

MINUTES
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
MAY 27, 2025 – 6:00 PM

Minutes of the Regular Called City Council Meeting of May 27, 2025.

Present: 4 - Mayor Frank Ritchie, Council Member Quinten Scott, Council Member Bret A. Bunker, and Council Member Joseph Macaluso

Absent: 1 - Mayor Pro Tem Ty Wolosin

Vacant: 1 - Council Member Joe Bateman

Present: Ben Thatcher, Sara Buckelew, Jeff Carroll, Lori Carroll, Nathan Crane, Maria Garcia, Bria Jackson, Lissette Jimenez, Franci Linder, Nick Montagno, Steve Perez, Mike Raute, Kristy Stark, Chastity Valdes, Larry Woods, and Danny Zincke.

Recognized / Registered Guests: Kristi Schmidt, Kathy Moore, John & Nina Woolard, Carlin Friar, Susan Friar, Tim Rehkopf, Michael Jersin, Baron Wiley, Heather Bateman, and Ron & Catherine Cisneros.

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

1. CALL TO ORDER – 6:00 PM

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

2. ADMINISTER OATH OF OFFICE TO MAYOR AND COUNCIL MEMBER DISTRICTS 2 AND 4.

Mayor Ritchie called on Lori Carroll, City Secretary to administer the Oath of Offices individually to Frank A. Ritchie, Mayor; Joe Bateman, City Council

District 2; and Bret A. Bunker, City Council District 4.

3. CITY COUNCIL BREAK FOR RECEPTION IN THE CITY HALL LOBBY – 15 MINUTES.

At 6:05 p.m., Mayor Ritchie announced a brief recess to allow time for photos and an opportunity to visit with friends and family in the lobby.

Mayor Ritchie called the City Council into Open Session at 6:28 p.m.

Present: 5 - Mayor Frank Ritchie, Council Member Quinten Scott, Council Member Bret A. Bunker, Council Member Joseph Macaluso, and Council Member Joe Bateman

Absent: 1 - Mayor Pro Tem Ty Wolosin

4. CONSIDER THE ELECTION OF THE OFFICE OF MAYOR PRO-TEM FOR MAY 2025- MAY 2026.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER SCOTT, TO ELECT TY WOLOSIN TO THE OFFICE OF MAYOR PRO-TEM FOR MAY 2025- MAY 2026. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Scott, Council Member Bunker, Council Member Macaluso, and Council Member Bateman

Absent: 1 - Mayor Pro Tem Wolosin

5. CONFLICTS OF INTEREST

No conflicts were declared.

6. PUBLIC COMMENTS:

No comments were received.

CONSENT AGENDA:

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

Yeah: 4 - Council Member Bateman, Council Member Scott, Council Member Bunker, and Council Member Macaluso

Absent: 1 - Mayor Pro Tem Wolosin

A. CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF MAY 13 2025.

THE MINUTES WERE APPROVED.

B. CONSIDER RESOLUTION NO. 2025-R35; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, DECLARING 2025 CHARTER AMENDMENTS ADOPTED.

THE RESOLUTION WAS APPROVED.

C. CONSIDER ON SECOND READING ORDINANCE NO. 2025-04; 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 AUTOMOBILE PARTS AND PARTS SALES (O'REILLY AUTO PARTS) IN THE C2 ZONING DISTRICT WITHIN THE ENTRANCE CORRIDOR OVERLAY DISTRICT LOCATED AT 1032 NORTH MAIN STREET (KAD: 14492); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (At the request of O'Reilly Auto Parts)

THE ORDINANCE WAS APPROVED.

D. CONSIDER ON SECOND READING ORDINANCE NO. 2025-05; AN ORDINANCE AMENDING ORDINANCE NO. 2024-16, CAPTIONED "AN ORDINANCE ADOPTING THE ANNUAL BUDGET FOR THE CITY OF BOERNE, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025, IN ACCORDANCE WITH CHAPTER 102, LOCAL GOVERNMENT CODE; AND

APPROPRIATING THE VARIOUS AMOUNTS THEREOF.” (Amending the Budget for Fiscal Year 2024-25)

THE ORDINANCE WAS APPROVED.

- E. CONSIDER RESOLUTION NO. 2025-R36; A RESOLUTION AUTHORIZING THE PURCHASE OF A 2026 INTERNATIONAL 9YD DUMP TRUCK FROM HOLT TRUCK CENTERS FOR AN AMOUNT NOT TO EXCEED \$134,988. (Street Department)**

THE RESOLUTION WAS APPROVED.

- F. CONSIDER RESOLUTION NO. 2025-R37; A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND MAESTAS & ASSOCIATES, LLC FOR ON-CALL ENGINEERING, INFRASTRUCTURE REVIEWS, AND STORM WATER SERVICES FOR AN AMOUNT NOT TO EXCEED \$380,000.**

THE RESOLUTION WAS APPROVED.

- G. CONSIDER RESOLUTION NO. 2025-R38; A RESOLUTION OF THE BOERNE CITY COUNCIL, ACCEPTING THE SCULPTURE ENTITLED "THE RUNNER" AS A DONATION TO THE CITY OF BOERNE'S PUBLIC ART COLLECTION AND REPEALING PREVIOUS RESOLUTION 2024-R78.**

THE RESOLUTION WAS APPROVED.

REGULAR AGENDA:

8. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. DISCUSSION OF A PROPOSED INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOERNE AND THE SAN ANTONIO RIVER AUTHORITY (SARA) FOR THE TECHNICAL REVIEW OF FEMA FLOODPLAIN SUBMITTALS.**

Mayor Ritchie called on Jeff Carroll, Engineering and Mobility Director. Director Carroll explained that rainwater in the area drains into Cibolo Creek, which is part of the San Antonio River Basin. He noted that the City has the authority to adopt higher standards for floodplain management. He reported that the San

Antonio River Authority (SARA) has approached both the City of Boerne and Kendall County to participate in an interlocal agreement under the Cooperating Technical Partners (CTP) Program. This program would allow SARA to perform technical reviews of flood study submittals on behalf of FEMA. Director Carroll stated that the Kendall County Commissioners have already approved participation. The proposed interlocal agreement does not require any funding from the City and would enable the City to review flood study submittals with the benefit of SARA's technical expertise. Importantly, these reviews would be conducted using the City's adopted standards. He also noted that SARA has incorporated Boerne's flood models into their online portals, providing improved access to floodplain data. Director Carroll clarified that the interlocal agreement is solely related to FEMA's flood study review process and would not affect property taxes.

B. CONSIDER ON FIRST READING ORDINANCE NO. 2025-06; AN ORDINANCE OF THE CITY OF BOERNE, TEXAS, DESIGNATING TERMS OF OFFICE FOR CITY COUNCIL MEMBERS AND ESTABLISHING A STAGGERED ELECTION SCHEDULE.

Mayor Ritchie called on City Manager Thatcher to review the proposed City Council three-year term structure. City Manager Thatcher reminded the Council that voters approved extending the terms for the Mayor and City Council Members from two years to three years at the May 3, 2025, General election. He then reviewed the proposed structure with the Council.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY COUNCIL MEMBER SCOTT, TO APPROVE ON FIRST READING ORDINANCE NO. 2025-06; AN ORDINANCE OF THE CITY OF BOERNE, TEXAS, DESIGNATING TERMS OF OFFICE FOR CITY COUNCIL MEMBERS AND ESTABLISHING A STAGGERED ELECTION SCHEDULE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Scott, Council Member Bunker, Council Member Macaluso, and Council Member Bateman

9. RESOLUTIONS:

A. PUBLIC HEARING ON THE PROPOSED ADOPTION OF A STRATEGIC

PARTNERSHIP AGREEMENT WITH THE KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3A FOR THE LIMITED PURPOSE ANNEXATION OF THE COMMERCIAL AREAS WITHIN THE CORLEY FARMS DEVELOPMENT. COPIES OF THE PROPOSED STRATEGIC PARTNERSHIP AGREEMENT MAY BE OBTAINED FROM THE CITY SECRETARY'S OFFICE LOCATED AT 447 N MAIN ST, BOERNE, TEXAS 78006. ALL MEMBERS OF THE PUBLIC WHO WISH TO PRESENT TESTIMONY OR EVIDENCE REGARDING THE PROPOSED STRATEGIC PARTNERSHIP AGREEMENT SHALL BE GIVEN THE OPPORTUNITY TO DO SO AND CONSIDER RESOLUTION NO. 2025-R39; A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF BOERNE, TEXAS AND KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3A (KWCID NO. 3A). (Corley Farms, second of two public hearings and consideration of Strategic Partnership Agreement)

Mayor Ritchie called on Kristy Stark, Assistant City Manager, to present information on the Strategic Partnership Agreement, which requires two public hearings. Ms. Stark explained that the agreement allows for limited purpose annexation of commercial areas within Corley Farms, enabling the City to collect sales and use taxes within the district. She also displayed a map of the area to provide visual context.

Mayor Ritchie opened the Public Hearing at 6:45 p.m.

No comments were received.

Mayor Ritchie closed the Public Hearing at 6:46 p.m.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE RESOLUTION NO. 2025-R39; A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A STRATEGIC PARTNERSHIP AGREEMENT BETWEEN THE CITY OF BOERNE, TEXAS AND KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3A (KWCID NO. 3A). (CORLEY FARMS, SECOND OF TWO PUBLIC HEARINGS AND CONSIDERATION OF STRATEGIC PARTNERSHIP AGREEMENT). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Scott, Council Member Bunker, Council Member Macaluso, and Council Member Bateman

10. OTHER:

A. CONSIDER ANNUAL MAYORAL APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

Mayor Ritchie asked City Secretary Lori Carroll to present the recommendations for the Mayor's annual appointments and reappointments to various boards and commissions. These recommendations require affirmation by the City Council.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER SCOTT, TO APPROVE THE ANNUAL MAYORAL APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS AS FOLLOWS:

OFFICIAL APPOINTMENTS: RE-APPOINT MUNICIPAL COURT JUDGE ED PHILLIPS, ALTERNATE MUNICIPAL COURT JUDGE LAWRENCE MORALES, MUNICIPAL COURT PROSECUTOR DANA JACOBSON, ALTERNATE MUNICIPAL COURT PROSECUTOR MICHAEL LATIMER, CEMETERY SEXTON DUSTY FISHER AND WILLIAM HOLT

PUBLIC HOUSING AUTHORITY: RE-APPOINT HEATHER ONTIVEROZ AS CHAIR, ALLEN TAHA AS VICE CHAIR, APPOINT NELDA DE LOURDES ARROYO-PEREZ AS A MEMBER, AND APPOINT LINDA CHRIST AS RESIDENT COMMISSIONER

PLANNING AND ZONING COMMISSION: RE-APPOINT BILL BIRD AS MEMBER AND APPOINT CODY KELLER AS MEMBER

DESIGN REVIEW COMMISSION: RE-APPOINT CHRIS TAYLOR AS CHAIR, APPOINT CARR STOKES AS VICE CHAIR, APPOINT LINDSAY CHAPMAN AND MEREDITH WOOLARD AS MEMBERS

ZONING BOARD OF ADJUSTMENTS: RE-APPOINT JON PAUL BERGMAN AS CHAIR, RE-APPOINT JUSTIN MCKENZIE AS VICE CHAIR, APPOINT JOSH SURLEY AS MEMBER, APPOINT CARISSA DAVIS AND MELONIE BOSTIC AS ALTERNATES

BOERNE PUBLIC LIBRARY: RE-APPOINT JENNIFER HACKETT AS MEMBER AND APPOINT SUSAN NELSON AS MEMBER

HISTORIC LANDMARK COMMISSION: APPOINT SALLY PENA AS CHAIR AND LYNNESE GRAVES AS VICE CHAIR, RE-APPOINT CESAR HANCE AS MEMBER, AND APPOINT SHARON WRIGHT AND ASHLEY MAYTUM AS MEMBERS.

VISIT BOERNE ADVISORY BOARD: RE-APPOINT TOMMY MATHEWS AS CHAIR, GUY SANDERS AND VICE CHAIR, RE-APPOINT EMILY CARVALHO, ROSS PARTLOW, PAULA LAY AS MEMBERS, AND APPOINT TODD HATCH AS MEMBER

ETHICS REVIEW COMMISSION: RE-APPOINT KEN DUNBAR AS MEMBER, APPOINT DENVER MCCARTY, JR AS MEMBER, APPOINT KYLE MICKELSEN AND ROBERT LEE AS ALTERNATE

THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Council Member Scott, Council Member Bunker, Council Member Macaluso, and Council Member Bateman

B. PARKS BOND PROJECT UPDATE.

Mayor Ritchie called on Assistant City Manager Kristy Stark and Parks Director

Lissette Jimenez to provide an update on parks projects funded by the 2022 Quality of Life Bond, which was approved by voters. ACM Stark began by highlighting improvements at Northrup Park - Field 11, which will receive new sod, ground excavation, and updated signage, with reopening scheduled for January. She also noted that City Park Fields 1, 3, and 4 will have new lighting and signage, with completion expected in August. She then reviewed the history and development of the Northside Community Park project. Due to cost and inflationary pressures since the initial 2022 conceptual design, the project has required phased implementation. ACM Stark presented proposed changes since 2022 and discussed the City's ongoing efforts to secure grant funding. She provided an overview of Phase 2 amenities and the current status of the overall park project. Director Jimenez followed with a proposed site plan of the Northside Park and summary of Phase 1 improvements, which include a fenced playground and a lit walking trail. Plans for a second phase were also mentioned, along with the upcoming Adler Street widening.

11. CITY MANAGER'S REPORT:

Mayor Ritchie called on City Manager Thatcher.

A. UPDATE ON THE 89th LEGISLATIVE SESSION.

City Manager Thatcher asked Assistant City Manager Kristy Stark to provide an update on the recent legislative session. ACM Stark shared a timeline of key events, highlighted city-related bills that have either passed or been sent to the Governor, and noted those that failed or stalled during the session. She assured the Council that staff will ensure the City remains in compliance with any resulting legislative changes.

B. MONTHLY PROJECTS REPORT.

City Manager Thatcher provided an update on various city projects.

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

Council Member Bunker recognized and congratulated Boerne Champion High School teacher Kim Grosenbacher who was selected as one of this year's Humanities Texas winners from over 990 nominations.

Mayor Ritchie extended his heartfelt congratulations and best wishes to all graduates. He also expressed sincere appreciation to the voters for their support in the recent election, thanking those who voted for him, Council Member Bunker, and newly elected Council Member Bateman. He stated that he looks forward to working with Council Member Bateman in the years ahead. Mayor Ritchie also shared his gratitude for the recent rains.

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

Mayor Ritchie convened the City Council into Executive Session at 7:24 p.m.

**A. SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY;
POTENTIAL EMINENT DOMAIN DISCUSSION.**

**14. 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 7:45 p.m. No action was taken.

15. ADJOURNMENT

Mayor Ritchie adjourned the City Council at 7:45 p.m.

Approved:

Mayor

Attest:

City Secretary