

MINUTES
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
OCTOBER 14, 2025 – 6:00 PM

Minutes of the Regular Called City Council Meeting of October 14, 2025.

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

Council Member Macaluso attended virtually.

Staff Present: Ben Thatcher, Jeff Carroll, Lori Carroll, Mike Raute, Chris Shadrock, Chastity Valdes, and Danny Zincke.

Recognized / Registered Guests: Heather Bateman, Lance Kyle, Ruth Bibb, Denise Bruchmiller, Brad Bruchmiller, Dana Mathes, Jay Pennington, Bailey Dunlap, Anton Bily, Bill Newton, Brandon Bedmart, Margie Shawver, Bill Kindley, Lola Kindley, Cooper Kirk, Charlie Davidson, Sasha Chervinskis, Susan and Skipper Nelson, Amelia and Josh Andrews, Larae Fioresi, Sue Ecklin, Liz Mathes, Anna Nunez, Mark Sierra, Alex Rudd, and Trey Ackerman.

1. CALL TO ORDER – 6:00 PM

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

Mayor Ritchie invited Elder Jeff Morris from the Boerne Bible 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:

Anna Nunez, with the Small Business Administration provided information on Governor Abbott's Declaration regarding the events of July 2nd through July 18, 2025 - severe storms, straight-line winds, and flooding. She provided a handout for the each of the council members stating the types of disaster loans that are available, the credit requirements, and the interest rates.

Jay Pennington, 304 Horseshoe Bend spoke regarding concerns with the Buc-ee's development.

Ruth Bibb, 140 Creek Springs spoke on behalf of Paula Rieker regarding concerns with the Buc-ee's development.

Dana Mathes, 164 Creek Springs spoke regarding concerns with the Buc-ee's development.

Mark Sierra, owner of Compadres spoke regarding concerns with the Buc-ee's development.

Alex Rudd, 68 La Cancion spoke regarding concerns with the Buc-ee's development.

Lance Kyle, 226 Cascade Caverns Road spoke regarding concerns with the Buc-ee's development.

Amelia Andrews, 108 Kingston spoke regarding concerns with the Buc-ee's development.

Denise Bruchmiller, 373 Menger Springs spoke regarding concerns with the Buc-ee's development.

Brad Bruchmiller, 373 Menger Springs spoke regarding concerns with the Buc-ee's development.

Trey Ackerman, 109 Aberdeen spoke regarding concerns with the Buc-ee's development.

4. CONSENT AGENDA:

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

Yeah: 5 - Mayor Pro Tem Wolosin, 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 SEPTEMBER 23, 2025.

THE MINUTES WERE APPROVED.

B. CONSIDER THE MAYORAL APPOINTMENTS OF JOHN WOOLARD TO THE KENDALL APPRAISAL DISTRICT BOARD OF DIRECTORS AND LAURA J. AVERY TO THE CITY'S BOARD OF ADJUSTMENTS AND APPEALS.

THE MAYORAL APPOINTMENTS WERE APPROVED.

REGULAR AGENDA:

5. RESOLUTIONS:

A. PUBLIC HEARING AND CONSIDER RESOLUTION NO. 2025-R75; A RESOLUTION OF NO OBJECTION BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS SUPPORTING EC TERRACES AT CIBOLO, LLC'S HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS. (Proposed construction or rehabilitation of a 150 unit complex located at 518 Fabra Street.)

Mayor Ritchie called on City Manager Ben Thatcher to speak to agenda items

5.A. and 5.B., noting that the items were related. Mr. Thatcher stated that staff had received a request from Evolve Communities, LLC regarding their application to the Texas Department of Housing and Community Affairs for Housing Tax Credits associated with the proposed remodeling and upgrades to the existing units at the Terraces at Cibolo, located at 518 Fabra Street. He explained that a requirement of the application is a resolution from the City recognizing and confirming that the project supports more than twice the average number of units per capita supported by Housing Tax Credits or Private Activity Bonds. Mr. Thatcher further noted that the City is not participating in any incentives for the project.

Mayor Ritchie opened the Public Hearing at 6:48 p.m.

No comments were received.

Mayor Ritchie closed the Public Hearing at 6:48 p.m.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE RESOLUTION NO. 2025-R75; A RESOLUTION OF NO OBJECTION BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS SUPPORTING EC TERRACES AT CIBOLO, LLC'S HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS. (PROPOSED CONSTRUCTION OR REHABILITATION OF A 150 UNIT COMPLEX LOCATED AT 518 FABRA STREET.). THE MOTION FAILED BY THE FOLLOWING VOTE:

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

B. CONSIDER RESOLUTION NO. 2025-R76; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS SUPPORTING EC TERRACES AT CIBOLO, LLC'S HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS AND ACKNOWLEDGING MORE THAN TWICE THE STATE AVERAGE PER CAPITA SUPPORTED BY HOUSING TAX CREDITS OR PRIVATE ACTIVITY BONDS. (Proposed construction or

rehabilitation of 150-unit complex located at 518 Fabra Street)

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE RESOLUTION NO. 2025-R76; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS SUPPORTING EC TERRACES AT CIBOLO, LLC'S HOUSING TAX CREDIT APPLICATION TO THE TEXAS DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS AND ACKNOWLEDGING MORE THAN TWICE THE STATE AVERAGE PER CAPITA SUPPORTED BY HOUSING TAX CREDITS OR PRIVATE ACTIVITY BONDS. (PROPOSED CONSTRUCTION OR REHABILITATION OF 150-UNIT COMPLEX LOCATED AT 518 FABRA STREET). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

C. CONSIDER RESOLUTION NO. 2025-R77; A RESOLUTION APPROVING THE TAX LEVY ROLL OF THE CITY OF BOERNE, TEXAS FOR THE TAX YEAR 2025 (FISCAL YEAR 2025-26).

City Manager Thatcher continued with an explanation of tax levy requirements of Tax Code 5.091 after the budget and tax rate are adopted by the City Council. The tax levy documents are provided by the Kendall Appraisal District.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE RESOLUTION NO. 2025-R77; A RESOLUTION APPROVING THE TAX LEVY ROLL OF THE CITY OF BOERNE, TEXAS FOR THE TAX YEAR 2025 (FISCAL YEAR 2025-26). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

6. OTHER:

A. DISCUSSION ON STORMWATER UTILITY AND RATE STRUCTURE.

Mayor Ritchie called on Engineering and Mobility Director Jeff Carroll to present. Director Carroll explained that the City began collecting stormwater fees in 2021 and currently has 6,774 customers. He provided an overview of the

impervious cover analysis and described the City's four-tier fee structure based on impervious square footage. He highlighted a priority drainage project at the Menger Creek Bridge, which involves replacing the bridge at an estimated cost of \$11.8 million. He noted that no construction funds have been allocated at this time. The original 2022 project estimate was \$3.7 million; however, costs have increased as the project moved from schematic design to final design and incorporated intersection improvements at Herff Road and Old San Antonio Road. The project has been submitted for MPO consideration and other grant opportunities. Director Carroll also provided a comparison of stormwater fees charged by other cities. City Manager Ben Thatcher suggested that Council consider increasing the City's stormwater fees. Discussion ensued regarding funding needs for the next ten years emphasizing the importance of consideration of residents on fixed incomes and the safety of our community, establishing a baseline for Equivalent Residential Unit (ERU) based on the scope and cost of needed projects, and the possibility of needing to issue debt. City Manager Thatcher stated that the item will come back to council in the future for consideration based on staff recommendations.

7. CITY MANAGER'S REPORT:

Mayor Ritchie called on City Manager Thatcher.

A. BOERNE LISTENS - A COMMUNITY SURVEY FOLLOW-UP ON COMMUNICATIONS.

City Manager Thatcher asked Communications Director Chris Shadrock to speak on Communications and Events. Director Shadrock provided an overview of the community survey, which included responses addressing concerns from each district. He reviewed the role of the Communications Department, website analytics, ADA improvements, upcoming enhancements, the AI chat feature, and HOA outreach efforts. He also highlighted community events, collaboration with local partners, and the department's presence in Community Impact. Director Shadrock concluded with an overview of the department's goals for the coming year.

City Manager Thatcher stated that the Rod Run event last week was well

attended, comprised of 8,500 visitors.

City Manager Thatcher reminded the City Council that the next city council meeting will be on Monday, October 27, 2025.

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

No comments were received.

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

Mayor Ritchie announced that Executive Session item A. will not be discussed as the City Attorney is not present.

Mayor Ritchie convened the City Council into Executive Session at 7:34 p.m.

- A. SECTION 551.071 - CONSULTATION WITH ATTORNEY ON A MATTER FOR WHICH IT IS THE DUTY OF THE CITY ATTORNEY UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT CONFLICT WITH THIS CHAPTER AND REQUIRES DISCUSSION OF THE ITEM IN CLOSED SESSION, REGARDING COMPLIANCE WITH EXISTING ECONOMIC DEVELOPMENT AGREEMENTS.**

No discussion took place.

- B. SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY: DELIBERATE THE PURCHASE, EXCHANGE, LEASE OR VALUE OF REAL PROPERTY. (Heffner addition lot pt 3 & pt 4, 0.2373 acres)**

No action was taken.

10. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

Mayor Ritchie convened into Open Session at 7:45 p.m.

No action was taken.

11. ADJOURNMENT

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

Approve:

Mayor

Attest:

City Secretary