

MINUTES
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
SEPTEMBER 9, 2025 – 6:00 PM

Minutes of the Regular Called City Council Meeting of September 9, 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, Jeff Carroll, Lori Carroll, Manny Casarez, Nathan Crane, Susan Finch, Lissette Jimenez, Mike Mann, Nick Montagno, Steve Perez, Mike Raute, Natalie Shults, Kristy Stark, Chastity Valdes, and Danny Zincke.

Recognized / Registered Guests: Heather Bateman, Milan Michalec, Kyle Mickelsen, Susan Friar, Kelly and Victor Campos, Michael Ethridge, Michael Davis, and Phillip Kempf.

1. CALL TO ORDER – 6:00 PM

Mayor Ritchie called the meeting to order at 6:00 p.m.

Mayor Ritchie invited Pastor Chuck Foster from the Mission City 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:

Milan Michalec, 12 Brandt Road spoke on the city's water plan which was created in 2020.

4. CONSENT AGENDA:

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY COUNCIL MEMBER BATEMAN, 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 Scott, Council Member Bunker, and Council Member Macaluso

A. CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF AUGUST 26, 2025.

THE MINUTES WERE APPROVED.

B. CONSIDER RESOLUTION NO. 2025-R60; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A SHARED SERVICES AGREEMENT FOR FUNDING OF PUBLIC PURPOSE BETWEEN THE CITY OF BOERNE AND BOERNE HOUSING AUTHORITY.

THE RESOLUTION WAS APPROVED.

C. CONSIDER RESOLUTION NO. 2025-R61; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A SHARED SERVICES AGREEMENT FOR FUNDING OF PUBLIC PURPOSE BETWEEN THE CITY OF BOERNE AND DAS GREENHAUS.

THE RESOLUTION WAS APPROVED.

D. CONSIDER RESOLUTION NO. 2025-R62; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A SHARED SERVICES AGREEMENT FOR FUNDING OF PUBLIC PURPOSE BETWEEN THE CITY OF BOERNE AND HILL COUNTRY

COURT APPOINTED SPECIAL ADVOCATES (HILL COUNTRY CASA).

THE RESOLUTION WAS APPROVED.

- E. CONSIDER RESOLUTION NO. 2025-R63; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A DELEGATE AGENCY AGREEMENT FOR FUNDING OF PUBLIC PURPOSE BETWEEN THE CITY OF BOERNE AND FRIENDS OF THE CIBOLO WILDERNESS (CIBOLO CENTER FOR CONSERVATION).**

THE RESOLUTION WAS APPROVED.

- F. CONSIDER RESOLUTION NO. 2025-R64; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A DELEGATE AGENCY AGREEMENT FOR FUNDING OF PUBLIC PURPOSE BETWEEN THE CITY OF BOERNE AND RAINBOW SENIOR CENTER (THE CENTER).**

THE RESOLUTION WAS APPROVED.

- G. CONSIDER RESOLUTION NO. 2025-R65; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOERNE AND ALAMO AREA COUNCIL OF GOVERNMENTS FOR E9-1-1 PUBLIC SAFETY ANSWERING POINT SERVICES.**

THE RESOLUTION WAS APPROVED.

- H. CONSIDER ON SECOND READING ORDINANCE NO. 2025-12; AN ORDINANCE ADOPTING THE FISCAL YEAR 2026 CAPITAL IMPROVEMENT PLAN AND APPROPRIATING FUNDS FOR FISCAL YEAR 2026 CAPITAL PROJECTS.**

THE ORDINANCE WAS APPROVED.

- I. CONSIDER ON SECOND READING ORDINANCE NO. 2025-14; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR WASTEWATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2024-23 DATED DECEMBER 10, 2024, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH. (Establishing Sewer rates)**

THE ORDINANCE WAS APPROVED.

- J. **CONSIDER ON SECOND READING ORDINANCE NO. 2025-15; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR WATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2024-22 DATED DECEMBER 10, 2024, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH. (Establishing Potable Water rates)**

THE ORDINANCE WAS APPROVED.

- K. **CONSIDER ON SECOND READING ORDINANCE NO. 2025-16; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR RECLAIMED WATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2024-24 DATED JANUARY 14, 2025, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH. (Establishing Reclaimed Water rates)**

THE ORDINANCE WAS APPROVED.

- L. **CONSIDER ON SECOND READING ORDINANCE NO. 2025-17; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR ELECTRIC SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2014-26 DATED JULY 8, 2014, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH. (Establishing Electric rates)**

THE ORDINANCE WAS APPROVED.

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. **PRESENTATION, PUBLIC HEARING AND CONSIDER ON SECOND READING ORDINANCE NO. 2025-10; AN ORDINANCE ADOPTING THE ANNUAL BUDGET FOR THE CITY OF BOERNE, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING**

SEPTEMBER 30, 2026, IN ACCORDANCE WITH CHAPTER 102, LOCAL GOVERNMENT CODE; AND APPROPRIATING THE VARIOUS AMOUNTS THEREOF. (Ordinance adopting the budget)

Mayor Ritchie called on Finance Director Sarah Buckelew, who addressed agenda items 5.A-C. She stated this is the final step in the Fiscal Year 2026 budget process. Director Buckelew displayed the location of the budget on the City’s website along with information on all meetings related to the budget and provided a timeline of the process. She noted that the budget consists of 19 funds, with a total FY 2026 budget of \$181 million. The \$40 million increase from last year is primarily related to the Capital Improvement Program (CIP).

Mayor Ritchie opened the Public Hearing at 6:15 p.m.

No comments were received.

Mayor Ritchie closed the Public Hearing at 6:15 p.m.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE ON SECOND READING ORDINANCE NO. 2025-10; AN ORDINANCE ADOPTING THE ANNUAL BUDGET FOR THE CITY OF BOERNE, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, IN ACCORDANCE WITH CHAPTER 102, LOCAL GOVERNMENT CODE; AND APPROPRIATING THE VARIOUS AMOUNTS THEREOF. (ORDINANCE ADOPTING THE BUDGET).

MAYOR RITCHIE CALLED FOR A RECORDED VOTE. 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. RATIFY THE PROPERTY TAX REVENUE INCREASE REFLECTED IN THE FISCAL YEAR 2025-26 BUDGET.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO RATIFY THE PROPERTY TAX REVENUE INCREASE REFLECTED IN THE FISCAL YEAR 2025-26 BUDGET. THE MAYOR CALLED FOR A RECORDED VOTE. 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. PRESENTATION, PUBLIC HEARING AND CONSIDER ON SECOND READING ORDINANCE NO. 2025-11; AN ORDINANCE SETTING THE AD VALOREM PROPERTY TAX RATE FOR THE 2025 TAX YEAR AT 47.16 CENTS PER EACH \$100 OF TAXABLE VALUE. (Ordinance adopting tax rate)

Mayor Ritchie opened the Public Hearing at 6:17 p.m.

No comments were received.

Mayor Ritchie closed the Public Hearing at 6:17 p.m.

Council Member Macaluso noted that even with Boerne's growth, the city's tax rate has changed very little.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE ON SECOND READING ORDINANCE NO. 2025-11; AN ORDINANCE SETTING THE AD VALOREM PROPERTY TAX RATE FOR THE 2025 TAX YEAR AT 47.16 CENTS PER EACH \$100 OF TAXABLE VALUE. (ORDINANCE ADOPTING TAX RATE). THE MAYOR CALLED FOR A RECORDED VOTE. 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 A ONE-TIME READING OF ORDINANCE NO. 2025-18; 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 BATEMAN, TO APPROVE A ONE-TIME READING OF ORDINANCE NO. 2025-18; 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 Scott, Council Member Bunker, and Council Member Macaluso

E. CONSIDER ORDINANCE NO. 2025-18; AN ORDINANCE AUTHORIZING THE ISSUANCE OF "CITY OF BOERNE, TEXAS GENERAL OBLIGATION BONDS, SERIES 2025"; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX, WITHIN THE LIMITATIONS PRESCRIBED BY LAW, FOR THE PAYMENT OF THE BONDS; PRESCRIBING THE FORM, TERMS, CONDITIONS, AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, AND DELIVERY OF THE BONDS, INCLUDING THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT PERTAINING THERETO; AUTHORIZING THE EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND AN OFFICIAL BID FORM; COMPLYING WITH THE PROVISIONS OF THE DEPOSITORY TRUST COMPANY'S LETTER OF REPRESENTATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

Director Buckelew reported that bids for the City of Boerne General Obligation Bonds, Series 2025, were opened today. This issuance includes \$4 million designated for the completion of the Northside Community Park. Jim Sabonis, Managing Director of Hilltop Securities, presented the competitive bid results for the Plan of Finance. A total of six bids were received, with the lowest bid submitted by BOK Financial Securities at 3.788232%. The bond closing is expected on September 25. Mr. Sabonis also announced that Moody's has upgraded the City's credit rating to Aa1.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE ORDINANCE NO. 2025-18; AN ORDINANCE AUTHORIZING THE ISSUANCE OF "CITY OF BOERNE, TEXAS GENERAL OBLIGATION BONDS, SERIES 2025"; LEVYING A CONTINUING DIRECT ANNUAL AD VALOREM TAX, WITHIN THE LIMITATIONS PRESCRIBED BY LAW, FOR THE PAYMENT OF THE BONDS; PRESCRIBING THE FORM, TERMS, CONDITIONS, AND RESOLVING OTHER MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE, AND DELIVERY OF THE BONDS, INCLUDING THE APPROVAL AND DISTRIBUTION OF AN OFFICIAL STATEMENT PERTAINING THERETO; AUTHORIZING THE EXECUTION OF A PAYING AGENT/REGISTRAR AGREEMENT AND AN OFFICIAL BID FORM; COMPLYING WITH THE PROVISIONS OF THE DEPOSITORY TRUST COMPANY'S LETTER OF REPRESENTATIONS; AND PROVIDING FOR AN EFFECTIVE DATE. 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

F. CONSIDER ON SECOND READING ORDINANCE NO. 2025-13; AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 2024-18 AND ESTABLISHING AND REESTABLISHING FEES AND CHARGES FOR ACTIVITIES, GOODS AND SERVICES PROVIDED BY THE CITY.

Director Buckelew continued with an explanation of the amendment to the fee ordinance following its first reading at the previous council meeting. She reviewed the importance of conducting a regular review of the City's fees. She also explained that, under Senate Bill 1008, effective September 1, 2025, an alcohol permit cannot be issued if a food permit has already been granted.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE ON SECOND READING ORDINANCE NO. 2025-13; AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 2024-18 AND ESTABLISHING AND REESTABLISHING FEES AND CHARGES FOR ACTIVITIES, GOODS AND SERVICES PROVIDED BY THE CITY. 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

6. RESOLUTIONS:

A. CONSIDER RESOLUTION NO. 2025-R66; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PAY REGULAR INVOICES AND BILLS FROM SPECIFIC PROVIDERS OF GOODS AND SERVICES, IN ACCORDANCE WITH THE APPROVED ANNUAL BUDGET, AND IN ACCORDANCE WITH SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER.

Director Buckelew continued with the resolution authorizing the city manager to pay regular invoices and bills. The state law competitive bidding threshold requirements recently changed with the 89th Legislature from \$50,000 to \$100,000. Expenditures that exceed \$100,000 must come before council for approval. To streamline the process, a procurement list was created with purchases that have been budgeted for in the current fiscal year and that meet requirements under Texas Municipal Procurement Laws.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER SCOTT, TO APPROVE RESOLUTION NO. 2025-R66; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PAY REGULAR INVOICES AND BILLS FROM SPECIFIC PROVIDERS OF GOODS AND SERVICES, IN ACCORDANCE WITH THE APPROVED ANNUAL BUDGET, AND IN ACCORDANCE WITH SECTION 6.08 OF THE CITY OF BOERNE'S HOME RULE CHARTER. 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. CONSIDER RESOLUTION NO. 2025-R67; A RESOLUTION DESIGNATING SIGNATORIES FOR THE DEPOSITORY FINANCIAL INSTITUTION FOR THE FUNDS OF THE CITY OF BOERNE, TEXAS.

Director Buckelew stated that the city holds several different depository

accounts at Frost Bank. It was recently noted that the signatories between accounts were inconsistent. This resolution will standardize all depository accounts to reflect the same authorized signatories.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE RESOLUTION NO. 2025-R67; A RESOLUTION DESIGNATING SIGNATORIES FOR THE DEPOSITORY FINANCIAL INSTITUTION FOR THE FUNDS OF THE CITY OF BOERNE, TEXAS. 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. CITY MANAGER'S REPORT:

Mayor Ritchie called on City Manager Ben Thatcher.

A. EXPRESSION OF GRATITUDE TO OUTGOING COUNCIL MEMBER QUINTEN SCOTT.

City Manager Thatcher began by thanking the City Council, staff, and Jim Sabonis with HillTop Securities for their excellent work in promoting Boerne and securing a favorable rate on the bonds. He then expressed his appreciation to outgoing City Council Member Quinten Scott for his years of dedicated service to the community, also extending gratitude to Mrs. Scott for the sacrifices she has made over the past six years.

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

The Council Members extended their appreciation and well wishes to Council Member Quinten Scott.

Council Member Scott complimented the City's website, noting that it is much

easier to navigate and more transparent than many other cities. He reflected on his time on City Council, sharing that there have been great moments and strong outcomes during his service. He stated that he is confident the Council is in good hands and expressed his belief that the needs of the community are being heard.

Mayor Pro Tem Wolosin thanked Council Member Macaluso for the way he has addressed concerns from his constituents regarding Buc-ee's.

Council Member Macaluso expressed his disappointment in the distrust some of his constituents have shared regarding Buc-ee's, noting that the current Council must weigh decisions made by previous administrations.

Mayor Ritchie reminded everyone that this week is Homecoming.

Council Member Bunker thanked Utilities Director Mike Mann for providing tours of the water treatment plant to Champion High School students. He also shared that Champion High School will play at home on Friday.

Council Member Scott closed by expressing gratitude to his wife, who supported him throughout his campaigns and was often out on the streets with him meeting voters.

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

Mayor Ritchie convened the City Council into Executive Session at 7:04 p.m.

Council Member Scott left the meeting at 7:04 p.m.

- A. SECTION 551.074: PERSONNEL MATTERS - TO INTERVIEW AND DELIBERATE THE SELECTION AND APPOINTMENT OF A QUALIFIED PERSON TO FILL THE UNEXPIRED TERM OF THE COUNCIL MEMBER FOR DISTRICT 3 AS PER THE CITY OF BOERNE'S HOME**

RULE CHARTER SECTION 3.08. (C).

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 8:23 p.m.

A. CONSIDER APPOINTMENT OF A QUALIFIED PERSON TO FILL THE UNEXPIRED TERM OF COUNCIL MEMBER FOR DISTRICT 3 AS PER THE CITY OF BOERNE’S HOME RULE CHARTER SECTION 3.08. (C), WHICH WILL EXPIRE IN MAY 2026.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPOINT KYLE MICKELSEN TO FILL THE UNEXPIRED TERM OF COUNCIL MEMBER FOR DISTRICT 3 AS PER THE CITY OF BOERNE’S HOME RULE CHARTER SECTION 3.08. (C), WHICH WILL EXPIRE IN MAY 2026. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

Absent: 1 - Council Member Scott

ADJOURNMENT

Mayor Ritchie adjourned the City Council meeting at 8:24 p.m.

Approved:

Mayor

Attest:

City Secretary