

MINUTES
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
MARCH 11, 2025 – 6:00 PM

Minutes of the Regular Called City Council Meeting of March 11, 2025.

Present: 5 - Mayor Frank Ritchie, Mayor Pro Tem Ty Wolosin, Council Member Sharon D. Wright, Council Member Quinten Scott, and Council Member Joseph Macaluso

Absent: 1 - Council Member Bret A. Bunker

Present: Ben Thatcher, Sarah Buckelew, Lori Carroll, Nathan Crane, Mike Mann, Nick Montagno, Danielle Montes, Natalie Morgan, Mike Raute, Chris Shadrock, Natalie Shults, Kristy Stark, Chastity Valdes, and Danny Zincke.

Recognized/Registered Guests: Eddie Hill, Drew and Sookie Oltyan, Len Brimhall, and Whit and Jimi Main.

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 Pastor Neil Vanderbush of the Messiah Lutheran 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:

Eddie Hill, 29080 Old Fredricksburg Road stated that he was representing the local pickle ball players to express gratitude for painting and refurbishing the pickle ball courts.

4. 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 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, and Council Member Macaluso

A. CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF FEBRUARY 25, 2025.

THE MINUTES WERE APPROVED.

B. CONSIDER UPDATES TO THE CITY'S RECORDS MANAGEMENT PLAN

THE RECORDS MANAGEMENT PLAN WAS APPROVED.

C. CONSIDER ON SECOND READING ORDINANCE NO. 2025-01; 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, ZONING 71.12 ACRE TRACT FROM A HOL-INTERIM HOLDING ZONING DISTRICT TO R2-N NEIGHBORHOOD RESIDENTIAL ZONING DISTRICT, LOCATED AT WEST STATE HIGHWAY 46 (KAD NO. 307605 AND 316184; A10360 - SURVEY 179 NEWTON & TAYLOR 71.12 ACRES) TO ALLOW FOR A SINGLE-FAMILY SUBDIVISION. (Forestar (USA) Real Estate Group Inc. and Continental Homes of Texas, LP) (Spencer Ranch)

THE ORDINANCE WAS APPROVED.

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:**A. RECEIVE THE ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FROM ABIP, PC FOR FISCAL YEAR 2023-2024. (Receive the report from the auditors)**

Mayor Ritchie called on Sarah Buckelew, Finance Director to provide information on the Annual Comprehensive Financial Report (ACFR). Director Buckelew stated that this report was prepared in accordance with the Home Rule Charter, as well as State statutes and generally accepted accounting principles for government. In addition to meeting legal requirements, this report reflects the city's commitment to full financial disclosure and transparency. Director Buckelew introduced Janet Pittman, a CPA and partner at ABIP, PC to review the results of the 2023-2024 ACFR audit. Ms. Pittman stated that because the city is a local government there is an additional layer of standards to follow. In the their independent audit opinion, the findings are "unmodified" which is the best opinion you can get from an independent audit. Also as part of the audit, it was determined that the city is in compliance with the Public Funds Investment Act. A full copy of the report was provided to the city council.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY COUNCIL MEMBER MACALUSO, TO RECEIVE THE ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) FROM ABIP, PC FOR FISCAL YEAR 2023-2024. (RECEIVE THE REPORT FROM THE AUDITORS). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, and Council Member Macaluso

B. RECEIVE THE POPULAR ANNUAL FINANCIAL REPORT (PAFR) FOR FISCAL YEAR 2023-2024.

Director Bucklew continued with the purpose of the Popular Annual Financial Report (PAFR) which is a summary and a simplified version of the Annual Comprehensive Financial Report making it more understandable to the general public. The City received an award in the past for this report.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER SCOTT, TO RECEIVE THE POPULAR ANNUAL FINANCIAL REPORT (PAFR) FOR FISCAL YEAR 2023-2024. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, and Council Member Macaluso

C. CONSIDER ON FIRST READING ORDINANCE NO. 2025-03; AN ORDINANCE AMENDING THE CITY OF BOERNE CODE OF ORDINANCES, CHAPTER 2. ADMINISTRATION, ARTICLE IV RECORDS MANAGEMENT PROGRAM, ADDING SECTIONS 2-104 PUBLIC INFORMATION REQUESTS; ADOPTING HOUSE BILL 3033 (2023) VEXATIOUS REQUESTORS PROVIDING FOR A SEVERABILITY CLAUSE.

Mayor Ritchie called on Lori Carroll, City Secretary. Secretary Carroll provided information on House Bill 3033 which was passed in the last legislative session which addresses vexatious requestors. HB 3033 amended Government Code 552.275 allowing the city to establish monthly and annual time limits on the amount of personnel time dedicated to fulfilling public information requests.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE ON FIRST READING ORDINANCE NO. 2025-03; AN ORDINANCE AMENDING THE CITY OF BOERNE CODE OF ORDINANCES, CHAPTER 2. ADMINISTRATION, ARTICLE IV RECORDS MANAGEMENT PROGRAM, ADDING SECTIONS 2-104 PUBLIC INFORMATION REQUESTS; ADOPTING HOUSE BILL 3033 (2023) VEXATIOUS REQUESTORS PROVIDING FOR A SEVERABILITY CLAUSE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, and Council Member Macaluso

6. RESOLUTIONS:

A. **CONSIDER RESOLUTION NO. 2025-R13; A RESOLUTION ADOPTING THE 2025 CITY OF BOERNE ROLLING TEN YEAR PLAN.**

Mayor Ritchie called on Nick Montagno, Operations Manager. Manager Montagno reviewed the objectives of the Rolling Ten Year Plan, which was created to consolidate and summarize all the city's major strategic documents into one comprehensive, easy to read document. He provided the elements of the Plan noting that the Arts and Culture Strategic Plan was adopted in 2024 and anticipates adding the Downtown Plan next year. He provided a comparison of the number of projects in the plan as compared to last year to include the number of projects that have been completed.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER MACALUSO, TO APPROVE RESOLUTION NO. 2025-R13; A RESOLUTION ADOPTING THE 2025 CITY OF BOERNE ROLLING TEN YEAR PLAN. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, and Council Member Macaluso

B. **CONSIDER RESOLUTION NO. 2025-R14; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CHANGE ORDER NO. 1 TO THE AGREEMENT BETWEEN THE CITY OF BOERNE AND BADECO BORING & UTILITIES FOR CONSTRUCTION OF THE EAST LOOP NATURAL GAS MAIN - PHASE 2 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$854,450.**

Mayor Ritchie called on Mike Mann, Utilities Director, to present the proposed change order for the East Loop Natural Gas Main, Phase 2 project. Director Mann provided a schematic illustrating the operation of the utility system and explained the necessity of the project. The upgrade involves increasing the gas pipeline diameter from six inches to eight inches, allowing for greater gas

capacity in the northeastern portion of the system. He also outlined the project's funding details. A discussion followed regarding residential meter sizes, the use of smart thermostats, and strategies for identifying excessive gas consumption. Director Mann stated that he forgot about the previous change order for this project, so if council decides to approve this agenda item, the motion should state Change Order 2.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2025-R14; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CHANGE ORDER NO. 2 TO THE AGREEMENT BETWEEN THE CITY OF BOERNE AND BADECO BORING & UTILITIES FOR CONSTRUCTION OF THE EAST LOOP NATURAL GAS MAIN - PHASE 2 FOR A TOTAL CONTRACT AMOUNT NOT TO EXCEED \$854,450. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, and Council Member Macaluso

7. CITY MANAGER'S REPORT:

A. RECOGNITION OF THE PATRICK HEATH PUBLIC LIBRARY FOR RECEIVING THE 2024 ACHIEVEMENT OF LIBRARY EXCELLENCE AWARD FROM THE TEXAS MUNICIPAL LIBRARY DIRECTOR'S ASSOCIATION.

Mayor Ritchie invited Natalie Shults, Library Director, to present information on the 2024 Achievement of Library Excellence Award, which was awarded to the Patrick Heath Public Library by the Texas Municipal Library Director's Association. She noted that the Patrick Heath Public Library is one of only 102 out of 542 libraries in Texas to receive this prestigious recognition.

B. RECOGNITION OF THE FINANCE DEPARTMENT FOR RECEIVING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) AWARD.

Director Buckelew provided information on the city's recognition of receiving the Certificate of Achievement for Excellence in Financial Reporting for the 37th consecutive year. This recognition is the highest form of recognition for excellence in state and local government in the area of governmental accounting and financial reporting.

C. BOERNE LISTENS - A COMMUNITY SURVEY FOLLOW-UP. (Focusing on Water)

City Manager Ben Thatcher spoke about the 2024 Citizen Survey, highlighting the wealth of valuable information it provided. He announced that, moving forward, he will present key takeaways from the survey at the first council meeting each month. This evening’s discussion focused on water. As part of the discussion, City Manager Thatcher asked each council member to read a comment from their district related to water concerns. He then invited Utilities Director Mann to respond to the comments. The conversation covered several key topics, including the development of a long-term roadmap through 2070, conservation and water allocation, investments in reclaimed water for currently unserved areas, rain and HVAC water catchment, the feasibility of treating reclaimed water for potable use, and the potential creation of a Super Fund.

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

9. ADJOURNMENT

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

Approved:

Mayor

Attest:

City Secretary