

MINUTES
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006

**JUNE 23, 2026 – 6:00 PM or immediately following Boerne Public Facility
Corporation Meeting**

Minutes of the regular called City Council meeting of June 23, 2026.

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, Siria Arreola, Sarah Buckelew, Lori Carroll, Nathan Crane, Emily Derrick, Susan Finch, Lissette Jimenez, Nick Montagno, Mike Raute, Chris Shadrock, Kristy Stark, Chastity Valdes, and Danny Zincke.

Recognized / Registered Guests: Jackie Day and Jack Baker.

1. CALL TO ORDER – 6:00 PM

Mayor Ritchie called the meeting to order at 6:06 p.m.

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

2. CONFLICTS OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS:

Jackie Day, 138 Sonrisa spoke regarding her concerns with the city's Parks and Recreation Youth Enrichment Summer Camp Art program specifically the small indoor studio space, one instructor, and outdoor restrooms.

Jack Baker, a resident of Morningside at Menger Springs, stated that he and his wife are new residents of the community and expressed concerns regarding traffic conditions on Upper Balcones Road. He noted that excessive vehicle speeds, trees obstructing visibility of oncoming traffic, and the lack of a shoulder on one side of the roadway have contributed to numerous near-accidents. Mr. Baker suggested reducing the speed limit and installing warning signs to alert motorists to the entrance area.

Mayor Ritchie announced that agenda items 7.A. and 7.B. will be considered before 6.A. and 6.B.

4. CONSENT AGENDA:

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE THE CONSENT AGENDA 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 THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JUNE 9, 2026.

THE MINUTES WERE APPROVED.

B. CONSIDER ON SECOND READING ORDINANCE NO. 2026-02; AN ORDINANCE OF THE CITY OF BOERNE TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF BOERNE, TEXAS, CHAPTER 2. ARTICLE V. ETHICS, SEC. 2-123 ETHICS REVIEW COMMISSION, C. OFFICERS OF THE COMMISSION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

THE ORDINANCE WAS APPROVED.

C. CONSIDER RESOLUTION NO. 2026-R34; A RESOLUTION ADOPTING THE 2026 CITY OF BOERNE ROLLING TEN YEAR PLAN.

THE RESOLUTION WAS APPROVED.

REGULAR AGENDA:**5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:**

- A. CONSIDER A ONE-TIME READING OF ORDINANCE NO. 2026-03; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER SECTION 3.11.A. (As described below)**

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE A ONE-TIME READING OF ORDINANCE NO. 2026-03; AS PERMITTED BY THE CITY OF BOERNE'S HOME RULE CHARTER SECTION 3.11.A. (AS DESCRIBED BELOW). 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. CONSIDER ORDINANCE NO. 2026-03; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR GAS SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING ORDINANCE 2023-07, DATED FEBRUARY 28, 2023, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH.**

Mayor Ritchie called on Sarah Buckelew, Finance Director, to review the proposed gas rate classifications and rates to be charged for gas service. Director Buckelew reminded the City Council that a comprehensive gas rate study had recently been completed and summarized the key recommended updates. The proposed changes include establishing three customer classes-small, medium, and large-based on meter capacity for both residential and commercial customers, as well as updating the base and volumetric charges to support the new tiered rate structure.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY COUNCIL MEMBER MACALUSO, TO APPROVE ORDINANCE NO. 2026-03; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR GAS SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING ORDINANCE 2023-07, DATED FEBRUARY 28, 2023, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH. 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. OTHER:

A. PRESENTATION ON BUDGET CONSIDERATIONS, PROCESS, AND CALENDAR.

Director Buckelew continued her presentation with an overview of the FY 2027 budget process, key considerations, and the proposed budget calendar. She reviewed the City's budget guiding principles and priorities, noting that one of the primary goals is to keep General Fund operating budget growth below the rate of inflation as measured by the Consumer Price Index (CPI). Director Buckelew discussed the budget requests submitted by departments, which included 98 individual requests and 15 proposed personnel additions. She also reviewed considerations related to the City's Cost of Living Adjustment (COLA) and merit pay policies, as well as the upcoming medical insurance renewal. She provided highlights regarding taxable value growth and the sales tax outlook, noting that staff is projecting approximately 6% growth in sales tax revenue. Director Buckelew also advised that the Kendall Appraisal District (KAD) is expected to present its proposed budget at the next Council meeting. Council discussion followed regarding the status of the proposed Sprouts grocery store development and its potential impact on future sales tax revenues. Assistant City Manager Kristy Stark stated that all necessary permits have been approved and construction is expected to begin soon. She further noted that the developer will comply with the City's tree mitigation requirements and is anticipated to pay more than \$500,000 in tree mitigation fees.

B. PRESENTATION OF THE INITIAL PLAN OF FINANCE TO FUND 2026 CAPITAL IMPROVEMENT PLAN AND ECONOMICALLY REFUNDING EXISTING DEBT.

Director Buckelew continued the presentation with an overview of the initial Plan of Finance to fund Capital Improvement Projects (CIP) and to economically refund existing debt. She explained that the proposed financing plan includes three refunding components: the new fire station project and the General Obligation (GO) Series 2016 and Series 2017 bonds. Director Buckelew also provided an update on the status of the new fire station project and reviewed the anticipated financing and project timeline. She noted that the financing has been structured to fit within the City's existing debt service tax rate and no increase to the current interest and sinking tax rate is anticipated as a result of this issuance. During Council discussion, members expressed enthusiasm about the opportunity to reduce interest costs and lower debt service payments through the refunding strategy.

6. RESOLUTIONS:

A. CONSIDER THE UN-TABLING OF RESOLUTION NO. 2026-R33, AS DESCRIBED BELOW. (tabled on 6/09/2025)

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPORVE THE UN-TABLING OF RESOLUTION NO. 2026-R33, AS DESCRIBED BELOW. (TABLED ON 6/09/2025). 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

B. DISCUSSION AND CONSIDER RESOLUTION NO. 2026-R33; A RESOLUTION NAMING THE NEW COMMUNITY PARK CURRENTLY UNDER CONSTRUCTION AT THE NORTHSIDE COMMUNITY PARK SITE.

Mayor Ritchie called on Assistant City Manager Kristy Stark to present the results of the park naming process. ACM Stark noted that the City Council had

completed the force-ranking exercise the previous week and provided a recap of the naming process, including an overview of how force-ranking was conducted. She then presented the overall rankings.

Mayor Ritchie invited comments from the Council regarding the results.

Mayor Pro-Tem Wolosin stated that names such as "Heritage" and "Commons" are common among many cities and do not reflect what makes Boerne unique. He expressed a preference for a name that highlights Boerne's distinctive character.

Council Member Mickelsen agreed, stating that the park name should be unique to the community.

Council Member Bateman commented that while uniqueness is important, the City should be careful not to select a name that is overly difficult to spell or pronounce. He agreed that the name should reflect Boerne's German heritage and noted that he would have liked to see greater public participation in the naming process. He added that he would be comfortable with any of the names ranked in the top six.

Council Member Bunker stated that he liked the name "Heritage Park" but would prefer incorporating a German element into the name. He also emphasized the importance of verifying the accuracy of any German translation used.

Council Member Macaluso stated that he liked the heritage theme and suggested that it could be combined with a German name. He noted that other features within the park, such as roads and facilities, could be named using some of the other proposed names.

Mayor Ritchie stated that his preferred name was "Volkspark." He commented that it was not necessary to include "Heritage" in the park's title and that heritage-related names could instead be used for roads, amenities, and other features within the park.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2026-R33; A RESOLUTION NAMING THE NEW COMMUNITY PARK CURRENTLY UNDER CONSTRUCTION AT THE NORTHSIDE COMMUNITY PARK SITE, NAMING THE PARK "BOERNE HERITAGE VOLKSPARK". 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:

A. MONTHLY PROJECTS UPDATE.

Mayor Ritchie called on City Manager Ben Thatcher to review the status of various city projects.

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

Council Member Bateman expressed his appreciation to City staff for their ongoing efforts and responsiveness to community needs. He specifically thanked Director Jimenez, Director Crane, Director Brinkman, Director Carroll, and Mr. Montago for their assistance with special requests, including the removal of a bee hive and sidewalk repairs. He noted that many of the services provided by City staff are often taken for granted and are not frequently discussed during Council meetings, yet they are essential to keeping the City operating smoothly. Council Member Bateman also encouraged everyone to enjoy the upcoming Fourth of July holiday, wishing residents a safe and enjoyable celebration.

Mayor Pro-Tem Wolosin reported on the efforts of NAMIWalks, an initiative of the National Alliance on Mental Illness (NAMI), which is working to establish a Kendall County chapter and increase local mental health advocacy efforts. He noted that the organization is planning a community walk on October 23, beginning at the library, and stated that it would be a valuable organization to have in the community. Mayor Pro-Tem Wolosin also provided an update on the most recent Alamo Area Metropolitan Planning Organization (AAMPO)

meeting. He discussed the appointment of the new Executive Director and noted that the organization is embracing a new vision focused on regional transportation planning and project coordination. He expressed enthusiasm about the new leadership and the increased emphasis on evaluating transportation projects from a regional perspective.

Council Member Mickelsen expressed his appreciation to City staff for their efforts throughout the budget development process and for the productive discussions held with City leadership. He also reflected on the theme of “hearts and minds,” recalling the events surrounding the Fourth of July holiday last year and expressing gratitude for the service and commitment of the City’s first responders. Council Member Mickelsen specifically thanked public safety personnel for their response to the recent high-water events that occurred a few weeks earlier and for their continued efforts to protect the community. He noted the importance of recognizing and appreciating the work performed by first responders and City staff on behalf of Boerne residents.

Council Member Macaluso reported that he represented the City at the recent Hill Country Alliance meeting. He noted that Ryan Bass delivered an excellent presentation on development challenges. Council Member Macaluso also shared information that he was asked to speak to the graduate program in urban planning and development yesterday at UTSA. This morning he attended a meeting with the Boerne Kendall County Economic Development Corporation and stakeholders regarding the continued expansion of the Alamo Colleges District. He noted that the district serves approximately 90,000 students and is planning to open a new facility near Interstate 10 in the vicinity of the Boerne Airfield, which will provide additional educational opportunities for residents in the region.

Mayor Ritchie expressed appreciation to the community for its support of Das Festival held over the past weekend, noting that the organizing group did an excellent job. He also extended thanks to first responders for their assistance throughout the weekend events. He congratulated the Boerne Little League team for advancing to the next round of competition and expressed support for the middle school girls’ flag football tournament. Mayor Ritchie concluded by encouraging residents to find meaningful ways to engage with and give back

to the community during the upcoming Fourth of July holiday, while also emphasizing the importance of celebrating safely.

10. ADJOURNMENT

Mayor Ritchie adjourned the meeting at 7:13 p.m.

Approved:

Mayor

Attest:

City Secretary