

MINUTES
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
JULY 14, 2026 – 6:00 PM

Minutes of the Regular Called City Council Meeting of July 14, 2026.

Staff Present: Zach Barrera, Mike Brinkmann, Sarah Buckelew, Lori Carroll, Nathan Crane, Lissette Jimenez, Abigail Knott, Mick McKamie, Mike Raute, Kristy Stark, Chastity Valdes, and Danny Zincke.

Recognized / Registered Guests: Heather Bateman and Jim Sabonis

1. CALL TO ORDER – 6:00 PM

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

Mayor Ritchie called on Reverend Ann Marie Quigley-Swanson with the 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.

Mayor Ritchie announced that Consent Agenda item D will not be considered at the request of the applicant.

4. CONSENT AGENDA:

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE THE CONSENT AGENDA ITEMS A, B, AND C AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - 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 JUNE 23, 2026.

THE MINUTES WERE APPROVED.

B. CONSIDER RESOLUTION NO. 2026-R35; A RESOLUTION APPOINTING THOMAS PRICE TO THE KENDALL APPRAISAL DISTRICT BOARD OF DIRECTORS TO FULFILL THE UNEXPIRED TERM VACATED BY JOHN WOOLARD, WITH THE TERM EXPIRING DECEMBER 31, 2027.

THE RESOLUTION WAS APPROVED.

C. CONSIDER RESOLUTION NO. 2026-R36; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOERNE, TEXAS AND KENDALL COUNTY, TEXAS FOR CONSTRUCTION AND FUNDING OF DRAINAGE IMPROVEMENTS PROJECTS.

THE RESOLUTION WAS APPROVED.

D. CONSIDER RESOLUTION NO. 2026-R37; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, RESCINDING RESOLUTION NO. 2026-R31 TO CHANGE THE DATE OF THE PUBLIC HEARING ON THE PROPOSED ANNEXATION OF APPROXIMATELY 13.4 ACRES OF LAND LOCATED ALONG THE 31300 BLOCK OF IH-10, BY THE CITY OF BOERNE, TEXAS; SETTING THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING. (Rescinds the previously scheduled July 28, 2026, public hearing and sets the public hearing for August 25, 2026, at 6:00 p.m. for the proposed annexation.)

NO ACTION TAKEN.

REGULAR AGENDA:**5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:****A. PRESENTATION OF THE FINAL PLAN OF FINANCE TO FUND THE 2026 CAPITAL IMPROVEMENT PLAN AND ECONOMICALLY REFUND DEBT.**

Mayor Ritchie stated that agenda items 5A and 6A will be discussed together as they are related.

Mayor Ritchie called on Finance Director Sarah Buckelew, who reviewed the three potential debt issuances, including financing for the new fire station and the refinancing of two existing debt obligations. She noted that the proposed issuances would not result in an increase to the City's tax rate. Director Buckelew also reported that the new fire engine is expected to be delivered in November. Jim Sabonis, Managing Director of Hilltop Securities, provided an overview of the current tax-exempt bond market. Director Buckelew concluded with a review of the next steps in the financing process. Council discussed the proposed refinancing of the existing debt obligations.

6. RESOLUTIONS:**A. CONSIDER RESOLUTION NO. 2026-R38; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AUTHORIZING AND APPROVING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; COMPLYING WITH THE REQUIREMENTS CONTAINED IN SECURITIES AND EXCHANGE COMMISSION RULE 15C2-12; AND PROVIDING AN EFFECTIVE DATE.**

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE RESOLUTION NO. 2026-R38; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AUTHORIZING AND APPROVING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION; COMPLYING WITH THE REQUIREMENTS CONTAINED IN SECURITIES AND EXCHANGE COMMISSION RULE 15C2-12; AND PROVIDING AN EFFECTIVE DATE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

B. CONSIDER RESOLUTION NO. 2026-R39; 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 INTERMOUNTAIN SLURRY SEAL, INC. FOR THE 2026 STREET PRESERVATION (SLURRY SEAL) PROJECT FOR AN AMOUNT NOT TO EXCEED \$196,994.

Mayor Ritchie called on Abigail Knott, City Engineer. Engineer Knott reviewed the City's 10-year Street Maintenance Program, which was established in 2022. She provided an overview of the slurry seal process and explained its benefits in preserving pavement and extending the life of roadways. Engineer Knott displayed a map identifying the streets proposed to receive slurry seal treatment and noted that the City utilized the TIPS Cooperative Purchasing Program to obtain competitive bids for the project. Council discussed the proposed 5% construction contingency, previous street maintenance projects, and the effectiveness of slurry seal in improving pavement condition and extending pavement life.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY COUNCIL MEMBER MICKELSEN, TO APPROVE RESOLUTION NO. 2026-R39; 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 INTERMOUNTAIN SLURRY SEAL, INC. FOR THE 2026 STREET PRESERVATION (SLURRY SEAL) PROJECT FOR AN AMOUNT NOT TO EXCEED \$196,994. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

C. CONSIDER RESOLUTION NO. 2026-R40; A RESOLUTION OF THE CITY OF BOERNE AUTHORIZING THE APPLICATION FILING TO THE TEXAS WATER DEVELOPMENT BOARD FOR FUNDING UNDER THE WATER SUPPLY AND INFRASTRUCTURE GRANT AND DESIGNATING THE CITY MANAGER AS THE AUTHORIZED REPRESENTATIVE FOR ALL MATTERS RELATED TO THE APPLICATION AND GRANT ADMINISTRATION.

Mayor Ritchie called on Utilities Director Mike Brinkmann. Director Brinkmann stated that staff is requesting approval to submit an application to the Texas Water Development Board Water Supply and Infrastructure Grant Program for up to \$2 million to help fund construction of the City's planned Granular Activated Carbon (GAC) treatment system at the Water Treatment Plant. He explained that shovel-ready projects receive greater consideration for funding. If awarded, the grant would help offset construction costs as well as professional engineering services associated with the project. Assistant City Manager Kristy Stark added that the City continues to actively pursue grant opportunities to help fund capital improvement projects whenever possible.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE RESOLUTION NO. 2026-R40; A RESOLUTION OF THE CITY OF BOERNE AUTHORIZING THE APPLICATION FILING TO THE TEXAS WATER DEVELOPMENT BOARD FOR FUNDING UNDER THE WATER SUPPLY AND INFRASTRUCTURE GRANT AND DESIGNATING THE CITY MANAGER AS THE AUTHORIZED REPRESENTATIVE FOR ALL MATTERS RELATED TO THE APPLICATION AND GRANT ADMINISTRATION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

7. CITY MANAGER'S REPORT:

A. PRESENTATION AND DISCUSSION REGARDING THE 2026 BOERNE PARKS SURVEY RESULTS.

Mayor Ritchie called on Assistant City Manager Danny Zincke. Assistant City Manager Zincke presented the results of the City's Parks and Recreation Community Survey conducted by OnPointe. He explained that the survey was open to the public, with 74% of respondents identifying themselves as Boerne residents. The survey responses were primarily focused on recreational amenities rather than team sports. Assistant City Manager Zincke reviewed the key findings, including the top eight priorities identified by respondents, and compared the results to a similar survey conducted in 2012. He noted that safety, aquatics, and natural areas remained important priorities. Survey results indicated that 71% of respondents rarely or never visit the City's current pool, while 87% supported replacing or renovating the existing facility. He also provided information regarding the City's planned Volkspark and Waterworks parks. Additionally, he noted that approximately 80% of survey participants were not members of the YMCA, and 31% supported expanding the City cemetery. Assistant City Manager Zincke explained that many of the survey results align with the City's existing plans, including development of Volkspark, expansion of trails, improvements to aquatics, and preservation of natural areas. The survey also highlighted community interest in Waterworks design, future phases of Volkspark, and development of a city lake. He noted that funding has not yet been allocated for several of these projects. Council discussion followed regarding preserving trees and water resources, available funding, the importance of listening to residents' priorities, and the observation that approximately 75% of organized field sport participants do not reside within the City of Boerne. Assistant City Manager Zincke also noted that property for Volkspark development was acquired in 2022 and is now entering the development phase.

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

Assistant City Manager Danny Zincke reported that the City's Emergency Operations Center (EOC) had been activated to a Level 3 in preparation for potential flooding. He stated that barricades had been deployed to affected areas and swift water rescue personnel had been activated. He also noted that

Boerne City Lake was at full capacity but had been closed due to weather conditions.

Mayor Ritchie expressed his appreciation to the City's public safety personnel, street crews, and utilities staff for their preparedness and dedication in advance of the anticipated severe weather. He stated that Council is grateful for all of the City of Boerne employees whose hard work continues to make Boerne a great community.

Mayor Ritchie also congratulated the Boerne Little League team on winning the 2026 Texas West State Championship and expressed hope that the team would once again advance to the Little League World Series in Williamsport.

9. ADJOURNMENT

Mayor Ritchie adjourned the City Council meeting at 6:49 p.m.

Approved:

Mayor

Attest:

City Secretary