**Presenter:** Planning & Community Development Director Laura Talley

11. [2019-1122](#) CONSIDER RESOLUTION NO. 2019-R182; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND BOERNE KENDALL COUNTY ECONOMIC DEVELOPMENT CORPORATION.

**Presenter:** Deputy City Manager Jeff Thompson

12. [2019-1108](#) CITY MANAGER'S REPORT DISCUSSION:  
A. UPDATE ON PROJECT DASHBOARD

**Presenter:** City Manager Ron Bowman

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

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

- 14.A. [2019-1112](#) SECTION 551.071 - CONSULTATION WITH ATTORNEY AND SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. (WCID NO. 3 Update)

**Presenter:** Deputy City Manager Jeff Thompson

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

**15.A.** [2019-1113](#) CONSIDER RESOLUTION NO. 2019-R183; A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE, TEXAS AND BOERNEBAK, LLC AND BOERNEBAK II, LLC (WCID No. 3).

**Presenter:** Deputy City Manager Jeff Thompson

16. 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)

17. ADJOURNMENT

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s/s Ronald C. Bowman  
City Manager

**CERTIFICATION**

**I hereby certify that the above notice of meeting was posted on the 22nd day of November, 2019 at 4:30 p.m.**

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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.