

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**OCTOBER 22, 2024 – 6:00 PM**

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

**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:** Siria Arreola, Mike Raute, Ben Thatcher, Jeff Carroll, Sarah Buckelew, Danny Zincke, Chris Shadrock, Lissette Jimenez, Kristy Stark, Ryan Bass, Mike Mann, Liz Huvalla, Franci Linder, Nathan Crane, Tyler Cain, JoAnmarie Andrade, and Chastity Valdes. Mick McKamie was present via zoom at 6:00 PM.

**Recognized / Registered Guests:** Michael Malley, Richard Lee, Frank Valadez, and Ashley Farrimond.

**1. CALL TO ORDER – 6:00 PM**

Mayor Ritchie called the 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:**

Michael Malley, 123 Village Park Dr., Boerne, spoke about the large number of people who play pickleball at the city's tennis courts and expressed concern regarding the current contract, specifically the availability of courts, especially for tournaments. Mr. Malley also submitted a document outlining the sections of the contract he would like to be reviewed.

**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 REGULAR CALLED CITY COUNCIL MEETING OF OCTOBER 8, 2024.**

THE MINUTES WERE APPROVED.

**B. CONSIDER RESOLUTION NO. 2024-R83; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND DELL FINANCIAL SERVICES FOR AN AMOUNT NOT TO EXCEED \$184,494.00. (Lease for computers)**

THE RESOLUTION WAS APPROVED.

**C. CONSIDER RESOLUTION NO. 2024-R84; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE COHESITY DATA PROTECT FROM FREE IT DATA SOLUTIONS, INC. FOR AN AMOUNT NOT TO EXCEED \$105,660.00. (Replacement software for data protection and integrity.)**

THE RESOLUTION WAS APPROVED.

**D. CONSIDER RESOLUTION NO. 2024-R85; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE**

**A CONTRACT BETWEEN THE CITY OF BOERNE AND KIMLEY-HORN, INC. FOR THE ON-CALL TRAFFIC ENGINEERING, TRAFFIC REVIEWS, AND ADA TRANSITION PLAN FOR AN AMOUNT NOT TO EXCEED \$525,000.00.**

THE RESOLUTION WAS APPROVED.

**REGULAR AGENDA:**

**5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:**

**A. RECEIVE PUBLIC COMMENT AND CONSIDER A VARIANCE TO ORDINANCE NO. 2002-29 CHAPTER 3, ALCOHOLIC BEVERAGES, SECTION 3-4 SALES NEAR SCHOOL, CHURCH, OR HOSPITAL. (ROBERT LEE, HILL & BACH CELLARS LLC, 265 N. MAIN ST)**

Mayor Ritchie called on Nathan Crane, Planning Director, to present details about the proposed wine tasting location and ancillary food options. Director Crane discussed the minimum required distance of 300 feet between a school and an alcohol establishment, noting that the proposed location is 127 feet away. He reminded the council of the previously approved variance. Director Crane also noted the importance of securing the necessary approvals, including TABC, which is pending the variance. Director Crane stated applicant was here to present and called on Ashley Farrimond, who introduced Richard Lee and Frank Valadez. Ms. Farrimond noted they are still waiting on TABC approval, which is contingent on the variance. Mr. Lee explained plans to add a wall to the location for security and also highlighted the business' ties to the local community. Mr. Valadez shared that his son attends the 18+ program, further linking the business to local initiatives. Mr. Valadez stated that, since the property is already zoned C3, only a variance is needed to move forward with the proposed business.

Mayor Ritchie opened the Public Hearing at 6:25 p.m.

No comments were received.

Mayor Ritchie closed the Public Hearing at 6:25 p.m.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BUNKER TO APPROVE A VARIANCE TO ORDINANCE NO. 2002-29 CHAPTER 3, ALCOHOLIC BEVERAGES, SECTION 3-4 SALES NEAR SCHOOL, CHURCH, OR HOSPITAL. (ROBERT LEE, HILL & BACH CELLARS LLC, 265 N. MAIN ST) 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. PRESENTATION BY NEWGEN REGARDING PROPOSED WATER AND WASTEWATER RATE UPDATES**

Mayor Ritchie called on Sarah Buckelew, Finance Director, to present the proposed new water rates. Director Buckelew began by thanking city employees for their help on the project and introduced NewGen, who outlined the impact of the proposed rate changes. Mr. Garrett with NewGen spoke on the financials, explaining that while the enterprise fund is intended to be self-sustaining, current water rates do not cover the full cost of services. He reviewed the proposed new rates and their impact on customers' bills.

**C. DISCUSSION ON TREE PRESERVATION ORDINANCE.**

Mayor Ritchie called on Ryan Bass, Environmental Program Manager, to present the city's tree ordinance. Ryan began by discussing the current stress on the urban forest, explaining the causes and how prolonged stress can result in tree death after about two years. He highlighted the impact of recent development projects on tree removals and outlined the process developers follow when removing trees near protected ones. Ryan mentioned that he personally visits contractors and walks the job sites to ensure compliance with the ordinance.

Ryan also reminded everyone about Arbor Day, which will be celebrated on November 12th.

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

**A. RECOGNIZE THE PLANNING DEPARTMENT FOR RECEIVING THE RICHARD R. LILLIE, FAICP PLANNING EXCELLENCE RECOGNITION FROM THE TEXAS CHAPTER OF THE AMERICAN PLANNING ASSOCIATION.**

City Manager Thatcher highlighted the Planning Department's recent award, noting that it was the first time the city had received such an honor. Nathan Crane, Planning Director, spoke on the achievement, mentioning that the city was one of only 53 in Texas to receive the award. He expressed his appreciation for the hard work and dedication of the staff in achieving this recognition.

**B. MONTHLY PROJECT UPDATES.**

City Manager Thatcher provided an update on the progress of various ongoing projects and highlighted new initiatives planned for the upcoming fiscal year.

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

Mayor Pro Tem Wolosin mentioned that he went to vote today and wanted to give a shout-out to Staci Decker for the quick and efficient process, thanks to her and her staff. He also expressed how great it was to see so many early voters. He reminded everyone about the Fire Department's fundraiser on November 2nd, which will be held at Main Plaza.

Council Member Wright seconded Mayor Pro Tem Wolosin's comments, noting that it was great to see so many people at the polls and that the voting process ran like a well-oiled machine.

Mayor Ritchie encouraged everyone to get out and vote.

Council Member Bunker thanked the community for coming out to support Barktoberfest. He also shared that he spoke with Rick Goodrich, who commended the collaboration between the school and the police department and thanked them for their efforts in keeping the school safe.

**8. EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE:**

Mayor Ritchie convened the City Council into Executive Session at 7:52 p.m.

- A. SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY. (NEAR S. MAIN ST.)**

No action was taken.

**9. 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 8:13 p.m. No action was taken.

**10. ADJOURNMENT**

Mayor Ritchie adjourned the City Council Meeting at 8:13 p.m.

Approved:

\_\_\_\_\_  
Mayor

Attest:

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City Secretary