

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

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

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

Staff Present: Ben Thatcher, Sarah Buckelew, Lori Carroll, Nathan Crane, Lissette Jimenez, Mick McKamie, Danielle Montes, Mike Raute, Cheryl Rogers, Kristy Stark, Chastity Valdes and Andrew Wilkinson.

Recognized/Registered Guests: Matt McCall and Joe and Heather Bateman.

1. CALL TO ORDER – 6:00 PM

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

Mayor Ritchie called on Rabbi Yossi with Chabad of Boerne 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:

Matt McCall, 678 Rosewood spoke regarding his family home at 678 Rosewood, asking the City Council to reconsider the vested rights ruling last year. He

stated that he is not asking to vest out of the FEMA rules.

4. CONSENT AGENDA:

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

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

A. CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING OF JANUARY 23, 2025 (EMERGENCY MANAGEMENT), THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF JANUARY 28, 2025, AND THE MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING OF JANUARY 30, 2025 (WINTER STRATEGY WORKSHOP).

THE MINUTES WERE APPROVED.

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

A. PRESENTATION, PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2025-02; AN ORDINANCE ANNEXING APPROXIMATELY 0.927 ACRES OF COUNTY ROAD RIGHT-OF-WAY, BEING A PORTION OF THAT CERTAIN 1.382 ACRE TRACT OF LAND CONVEYED TO KENDALL COUNTY IN INSTRUMENT RECORDED IN VOLUME 533, PAGES 728-734, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, AND A PORTION OF THE REMAINING PIECE OF A 50.78 ACRE TRACT OF LAND (KAD PARCEL# 11550) DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 79, PAGES 225-226, DEED RECORDS, KENDALL COUNTY, TEXAS, INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS

AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY. (Roadway annexation at the request of Kendall County)

Mayor Ritchie called on Cheryl Rogers, City Engineer to discuss the proposed roadway annexation. She displayed a map of the area under consideration for annexation stating that Kendall County requested that the roadway be annexed in compliance with House Bill 1949.

Mayor Ritchie opened the Public Hearing at 6:12 p.m.

Ricky Pfeiffer, 213 Cascade Caverns Road stated that a portion of the roadway under consideration for annexation was deeded to the Kendall County, however a separate portion is privately owned and the property owner is paying taxes on that portion.

Mayor Ritchie closed the Public Hearing at 6:13 p.m.

City Manager Thatcher stated that staff will research the matter and have answers before the second reading of the ordinance is considered.

Mr. Pfeiffer asked the width of the area being annexed. City Engineer Rogers stated the majority of the of the area is approximately 51' wide.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE ON FIRST READING ORDINANCE NO. 2025-02; AN ORDINANCE ANNEXING APPROXIMATELY 0.927 ACRES OF COUNTY ROAD RIGHT-OF-WAY, BEING A PORTION OF THAT CERTAIN 1.382 ACRE TRACT OF LAND CONVEYED TO KENDALL COUNTY IN INSTRUMENT RECORDED IN VOLUME 533, PAGES 728-734, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, AND A PORTION OF THE REMAINING PIECE OF A 50.78 ACRE TRACT OF LAND (KAD PARCEL# 11550) DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 79, PAGES 225-226, DEED RECORDS, KENDALL COUNTY, TEXAS, INTO THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY. (ROADWAY ANNEXATION AT THE REQUEST OF KENDALL COUNTY). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

B. RECEIVE THE FIRST QUARTER FINANCIAL AND INVESTMENT REPORT FOR FISCAL YEAR 2025.

Mayor Ritchie invited Sarah Buckelew, Finance Director, to present the quarterly financial and investment report. Ms. Buckelew provided an overview, stating that revenues are on track, with sales tax and ad valorem tax collections meeting budget expectations. She reported that other governmental and utility revenues are also on track, and expenses are within budget for all funds.

Ms. Buckelew also provided an update on the equipment line of credit, as she committed to doing when the line of credit was approved in May of last year. She noted that the last transaction occurred on December 18, 2024, making this the first quarterly report since that transaction.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BUNKER, TO RECEIVE AND APPROVE THE FIRST QUARTER FINANCIAL AND INVESTMENT REPORT FOR FISCAL YEAR 2025. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

6. RESOLUTIONS:

A. CONSIDER RESOLUTION NO. 2025-R08; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS CONSENTING TO THE CREATION OF KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3B OVER 679.849 ACRES OF LAND. (Consent to the creation of KCWCID No. 3B, Corley Farms)

Mayor Ritchie called on Kristy Stark, Assistant City Manager, to provide an overview of the Kendall County Water Control and Improvement Districts (KCWCID) 3A and 3B for Corley Farms.

ACM Stark stated that city staff received a request petitioning the City of consent to annex 679.849 acres of land into the KCWCID 3B. This land is being excluded from KCWCID 3A. As per State statute, no land within the corporate limits of a city or within the extraterritorial jurisdiction (ETJ) of a city shall be included within WCID unless such city grants written consent. ACM Stark noted that no development is currently planned within this district. She emphasized that any future development proposals would require council review and approval. A plat of the area was shared with the council for reference.

During the discussion, it was clarified that the WCIDs were established by legislative action, that water service would be provided by SAWS, that the property lies within the city's ETJ, and the importance of the sewer connection.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2025-R08; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS CONSENTING TO THE CREATION OF KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3B OVER 679.849 ACRES OF LAND. (CONSENT TO THE CREATION OF KCWCID NO. 3B, CORLEY FARMS). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

B. CONSIDER RESOLUTION NO. 2025-R09; 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 MUSCO SPORTS LIGHTING, LLC FOR SPORTS FIELD LIGHTING FIXTURES AND INSTALLATION SERVICES AT CITY PARK AND NORTHRUP PARK FOR AN AMOUNT NOT TO EXCEED \$793,174.

Mayor Ritchie called on Lissette Jimenez, Parks and Recreation Director to provide the information on the need for upgraded lighting at Northrup Park Adult Softball field number 11 and City Park Soccer Fields 1, 3, and 4. She reviewed the benefits of the MUSCO Lighting System as having adjustable light levels, remote control and monitoring, and Dark Sky compliant. She also discussed the total cost of the project. Director Jimenez stated that completion for both parks should be in the summer of 2025. She does not anticipate that the installation of the lights will interfere with the soccer league.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER MACALUSO, TO APPROVE RESOLUTION NO. 2025-R09; 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 MUSCO SPORTS LIGHTING, LLC FOR SPORTS FIELD LIGHTING FIXTURES AND INSTALLATION SERVICES AT CITY PARK AND NORTHRUP PARK FOR AN AMOUNT NOT TO EXCEED \$793,174. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

C. RECEIVE PUBLIC COMMENTS AND CONSIDER RESOLUTION NO. 2025-R10; A RESOLUTION NAMING THE NEWLY RENOVATED PLAYGROUND AT BOERNE CITY PARK “AMMIE’S PLAYGROUND”.

Director Jimenez continued with the discussion on naming the newly renovated playground at Boerne City Park, *Ammie's Playground*. She provided an overview of the criteria for naming a city facility and shared the background of the child in whose honor the playground will be named. Director Jimenez highlighted that the Boerne Parks Association spearheaded a community-driven campaign to enhance accessibility and inclusivity in Boerne's parks, successfully raising \$155,000 for the initiative.

Mayor Ritchie opened Public Comments at 6:44 p.m.

No comments were received.

Mayor Ritchie closed the Public Comments at 6:45 p.m.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE RESOLUTION NO. 2025-R10; A RESOLUTION NAMING THE NEWLY RENOVATED PLAYGROUND AT BOERNE CITY PARK “AMMIE’S PLAYGROUND”. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

7. CITY MANAGER'S REPORT:

Mayor Ritchie called on City Manager Ben Thatcher.

A. BOERNE LISTENS - A COMMUNITY SURVEY FOLLOW-UP

City Manager Thatcher provided an overview of the community survey. Survey results from 2021, 2023, and 2024 are available on the city's website. Notably, this year's survey included county residents. The city values community feedback, as demonstrated by its commitment to the listening campaign, which is reflected in the survey results.

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

Mayor Pro Tem asked City Attorney Mick McKamie about next steps for appeal of vested rights whether it was appropriate for the requestor to appeal to district court. He also mentioned that in the current legislative session, one of the bills proposed states a requirement of 70% of the voters must approve any bond projects.

Council Member Macaluso also spoke regarding bond projects, referring to the community survey that most of the comments regarding infrastructure relates to financing through bonds.

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

Mayor Ritchie convened the City Council into Executive Session at 7:00 p.m.

A. SECTION 551.071 - CONSULTATION WITH CITY ATTORNEY: VESTED RIGHTS.

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 7:22 p.m.

No action was taken.

11. ADJOURNMENT

Mayor Ritchie adjourned the City Council meeting at 7:22 p.m.

Approved:

Mayor

Attest:

City Secretary