

## MINUTES

**REGULAR CITY COUNCIL MEETING  
RONALD C. BOWMAN CITY COUNCIL CHAMBERS  
447 North Main Street  
Boerne, TX 78006  
JANUARY 13, 2026 – 6:00 PM**

Minutes of the Regular Called City Council Meeting of January 13, 2026.

**Present:**        5 - Mayor Pro Tem Ty Wolosin, Council Member Joe Bateman,  
Council Member Kyle Mickelsen, Council Member Bret A.  
Bunker, and Council Member Joseph Macaluso

**Absent:**        1 - Mayor Frank Ritchie

**Staff Present:** Ben Thatcher, Jeff Carroll, Lori Carroll, Susan Finch, Brittney and Glenn Garcia, Terry Nolan, Mike Raute, Chris Shadrock, Mike Sharp, Andrea Snouffer, Kristy Stark, Chastity Valdes, and Danny Zincke.

**Recognized / Registered Guests:** Virginia Nikolich, Milan J. Michalec, Traften Werenskjold, Dana Mathes, Amy Story, Bobby Dannemiller, Susan Nelson, Skipper Nelson, Brian Nichol, Mike and Kelly Mann, and Heather Bateman.

### **1. CALL TO ORDER – 6:00 PM**

Mayor Pro Tem Wolosin called the meeting to order at 6:00 p.m.

Mayor Pro Tem Wolosin called on Pastor Neil Vanderbush of Messiah Lutheran Church to provide the Invocation.

### **2. CONFLICTS OF INTEREST**

No conflicts were declared.

### **3. RECOGNIZING MIKE MANN AND HIS YEARS OF SERVICE TO OUR**

**COMMUNITY.**

City Manager Thatcher provided background information regarding Mike Mann's employment with the City. Each Council Member expressed appreciation for Mr. Mann's service to the community, as well as his knowledge, vision, contributions, and the strong foundation he helped build for the City. Mr. Mann thanked the Council for their kind words and stated that the credit belongs to the employees in the field.

**4. PUBLIC COMMENTS:**

No Public Comments were received.

**5. CONSENT AGENDA:**

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY COUNCIL MEMBER MACALUSO, 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 APPROVAL OF THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF DECEMBER 9, 2025.**

THE MINUTES WERE APPROVED.

**B. CONSIDER RESOLUTION NO. 2026-R01; A RESOLUTION ESTABLISHING PROCEDURES FOR A GENERAL ELECTION FOR MAY 2, 2026. (Considerar la resolución numero 2026-R01; una resolución que establece los procedimientos para la elección general del 2 de mayo, 2026)**

THE RESOLUTION WAS APPROVED.

**REGULAR AGENDA:****6. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:**

- A. PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2026-01; AN ORDINANCE RATIFYING THE ZONING DESIGNATION OF C3 - SICO (COMMUNITY COMMERCIAL WITHIN THE SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT), OF THE UNIFIED DEVELOPMENT CODE, FOR AN APPROXIMATELY 5.155-ACRE PROPERTY LOCATED ON INTERSTATE 10 WEST, KNOWN AS THE IH-10 "SURPLUS NORTH" TRACT, ADJOINING THE FUTURE BUC-EE'S DEVELOPMENT AT 33375 INTERSTATE 10 WEST; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, TO REFLECT SAID RATIFICATION; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE.

Mayor Pro Tem Wolosin called on Nathan Crane, Planning Director, to discuss the ratification of zoning for a 5.155-acre property located at 33375 Interstate 10 West. Mr. Crane explained that the property was initially zoned B-2; however, when the Unified Development Code (UDC) was adopted and a citywide rezoning occurred in 2021, the property was inadvertently not assigned a zoning district. Staff recommends zoning the property as C-3, which is consistent with the surrounding property and most closely aligns with the former B-2 zoning designation. The Planning and Zoning Commission recommended approval of the C-3 zoning by a vote of 6-0.

Mayor Pro Tem Wolosin opened the Public Hearing at 6:22 p.m.

No comments were received.

Mayor Pro Tem Wolosin closed the Public Hearing at 6:22 p.m.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE ON FIRST READING ORDINANCE NO. 2026-01; AN ORDINANCE RATIFYING THE ZONING DESIGNATION OF C3 - SICO (COMMUNITY COMMERCIAL WITHIN THE SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT), OF THE UNIFIED DEVELOPMENT CODE, FOR AN APPROXIMATELY 5.155-ACRE PROPERTY LOCATED ON INTERSTATE 10 WEST, KNOWN AS THE IH-10 "SURPLUS NORTH" TRACT, ADJOINING THE FUTURE BUC-EE'S DEVELOPMENT AT 33375 INTERSTATE 10 WEST; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, CHAPTER 3. ZONING, SECTION 3.2, ZONING MAP, TO REFLECT SAID RATIFICATION; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. 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

Mayor Pro Tem Wolosin stated that it is expected that the Development Agreement will be on the next agenda and that TxDOT and city administration have approved the Traffic Impact Analysis.

## 7. RESOLUTIONS:

**A. CONSIDER RESOLUTION NO. 2026-R02; A RESOLUTION OF THE CITY OF BOERNE, AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND BOERNE KENDALL COUNTY ECONOMIC DEVELOPMENT CORPORATION.**

Mayor Pro Tem Wolosin called on Kristy Stark, Assistant City Manager, to present and discuss the agreement between the City and the Boerne Kendall County Economic Development Corporation (BKCEDC). Ms. Stark provided highlights of the agreement. Council discussed the importance of planning for future economic developments noting the continued need for revenue supported by a well-structured and effective group. The BKCEDC is not directly responsible for recruiting businesses and that most economic development corporations are funded through tax revenue, where as the BKCEDC receives a

small stipend from the city and county and relies heavily on private contributions.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE RESOLUTION NO. 2026-R02; A RESOLUTION OF THE CITY OF BOERNE, AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND BOERNE KENDALL COUNTY ECONOMIC DEVELOPMENT CORPORATION. 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. COMMENTS FROM COUNCIL – No discussion or action may take place.**

Council Member Bateman reminded those present that it is campaign season and noted that, for the most part, everyone shares the same goal; therefore, all should be treated with respect.

Mayor Pro Tem Wolosin reminded the public that school is back in session and encouraged motorists to watch for school children. He also announced that filing for City Council Districts 1 and 3, as well as the school board, begins tomorrow.

#### **9. ADJOURNMENT**

Mayor Pro Tem Wolosin adjourned the City Council Meeting at 6:32 p.m.

Approved:

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Mayor

Attest:

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City Secretary