

MINUTES
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
JULY 8, 2025 – 6:00 PM

Minutes of the Regular Called City Council Meeting of July 8, 2025.

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

Staff Present: Ben Thatcher, Sarah Buckelew, Lori Carroll, Nathan Crane, Mike Mann, Terry Nolan, Mike Raute, Cheryl Rogers, Kristy Stark, Chastity Valdes, Andrew Wilkinson, and Danny Zincke.

Recognized / Registered Guests: Pastor Ann Marie Quigley-Swanson, Albert Rodriguez, John Woolard, Nelia Zapata, Chris Godsey, Jamie Garcia, Jacob Garcia, and Julie Garcia.

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 Reverend Ann Marie Quigley-Swanson from St. Mark Presbyterian 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. PUBLIC COMMENTS:

No comments were received.

4. CONSENT AGENDA:

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

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

A. CONSIDER THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 24, 2025.

THE MINUTES WERE APPROVED.

B. CONSIDER ON SECOND READING ORDINANCE NO. 2025-07; 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 C2-TRANSITIONAL COMMERCIAL ZONING DISTRICT WITHIN THE SOBO - SOUTH BOERNE OVERLAY DISTRICT AT COMMONS OF MENDER UNIT 11, LOT 11A, GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF GALLANT FOX AND HERFF ROAD; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (At the request of Boerne Commons, Ltd.)

THE ORDINANCE WAS APPROVED.

C. CONSIDER ON SECOND READING ORDINANCE NO. 2025-08; AN ORDINANCE AMENDING THE CITY OF BOERNE, TEXAS, CODE OF ORDINANCES, CHAPTER 22, UTILITIES, AMENDING ARTICLE II. WATER SYSTEM, SEC. 22-55. CRITERIA FOR INITIATION AND TERMINATION OF DROUGHT RESPONSE STAGES (EXCEPT WHEN A CRITICAL WATER SHORTAGE EXISTS); SEC. 22-56. DROUGHT RESPONSE STAGES. (TCEQ Mandated Drought Contingency Plan Update)

THE ORDINANCE WAS APPROVED.

- D. CONSIDER RESOLUTION NO. 2025-R42, A RESOLUTION OF THE CITY OF BOERNE, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CONTRACT BETWEEN THE CITY OF BOERNE AND LOWER COLORADO RIVER AUTHORITY (LCRA)/MCCOY TREE SURGERY, INC. FOR TRIMMING TREES ALONG POWER LINES UNDER LCRA COOPERATIVE PURCHASING CONTRACT FOR AN AMOUNT NOT TO EXCEED \$66,072.**

THE RESOLUTION WAS APPROVED.

- E. CONSIDER RESOLUTION NO. 2025-R43; A RESOLUTION AUTHORIZING THE PURCHASE OF A 2025 BROCE BROOM RCT-350 SWEEPER FROM COOPER EQUIPMENT COMPANY FOR AN AMOUNT NOT TO EXCEED \$83,661.**

THE RESOLUTION WAS APPROVED.

Council Member Macaluso inquired whether private tree trimming activities are being monitored. Planning Director Nathan Crane responded that the City does monitor such activity when staff is made aware of it.

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. PRESENTATION FROM KENDALL APPRAISAL DISTRICT'S CHIEF APPRAISER NELIA MCNEAL AND THE CITY'S REPRESENTATIVE JOHN WOOLARD.**

Mayor Ritchie introduced John Woolard, the City's representative on the Kendall Appraisal District (KAD) Board, along with Nelia Zapata, Chief Appraiser, and Chris Godsey, Boerne ISD's representative and current Chair of the KAD Board, to present an overview of the proposed KAD budget.

Mr. Woolard provided a summary of recent legislative changes that will impact the City. He noted that the Texas Comptroller is currently reviewing KAD operations for 2025. Previous reviews have been successfully passed, with the financial audit reflecting compliance.

Chief Appraiser Nelia Zapata reported a proposed 7.8% budget increase, which includes funding for construction and remodeling of the current 5,000-square-foot building. The expansion will add approximately 2,500 square feet, including six new offices and two conference rooms with a separate entrance to enhance public access while maintaining staff security. The budget also includes two new staff positions. Ms. Zapata noted that the district is currently in the middle of the protest process.

Ms. Godsey added that the estimated cost for the renovation is between \$800,000 and \$1 million, and that final building plans are expected to be presented later this year. The cost could be spread over 15 years. She also noted that under new legislation, KAD will now be allowed to finance the project-whereas in the past, only cash funding was permitted. The city's portion of the renovations would be 9%.

6. RESOLUTIONS:

A. CONSIDER RESOLUTION NO. 2025-R44; A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE THE KENDALL APPRAISAL DISTRICT'S PROPOSED FISCAL YEAR 2026 APPRAISAL AND COLLECTIONS BUDGETS.

Mayor Ritchie called on Sarah Buckelew, Finance Director. Director Buckelew suggested approval of the proposed Kendall Appraisal District budget as presented in the previous agenda item.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE RESOLUTION NO. 2025-R44; A RESOLUTION AUTHORIZING THE CITY MANAGER TO APPROVE THE KENDALL APPRAISAL DISTRICT'S PROPOSED FISCAL YEAR 2026 APPRAISAL AND COLLECTIONS BUDGETS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

- B. RECEIVE BIDS AND CONSIDER RESOLUTION NO 2025-R45; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AWARDDING THE CONTRACT FOR CITY OF BOERNE FISCAL YEAR 2025 STRIPING TO _____ FOR AN AMOUNT NOT TO EXCEED \$_____; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT.**

Mayor Ritchie called on Cheryl Rogers, City Engineer, to provide an update on the City's annual striping and maintenance program. Ms. Rogers reported that three bids were received for this year's project, which includes the continued use of thermoplastic striping, now in its fourth year of implementation. She noted that thermoplastic lasts significantly longer than traditional paint, especially in high-traffic areas like Herff Road, which typically requires restriping every two to three years. References for the selected contractor were verified, and the bid came in under budget. Given the cost savings, Ms. Rogers recommended expanding the scope of work to include additional striping throughout the city. Ms. Rogers confirmed the work aligns with the City's 10-Year Street Maintenance Plan.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY COUNCIL MEMBER MACALUSO, TO RECEIVE BIDS AND APPROVE RESOLUTION NO 2025-R45; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AWARDDING THE CONTRACT FOR CITY OF BOERNE FISCAL YEAR 2025 STRIPING TO STRIPE IT UP, LLC FOR AN AMOUNT NOT TO EXCEED \$97,096.00; 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 Scott, Council Member Bunker, and Council Member Macaluso

- C. CONSIDER RESOLUTION NO. 2025-R46; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BOERNE AND HDR ENGINEERING, INC. FOR DESIGN OF A NEW GRANULAR ACTIVATED CARBON (GAC) TREATMENT SYSTEM AT THE WATER TREATMENT PLANT FOR AN AMOUNT NOT TO EXCEED \$350,000.**

Mayor Ritchie called on Mike Mann, Utilities Director to share that the City is working with a consultant to define the scope for improvements at the Boerne City Lake Water Treatment Plant, with a focus on removing organic materials. The proposed design includes a skid-based Granular Activated Carbon (GAC) filtration system, which will help address issues caused by Geosmin, the compound responsible for unpleasant taste and odor in the water. The scope also includes a site survey, geotechnical testing, hydraulic analysis, preparation of bid documents, and bid services. Construction is anticipated to be included in the FY 2026 budget. Director Mann introduced Albert Rodriguez with HDR who responded that the design phase is scheduled for 195 calendar days, noting the duration is site-specific. He also explained that construction is estimated at \$1.2 million, with equipment lead time being the biggest factor. To help mitigate delays, a prepurchase of equipment is being considered. Director Mann confirmed that the filtration system will be used as needed to ensure continued compliance with TCEQ regulations and clarified that the project is funded through operational fees, not impact fees.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2025-R46; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF BOERNE AND HDR ENGINEERING, INC. FOR DESIGN OF A NEW GRANULAR ACTIVATED CARBON (GAC) TREATMENT SYSTEM AT THE WATER TREATMENT PLANT FOR AN AMOUNT NOT TO EXCEED \$350,000. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

D. CONSIDER RESOLUTION NO. 2025-R47; A RESOLUTION OF THE CITY OF BOERNE AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CONTRACT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR CONSTRUCTION CONTRACT ADMINISTRATION SERVICES FOR THE AMMANN ROAD GROUND STORAGE TANK AND PUMP STATION PROJECT FOR AN AMOUNT NOT TO EXCEED \$145,000.

Mayor Ritchie called on Andrew Wilkinson, Utilities Engineer, who displayed a map showing the location on Ammann Road where the new storage tank and pump station will be constructed. Mr. Wilkinson provided an overview of the project, including details about the tank and pump station components. He noted that the construction phase is scheduled to begin this month and continue through March 2027. He also outlined the construction phase services that will be provided by Kimley-Horn in support of the project.

A MOTION WAS MADE BY COUNCIL MEMBER BATEMAN, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2025-R47; A RESOLUTION OF THE CITY OF BOERNE AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CONTRACT WITH KIMLEY-HORN AND ASSOCIATES, INC. FOR CONSTRUCTION CONTRACT ADMINISTRATION SERVICES FOR THE AMMANN ROAD GROUND STORAGE TANK AND PUMP STATION PROJECT FOR AN AMOUNT NOT TO EXCEED \$145,000. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

7. OTHER:

A. CONSIDER MAYORAL APPOINTMENT TO THE ETHICS REVIEW COMMISSION.

Mayor Ritchie stated that due to a recent vacancy, he is recommending Kyle Mickelsen be appointed as a Member to the Ethics Review Commission.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE THE MAYORAL APPOINTMENT OF KYLE MICKELSEN AS A MEMBER TO THE ETHICS REVIEW COMMISSION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

B. GBRA WATER SECURE DISCUSSION.

Mayor Ritchie called on Mike Mann, Utilities Director, to review the City's prior

water planning efforts from 2015 to 2022. Director Mann discussed the resources the City is currently able to manage internally and outlined the recent opportunity presented through the GBRA Region L Planning process. GBRA has offered the City a Memorandum of Understanding (MOU) should Boerne choose to participate. He explained that the estimated retail water cost is between \$12 and \$15 million, with additional capital costs required to bring the water from the I-35 corridor to Boerne. He also referenced the 2022 Water Availability Study, which projects a sufficient water supply through 2070 for a planning population range of 54,000 to 67,000 residents.

Director Mann asked Council whether they would like to participate in the GBRA planning effort and noted that a decision is needed by the end of July. It was the consensus of the Council to not participate at this time.

C. FISCAL YEAR 2026 BUDGET DISCUSSION.

Mayor Ritchie called on City Manager Ben Thatcher and Finance Director Sarah Buckelew to provide an update on the FY2026 Budget. Director Buckelew shared that the current health insurance renewal proposal includes a 24.9% increase. The cost-of-living indicator will be available on July 31, and staff is continuing to work on the Capital Improvements Plan. She also discussed debt issuance and reviewed the 2022 Boerne Bond Program, in which \$36 million was authorized. She provided a preliminary timeline, noting additional discussion will occur at the August 26th City Council meeting. CM Thatcher asked the Council for feedback on the City's compensation strategy. He noted that the City currently benchmarks at the 60th percentile of market standards and asked whether Council would support adjusting to the 70th percentile to remain competitive. Council stressed the need to hire quality individuals and offering competitive benefits. CM Thatcher also reviewed potential uses for the Public Facility Corporation (PFC) fund, which currently has a \$3.5 million fund balance. He proposed allocating \$3 million to the Capital Improvement Plan for projects including Water Works Terrace, public parking, and an extension of the Old No. 9 Trail. If Council is in agreement, staff will bring back more

detailed information at the next Council meeting. Regarding outside agency funding, CM Thatcher noted a request from The Center to increase the City's financial contribution. He will review their budget in more detail and return with a recommendation. Director Buckelew addressed the budget process timeline to close the presentation.

8. CITY MANAGER'S REPORT:

Mayor Ritchie called on City Manager Ben Thatcher.

A. WRAP-UP ON THE 89th LEGISLATIVE SESSION.

City Manager Thatcher asked Assistant City Manager Kristy Stark to provide an update on the 89th Legislative Session. ACM Stark noted that a Special Session has been called for July 21. She reviewed several bills relevant to municipalities that either failed or stalled during the regular session. She also outlined key bills that did pass, some of which will take effect on September 1, 2025, while others are effective immediately. Among the notable legislation, she highlighted the Texas Water Fund, which will require voter approval in the November election. Additionally, she noted the implementation of mandatory annual artificial intelligence (AI) training beginning January 1, 2026. Staff will ensure the City remains in compliance with this and other new legislative requirements.

B. BOERNE LISTENS - A COMMUNITY SURVEY FOLLOW-UP REGARDING UNIQUE COMMUNITY CHARM.

City Manager Thatcher called on Assistant City Manager Danny Zincke to present an overview of the community survey completed in December, focusing on the feedback related to Boerne's unique community charm. Each council member then read aloud selected comments submitted by constituents from their respective districts. Mr. Zincke highlighted key themes and insights that reflect the values and character appreciated by residents.

Following the presentation, City Manager Thatcher offered remarks about the July 4th weekend. He expressed pride in City staff, noting that while the City of

Boerne did not host events during the holiday weekend, the City supported county operations when the Emergency Operations Center (EOC) was activated. He commended employees Communications Director Chris Shadrock and Fire Chief Manny Casarez for their service in assisting Kerrville's EOC during the weekend. Thatcher added, "We have some of the best people with the greatest hearts representing our community," and emphasized the City's commitment to staying informed and responsive in times of need.

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

Council Member Macaluso reflected on the recent July 4th flooding, sharing that it brought back personal memories of Hurricane Katrina. Having experienced a similar disaster, he expressed a deep understanding of what the affected families are going through. He noted that Boerne was fortunate the event did not impact the local watershed more severely, which could have led to devastating consequences. He commended city staff for their outstanding work during the emergency.

Council Member Scott expressed his gratitude to city staff and all who have contributed during this challenging time. He announced that he has built a new home outside the city limits and has received an offer on his current home. As a result, he has submitted his resignation from the City Council. He stated he is proud of what has been accomplished during his tenure and is happy to assist in the transition process as a new council member is appointed.

Mayor Pro Tem Wolosin shared that, as a father of children similar in age to the girls affected by the flood, the tragedy resonated deeply with him. He emphasized the strength of both Boerne and Texas communities, highlighting the generosity shown through efforts like the donation drop coordinated with Bunker Branding. He also mentioned that a rabbi with connections to New York reached out with interest in contributing to the relief efforts, demonstrating how far-reaching the support has been.

Council Member Bateman recognized the remarkable coordination among the many groups and organizations that mobilized to help during and after the

flooding. He thanked all who stepped up to assist.

Mayor Ritchie closed by offering his thanks and appreciation to the first responders and all who came together in the community's time of need. He stated that Texans are proud people who support each other in times of crisis and encouraged everyone to continue that spirit of unity. He thanked Boerne residents for who they are.

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

Mayor Ritchie convened the City Council into Executive Session at 8:22 p.m.

A. SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CONSIDERATION OF OFFER OF FINANCIAL INCENTIVES TO A COMMERCIAL ENTITY CONSIDERING DEVELOPMENT WITHIN THE CITY LIMITS AND/OR ETJ. (IH-10 Frontage)

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 9:34 p.m.

No action was taken.

ADJOURNMENT

Mayor Ritchie adjourned the City Council Meeting at 9:34 p.m.

Approved:

Mayor

Attest:

City Secretary