

MINUTES
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
JUNE 24, 2025 – 6:00 PM

Minutes of the Regular Called City Council Meeting of June 24, 2025.

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

Staff Present: Ben Thatcher, Jeff Carroll, Lori Carroll, Manny Casarez, Nathan Crane, Robert Lee, Mike Mann, Mick McKamie, Mike Raute, Andrea Snouffer, Kristy Stark, Andrew Wilkinson, Chastity Valdes, Danny Zincke, and various Fire Department employees.

Recognized / Registered Guests: Heather Bateman, Justin Hobson, and Brian Nichols

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:

No comments were received.

4. CONSENT AGENDA:

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

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

A. CONSIDER THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 10, 2025.

THE MINUTES WERE APPROVED.

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

A. CONSIDER THE UN-TABLING OF ORDINANCE NO. 2025-07, AS DESCRIBED BELOW. (tabled on 6/10/2025)

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE THE UN-TABLING OF ORDINANCE NO. 2025-07, AS DESCRIBED BELOW. (TABLED ON 6/10/2025). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

B. CONSIDER ON FIRST READING ORDINANCE NO. 2025-07; 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, GRANTING A SPECIAL USE PERMIT (SUP) TO ALLOW A DRIVE-THRU IN THE C2-TRANSITIONAL COMMERCIAL ZONING DISTRICT WITHIN THE SOBO - SOUTH BOERNE OVERLAY DISTRICT AT COMMONS OF

MENGER UNIT 11, LOT 11A, GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF GALLANT FOX AND HERFF ROAD; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (At the request of Boerne Commons, Ltd.)

Mayor Ritchie called on Planning Director Nathan Crane who presented a map of the proposed development requesting a SUP. He shared the site plan, hours of operation, proposed access points, drive-thru stacking, landscape plan including a utility easement, and renderings similar to a Bee Cave project. The Planning & Zoning Commission recommended approval (5-2 vote). Eight stipulations were reviewed.

Council Discussion Highlights:

Mayor Ritchie acknowledged the developer's work but expressed concern the business type may not be appropriate for the area due to traffic impacts.

Mayor Pro Tem Wolosin asked for zoning clarification noting that restaurants are allowed, but the drive-thru requires a SUP. He stated that the brand should not influence decision. Jeff Carroll, Engineering and Mobility Director responded to his question regarding the number of vehicles that travel in the area, stating that the traffic study in 2023 cited 13,000 vehicles a day and noted the right-in/right-out with a deceleration lane is an efficient access design.

Council Member Bunker stated all successful businesses increase traffic and noted Herff Road traffic will grow until alternative access routes are developed.

Council Member Scott acknowledged traffic concerns and praised developer concessions to ensure quality development.

Council Member Bateman noted the project met P&Z scrutiny and developer agreed to stipulations. Emphasized responsible growth.

Council Member Macaluso confirmed occupancy is contingent on cul-de-sac completion. Asked about ADA parking potentially blocked by drive-thru.

Mayor Ritchie reiterated access from Gallant Fox is not feasible.

Justin Hobson, representing the developer confirmed Phase 2 depends on Phase 1 and committed to sidewalk accessibility and effective traffic flow via deceleration lane.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE ON FIRST READING ORDINANCE NO. 2025-07; 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, GRANTING A SPECIAL USE PERMIT (SUP) TO ALLOW A DRIVE-THRU IN THE C2 - TRANSITIONAL COMMERCIAL ZONING DISTRICT WITHIN THE SOBO - SOUTH BOERNE OVERLAY DISTRICT AT COMMONS OF MENDER UNIT 11, LOT 11A, GENERALLY LOCATED NEAR THE NORTHEAST CORNER OF GALLANT FOX AND HERFF ROAD; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE TO INCLUDE THE STIPULATIONS OF 1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE SITE PLAN, LANDSCAPE PLAN, AND PROJECT RENDERINGS DATE STAMPED JUNE 24, 2025, EXCEPT AS MODIFIED BY THESE STIPULATIONS; 2. THE CONNECTION TO EITHER CUL-DE-SAC TO THE EAST OR WEST SHALL BE ESTABLISHED PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY; 3. A DECELERATION LANE SHALL BE CONSTRUCTED FOR THE DRIVEWAY ON HERFF ROAD PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY; 4. PROVIDE DIRECTIONAL SIGNAGE FOR INDIVIDUALS TO ACCESS THE DRIVE-THROUGH; 5. THE LANDSCAPING PLAN AND PERMEABLE SYSTEMS MUST MEET UDC REQUIREMENTS AT TIME OF DEVELOPMENT AS DETERMINED BY THE PLANNING DIRECTOR; 6. THE SITE SHALL INCORPORATE SYSTEMS FOR BOTH HVAC CONDENSATION COLLECTION AND RAINWATER HARVESTING; 7. ENHANCED LANDSCAPING ALONG HERFF ROAD SHALL BE PROVIDED AS APPROVED BY THE ENVIRONMENTAL PROGRAM MANAGER; 8. AN ADDITIONAL TWO HANDICAPPED PARKING SPACES SHALL BE PROVIDED ON THE SITE. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

C. CONSIDER ON FIRST READING ORDINANCE NO. 2025-08; AN ORDINANCE AMENDING THE CITY OF BOERNE, TEXAS, CODE OF

ORDINANCES, CHAPTER 22, UTILITIES, AMENDING ARTICLE II. WATER SYSTEM, SEC. 22-55. CRITERIA FOR INITIATION AND TERMINATION OF DROUGHT RESPONSE STAGES (EXCEPT WHEN A CRITICAL WATER SHORTAGE EXISTS); SEC. 22-56. DROUGHT RESPONSE STAGES. (TCEQ Mandated Drought Contingency Plan Update)

Mayor Ritchie called on Andrea Snouffer, Utilities Administrative Supervisor. Ms. Snouffer reviewed proposed amendments to the City's Drought Contingency Plan, as requested by Texas Commission on Environmental Quality (TCEQ) and Guadalupe Blanco River Authority (GBRA). TCEQ requires additional language regarding drought response stages, water demand reduction measures, and variance procedures. GBRA requested the inclusion of a designated Drought Coordinator, monthly distribution tracking, and curtailment measurements. She noted that one section of the ordinance was relocated for clarity. Mike Mann, Utilities Director explained that the city has multiple water sources so lake levels alone do not trigger a Stage 3 designation. He explained that drought stages are based on water demand, not solely on reservoir levels.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE ON FIRST READING ORDINANCE NO. 2025-08; AN ORDINANCE AMENDING THE CITY OF BOERNE, TEXAS, CODE OF ORDINANCES, CHAPTER 22, UTILITIES, AMENDING ARTICLE II. WATER SYSTEM, SEC. 22-55. CRITERIA FOR INITIATION AND TERMINATION OF DROUGHT RESPONSE STAGES (EXCEPT WHEN A CRITICAL WATER SHORTAGE EXISTS); SEC. 22-56. DROUGHT RESPONSE STAGES. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

D. FIRE STATION #2 PROJECT DESIGN UPDATE.

Mayor Ritchie called on Danny Zincke, Assistant City Manager and Manny Casarez, Fire Chief, to present the proposed design of Fire Station 2. ACM

Zincke explained that the design focuses on functionality, safety, and creating a meaningful civic presence. The layout makes efficient use of space while incorporating key features to support both operational and community needs. Chief Casarez presented a drawing of the exterior and the floor plan of the proposed facility. He reviewed the project's progress to date and shared proposed architectural renderings of the facility. He also discussed the estimated project costs and noted that the cost for the redesign of Esperanza Boulevard remains unknown at this time. He outlined the next steps in the process, stating that groundbreaking is anticipated in late fall. During the discussion questions were asked regarding bay door access and site work costs, the importance of the kitchen table as a central element of fire service culture, and staffing levels. Chief Casarez recognized the project architect who was present in the audience.

6. RESOLUTIONS:

- A. RECEIVE BIDS AND CONSIDER RESOLUTION NO. 2025-R41; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDING THE CONTRACT FOR CONSTRUCTION OF THE AMMANN ROAD GROUND STORAGE TANK AND PUMP STATION PROJECT TO PESADO CONSTRUCTION FOR AN AMOUNT NOT TO EXCEED \$8,907,229.00; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT WITH A NOT TO EXCEED TOTAL CONSTRUCTION COST OF \$9,000,000.00.**

Mayor Ritchie called on Mike Mann, Utilities Director. Director Mann introduced Andrew Wilkins, Utilities Engineer, who put the bid together. Director Mann provided an overview of the Ammann Road Water Tank and Pump Station project, including the necessary improvements and the history of the project. He discussed value engineering options considered during the process, noting that staff determined the potential savings were not significant enough to warrant changes. Discussion ensued regarding property dedication to Kendall County and Fair Oaks Ranch, cost difference between the engineer's estimate and the actual construction bids, and project funding.

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY MAYOR PRO TEM WOLOSIN, TO RECEIVE BIDS AND APPROVE RESOLUTION NO. 2025-R41; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDED THE CONTRACT FOR CONSTRUCTION OF THE AMMANN ROAD GROUND STORAGE TANK AND PUMP STATION PROJECT TO PESADO CONSTRUCTION FOR AN AMOUNT NOT TO EXCEED \$8,907,229.00; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT WITH A NOT TO EXCEED TOTAL CONSTRUCTION COST OF \$9,000,000.00. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeay: 5 - Mayor Pro Tem Wolosin, Council Member Bateman, Council Member Scott, Council Member Bunker, and Council Member Macaluso

7. CITY MANAGER'S REPORT:

Mayor Ritchie called on City Manager Ben Thatcher.

A. MONTHLY PROJECTS REPORT.

City Manager Thatcher provided an update on the status of various city projects. He also expressed appreciation to staff for their involvement with the Das Festival and the community event in front of city hall Father's Day weekend.

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

Council Member Macaluso proudly acknowledged that his alma mater, LSU, had claimed its 8th national championship.

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

Mayor Ritchie convened the City Council into Executive Session at 7:25 p.m.

A. SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY:

**DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF
REAL PROPERTY. (Medical Dr.)**

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 7:40 p.m.

No action was taken.

11. ADJOURNMENT

Mayor adjourned the City Council Meeting at 7:40 p.m.

Approved:

Mayor

Attest:

City Secretary