

**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**Municipal Court Complex**  
**124 Old San Antonio Road**  
**Boerne, TX 78006**  
**March 10, 2020 – 6:00 PM**

Please note location has not changed

1. CALL TO ORDER – 6:00 PM

INVOCATION

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.

4.A. [2020-227](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 25, 2020.

**Presenter:** City Secretary Lori Carroll

4.B. [2020-208](#) CONSIDER RESOLUTION NO. 2020-R13; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH PURCHASES AS PER SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. (Sewer line video inspection camera truck)

**Presenter:** Utilities Director Michael Mann

4.C. [2020-233](#) CONSIDER RESOLUTION NO. 2020-R14; A RESOLUTION

AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND SB CONSTRUCTION FOR CONSTRUCTION OF A METAL BUILDING FOR THE PARKS AND RECREATION DEPARTMENT.

**Presenter:** Community Services Director Danny Zincke

- 4.D. [2020-238](#) CONSIDER RESOLUTION NO. 2020-R15; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF BOERNE AND PENGUIN SUITS FOR 2020 PARKS AND RECREATION GUIDE BOOKS. (Additional work outside of the original scope)

**Presenter:** Community Services Director Danny Zincke

5. [2020-241](#) RECEIVE THE COMPREHENSIVE ANNUAL REPORT (CAFR) FROM ABIP, PC FOR FISCAL YEAR 2018-2019.

**Presenter:** Finance Director Sandy Mattick

6. [2020-229](#) CONSIDER RESOLUTION NO. 2020-R16; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS OF INTENT TO ESTABLISH A CITY PACE PROGRAM ADMINISTERED BY AACOG, REFERENCING THE REQUIRED REPORT, AND SETTING A PUBLIC HEARING. (Property Assessed Clean Energy)

**Presenter:** Tim Handren

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

- 7.A. [2020-246](#) PROPOSED REZONING OF 0.35 ACRES LOCATED AT 32828 INTERSTATE HIGHWAY 10 WEST (KAD NO. 26885) FROM I, INDUSTRIAL DISTRICT TO B-2, HIGHWAY COMMERCIAL DISTRICT. (Christine Jacques)

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

- 7.B. [2020-249](#) PROPOSED USE OF A RETIREMENT COMMUNITY IN A B-2, HIGHWAY COMMERCIAL DISTRICT, FOR 6.479 ACRES LOCATED ON OLD SAN ANTONIO ROAD (KAD NO. 300529). (Hunt Properties)

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

## 8. TAKE ANY NECESSARY ACTION RESULTING FROM THE PUBLIC HEARINGS:

- 8.A. [2020-248](#) CONSIDER ON FIRST READING ORDINANCE NO. 2020-07; 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 0.35 ACRES LOCATED AT 32828 INTERSTATE HIGHWAY 10 WEST (KAD NO. 26885) FROM I, INDUSTRIAL DISTRICT TO B-2, HIGHWAY COMMERCIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE (Christine Jacques)

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

- 8.B. [2020-250](#) CONSIDER ON FIRST READING ORDINANCE NO. 2020-08; 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 A RETIREMENT COMMUNITY IN A B-2, HIGHWAY COMMERCIAL DISTRICT LOCATED ON OLD SAN ANTONIO ROAD (KAD NO. 300529- SURVEY 183 J SMALL), A TOTAL OF 6.479 ACRES. (Hunt Properties)

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

9. [2020-234](#) SEMI-ANNUAL STAFF PRESENTATION FROM THE CONVENTION AND VISITORS BUREAU.

**Presenter:** Convention & Visitors Bureau Director Larry Woods

10. [2020-231](#) REVIEW OF THE CITY OF BOERNE PARKS, RECREATION, AND OPEN SPACE MASTER PLAN AND DISCUSSION ON CURRENT PROJECT PRIORITY LIST.

**Presenter:** Community Services Director Danny Zincke

11. [2020-247](#) CONSIDER A ONE-TIME READING OF ORDINANCE NO. 2020-09; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER, SECTION 3.11.A. (as described below)

**Presenter:** Tim Handren

12. [2020-251](#) RECEIVE THE PROPOSED DRAFT OF THE UNIFIED DEVELOPMENT CODE AND CONSIDER ORDINANCE NO. 2020-09, SETTING PUBLIC HEARINGS FOR MARCH 31, 2020, AT 5:00 P.M., AND APRIL 14, 2020, AT 5:00 P.M., EACH TO BE HELD JOINTLY WITH A HEARING BEFORE THE PLANNING AND ZONING COMMISSION.

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

13. [2020-203](#) CONSIDER RESOLUTION NO. 2020-R17; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND HALFF ASSOCIATES FOR A DRAINAGE MASTER PLAN.

**Presenter:** Development Director Jeff Carroll

14. [2020-237](#) CONSIDER RESOLUTION NO. 2020-R18; A RESOLUTION OF THE CITY OF BOERNE, TEXAS ESTABLISHING THE BOERNE COMMUNITY WATER PLANNING COMMITTEE AND APPOINTING MEMBERS.

**Presenter:** Community Services Director Danny Zincke

15. [2020-242](#) CONSIDER RESOLUTION NO. 2020-R19; A RESOLUTION IN SUPPORT OF ELIMINATING LEFT TURNS OFF OF STATE HIGHWAY 46 WESTBOUND TOWARDS BOERNE ONTO CITY PARK ROAD.

**Presenter:** Deputy City Manager Jeff Thompson

16. [2020-240](#) RECEIVE BIDS AND AWARD CONTRACT FOR A FACILITIES MASTER PLAN FOR THE PATRICK HEATH PUBLIC LIBRARY AND CONSIDER RESOLUTION NO. 2020-R20; A RESOLUTION AUTHORIZING THE CITY MANAGER TO NEGOTIATE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND \_\_\_\_\_ FOR A FACILITIES MASTER PLAN FOR THE PATRICK HEATH PUBLIC LIBRARY.

**Presenter:** Library Director Kelly Skovbjerg

17. [2020-239](#) CITY MANAGER'S REPORT.

**Presenter:** City Manager Ron Bowman

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

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

19.A. [2020-243](#) SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY.  
(Potential land purchase in south Boerne)

**Presenter:** Deputy City Manager Jeff Thompson

19.B. [2020-244](#) SECTION 551.071 - CONSULTATION WITH ATTORNEY AND  
SECTION 551.087 - DELIBERATION REGARDING ECONOMIC  
DEVELOPMENT NEGOTIATIONS. (Guy Sanders)

**Presenter:** Development & Process Improvement Director Nick Montagno

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

20.A. [2020-245](#) CONSIDER RESOLUTION NO. 2020-R21; A RESOLUTION  
AUTHORIZING THE CITY MANAGER TO ENTER INTO AND  
MANAGE AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT  
BETWEEN THE CITY OF BOERNE, TEXAS AND GUY SANDERS FOR  
153 S MAIN.

21. 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)

22. 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 6th day of  
March, 2020 at 5:30 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.