

MINUTES
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
AUGUST 26, 2025 – 6:00 PM

Minutes of the Regular Called City Council Meeting of August 26, 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, Sarah Buckelew, Jeff Carroll, Lori Carroll, Manny Casarez, Nathan Crane, Susan Finch, Lissette Jimenez, Mike Mann, Nick Montagno, Steve Perez, Chris Shadrock, Natalie Shults, Kristy Stark, Chastity Valdes, and Danny Zincke. Mick McKamie attended virtually.

Recognized / Registered Guests: Susan Friar, Debbie Frick, Rebecca Dedmond, Trey Ackerman, Brian Russell, Cheryl Russell, Sadie Hodo, Sally McMonagle, Alex Rudd, Dana Mathes, Kely Kuhl, Connie Hutchinson, Jessica Howell, Charlane Davidson, Lydia Ackerman, Joy Mitchell, Rhonda Dippo, Kristin Raimondo, Brian Nichols, Natalie Bean, Kristi Ackerman, Byron Ackerman, Kyle Mickelsen, Brady Ortega, Paula Rieker, and Jessica Mobley.

1. CALL TO ORDER – 6:00 PM

Mayor Ritchie called the City Council 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:

Paula Rieker, 101 Creek Springs, spoke regarding concerns with Buc-ee's development. She provided a handout to the City Council Members.

Kelly Kuhl, 635 Menger Springs spoke regarding concerns with Buc-ee's development.

Jessica Mobley, 349 Menger Springs spoke regarding concerns with Buc-ee's development. She provided a handout to the City Council Members.

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

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

Kristy Ackerman, 623 Menger Springs spoke regarding concerns with Buc-ee's development.

Bryan Russell, 157 Bitter Springs spoke regarding concerns with Buc-ee's development.

Cheryl Ladd Russell, 157 Bitter Spring spoke regarding concerns with Buc-ee's development.

Byron Ackerman, 623 Menger Springs spoke regarding concerns with Buc-ee's development.

4. CONSENT AGENDA:

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVED 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 CALLED CITY COUNCIL MEETING OF AUGUST 12, 2025.

THE MINUTES WERE APPROVED.

B. CONSIDER ON SECOND READING ORDINANCE NO. 2025-09; AN ORDINANCE OF THE CITY OF BOERNE TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF BOERNE, TEXAS, CHAPTER 2. ARTICLE V. ETHICS, SEC. 2-123 ETHICS REVIEW COMMISSION, E.3. RULES OF PROCEDURE; TO COMPLY WITH HOUSE BILL 1522, ENACTED BY THE 89TH TEXAS LEGISLATURE, RELATING TO PUBLIC NOTICE REQUIREMENTS UNDER SECTION 551.043 OF THE TEXAS GOVERNMENT CODE; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE

THE ORDINANCE WAS APPROVED.

C. CONSIDER RESOLUTION NO. 2025-R57; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE 0.0076 ACRES LOCATED IN THE ANTON LOCKMAR SURVEY 177, ABSTRACT 310, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS OUT OF LOT 1 OF GLYNN ROSE SUBDIVISION AS RECORDED IN VOLUME 1, PAGE 20 OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS. (ROW required for future intersection improvement project at Johns/School intersection- NW corner)

THE RESOLUTION WAS APPROVED.

D. CONSIDER RESOLUTION NO. 2025-R58; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE 0.0208 ACRES LOCATED IN THE ANTON LOCKMAR SURVEY 178, ABSTRACT 311, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS AND ALL BEING A PORTION OF THAT CALLED LOT 1 OF BUFFALO CREEK

SUBDIVISION TRACT OF LAND AS DESCRIBED BY DEED RECORDS IN VOLUME 2, PAGE 164, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS. (ROW required for future intersection improvement project at Johns/School intersection- SW corner)

THE RESOLUTION WAS APPROVED.

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. PRESENTATION, PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2025-10; AN ORDINANCE ADOPTING THE ANNUAL BUDGET FOR THE CITY OF BOERNE, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, IN ACCORDANCE WITH CHAPTER 102, LOCAL GOVERNMENT CODE; AND APPROPRIATING THE VARIOUS AMOUNTS THEREOF. (Ordinance adopting the budget)**

Mayor Ritchie called on Finance Director Sarah Buckelew to present the agenda item 5. A. thru C. as they are related. Director Buckelew explained that this item is the first step in the budget adoption process. She noted that the proposed budget and related information are available on the City's website and reviewed the overall budget timeline. Director Buckelew reported a total proposed budget of \$181 million which is supported by the proposed tax rate of \$0.4716/\$100 valuation with 32% allocated to Capital Improvement Projects (CIP), of which 39% are bond-funded. She explained that the budget is comprised of 19 separate funds and provided an overview of fund accounting requirements under state law. She also reviewed the list of proposed CIP and utility projects included in the budget.

Mayor Ritchie opened the Public Hearing at 6:43 p.m.

No comments were received.

Mayor Ritchie closed the Public Hearing at 6:44 p.m.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE ON FIRST READING ORDINANCE NO. 2025-10; AN ORDINANCE ADOPTING THE ANNUAL BUDGET FOR THE CITY OF BOERNE, TEXAS, FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026, IN ACCORDANCE WITH CHAPTER 102, LOCAL GOVERNMENT CODE; AND APPROPRIATING THE VARIOUS AMOUNTS THEREOF. (ORDINANCE ADOPTING THE BUDGET). 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. PRESENTATION, PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2025-11; AN ORDINANCE SETTING THE AD VALOREM PROPERTY TAX RATE FOR THE 2025 TAX YEAR AT 47.16 CENTS PER EACH \$100 OF TAXABLE VALUE. (Ordinance adopting tax rate)

Mayor Ritchie opened the Public Hearing at 6:44 p.m.

No comments were received.

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

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE ON FIRST READING ORDINANCE NO. 2025-11; AN ORDINANCE SETTING THE AD VALOREM PROPERTY TAX RATE FOR THE 2025 TAX YEAR AT 47.16 CENTS PER EACH \$100 OF TAXABLE VALUE. (ORDINANCE ADOPTING TAX RATE). 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. 2025-12; AN ORDINANCE ADOPTING THE FISCAL YEAR 2026 CAPITAL

IMPROVEMENT PLAN AND APPROPRIATING FUNDS FOR FISCAL YEAR 2026 CAPITAL PROJECTS.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE ON FIRST READING ORDINANCE NO. 2025-12; AN ORDINANCE ADOPTING THE FISCAL YEAR 2026 CAPITAL IMPROVEMENT PLAN AND APPROPRIATING FUNDS FOR FISCAL YEAR 2026 CAPITAL PROJECTS. 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. CONSIDER ON FIRST READING ORDINANCE NO. 2025-13; AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 2024-18 DATED SEPTEMBER 24, 2024, AND ESTABLISHING AND REESTABLISHING FEES AND CHARGES FOR ACTIVITIES, GOODS AND SERVICES PROVIDED BY THE CITY.

Director Buckelew stated that as part of the budget process, the City's fee schedule is reviewed each year to ensure it reflects the cost of providing services and meets the needs of the community. She then presented the proposed fee changes for consideration.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE ON FIRST READING ORDINANCE NO. 2025-13; AN ORDINANCE REPEALING AND REPLACING ORDINANCE NO. 2024-18 DATED SEPTEMBER 24, 2024, AND ESTABLISHING AND REESTABLISHING FEES AND CHARGES FOR ACTIVITIES, GOODS AND SERVICES PROVIDED BY THE CITY.. 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

E. CONSIDER ON FIRST READING ORDINANCE NO. 2025-14; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR WASTEWATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND

**REPLACING ORDINANCE NO. 2024-23 DATED DECEMBER 10, 2024,
AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT
HEREWITH. (Establishing Sewer rates)**

Director Buckelew reviewed the utility rate studies (agenda items 5.E thru 5.H.) for sewer, water, reclaimed water, and electric, outlining the current status and implementation timelines. She reported that a proposed 7% rate increase for sewer, water, and reclaimed water is scheduled to take effect October 1, 2025. No electric rate increase is recommended at this time, as the existing rate sufficiently supports ongoing operations. Director Buckelew also presented a comparison of residential electric rates with other cities.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE ON FIRST READING ORDINANCE NO. 2025-14; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR WASTEWATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2024-23 DATED DECEMBER 10, 2024, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH. (ESTABLISHING SEWER RATES). 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

F. CONSIDER ON FIRST READING ORDINANCE NO. 2025-15; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR WATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2024-22 DATED DECEMBER 10, 2024, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH. (Establishing Potable Water rates)

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER SCOTT, TO APPROVE FIRST READING ORDINANCE NO. 2025-15; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR WATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2024-22 DATED DECEMBER 10, 2024, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith. (ESTABLISHING POTABLE WATER RATES). 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

G. CONSIDER ON FIRST READING ORDINANCE NO. 2025-16; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR RECLAIMED WATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2024-24 DATED JANUARY 14, 2025, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith. (Establishing Reclaimed Water rates)

A MOTION WAS MADE BY COUNCIL MEMBER BATEMAN, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE ON FIRST READING ORDINANCE NO. 2025-16; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR RECLAIMED WATER SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2024-24 DATED JANUARY 14, 2025, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith. (ESTABLISHING RECLAIMED WATER RATES). 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

H. CONSIDER ON FIRST READING ORDINANCE NO. 2025-17; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR ELECTRIC SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2014-26 DATED JULY 8, 2014, AND ALL

**ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT
HEREWITH. (Establishing Electric rates)**

A MOTION WAS MADE BY COUNCIL MEMBER SCOTT, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE ON FIRST READING ORDINANCE NO. 2025-17; AN ORDINANCE ESTABLISHING THE RATE CLASSIFICATIONS AND RATES TO BE CHARGED FOR ELECTRIC SERVICE PROVIDED BY THE CITY OF BOERNE UTILITIES, AND REPEALING AND REPLACING ORDINANCE NO. 2014-26 DATED JULY 8, 2014, AND ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith. (ESTABLISHING ELECTRIC RATES). 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

6. RESOLUTIONS:

A. RECEIVE REQUESTS FOR QUALIFICATIONS AND CONSIDER RESOLUTION NO 2025-R59; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AWARDING A CONTRACT FOR EXTERNAL AUDITING SERVICES FOR FISCAL YEAR 2025 TO _____; AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT.

Director Buckelew stated that the City issued a Request for Qualifications (RFQ) for new auditing services, noting that the current auditors have served for the past nine years. She reviewed the contract requirements and shared that seven submittals were received, with emphasis placed on firms with Texas experience. While no firms from Boerne submitted, the company selected, Whitley Penn LLP, specializes in public sector auditing.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY MAYOR PRO TEM WOLOSIN, TO RECEIVE THE REQUESTS FOR QUALIFICATIONS AND APPROVE RESOLUTION NO 2025-R59; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AWARDING A CONTRACT FOR EXTERNAL AUDITING SERVICES FOR FISCAL YEAR 2025 TO WHITNEY PENN LLC; AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE AN AGREEMENT. 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

7. CITY MANAGER'S REPORT:

Mayor Ritchie called on City Manager Ben Thatcher.

A. MONTHLY PROJECTS REPORT.

City Manager Thatcher provided a status of various city projects.

City Manager Thatcher reviewed the applicant process to fill the vacancy of City Council District 3 position. He stated three applications were received and the interviews will take place in Executive Session on September 9th with the appointment immediately following the Executive Session. The Oath of Office will be administered on September 23rd.

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

Council Member Macaluso acknowledged the concerns raised during Public Comments and noted that he has been actively working on these issues for the past six years.

Mayor Ritchie reminded everyone that school is back in session and noted that Homecoming festivities will be taking place soon. He also highlighted that the Kendall County Fair is happening this week and expressed hope for a strong community turnout.

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

Mayor Ritchie convened the City Council into Executive Session at 7:08 p.m.

A.	SECTION	551.074 -	PERSONNEL	MATTERS:	REGARDING	THE
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APPOINTMENT, EMPLOYMENT, AND EVALUATION OF THE CITY MANAGER.

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 7:18 p.m.

A. TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION REGARDING PERSONNEL MATTERS.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BATEMAN, TO APPROVE AND AUTHORIZE EXECUTION OF THE CONSOLIDATED AND RESTATED CITY MANAGER AGREEMENT BETWEEN THE CITY OF BOERNE, TEXAS, AND BENJAMIN E. THATCHER, WHICH SUPERSEDES THE ORIGINAL AGREEMENT DATED MAY 13, 2020, AND ALL SUBSEQUENT AMENDMENTS, WITH AN EFFECTIVE DATE OF AUGUST 26, 2025, 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

11. ADJOURNMENT

Mayor Ritchie adjourned the City Council Meeting at 7:19 p.m.

Approved:

Mayor

Attest:

City Secretary