

MINUTES
SPECIAL CALLED CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
NOVEMBER 18, 2025 – 6:00 PM

Minutes of the Special Called City Council Meeting of November 18, 2025.

Present: **6 -** Mayor Frank Ritchie, Mayor Pro Tem Ty Wolosin, Council Member Joe Bateman, Council Member Kyle Mickelsen, Council Member Bret A. Bunker, and Council Member Joseph Macaluso

Staff Present: Ben Thatcher, Sarah Buckelew, Jeff Carroll, Lori Carroll, Manny Casarez, Nathan Crane, Susan Finch, Maria Garcia, Lissette Jimenez, Mike Mann, Mick McKamie, Steve Perez, Mike Raute, Chris Shadrock, Natalie Shults, Andrea Snouffer, Kristy Stark, Robert Taylor, Chastity Valdes, and Toby Vicknair. Various members of the Boerne Fire Academy and Boerne fire department.

Recognized / Registered Guests: Heather Bateman, Dana Mathes, Paula Rieker, Kristi Ackerman, Carole Marshall, and Nick Goodwin

1. CALL TO ORDER – 6:00 PM

Mayor Ritchie called the City Council Meeting to order at 6:00 p.m.

Mayor Ritchie called on Rev. Kimberly Burke from the First United Methodist Church to provide the Invocation.

Mayor Ritchie led the Pledge of Allegiance to the United States Flag and to the Texas Flag.

2. CONFLICTS OF INTEREST

No conflicts were declared.

3. RECOGNIZE THE 2025 CITIZENS FIRE ACADEMY GRADUATES.

Mayor Ritchie called on Fire Chief Manny Casarez, who then introduced Lt. Toby Vicknair to recognize the 2025 Citizens Fire Academy graduates. Lt. Vicknair provided a brief history of the program, outlining the training involved and the hands-on experiences participants received. He also noted that applications for next year's academy can be submitted online.

4. PUBLIC COMMENTS:

Dana Mathes, 164 Creek Springs - spoke regarding the Buc-ee's development.

Paula Rieker, 101 Creek Springs - spoke regarding the Buc-ee's development.

Kristi Ackerman, 623 Menger Springs - spoke regarding the Buc-ee's development.

5. CONSENT AGENDA:

Council Member Mickelsen asked that Consent Agenda item 5.D. be removed from the Consent Agenda for discussion.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE CONSENT AGENDA ITEMS 5. A, B, C, AND E AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

A. CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING OF OCTOBER 23, 2025 (STATE OF THE CITY) AND THE SPECIAL CALLED CITY COUNCIL MEETING OF

OCTOBER 27, 2025.

- B. CONSIDER THE MAYORAL APPOINTMENT OF CHRISTINA CHENEY TO THE LIBRARY ADVISORY BOARD.
- C. CONSIDER ON SECOND READING ORDINANCE NO. 2025-19; AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, BY AMENDING CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, GRANTING A SPECIAL USE PERMIT (SUP) TO ALLOW A DRIVE-THRU IN THE C3 REGIONAL COMMERCIAL DISTRICT WITHIN THE SCENIC INTERSTATE OVERLAY DISTRICT AT 31500 INTERSTATE 10 (KAD# 309883).; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Scooter's Coffee)
- E. CONSIDER RESOLUTION NO. 2025-R85; A RESOLUTION DESIGNATING THE CITY'S QUARTERLY ALLOCATION OF GROUNDWATER PRODUCTION AS IT PERTAINS TO THE CITY'S WITHDRAWAL PERMIT FROM COW CREEK GROUNDWATER CONSERVATION DISTRICT TO 15, 35, 35, AND 15 PERCENT FOR CALENDAR YEAR 2026. (Annual withdrawal permit with Cow Creek)
- D. CONSIDER RESOLUTION NO. 2025-R84; 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 INCREASE THE ANNUAL COMMITMENT OF WATER FOR CALENDAR YEAR 2026 TO 2,165 ACRE-FEET. (Annual Commitment with GBRA)

Council Member Mickelsen verified that the City pays GBRA for the full amount of water it has committed to. Utilities Director Mann explained that the City pays for this commitment as a constant flow-meaning the amount cannot be decreased, only increased. Council Member Mickelsen also asked how staff determines the amount to request for an increase. Director Mann explained that the determination is based on system demand.

A MOTION WAS MADE BY COUNCIL MEMBER MICKELSEN, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE RESOLUTION NO. 2025-R84; 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 INCREASE THE ANNUAL COMMITMENT OF WATER FOR CALENDAR YEAR 2026 TO 2,165 ACRE-FEET. (ANNUAL COMMITMENT WITH GBRA). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

REGULAR AGENDA:

6. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

A. RECEIVE FISCAL YEAR 2026 PATRICK HEATH PUBLIC LIBRARY MASTER PLAN.

Mayor Ritchie called on Library Director Natalie Shults. Director Shults explained that, in order to receive accreditation, the Texas State Library and Archives Commission requires public libraries to maintain a long-range plan that must be reviewed and approved by the City Council at least every five years. She noted that the City retained the services of Fast Forward Libraries to assist in this process. As part of their work, they conducted a community survey and met with various community leaders. Director Shults then presented the PHPL Strategy Map along with the strategic directions and initiatives included in the plan.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER MACALUSO, THAT THIS BE APPROVED RECEIVE FISCAL YEAR 2026 PATRICK HEATH PUBLIC LIBRARY MASTER PLAN.. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

B. RECEIVE THE FOURTH QUARTER FINANCIAL AND INVESTMENT REPORT FOR THE PERIOD ENDED SEPTEMBER 30, 2025.

Mayor Ritchie called on Finance Director Sarah Buckelew. Director Buckelew outlined the budget cycle and noted that she was presenting the year-end report. She reviewed the 12-month activity and return, interest revenues, the fiscal year investment strategy, and preliminary results for Fiscal Year 2025. She also highlighted notable transactions within the Governmental Funds and General Fund and discussed revenues across various funds.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY MAYOR PRO TEM WOLOSIN, TO RECEIVE AND APPROVE THE FOURTH QUARTER FINANCIAL AND INVESTMENT REPORT FOR THE PERIOD ENDED SEPTEMBER 30, 2025. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

7. RESOLUTIONS:

A. CONSIDER RESOLUTION NO. 2025-R86; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AMENDING COMPENSATION FOR THE MAYOR AND COUNCIL MEMBERS PURSUANT TO SECTION 3.05 OF THE BOERNE HOME RULE CHARTER. (Discussion and Action on Council Member and Mayor Stipends.)

Mayor Ritchie called on City Manager Ben Thatcher, who reminded the Council of the discussion held in September. He noted that the City Charter gives the Council the option to consider compensation and that stipends have remained unchanged since 2004. He presented a proposal to double the stipends to \$400 per month for the Mayor and \$300 per month for Council Members. The change would take effect following the next general election. The budget impact for the current fiscal year is \$1,500.

A MOTION WAS MADE BY COUNCIL MEMBER BATEMAN, SECONDED BY COUNCIL MEMBER MACALUSO, TO APPROVE RESOLUTION NO. 2025-R86; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AMENDING COMPENSATION FOR THE MAYOR AND COUNCIL MEMBERS PURSUANT TO SECTION 3.05 OF THE BOERNE HOME RULE CHARTER. (DISCUSSION AND ACTION ON COUNCIL MEMBER AND MAYOR STIPENDS.). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

B. RECEIVE BIDS AND CONSIDER RESOLUTION NO. 2025-R87; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDING THE CONTRACT FOR PLANT STREET PARKING LOT IMPROVEMENTS TO _____ FOR AN AMOUNT NOT TO EXCEED \$_____; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT.

Mayor Ritchie called on Engineering and Mobility Director Jeff Carroll. Director Carroll displayed a map showing the location of the Plant Street parking lot and provided a brief history of the property. He noted that a concept study was conducted in 2023 and design plans were completed in 2025. The project went out for bids, and four bids were received. The plan maintains the same number of parking spaces and provides access from both Plant and Mesquite Streets. Director Carroll also presented the proposed signage for the lot. A discussion followed regarding the budgeted amount versus the low bid received.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO RECEIVE BIDS AND APPROVE RESOLUTION NO. 2025-R87; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDING THE CONTRACT FOR PLANT STREET PARKING LOT IMPROVEMENTS TO ML CONTRACTING, INC. FOR AN AMOUNT TO INCLUDE CONTINGENCY NOT TO EXCEED \$539,826.65; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

8. CITY MANAGER'S REPORT:

Mayor Ritchie called on City Manager Ben Thatcher.

A. DICKENS ON MAIN UPDATE.

City Manager Thatcher called on Parks and Recreation Director Lissette Jimenez. Director Jimenez provided a recap of the 2024 Dickens on Main event, including attendance statistics. She discussed anticipated changes for this year, new additions, and street closure information, including details for the Weihnachts Parade the following Saturday. She highlighted the use of new barricades for street closures and noted that, due to construction at Adler, the detour routes have changed. She also mentioned that the Tree Lighting Ceremony will take place Friday evening and that all activities are free to the public.

B. WATER TREATMENT PLANT PILOT STUDY PRESENTATION.

City Manager Thatcher asked Utilities Director Mike Mann to provide an update on the Pilot Study for the Boerne City Lake Water Treatment Plant, which began last year. Director Mann noted that the original plant, constructed in 1978, established a diversified water supply and meets regulatory requirements. He discussed the water demand model, based on 2023 usage, for a service population of 50,000. In the near term, the City will operate two plants: the existing water treatment plant and a new plant. Director Mann explained the proposed treatment process for the new facility, which will be located adjacent to the current plant. The anticipated cost for the new plant is \$24 million, and it will be designed to allow future expansion. Construction is expected to be completed by 2030.

City Manager Thatcher wished everyone a Happy Thanksgiving and safe travels. He expressed gratitude for being associated with the City of Boerne, thanked each Council Member and other community partners, and recognized the

contributions of City staff.

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

Council Member Macaluso wished everyone a Happy Thanksgiving. He praised staff for their great presentation on Dickens on Main and shared that he will have family attending the event from out of state this year. He also noted that he attended the One Water Conference in Wimberley last Friday, where Boerne was recognized as the first municipality to join and present for the One Water initiative. He emphasized that everyone at the conference knows Boerne is a leader in this area. Approximately 60 people attended the meeting. Council Member Macaluso also acknowledged the dedication of staff, noting they don't always receive enough credit.

Council Member Bunker wished good luck to the Greyhounds and the Champion football team as they advance to the playoffs, and shared that the Boerne High Starlets will perform in the Macy's Thanksgiving Day Parade.

Council Member Mickelsen expressed appreciation for all the insightful presentations this evening and for the efforts that keep Boerne a welcoming community for visitors.

Mayor Pro Tem Wolosin shared that last year he challenged a social media poster to list three things they were thankful for but did not receive a response. He then listed his own: appreciation for officials and those serving on boards and commissions, gratitude for the community and its wonderful downtown, and thankfulness to staff for keeping the City running smoothly.

Council Member Bateman noted that everyone shares a common goal and desired outcome. He congratulated the schools and mentioned that buses are available for those wishing to attend the football playoffs in Laredo, with tickets available through social media.

Mayor Ritchie expressed daily gratitude for living in Boerne and for those who contribute to making the community wonderful. He also thanked staff and recognized the undefeated 7th and 8th grade girls' soccer teams at the middle

school north campus. He encouraged everyone to enjoy Dickens on Main, emphasized the importance of appreciating life, and reminded the community not to take it for granted.

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

Mayor Ritchie convened the City Council into Executive Session at 7:42 p.m.

- A. SECTION 551.071 - CONSULTATION WITH ATTORNEY: TO SEEK LEGAL ADVICE FROM THE CITY ATTORNEY REGARDING THE CITY'S AUTHORITY AND LEGAL OBLIGATIONS CONCERNING PROVISION OF WATER SERVICE TO DEVELOPMENTS OUTSIDE CITY LIMITS AND RELATED ANNEXATION REQUIREMENTS.**

No action was taken.

- B. SECTION 551.074 - PERSONNEL MATTERS: RELATED TO THE CITY MANAGER'S EVALUATION.**

No action was taken.

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

Mayor Ritchie reconvened the City Council into Open Session at 8:44 p.m.

12. ADJOURNMENT

Mayor adjourned the City Council meeting at 8:44 p.m.

Approved:

Mayor

Attest:

City Secretary