

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**JANUARY 27, 2026 – 6:00 PM**

Minutes of the Regular Called City Council Meeting of January 27, 2026.

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

**Staff Present:** Ben Thatcher, Ryan Bass, Jeff Carroll, Lori Carroll, Nathan Crane, Maria Garcia, Bria Jackson, Lissette Jimenez, Mick McKamie, Terry Nolan, Mike Raute, Misti Rains, Kristy Stark, Andrew Wilkinson, Chastity Valdes, and Danny Zincke.

**Registered/Recognized Guests:** Nelia Zapata, Dana Mathes, Kel Hoffman, and Heather Bateman.

**1. CALL TO ORDER – 6:00 PM**

Mayor Ritchie called the City Council 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. PUBLIC COMMENTS:**

Dana Mathes, 164 Creek Springs spoke regarding the agenda item related to

the Buc-ee's development.

#### **4. CONSENT AGENDA:**

Council Member Macaluso asked that Consent Agenda item 4.C. be removed from the Consent Agenda and considered separately.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE ITEMS 4.A, 4.B., 4.D. AND 4.E. 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 MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JANUARY 13, 2026.**

THE MINUTES WERE APPROVED.

**B. CONSIDER RESOLUTION NO. 2026-R03; A RESOLUTION OF THE CITY OF BOERNE, TEXAS AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT WITH MAGUIRE IRON, INC. FOR THE REPLACEMENT OF THE ESPERANZA ELEVATED RECLAIMED WATER TANK RISER PIPE FOR AN AMOUNT NOT TO EXCEED \$116,300.**

THE RESOLUTION WAS APPROVED.

**D. CONSIDER ON SECOND 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 ORDINANCE WAS APPROVED.

**E. CONSIDER THE MAYORAL APPOINTMENTS TO THE BOERNE PUBLIC LIBRARY ADVISORY BOARD AND TO THE ZONING BOARD OF ADJUSTMENTS AND APPEALS.**

THE MAYORAL APPOINTMENTS WERE APPROVED.

**C. CONSIDER RESOLUTION NO. 2026-R04; A RESOLUTION AMENDING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE AND BUC-EE'S.**

Council Member Macaluso addressed concerns raised during public comments regarding the Buc-ee's project. Discussion included back-and-forth clarification on exhibits, alternative fencing options, city property ownership considerations, and TxDOT's standard process for signage. Staff noted that any signage located on the property will require a permit, and that TxDOT signage is estimated to take approximately nine months for completion.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2026-R04; A RESOLUTION AMENDING THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE AND BUC-EE'S. 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

#### **REGULAR AGENDA:**

#### **5. RESOLUTIONS:**

**A. CONSIDER RESOLUTION NO. 2026-R05; A RESOLUTION RESCINDING RESOLUTION NO. 2026-R01, CORRECTING THE OFFICIALS TO BE ELECTED, AND ESTABLISHING PROCEDURES FOR A GENERAL ELECTION FOR MAY 2, 2026. (Considerar la resolución número 2026-r05; una resolución que rescinde la resolución**

número 2026-r01, corrige a los funcionarios a ser elegidos y establece los procedimientos para la elección general del 2 de mayo de 2026.)

Mayor Ritchie called on Lori Carroll, City Secretary, who explained that the resolution approved by City Council at the January 10 meeting calling for the election contained a clerical error that was discovered after the meeting. Resolution 2026-R05 corrects the error.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE RESOLUTION NO. 2026-R05; A RESOLUTION RESCINDING RESOLUTION NO. 2026-R01, CORRECTING THE OFFICIALS TO BE ELECTED, AND ESTABLISHING PROCEDURES FOR A GENERAL ELECTION FOR MAY 2, 2026. (CONSIDERAR LA RESOLUCIÓN NÚMERO 2026-R05; UNA RESOLUCIÓN QUE RESCINDE LA RESOLUCIÓN NÚMERO 2026-R01, CORRIGE A LOS FUNCIONARIOS A SER ELEGIDOS Y ESTABLECE LOS PROCEDIMIENTOS PARA LA ELECCIÓN GENERAL DEL 2 DE MAYO DE 2026.). 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

**B. CONSIDER RESOLUTION NO. 2026-R06; A RESOLUTION AUTHORIZING THE SUBMITTAL OF GRANTS TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT (TPWD) UNDER THE RECREATIONAL TRAILS GRANT PROGRAM AND DESIGNATING THE CITY'S PARKS & RECREATION DIRECTOR AS THE AUTHORIZED REPRESENTATIVE FOR THE GRANT PROGRAMS.**

Mayor Ritchie called on Lissette Jimenez, Parks and Recreation Director, who explained that, in order to apply for a trails grant, she must be designated as the City's authorized representative for the grant. If awarded, the grant would fund 80 percent of the project, with the City responsible for the remaining 20 percent. Grant funds, if awarded, would be used for the pedestrian bridge on Old No. 9.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER MICKELSEN, TO APPROVE RESOLUTION NO. 2026-R06; A RESOLUTION AUTHORIZING THE SUBMITTAL OF GRANTS TO THE TEXAS PARKS AND WILDLIFE DEPARTMENT (TPWD) UNDER THE RECREATIONAL TRAILS GRANT PROGRAM AND DESIGNATING THE CITY'S PARKS & RECREATION DIRECTOR AS THE AUTHORIZED REPRESENTATIVE FOR THE GRANT PROGRAMS. 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

**C. CONSIDER RESOLUTION NO. 2026-R07; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE 1.098 ACRES LOCATED IN THE M.I. LEAL SURVEY 180, ABSTRACT 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS AND BEING THAT CALLED LOT 2, BLOCK 1, OF WOODLANDS SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 222, PLAT RECORDS OF KENDALL COUNTY, TEXAS. (134 Medical)**

Mayor Ritchie called on Jeff Carroll, Engineering and Mobility Director to discuss the proposed purchase of property on Medical Drive. Mr. Carroll displayed a map showing the location of the property and noted the proposed purchase price of \$215,000, plus associated costs. The property could be used for future trail connections, passive park or open space projects and floodplain improvements that could help lessen localized flooding nearby.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER MACALUSO, TO APPROVE RESOLUTION NO. 2026-R07; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE 1.098 ACRES LOCATED IN THE M.I. LEAL SURVEY 180, ABSTRACT 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS AND BEING THAT CALLED LOT 2, BLOCK 1, OF WOODLANDS SUBDIVISION AS RECORDED IN VOLUME 5, PAGE 222, PLAT RECORDS OF KENDALL COUNTY, TEXAS. (134 MEDICAL). 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

**D. CONSIDER RESOLUTION NO. 2026-R08; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, SUPPORTING THE KENDALL COUNTY APPRAISAL DISTRICT BUILDING EXPANSION PROJECT LOCATED AT 118 MARKET AVENUE, BOERNE, TEXAS.**

Mayor Ritchie called on City Manager Ben Thatcher to provide information regarding the item concerning consideration of support for the expansion of the Kendall Appraisal District building. Mr. Thatcher explained that the facility was constructed approximately 15 years ago and that an increase in property tax protests has created the need to expand the building. He noted that a majority of the taxing entities must adopt resolutions of support for the project. The City's estimated portion of the cost would be approximately \$11,000 to \$12,000 annually. City Manager Thatcher also provided an overview of the proposed project.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER MICKELSEN, TO APPROVE RESOLUTION NO. 2026-R08; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, SUPPORTING THE KENDALL COUNTY APPRAISAL DISTRICT BUILDING EXPANSION PROJECT LOCATED AT 118 MARKET AVENUE, BOERNE, TEXAS. 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

**6. CITY MANAGER'S REPORT:**

**A. MONTHLY PROJECTS UPDATE.**

City Manager Thatcher provided an update on various city projects.

He also expressed appreciation to all city staff and community partners for their efforts during the recent weather event.

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

Council Member Macaluso stated that he feels the public at times takes city staff for granted. He noted that there were no significant issues during the recent severe weather event. He expressed appreciation to the citizens who voiced their input regarding the Buc-ee’s project and also thanked Buc-ee’s for working cooperatively with the City.

Mayor Ritchie offered kudos to city staff and residents for their efforts during the weather event and also commended Buc-ee’s for its cooperation with the City.

**8. ADJOURNMENT**

Mayor Ritchie adjourned the City Council Meeting at 6:31 p.m.

Approved:

\_\_\_\_\_  
Mayor

Attest:

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City Secretary