MINUTES

REGULAR CITY COUNCIL MEETING

RONALD C. BOWMAN CITY COUNCIL CHAMBERS

447 North Main Street

Boerne, TX 78006

JULY 28, 2026 – 6:00 PM

Present: **5 -** Mayor Frank Ritchie, Mayor Pro Tem Ty Wolosin, Council Member Joe Bateman, Council Member Kyle Mickelsen, and Council Member Joseph Macaluso

Absent: **1 -** Council Member Bret A. Bunker

Staff Present: Ben Thatcher, Mike Brinkmann, Sarah Buckelew, Jeff Carroll, Lori Carroll, Manny Casarez, Jennifer Castillo, Andrea Fontanes, Mick McKamie, Steve Perez, Mike Raute, Barbara Rodriguez, Chris Shadrock, Kristy Stark, Chastity Valdes, and Danny Zincke.

Recognized / Registered Guests: Claudia Lemon, David Gonzalez, Thomas Price, John Woolard, Nelia Zapata, and Traften Werenskjold.

1. CALL TO ORDER – 6:00 PM

Mayor Ritchie call the meeting to order at 6:00 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. RECOGNITION OF BARBARA RODRIGUEZ FOR RECEIVING LEVEL 3 COURT CLERK CERTIFICATION.

Mayor Ritchie recognized Andrea Fontanes, Municipal Court Administrator, who in turn recognized Barbara Rodriguez, Certified Municipal Court Clerk, for achieving her Level III Municipal Court Clerk Certification, the highest level of certification that can be obtained. Ms. Fontanes noted that this is a significant accomplishment, as the City of Boerne now has two Level III Certified Municipal Court Clerks. Ms. Fontanes also has her Level III certification. There are only 162 individuals in the State of Texas who hold this certification.

4. PUBLIC COMMENTS:

No comments were received.

5. CONSENT AGENDA:

A. CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JULY 14, 2026.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, and Council Member Macaluso

Absent: 1 - Council Member Bunker

REGULAR AGENDA:

6. PRESENTATIONS, PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS:

A. PRESENTATION BY CHIEF APPRAISER NELIA MCNEAL, KENDALL APPRAISAL DISTRICT.

Mayor Ritchie stated that agenda items 6A and 6B will be discussed together.
Mayor Ritchie called on Sarah Buckelew, Finance Director. Director Buckelew expressed appreciation to John Woolard for his service as the City's representative on the Kendall Appraisal District Board over the past several years. She also thanked Thomas Price for stepping forward to serve as the City's new representative. Director Buckelew introduced Nelia Zapata, Chief Appraiser of the Kendall Appraisal District, to provide an overview of the Kendall Appraisal District's proposed budget. Ms. Zapata discussed several unexpected expenses, including the cost of connecting the facility to the City's sewer system due to a failed septic. She also noted that the Kendall Appraisal

District Board would meet the following day to receive and consider bids for construction of the building remodel.

B. CONSIDER RESOLUTION NO. 2026-R41; A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE THE KENDALL APPRAISAL DISTRICT'S PROPOSED FISCAL YEAR 2027 APPRAISAL AND COLLECTIONS BUDGETS.

Director Buckelew displayed the City's Allocation of the Kendall Appraisal District's budget which is $244,875 an increase of $4,565 from 2026 budget.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER MICKELSEN, TO APPROVE RESOLUTION NO. 2026-R41; A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE THE KENDALL APPRAISAL DISTRICT'S PROPOSED FISCAL YEAR 2027 APPRAISAL AND COLLECTIONS BUDGETS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, and Council Member Macaluso

Absent: 1 - Council Member Bunker

C. PRESENTATION OF UTILITY BUDGET AND UTILITY CAPITAL IMPROVEMENT PLAN.

Director Buckelew continued her presentation with an overview of the FY 2027 Utility Budget and Utility Capital Improvement Plan (CIP). She also displayed the timeline for development and adoption of the City's FY 2027 budget and tax rate. Director Buckelew explained that the utility budget development process differs from the governmental budget because utility operations are funded primarily through user fees rather than property taxes. She reviewed the purpose of the Utility Capital Improvement Plan, CIP guidelines, and funding sources, including cash allocations, utility capital funds, impact fees, developer contributions, grants, and debt financing. Director Buckelew highlighted the proposed Gas Utility Budget, noting that a recent rate study was approved and adopted in June. Updated rates are effective August 1, 2026. No further rate changes are proposed for the FY 2027 budget. She stated that natural gas hedges remain in place and she reviewed the status of funding for the current and proposed capital improvement projects. She then presented the proposed budgets for the Water, Wastewater, and Reclaimed Water utilities. Director Buckelew noted that two major capital projects-the Water Treatment Plant Expansion and the Wastewater Treatment and Recycle Center Expansion-would be presented to City Council for consideration. She also expressed hope that the City would receive grant funding through the program discussed by Utilities Director Mike Brinkmann at the previous Council meeting. Director Brinkmann provided additional information regarding the City's long-term utility infrastructure needs and future expansion planning. Council discussed the expected lifespan of the Esser Road Water Treatment Plant. Director Buckelew also reviewed the proposed Electric Utility Budget, noting that the most recent electric rate study was completed in 2025 and no rate adjustments are proposed for FY 2027. Jeff Carroll, Engineering and Mobility Director presented the Stormwater Utility Budget and Capital Improvement Plan. He reminded Council that the Stormwater Utility was established by Council in 2019, with implementation beginning in 2020. He explained that the original rate study evaluated all residential and commercial properties based on impervious cover and noted that the City's Drainage Master Plan was updated in 2022. Director Carroll provided updates on major stormwater projects, including the Adler Road improvements, which are currently under construction. He reviewed the current fee structure, noting that sidewalks are not included in the impervious cover calculations. The current Equivalent Residential Unit (ERU), established by ordinance, is $4.00 per month, with four residential billing tiers based on the square footage of impervious cover. He stated that the City currently serves approximately 6,774 stormwater utility customers, generating approximately $650,000 annually in revenue. Director Buckelew concluded the presentation by displaying a comparison of the City's stormwater utility rates with those of other municipalities and reviewing the proposed Stormwater Capital Improvement Plan, which includes funding for the Adler Road and Menger Creek projects. City Manager Thatcher asked the city council to contact him with feedback on the proposed fee.

D. **RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION, HOLD A PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2026-04; AN ORDINANCE OF THE CITY OF BOERNE, TX, AMENDING THE UNIFIED**

DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO CHAPTER 1, SECTION 1-12.B. - PLANNING AND ZONING COMMISSION, SECTION 1-12.D. - HISTORIC LANDMARK COMMISSION, SECTION 1-12.E. - DESIGN REVIEW COMMITTEE, CHAPTER 2, SECTION 2-1.H.- APPLICATION SUBMITTAL DATES, SECTION 2-1.L - VARIANCES, SECTION 2-1.M - APPEALS, SECTION 2-10.E. - SIGN VARIANCES, CHAPTER 3, SECTION 3-6.D - NON-RESIDENTIAL USES, SECTION 3-9.B.2. - CREATIVE ALTERNATIVES IN AN OVERLAY DISTRICT OTHER THAN THE HISTORIC DISTRICT, SECTION 3-12.G. - SIGNAGE, SECTION 3-13.D. - DIMENSIONS, SECTION 3-14.H. - SIGNAGE, SECTION 3-16.J - SIGNAGE, SECTION 3-17.G. - SIGNAGE, CHAPTER 9, SECTION 9-5. - SIGN ILLUMINATION, SECTION 9-7.C. - FREE STANDING SIGNS, AND APPENDIX A. DEFINITIONS - DESIGN REVIEW COMMITTEE.

Mayor Ritchie called on Nathan Crane, Planning Director, to provide an overview of the proposed amendments to the Unified Development Code (UDC). Director Crane reviewed the background of the Design Review Committee (DRC), which was established in 2021. He explained that it was later determined that there was redundancy between the DRC review process and that of the Historic Landmark Commission (HLC). As a result, the City Council recently adopted a resolution dissolving the DRC and reassigning its responsibilities to the Historic Landmark Commission and the Planning and Zoning Commission (P&Z). Director Crane further explained that, with the passage of Senate Bill 1883, cities are no longer permitted to have the Planning and Zoning Commission serve as the Impact Fee Advisory Committee. Instead, municipalities are required to establish a Capital Improvements Advisory Committee (CIAC) to address impact fees. Director Crane stated that both the Historic Landmark Commission and the Planning and Zoning Commission recommended approval of the proposed UDC amendments. During Council discussion, questions were raised regarding the consideration of sign variances under the proposed amendments. Director Crane explained that the proposed UDC amendments would be considered in two phases. Phase I consists of the amendments currently before the Council. Phase II will include additional amendments that will first be presented to the Planning and Zoning Commission for a public hearing before being forwarded to the City Council for consideration.

Mayor Ritchie opened the Public Hearing at 6:50 p.m.

No comments were received.

Mayor Ritchie closed the Public Hearing at 6:50 p.m.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE ON FIRST READING ORDINANCE NO. 2026-04; AN ORDINANCE OF THE CITY OF BOERNE, TX, AMENDING THE UNIFIED DEVELOPMENT CODE, INCLUDING BUT NOT LIMITED TO CHAPTER 1, SECTION 1-12.B. - PLANNING AND ZONING COMMISSION, SECTION 1-12.D. - HISTORIC LANDMARK COMMISSION, SECTION 1-12.E. - DESIGN REVIEW COMMITTEE, CHAPTER 2, SECTION 2-1.H.- APPLICATION SUBMITTAL DATES, SECTION 2-1.L - VARIANCES, SECTION 2-1.M - APPEALS, SECTION 2-10.E. - SIGN VARIANCES, CHAPTER 3, SECTION 3-6.D - NON-RESIDENTIAL USES, SECTION 3-9.B.2. - CREATIVE ALTERNATIVES IN AN OVERLAY DISTRICT OTHER THAN THE HISTORIC DISTRICT, SECTION 3-12.G. - SIGNAGE, SECTION 3-13.D. - DIMENSIONS, SECTION 3-14.H. - SIGNAGE, SECTION 3-16.J - SIGNAGE, SECTION 3-17.G. - SIGNAGE, CHAPTER 9, SECTION 9-5. - SIGN ILLUMINATION, SECTION 9-7.C. - FREE STANDING SIGNS, AND APPENDIX A. DEFINITIONS - DESIGN REVIEW COMMITTEE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, and Council Member Macaluso

Absent: 1 - Council Member Bunker

E. **CONSIDER RESOLUTION NO. 2026-R42; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, RESCINDING RESOLUTION NO. 2026-R15 THE PREVIOUSLY APPROVED REIMBURSEMENT TO BUC-EE'S LTD. FOR THE SUGGS CREEK SEWER MAIN EXTENSION, AND AUTHORIZING REIMBURSEMENT TO BUC-EE'S LTD. IN AN AMOUNT NOT TO EXCEED $800,000.**

Mayor Ritchie called on Andrew Wilkinson, Utilities Engineer. Engineer Wilkinson explained that the resolution replaces the reimbursement authorization approved by the City Council in February 2026 after the contractor selected through the original bidding process withdrew its bid before executing a construction contract. An approved agreement with Buc-ee's allowed Buc-ee's to procure bids and manage construction of the Suggs Creek Sewer Main Extension project with the city reimbursing eligible project costs following completion and final acceptance.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2026-R42; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, RESCINDING RESOLUTION NO. 2026-R15 THE PREVIOUSLY APPROVED REIMBURSEMENT TO BUC-EE'S LTD. FOR THE SUGGS CREEK SEWER MAIN EXTENSION, AND AUTHORIZING REIMBURSEMENT TO BUC-EE'S LTD. IN AN AMOUNT NOT TO EXCEED $800,000. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Mickelsen, and Council Member Macaluso

Absent: 1 - Council Member Bunker

7. CITY MANAGER'S REPORT:

Mayor Ritchie called on City Manager Thatcher to provide the flood response update and the monthly projects update.

A. FLOOD RESPONSE UPDATE.

City Manager Thatcher expressed his appreciation to City staff for their teamwork and dedication during the recent flood response. He described the conditions during the flood event, noting that high water on roadways created isolated areas where staff were unable to travel between locations. Assistant City Manager Kristy Stark coordinated operations from City Hall, while Assistant City Manager Danny Zincke was stationed at the Police Department's Emergency Operations Center (EOC). City Manager Thatcher reported that the EOC was activated on Tuesday evening. The City was fortunate to have the Texas Division of Emergency Management (TDEM) already positioned in the area and swift water rescue teams on standby. Utilities staff completed storm preparations, while Streets and Parks crews prepared for anticipated road and park closures. City staff also assisted with response efforts outside the city limits and worked closely with Kendall County and community partners throughout the event. City Manager Thatcher presented a video highlighting the flood response, recovery efforts, and impacts on the community. He concluded by thanking City employees for their professionalism and commitment during the emergency.

Council Member Macaluso commented that after touring areas affected by the flooding, he was impressed with how smoothly City operations continued despite the challenges and stated that Boerne is fortunate to have such a dedicated staff. Council Member Bateman recognized the community members who volunteered to help with cleanup efforts. Council Member Macaluso also inquired about drainage concerns along the IH-10 frontage road near the Methodist campus.

B. MONTHLY PROJECTS UPDATE.

At City Manager Thatcher's request, Engineering and Mobility Director Jeff Carroll provided an update on the Adler Road project. He reported that Currey Creek experienced only minor issues and performed well during the flood event. However, the No Name Creek crossing sustained significant damage. The temporary sidewalk will require complete replacement, and the temporary roadway and culvert will require substantial concrete repairs. Director Carroll explained that the repairs will require a full closure of the roadway for approximately three to four weeks, allowing substantial completion by late August. The Currey Creek side of the project will remain fully open, and the No Name Creek sidewalk will remain accessible, although the roadway will be closed. Staff are coordinating with the Boerne Independent School District, the Police Department, and other partners to increase communication regarding traffic impacts. The contractor will also be working throughout the weekend to expedite construction. Council Member Bateman encouraged residents to extend grace and patience as the City completes the repairs, particularly with the start of the school year approaching.

City Manager Thatcher provided updates on several other City projects. Emphasis was on the status of Plant Avenue parking lot and also noted that the City's Axon body-worn and in-car camera systems allowed personnel in the Emergency Operations Center to view field conditions during flood in real time, improving situational awareness and response efforts.

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

Mayor Pro Tem Wolosin stated that during the flood event he received a call from Bexar County Commissioner Moody, who reached out to offer assistance and support. Mayor Pro Tem Wolosin expressed his appreciation to City staff and first responders for their outstanding response during the emergency. Mayor Pro Tem Wolosin also reported on the recent Alamo Area Metropolitan Planning Organization (MPO) meeting. He noted that Commissioner Andra Wisian has replaced the County Judge on the MPO Policy Board, with Commissioner Jennifer McCall serving as her backup. He added that the County Engineer will serve on the MPO Technical Advisory Committee. Looking ahead, the MPO is expected to seek increased local funding support next year. He explained that the MPO receives a fixed allocation of federal funding, and additional local participation would benefit the City.

Council Member Bateman shared that the Boerne Little League Baseball team will compete in a tournament on August 6, with a victory sending the team to the Little League World Series in Williamsport, Pennsylvania. He remarked that "Boerne is baseball strong," noting that five graduates of Boerne Independent School District have recently been selected in the Major League Baseball draft.

Council Member Mickelsen thanked City staff for their exceptional efforts during the flood response. He also noted that Kerrville continues to need volunteers to assist with cleanup efforts and offered to connect anyone interested in volunteering with a local contact coordinating assistance.

Mayor Ritchie expressed how proud he is of City staff and first responders, stating that he has received numerous positive comments from the community regarding the City's handling of the flood. He remarked that the organization excels during times of crisis and said he is proud of the community, the City organization, and everyone who contributed to the response.

Council Member Macaluso echoed those sentiments, stating that he has also received positive feedback from residents regarding the City's response, including compliments from a member of his church who has been a frequent critic of the City in the past.

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

Mayor Ritchie convened the City Council into Executive Session at 7:26 p.m.

A. SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY (Spencer Ranch Development Agreement)

No action was taken.

B. SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY. (A10166 - Survey 174 N Flores 21.171 acres, Heffner Addition Lot 9 PT 11 0.2697 acres, and Wendlers Addition Lot 8 0.375 acres)

No action was taken.

10. 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 8:20 p.m.

11. ADJOURNMENT

Mayor Ritchie adjourned the meeting at 8:20 p.m.

Approved:

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Mayor

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s/s Lori A. Carroll

City Secretary