AGENDA
AD HOC COMMITTEE FOR
PROPOSED CITY HALL
POLICE TRAINING ROOM
124 OLD SAN ANTONIO ROAD
BOERNE, TX 78006
June 15, 2016 – 6:00 PM

1. Call to Order
2. Approval of Minutes from June 8, 2016 meeting
3. Discussion - Needs Assessment
   a. Public space; staff space; conference/training space
   b. Personnel discussion
4. Discussion of Master Plans and studies related to Civic Campus Area
5. Discussion regarding budget/cost of Proposed City Hall
   a. Comparable for Municipal Facilities vs. Commercial vs. Residential Construction
   b. Estimated cost on other city hall projects
   c. Financing the City Hall Project
6. Comments/questions and answers in reference to the Proposed City Hall Project
7. Discuss the recommendation to the City Council from the Ad Hoc Committee for the Proposed City Hall Project per the Committee’s goals and objectives
8. Adjournment

S/S Linda S. Zartler
Assistant City Manager

CERTIFICATION
I hereby certify that the above notice of meeting was posted by the 10th day of June 2016 at 5:00 p.m.

S/S Patti Behrendt
Recording Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS
The City of Boerne Police/Municipal Court Complex and Police Training Room are wheelchair accessible. Access to the building and special parking is located at the east (front) entrance to the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling Patti Behrendt at 830/249-9511.

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.

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.
Minutes from the Ad Hoc Committee for the Proposed City Hall meeting, June 8, 2016, 6:00 p.m.

Committee Members Present: Christina Bergmann, Chair, David Spencer – District 1, Barbara Racinowski – District 2, Kerry Phillip – District 3, Ben Adam – District 4 and Cathy Spain – District 5.

Staff Members Present: Linda Zartler – Assistant City Manager, Paul Barwick – Special Projects Director, Mike Raute – IT Director, Patti Behrendt – Executive Assistant, Officer Ruben Trevino and Consultants Randall and Preston Scott.

Guests Present: Bob Manning, Rob Ziegler, Becky Welch and Nicole Allwein.

1. CALL TO ORDER

The meeting was called to order at 6:00 p.m., with Christina Bergmann presiding as chair.

2. INTRODUCTIONS AND REMARKS FROM CHAIR

Ms. Bergmann began the meeting by explaining that the conversation regarding a new city hall building began in the early 1990’s. Over the years, renovations were made to the interior of the existing building, as well as the addition of portables for additional space. City Council has assessed the needs and has reviewed the conceptual design. She also stated that the City Council voiced their concerns regarding the conceptual design.

3. GOALS/OBJECTIVES OF COMMITTEE

Ms. Bergmann read the committee responsibilities and encouraged the committee and public to tour the existing city hall facilities.

4. BACKGROUND HISTORY/SUMMARY OF CURRENT CITY HALL

Assistant City Manager Linda Zartler presented background on the existing city hall building and campus, the construction of the current city hall building, the fact that the building has received historic designation by the State and the construction imitations due to such.

a) Prior Needs Assessments
Ms. Zartler discussed previous needs assessments that had been conducted between 1993 and 2015. She also provided the committee with a history of renovations and portable buildings added through the years.

5. **RANDALL SCOTT ARCHITECTS PROCESS**

a) **Personnel Head Count**  
b) **Square Footage Decisions**

Ms. Zartler introduced Randall and Preston Scott. She explained that City Council authorized hiring Randall Scott Architects, Inc. (RSA) in August 2015 and that the needs assessment process started in November 2015. Ms. Zartler explained the process of the firm selection.

Ms. Zartler noted that RSA looked at move-in needs for 2016, with needs projections for 2025 and 2035. Ms. Zartler noted that construction is expensive and building only for immediate needs is not economically prudent. It is not desired to have a building on Main Street with portable additions later on.

Ms. Zartler presented information regarding RSA Square Footage Renditions. The first submission was on December 9, 2015. She stated that senior management reviewed the information department by department and adjusted figures downward. She stated that future implementation of technology would take place in order to reduce future staffing needs. She also explained that RSA was charged with creating a conceptual design only and that an architect firm has not been hired to design a building. The conceptual design was presented to City Council on April 12th.

Ms. Zartler commented that on April 26, 2016, City Council directed staff to negotiate an agreement for architect and engineering services. On May 10, 2016, City Council tabled the authorization to enter into an agreement so that an Ad Hoc Committee could be created.

A discussion ensued with the Committee regarding space needs in regards to office space and public circulation and meeting space, as well as current and future staffing figures. Parking, ADA compliance, historic and zoning regulations were all discussed, as well as the difficulty with staff currently having to transport materials to other locations for meetings.

Additionally, there were comments from the Committee regarding public participation and input through the process.

Mr. Randall Scott then reviewed the conceptual floor plans with the committee, outlining the proposed features for each floor, including shell space for future offices and areas for future growth. It was discussed that the addition of the Convention and Visitors Bureau to the new building was entertained, but was determined to not be feasible. Therefore, only departments that currently exist at the city hall campus are planned to move into the new building.
Mr. Scott continued by showing the group the conceptual exterior elevation drawings. Mr. Scott explained to the Committee that several of the exterior features mimicked those found throughout Boerne. Outdoor area features were also discussed.

Ms. Zartler informed the Committee that an archeological assessment would be taking place at the proposed building site on Thursday, June 9th. She stated that there have been some items of archeological interest found on the site and that the information was being communicated to the public through the City’s website and social media methods.

6. COMMENTS/QUESTIONS AND ANSWERS

Ms. Bergmann asked if there were any questions or comments from audience.

Mr. Rob Ziegler stated that he was on City Council during the master plan and RUDAT processes, as well as on the city hall construction committee at that time. He continued by explaining what he recalled being discussed during that time regarding parking garages, projected expenditures and the possibility of the construction of the fine arts center.

Mr. Bob Manning spoke stating that he was on City Council when Mr. Ziegler was. He also explained what he recalled from the process during the time he was on City Council, also referencing a parking garage and a new city hall. He posed questions regarding the design and the energy efficiency of the proposed building, including LEED certification.

Ms. Nicole Allwein followed by asking questions regarding the space needs assessments and comparison of the proposed building to the Kendall County Courthouse in size and valuation. She also inquired about future shell space finish-out costs. Ms. Allwein also voiced concerns regarding children that walk from current schools to the library.

Mr. Paul Barwick informed the group that an additional exit and entry point would be constructed on the north side of property and that sidewalks would extend along both sides of Johns Road.

Ms. Becky Welch asked if something could be built to encourage people to use the north entrance.

Ms. Bergman reminded the committee that the next meeting would be held at 6:00 p.m., Wednesday, June 15th at the Police Department Training Room. Committee members may email Ms. Bergmann or Ms. Zartler if they have any questions.

7. ADJOURNMENT

The meeting was adjourned at 8:33 p.m.
Centers
Centers are concentrated areas of activity typically located in a manner that respects market trade areas. Each Center is strategic in that it functions in harmony with other centers, reinforcing other centers as opposed to competing with others. A Center is designed as a destination that serves a market trade area. A hierarchy of centers of varying service area, size, mixture of uses, and general recommendations has been developed for Boerne. The hierarchy consists of Downtown, Regional, Community and Neighborhood. The compact nature of a center allows for more efficient allocation of both public and private resources, thereby increasing economic and community value. In contrast, when city resources and services are not concentrated around a Center, new developments can become more spread out, possibly diluting public and private investment in infrastructure and improvements and at the same time increase long-term maintenance costs.

Downtown

Description
The Downtown Center, depicted in Figure 5-2, is anchored by the Main Street Corridor running north/south from Frederick Street to roughly Roosevelt Avenue. The Downtown also includes the River Road Corridor east to Esser Road. The general boundary for Downtown Boerne is shown in Figure 5-4. Downtown Boerne still functions as a Center with Neighborhood Residential immediately adjacent. The Downtown Center is a mix of primarily niche retail and service commercial uses with office, public/semi-public, open space, and higher-density residential. Particular attention should be made toward the historic preservation and promotion of the downtown through building architecture, public amenities, streetscaping, tourism and festivals. Eventually, Highway 46 should be re-routed around Downtown allowing for the City of Boerne to take control of the right-of-way previously under State jurisdiction. The City of Boerne can then improve pedestrian conditions and character of the right-of-way within the downtown context. Public institutions, such as civic, are a vital component to the downtown. Effort should be made to keep existing public uses within the downtown boundaries and adjacent neighborhoods.

Service Area
The Downtown Center is intended to serve the San Antonio Metropolitan Area and beyond. Downtown Boerne is a unique niche destination created by the preserved historic character and charm in a pedestrian friendly environment. Downtown’s vitality is reinforced by the continued influx of infill office and some forms of higher density residential, such as second floor residential above retail. The increasing number of people in the downtown strengthens the existing
retail while attracting new business start-ups.

Size
Downtown Boerne is roughly 250 acres in size. Much of the acreage, however, is comprised of right-of-ways and other public land used for streets, sidewalks, Cibolo Creek, and parks.

Typical Uses
- Boutique retail sales and services; historic themed retail
- Hotel/Bed and Breakfast
- Office and workspace
- Higher-Density Residential (lofts, condos, townhouses, etc.)
- Mixed-use developments
- Entertainment/arts
- Public institutions (civic, educational, quasi-public, etc.)
- Parks, trails, open space

Recommendations
- Expand center boundary north to Frederick St. and south to Roosevelt Ave. (Figure 5-4)
- Enforce streetscape, scale, and character standards to expanded areas
- Uses that generate high levels of pedestrian traffic should be encouraged on the street-level
- Residential uses should be considered as part of a mix of uses within a building
- Become the arts/entertainment center of Kendall County; include River South District
- Keep government offices in and adjacent to the center
- Extend Old No. 9 Trail along Frederick St continuing to Northrup Park
- Develop a pedestrian trail running adjacent to Cibolo Creek and connecting Northrup Park to City Park
- Market higher-density housing to retiring “baby boomers” and young professionals
- Public/private partnership to convert “old” library building to office, lofts or some other tax generating use
- Encourage on-street parking, including angled parking, throughout Downtown
- Encourage family and children friendly activities and attractions

Regional Center

Description
The Regional Center is the appropriate place for “big box” (larger than 70,000 sq ft) and pad site development and other retail national chain stores. The concentration of major retail activity into one center of this scale creates a destination, increases local tax-base, and preserves the local character and environment by not allowing this development pattern to strip out along multiple major transportation corridors such as Interstate 10. The development of the Regional Center will be guided by the City’s zoning regulations and design standards to ensure the adherence of proper scale, character, materials, and traffic circulation. The Regional Center is located at the Bandera Road / Main Street intersection, continuing west and south towards I-10.

Figure 5-5: Regional Center
Source: Gould Evans
Civic Campus

Bob Hermann, AIA, LEED AP
Salt Lake City, UT

“Reading books is better in the trees.”
Daryl Daviduffe

The Civic Campus site has a diversity of ecological zones, interesting topography and desirable exposure to prevailing winds.

As with other small towns established before World War II, Boerne’s community fabric comprise a mixed-use downtown, surrounded by compact neighborhoods and bisected by a traditional main street. Until the advent of auto-oriented planning approaches following World War II, Boerne’s residents found most of their daily needs within walking distance of their homes. The downtown had a mix of first floor shops and second-story flats, anchored by the court house, the high school, and the public commons (Boerne Plaza); and was threaded together by the riparian corridor of the Cibolo Creek. Much of this historic development pattern and architectural fabric remains. Spared the rampant growth of San Antonio and its more proximate neighbors, Boerne has remained a relatively compact and walkable community that is only now facing the challenges of gentrification and exurban growth pressures within this portion of the Texas Hill Country.

Boerne is a town on the brink of significant change. The growth that the community is experiencing affords equal measures of threats and opportunities, as it strives to secure its identity as a “small town” located within an astonishing natural setting. Attitudes are also changing about the way people get around: global warming issues, local air quality, and rising fuel prices are some of the concerns raised by citizens related to Boerne’s auto-dependent tourism activity and its “bedroom” community relationship with San Antonio.

The new Civic Campus, a 15.5 acre site just north of the historic downtown, is a critical development in Boerne’s 150 year history. It provides an opportunity not only to build functional new facilities for the library and city offices, but also to help realize two other important objectives: first, ensuring Boerne’s ongoing role as the civic and cultural center of its region; and second, revitalizing downtown as a vibrant urban neighborhood.
Civic Campus

Background

Based on a needs assessment recommending the development of a new library to serve their community's growing population, Boerne voters approved a $21,470,000 bond issue in 2007 to construct the library, as well as to make improvements to the existing public safety facility, acquire new trails, enhance parks, and add needed sidewalks.

In September of 2007, the city acquired approximately 15.5 acres of land to accommodate the development of a new library and future City Hall and recently selected an architectural team to proceed with the design of the library.

The Site

Located on the east side of North Main Street, a major vehicle corridor serving north- and south-bound traffic through the Boerne Central Business District, the site occupies a key position to be both a community center and a gateway into the downtown. Formerly the location of Saint Mary’s Sanitarium and Holy Angels Academy, the site occupies about 500 feet of frontage along the north end of the Main Street Historic District. The uses and architectural quality of the development of this portion of Main Street are diverse. The west side has substantial historic fabric, comprising historic homes, appropriately scaled recent infill, and Saint Helena's Church, a significant landmark to the community. Conversely, the east side of Main Street between the site and Frederick Street, is mostly undeveloped land, punctuated by more recently constructed single-family residential, group housing, and sundry commercial enterprises.

The site slopes to the south, as well as to the west towards Dry Creek, a large storm-water swale that crosses the site from north to south. At its western edge, the site also abuts the Old No. 9 Greenway, a pedestrian trail developed from an abandoned rail right-of-way. A site analysis prepared by the city indicates several vegetative types present on the site, including valuable and beautiful areas of wooded riparian, grassland, and oak motte.
plateau. Viewsheds from the site (located at the highest points of the site and looking primarily south) are also indicated, which provide powerful vistas of the city. The site enjoys a substantial solar shed, as well as prevailing breezes from the southeast.

**Proposed Uses**

There seems to be little debate about the need for a new library and City Hall at this location. However, beyond these two uses, there appears to be less consensus about what other facilities could be developed on this site or in the immediate neighborhood. Arts advocates, represented by the Cibolo Arts Council, have proposed using a portion of the site for the development of a visual arts and/or performing arts center. The Kendall County Economic Development Corporation (EDC) is also currently exploring siting options for a proposed conference and hotel center that may include multipurpose meeting facilities and auditoria. The Boerne Independent School District, a significant landowner in this area of downtown, is considering near- and long-term options for the disposition of the Boerne Middle School North facilities, which also include a recently constructed auditorium and several acres of open space. There are undoubtedly other needs or uses that either have not been identified or were not publicly articulated in the context of the R/UDAT input sessions.

**Things to Consider**

**A Singular Opportunity**
The creation of the proposed Civic Campus is an extremely rare opportunity for the community of Boerne. City halls, libraries, theatres, public squares, and museums are the highest expressions of public space and are among the most important symbols of a community’s social, political, and cultural aspirations. They should be the backbone of any downtown; and, if done correctly, they are the elements that reside insistently in the memories of both residents and visitors. In traditional town planning, these facilities invariably either ringed the public square or sat resolutely within the public square, a reflection of their iconic importance at the center of community life.
Civic Campus

"No more boring architecture, we want Boerne architecture."

John LaRoche

Because the life span of such public facilities can exceed centuries, the R/UDAT Team encourages the citizens of Boerne to assign a high degree of importance to planning and design and to invest an appropriate level of time and resources to creating an inspiring new symbol for their community.

Public Architecture That Matters

All architecture matters: public architecture matters the most. In America it represents a general compact among citizens to create places that are accessible, legible, and purposeful to the many, not to the one or the few. Public architecture is also a manifestation of a community’s values. One only has to experience the historic architecture of Boerne to see the commitment of past generations to create a quality built environment. As James Abell, FAIA, observed, the current city hall (a magnificent 1910 Romanesque-revival school constructed of Texas limestone, strategically placed on an oak-populated brow) demonstrates a small community’s desire to say something important about education’s role in the life of its people. From the input received, it appears that this social commitment continues and should be reflected in the architectural expression of these new, key facilities of the Civic Campus.

Buildings That Teach

David Orr, the renowned conservationist and environmental educator, maintains that architectural design "is a form of pedagogy that instructs us well or badly, but never fails to instruct. When we get the design of buildings and communities right they will instruct us properly in how we fit within larger patterns of energy and materials flows... They will tie our affections and minds to the care of particular places." What do the people of Boerne want their civic center to teach about their community? From the community’s input, the R/UDAT Team learned that Boerne strongly values both its architecture and its natural setting and wants to find the most sensitive and

The "rotunda" of San Jose's new city hall is a great community gathering space for both ceremonial and cultural events. The dome incorporates state-of-the-art technology, including dynamic shading elements and an innovative evaporative cooling system that blows water through "misting vanes" located in the main plaza.

responsible form of co-existence and relationship to the larger global ecosystem.

Partnership Opportunities

The Civic Campus is ideally positioned to catalyze a community cultural district. The R/UDAT Team learned that, in addition to the new library and city hall, there are several other potential projects affecting the area. These include a proposed conference center and hotel complex; a visual arts school modelled on the Southwest School of Art and Craft; and a proposed performing arts center for theatre, dance, music, and cinema. Forming effective partnerships with the champions of each of these efforts should be a critical objective in the planning and design of the new Civic Campus.
As an important neighbor to the future Civic Campus, the Boerne Independent School District is also a key stakeholder. The RUUDAT Team learned that the BISD is currently considering options for its existing facilities along Johns Road. Because neighborhood schools are critical components of vibrant, walkable, mixed-use neighborhoods and can be especially valuable to effecting work-force housing initiatives in central business districts, the RUUDAT Team feels that the BISD should be encouraged to maintain a school in the downtown area. Additionally, this school can also be an integral component in creating a critical mass of cultural facilities and programs anchored by the new Civic Campus. Because of this, special consideration should be given to designing the new roadways, sidewalks, buildings and public spaces to provide safe, secure and engaging places for children.

The Library of the 21st Century

Various forces, including changes in technology and the social, educational and cultural landscape, continue to redefine our ideas of today’s library. Libraries are increasingly exploring unconventional and innovative services to ensure their relevance as critical institutions of information and culture. These in turn, are helping to reshape the library as an even more vital place for community gathering, learning, and cultural expression.

Robert Oldenburg, author of The Great Good Place, coined the term “third places” as locations outside both home and work where people can meet informally and expand their social networks. In addition to their traditional role as conduits for information, libraries have also become important “third places” in their communities, incorporating cafes, coffee shops, bookstores, multi-functional meeting spaces, exhibition spaces, performance venues, and indoor public commons.

The Downtown Gateway

The Boerne Master Plan Update has four key recommendations related to development in the North Main Street area of the community, based on the proposed creation of the Civic Campus and potential demand for additional commercial development.
Civic Campus

in the Central Business District. The recommendation to extend the boundary of the Central Business District to Frederick Street will require a thoughtful approach to ensure the protection of the historic properties within the district, to create an effective gateway into the downtown, to encourage the creation of a critical mass of commercial and residential uses within the downtown proper, and to protect the "legibility" of the downtown.

The R/UDAT Team is particularly concerned about maintaining the current "legibility" of both Boerne's downtown and its historic Main Street. Kevin Lynch in his landmark book, The Image of the City, explored the concept of place legibility, defined as the relative ease with which people comprehend the organization of a place. He believed that legibility was a crucial part of any vibrant and attractive place. Just as a printed page "can be visually grasped as a related pattern of recognizable symbols, so a legible city would be one whose district or landmarks or pathways are easily identifiable." A highly imageable city, he asserted, would be well formed, would contain very distinct parts, and would be instantly recognizable to the common inhabitant. At present Boerne is a highly imageable place: the town itself has distinct edges (one knows when one enters or leaves the city because of the contrast between the built and natural environments). The town also has an imageable downtown (one knows when one enters the downtown because of the contrast in density, architecture, and uses between downtown and the adjacent neighborhoods). However, if residential subdivisions are allowed to sprawl into the Hill Country and downtown commercial development is allowed to sprawl into the adjacent historic neighborhoods, the legibility and imageability of Boerne will become increasingly compromised.

Sustainable Design
According to the U.S. Energy Information Administration, nearly half of all greenhouse gases are generated by buildings. Additionally, the U.S. Green Building Council (USGBC) estimates that buildings are the largest users of energy in the United States, accounting for nearly 40 percent of total energy consumption and over 70 percent of electricity consumption—

-exceeding consumption by both industry and transportation. Buildings also account for 12 percent of all potable water use.

The rapidly developing area of San Antonio is facing degradation of both air and water quality. Of particular concern is the ground water supply that is the life blood of the San Antonio metropolitan area. The San Antonio/Bexar County Metropolitan Planning Organization reports that continued construction of impervious cover over the recharge zone to the metropolitan area's sole source of water (the Edwards Aquifer) could create significant shortfalls of water starting in 2010.

Nationally, numerous organizations and initiatives are attempting to address these issues. Some of the leading efforts include Architecture 2030, which looks at reducing the carbon footprint of buildings to zero by 2030; the USGBC's LEED-rating

Jody Pinto's design, "The Tree of Life," in Phoenix's Papago Park is a remarkable public art piece that not only creates a powerful sense of place but acts a functional storm-water management system. This piece is part of the Phoenix Art Plan, a comprehensive regional public art master plan (authored by urban designers William Morrish and Catherine Brown), which employs public artists and engineers as co-designers of bridges, roadways, trail systems, and other public works projects.
Civic Campus

system, which evaluates buildings relative to performance standards in five key areas (sustainable site development, water conservation, energy conservation, material resource management, and indoor environmental quality); and The American Institute of Architects, which provides both policy support and design tools for sustainable community planning (AIA Center for Communities by Design) and building design (AIA Committee on the Environment).

There is a strong resource conservation attitude in Boerne. It is reflected in the preservation of the town’s historic buildings and its protection of such important natural areas as the Cibolo Nature Center. Underpinning much of the community input the R/UDAT Team received was the desire to expand the community’s historic and open space assets through open space acquisition, protective easements on both valuable lands and historic buildings, and legislative controls relative to neighborhood planning and building design.

There was also strong sentiment to living responsibly as a community through more sustainable approaches to new developments and building design; limitations on sprawl, restoration of natural systems, creation and/or expansion of alternative transportation systems, and public transit and pedestrian networks, development of neighborhood mixed-use centers, and increase density in the urban core. It was indicated that the city has committed to designing the new Civic Campus to achieve a LEED-Silver rating as part of its dedication to responsible, sustainable design.

Top: Bio-swales are landscape elements that are designed to slow and clean storm water typically flushed into storm water sewers. These swales can be designed with landscaping (as shown here) or stones that help trap pollutants and silts. Because of the intensity of flash flooding in the Texas Hill Country, bio-swales can be an effective tool for mitigating the Cibolo Creek’s dramatic water level changes. Bio-swales can also be connected to bio-retention ponds that can also clean surface water before releasing it into the aquifer.

Middle: Library concept by UTSA student with rainwater-catchment system.

Bottom: The Cibolo Nature Center is a renowned environmental education facility and nature preserve that illustrates how good design can effect a positive relationship between the natural and built environment. The award-winning Lende Education Center by Lake Flato Architects demonstrates a sensitive and innovative approach to Texas regional design.
The R/UDAT Team also recommends working closely with the BISD to ensure an ongoing school presence at its current location. Consideration should be given to reinventing the current middle school as a magnet school for the visual and/or performing arts. This school could provide unique curricula to take advantage of the proposed programs of the new library, the Southwest School of Art and Craft, the conference center facilities, and the existing and new performing arts facilities. This critical mass of cultural activity would further “brand” Boerne as a regional arts and entertainment center, as well as enhance its current reputation for educational excellence.

The elements of this plan should include:
- assemble the stakeholders
- establish project objectives
- look at alternative development scenarios
- refine and codify the preferred development scenario
- create design standards/guidelines as necessary
- create implementation strategies

5. **Build a model facility**

The new Civic Campus provides an exciting opportunity to create a long-lasting, high performance building, as well as an object lesson about the kind of buildings the community would like everywhere.

The conceptual planning undertaken by the R/UDAT seems to indicate that the 15.5 acre site has ample capacity for the new library and City Hall as well other uses that a cultural facilities Master Plan will define. Because of the unique physical attributes of the site, the team recommends the following general planning and design objectives and strategies:

**Civic Campus Design Objectives/Strategies**

A. Provide facilities that encourage use by diverse people
- Incorporate a variety of media and technology support.

- Ensure accessibility for people of various ages and levels mobility.
- Provide for life-long learning through strategic partnerships with Alamo Community College, BISD, Southwest School of Art and Craft, Cibolo Nature Center, Cibolo Arts Council, etc.
- Pursue partnering opportunities with Boerne’s non-profit social and cultural organizations.

B. Make the Civic Campus a local and regional draw.
- Incorporate a coffee shop or internet café available for Civic Campus functions.
- Incorporate multi-use space for special events, performances, lectures, etc.
- Form a Children’s Museum.
- Relocate Convention and Visitor Center facilities to the Civic Campus.
- Locate park and ride facilities near campus.
- Plan for a future municipal trolley and regional transit stop in front of the campus.
- Create community and/or demonstration gardens.

C. Design a facility to be both durable and useful for a minimum of 200 years.
- Use life cycle assessment to establish the best long-term public investment.
- Choose quality materials with an appropriate level of durability.
- Provide a flexible and adaptable building framework to allow for changes in building systems, technology, and layout.

D. Create a facility that is a model of sustainable design.
- Employ innovative design processes (eco-charrettes, “integrative design” process, etc.) to ensure a whole building/high performance approach to project.
- Require library to be LEED Platinum-certified with an emphasis on water and energy efficiency. The building should also be designed to allow for present and future
on-site renewable energy and for a potential zero carbon footprint.
- Use the new civic square as a storm-water bio-retention area (incorporate innovative and regenerative strategies in potable and irrigation water use, waste-water efficiency and storm-water management; integrate with North Main Street regenerative storm water management strategies).
- Employ public artists and landscape architects as part of an integrative approach to storm-water management, rainwater harvesting, and landscape design.
- Use local and resource efficient materials whenever possible.

E. Create a building that teaches and is a symbol of Boerne.
- Create a building that is a living classroom about the local environment, culture, and history.
- Employ building interpretation of sustainable/regenerative strategies.
- Promote valuable and/or historical documents (such as Boerne’s very rare Low German illustrated Bible) and other library assets through appropriate display and promotional materials.
- Install innovative public art that interprets history and the local environment/nature.

F. Encourage collocation of facilities with shared-use opportunities.
- Through near- and long-term master planning, coordinate facility needs and design for proposed city hall, art center and, conference center.
- Explore options for creating a central mechanical plant and networked infrastructure for the civic campus for long term cost savings and energy efficiency.
- Coordinate downtown and neighborhood parking needs to create a shared-use parking plan.

G. Connect the campus to the larger community.
- Extend Johns Road and Saunders Street to and into the Civic Campus to create connected roadways.
- Pursue opportunities to connect the Old No. 9 Greenway to Main Street.
- Pursue opportunities to attach campus to Cibolo Creek trails network through BISD lands/future conference center facilities/Kendall Inn.
- Coordinate planning of Civic Campus with Saint Helena’s proposed facility expansion to ensure compatibility of project objectives and strategies.
- Evaluate downtown trolley circulator.
- Pursue discussions with San Antonio Bexar Metropolitan Planning Organization regarding future mass transit implementation in Kendall County and Boerne.
- Keep service and required fire access on the north side of the site.

H. Use the civic campus as a gateway to the downtown and as the hub of a cultural district.
- Keep the developed areas close to Main Street.
- Preserve and/or restore existing natural areas and integrate with the Dry Creek and the Old No. 9 Greenways.
- Preserve open space for outdoor space and future buildings by minimizing building footprints and increasing floor-area-ratios (FARs) when possible.
- Enhance the intersection of Johns Road and Main Street to include public art, wayfinding, and traffic calming strategies.
- Locate the City Hall near Main Street to provide a “face” and symbol to the community.
- Create a major public open space at the intersection of Johns Road and Main Street that has multiple functions, e.g., a community garden, demonstration garden, passive outdoor space, sculpture courts, performance space, outdoor classroom, ceremonial space, etc.
- Locate the library and other functions to define the public square.
- Provide limited on-site parking, primarily for service vehicles and vehicles for the handicapped or other mobility-challenged people. As part of the civic campus/neighborhood Master Plan, structured parking should be considered to serve the the Civic Campus, the cultural district, and the north end of downtown.
- Utilize on-street parking on the new roads as well as on Main Street to encourage pedestrian activity on the sidewalks.
City Hall Campus & Public Library
CITY OF BOERNE, TEXAS
## City Hall Projects RSA is Currently Working On with Estimated Costs

**May 12, 2016**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Building SF</th>
<th>Estimated Cost/SF</th>
<th>Comments</th>
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<tbody>
<tr>
<td>Prosper City Hall*</td>
<td>53,000</td>
<td>$350</td>
<td>similar construction as Boerne CH</td>
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<tr>
<td>Boerne City Hall</td>
<td>44,500</td>
<td>$350</td>
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<tr>
<td>City Hall for Emerging Suburban</td>
<td>35,000</td>
<td>$350</td>
<td>similar construction as Boerne CH</td>
</tr>
<tr>
<td>City North of Dallas</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Hall for Emerging Suburban</td>
<td>50,000</td>
<td>$350</td>
<td>similar construction as Boerne CH</td>
</tr>
<tr>
<td>City West of Houston</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Glenn Heights City Hall</td>
<td>16,000 Est.</td>
<td>TBD</td>
<td>wood frame construction</td>
</tr>
<tr>
<td>Canadian City Hall</td>
<td>7,235</td>
<td>$275-300</td>
<td>wood frame construction</td>
</tr>
</tbody>
</table>

* Cost confirmed by CMR hired by the Owner
13. **It has been stated that this would not cost taxpayers any additional taxes. How is that possible?**

Staff is proposing to issue certificates of obligation for the construction of the new city hall. This will be paid off in 20 to 25 years. The City would propose the sale of the City Hall for approximately $2.5 million. Additionally, with the implementation of the new CPS Energy power supply contract, the City Council was able to reduce electric rates by $500,000 per year and created a $1 million quality of life reserve fund. The sale of the existing property and the quality of life fund as well as future tax base and sales tax growth would cover the debt service payment.

This is the financial plan, Staff and City Council have worked on and developed to build a new City Hall without a tax increase.

14. **If the City of Boerne moves ahead with the new city hall project, will it completely wipe out the general fund?**

No. The city is required by law to keep at least a three month reserve in the general fund. The City of Boerne does better than that and has a six month reserve in the general fund. We cannot, and will not, deplete the general fund ever.

The nationally known financial rating agencies, Moody’s and Fitch, recently reviewed the city’s financial picture, its policies and future known major projects. Both rating agencies upgraded the City of Boerne bond ratings. This is a significant sign of the city’s positive and strong financial position and future plan expenditures for all its 27 different departments.
CITY OF BOERNE, TEXAS  
(KENDALL COUNTY, TEXAS)  
$17,000,000  
CERTIFICATES OF OBLIGATION, SERIES 2016 - PROPOSED

25 Years

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>Outstanding General Oblig. Debt</th>
<th>Principal Due 3/1</th>
<th>Interest Rate</th>
<th>Interest Due 3/1</th>
<th>Interest Due 9/1</th>
<th>Total Debt Service</th>
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<tr>
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<td>402,000.00</td>
<td>394,875.00</td>
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<td>387,500.00</td>
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<tr>
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<tr>
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<td>337,500.00</td>
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<td>1,030,125.00</td>
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<td>325,000.00</td>
<td>306,250.00</td>
<td>1,381,250.00</td>
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<tr>
<td>2034</td>
<td>1,750,000.00</td>
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<td>306,250.00</td>
<td>262,500.00</td>
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<td>5.00%</td>
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<td>187,500.00</td>
<td>1,912,500.00</td>
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<tr>
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<td>5.00%</td>
<td>187,500.00</td>
<td>150,000.00</td>
<td>1,837,500.00</td>
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<tr>
<td>2038</td>
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<td>5.00%</td>
<td>150,000.00</td>
<td>112,500.00</td>
<td>1,762,500.00</td>
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<tr>
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<td>75,000.00</td>
<td>1,687,500.00</td>
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<tr>
<td>2040</td>
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<td>5.00%</td>
<td>75,000.00</td>
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<tr>
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<td>5.00%</td>
<td>37,500.00</td>
<td>-</td>
<td>1,537,500.00</td>
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<tr>
<td><strong>Total</strong></td>
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<td><strong>17,000,000</strong></td>
<td><strong>7,706,875.00</strong></td>
<td><strong>7,494,375.00</strong></td>
<td><strong>32,201,250.00</strong></td>
<td><strong>65,996,216.26</strong></td>
</tr>
</tbody>
</table>

Dated September 1, 2016

Prepared by
Allen R. Westerman / Duane L. Westerman
SAMCO Capital Markets, Inc.
Debt Service for City Hall

$17 M 25 years

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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<tbody>
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<td>General Government</td>
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<td>224,063</td>
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<td>331,875</td>
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<td>QOL Reserve</td>
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<td>750,000</td>
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<td>750,000</td>
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<tr>
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<td>-</td>
<td>686,250</td>
<td>896,250</td>
<td>893,750</td>
<td>1,086,250</td>
<td>1,073,750</td>
<td>1,080,750</td>
<td>1,081,875</td>
<td>1,077,375</td>
<td></td>
</tr>
</tbody>
</table>

Sale of City Assets

| Current City Hall building | $ 1,500,000 |
| Public Works building     | $ 750,000   |
| Total proceeds from sale of assets | $ 2,250,000 |
| Balance for City Hall debt svc | $ 2,250,000 |
City Hall and the Public Works Department work integrally together. Public Works manages not only streets, but all utilities (water, wastewater, gas, electric and reclaimed water). “One stop shopping” is the idea setup. Surprising enough on average City Hall receives about 425 visits a week from a variety of people, citizens, developers, travelers, business entities.

Examples:
Citizens - residents come to City Hall to have water service available at their property – they visit with Public Works regarding the availability of the lines, then Code Enforcement for the permits, as necessary and finally with Customer Service for the application and billing setup. They may also be coming in for sheds, fence permits, set back requirements for structures, location of water or gas lines, irrigation permits, etc. Citizens also come in regarding nuisances, such as weedy or trashy properties, abandoned vehicles, etc.
Developers/business owners would come in contact with Administration for contracts, Planning & Zoning for the type of development and or business, Public Works for the utilities, and Code Enforcement for necessary permits, signage or banners.
The development of the City Campus will be increasing the parking spaces available from 99 to over 300. Additionally, the City Council is looking at other options to increase parking spaces in the downtown section.

Would it be possible to keep City Hall and Public Works buildings and just build only what is truly needed for Utilities? The City Hall Building is a very impressive building, great location across from county government offices and allows for public parking for downtown evening events when City Hall is closed. More downtown parking is needed and encourages visitors/shoppers. Many of the City Offices are already spread out around town. The County has repurposed older buildings as they grow. We can incorporate the old with the new; and use a distributed architecture to leverage existing infrastructure.

Doesn't today's information and communication technology enable easy seamless collaboration between city staff and the citizens of Boerne. Who visits City Hall? Most folks who come to pay their bills at City Hall, deposit it in the drop box outside.

Thank you for considering my 2 questions.

Suzanne Young

Boerne, TX 78006
Boerne City Hall Ad Hoc Committee

Committee Responsibility

1. Needs Assessment – review the process and procedures that have been followed with Boerne city staff and City Council arriving at the suggested square footage and size of the new proposed city hall.

2. Budget/Cost – with the suggested size, the committee is asked to review the estimated cost range (price per sq ft) for construction.

3. Quality – does the proposed conceptual drawings look, feel, longevity and appearance fit our surroundings and heritage? Is this accomplished with the proposed exterior look?

The committee will have resources available to them, including Randall Scott Architects, Inc. through city staff, and will follow the open meetings rules. The committee shall make recommendations to City Council no later than the scheduled June 28th City Council meeting.