

AGENDA
SPECIAL CALLED CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
NOVEMBER 18, 2025 – 6:00 PM

A quorum of the City Council will be present during the meeting at: 447 N Main, Boerne, TX 78006.

1. CALL TO ORDER – 6:00 PM

INVOCATION

PLEDGE OF ALLEGIANCE TO THE UNITED STATES FLAG

PLEDGE OF ALLEGIANCE TO THE TEXAS FLAG

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

3. [2025-550](#) RECOGNIZE THE 2025 CITIZENS FIRE ACADEMY GRADUATES.

4. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the City Council on any issue, in compliance with LGC Section 551.007. City Council may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

5. CONSENT AGENDA: All items listed below within the Consent Agenda are considered to be routine by the City Council and may be enacted with one motion. There will be no separate discussion of items unless a Council Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

A. [2025-552](#) CONSIDER APPROVAL OF THE MINUTES OF THE SPECIAL CALLED CITY COUNCIL MEETING OF OCTOBER 23, 2025 (STATE OF THE CITY) AND THE SPECIAL CALLED CITY COUNCIL MEETING OF OCTOBER 27, 2025.

Attachments: [Minutes.25.1023 State of City](#)
 [Minutes.25.1027](#)

- B. [2025-594](#) CONSIDER THE MAYORAL APPOINTMENT OF CHRISTINA CHENEY TO THE LIBRARY ADVISORY BOARD.

Attachments: [AIS Mayor Appt Cheney](#)

- C. [2025-585](#) CONSIDER ON SECOND READING ORDINANCE NO. 2025-19; 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 C3 REGIONAL COMMERCIAL DISTRICT WITHIN THE SCENIC INTERSTATE OVERLAY DISTRICT AT 31500 INTERSTATE 10 (KAD# 309883).; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Scooter's Coffee)

Attachments: [AIS Special Use Permit - Scooter's Coffee - 31500 Interstate 10 Ordinance No. 2025-19](#)
 [Attachment 1 - Aerial Map](#)
 [Attachment 2 - Future Land Use Map](#)
 [Attachment 3 - Zoning Map](#)
 [Attachment 4 - Environmental Constraints](#)
 [Attachment 5 - Project Narrative & Exhibits](#)
 [Attachment 6 - UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria](#)

- D. [2025-573](#) CONSIDER RESOLUTION NO. 2025-R84; A RESOLUTION DESIGNATING THE CITY'S ANNUAL COMMITMENT FOR WATER FROM THE GUADALUPE-BLANCO RIVER AUTHORITY AS PART OF THE WESTERN CANYON REGIONAL WATER SUPPLY PROJECT TO INCREASE THE ANNUAL COMMITMENT OF WATER FOR CALENDAR YEAR 2026 TO 2,165 ACRE-FEET. (Annual Commitment with GBRA)

Attachments: [AIS 2026 GBRA Annual Commitment Resolution No. 2025-R84](#)

- E. [2025-574](#) CONSIDER RESOLUTION NO. 2025-R85; A RESOLUTION DESIGNATING THE CITY'S QUARTERLY ALLOCATION OF GROUNDWATER PRODUCTION AS IT PERTAINS TO THE CITY'S WITHDRAWAL PERMIT FROM COW CREEK GROUNDWATER CONSERVATION DISTRICT TO 15, 35, 35, AND 15 PERCENT FOR CALENDAR YEAR 2026. (Annual withdrawal permit with Cow Creek)

Attachments: [AIS Annual CCGCD Permit Allocation](#)
 [Resolution No. 2025-R85](#)

REGULAR AGENDA:

6. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2025-539](#) RECEIVE FISCAL YEAR 2026 PATRICK HEATH PUBLIC LIBRARY MASTER PLAN.

Attachments: [AIS Form PHPL MASTER PLAN](#)
 [PHPL Strategy Map City Different Colors 2026 \(1\)](#)
 [PHPL Master Plan and Activity Plan 26-30 Nov 2025](#)

- B. [2025-568](#) RECEIVE THE FOURTH QUARTER FINANCIAL AND INVESTMENT REPORT FOR THE PERIOD ENDED SEPTEMBER 30, 2025.

Attachments: [AIS - September 2025 Qtrly Report](#)
 [QUARTERLY FINANCIAL AND INVESTMENT REPORT - SEPT 2025](#)

7. RESOLUTIONS:

- A. [2025-529](#) CONSIDER RESOLUTION NO. 2025-R86; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AMENDING COMPENSATION FOR THE MAYOR AND COUNCIL MEMBERS PURSUANT TO SECTION 3.05 OF THE BOERNE HOME RULE CHARTER. (Discussion and Action on Council Member and Mayor Stipends.)

Attachments: [11.18 6A - CC Stipends](#)
 [Resolution No. 2025-R86](#)
 [Salary Survey](#)
 [Council Stipend Research](#)

- B. [2025-534](#) RECEIVE BIDS AND CONSIDER RESOLUTION NO. 2025-R87; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDING THE CONTRACT FOR PLANT STREET PARKING LOT IMPROVEMENTS TO _____ FOR AN AMOUNT NOT TO EXCEED \$_____; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT.

Attachments: [20251118 AIS-Plant Street Parking Lot Resolution No. 2025-R87](#)
[Plant St Parking Lot - Bid Opening Documentation](#)

8. CITY MANAGER'S REPORT:

- A. [2025-584](#) DICKENS ON MAIN UPDATE.
- B. [2025-541](#) WATER TREATMENT PLANT PILOT STUDY PRESENTATION.

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

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

- A. [2025-592](#) SECTION 551.071 - CONSULTATION WITH ATTORNEY: TO SEEK LEGAL ADVICE FROM THE CITY ATTORNEY REGARDING THE CITY'S AUTHORITY AND LEGAL OBLIGATIONS CONCERNING PROVISION OF WATER SERVICE TO DEVELOPMENTS OUTSIDE CITY LIMITS AND RELATED ANNEXATION REQUIREMENTS.
- B. [2025-591](#) SECTION 551.074 - PERSONNEL MATTERS: RELATED TO THE CITY MANAGER'S EVALUATION.

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

12. ADJOURNMENT

CERTIFICATION

**I hereby certify that the above notice of meeting was posted on the 12 day of
November, 2025 at 4:00 p.m.**

s/s Lori A. Carroll
City Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS

The City Hall is wheelchair accessible. Access to the building and special parking is available at the northeast entrance of the building. Requests for auxiliary aides and special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

MINUTES
SPECIAL CALLED CITY COUNCIL MEETING
ANNUAL STATE OF THE CITY ADDRESS LUNCHEON
THE BEVY HOTEL
101 HERFF ROAD
BOERNE, TX 78006
October 23, 2025 11:00 a.m.

Minutes of the Special Called City Council meeting of October 23, 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

1. CALL TO ORDER – 11:00 AM

The meeting was called to order at approximately 11:15 a.m.

2. WELCOME

Kimberly Blohm, President and CEO of the Boerne Chamber of Commerce welcomed the guests. She acknowledged and expressed appreciation to the sponsors of the State of the City event.

3. PRAYER AND PLEDGE

Ms. Blohm introduced Mr. Steve Mack, Chairman and CEO of the Texas Heritage Bank to provide the Invocation. Mr. Mack also announced the merger of Liberty Capital Bank and Texas Heritage Bank.

Jim Kreuz, Chairman of the Board of Directors of the Boerne Chamber of Commerce acknowledged the Chamber Board Members in the attendance and expressed appreciation to the Chamber Staff.

4. STATE OF THE CITY ADDRESS

Mayor Frank Ritchie, Mayor Pro-Tem Ty Wolosin, and City Manager Ben

Thatcher presented the State of the City Address. The presentation included a list of city projects, city statistics, priorities from the citizen survey, city budget information, and acknowledged the many awards the city has received.

5. QUESTION AND ANSWER

After lunch, the audience was provided an opportunity to ask questions.

6. CLOSING REMARKS

Ms. Blohm expressed appreciation to the Chamber Staff and to the Bevy Hotel for a successful event.

7. ADJOURNMENT

The meeting was adjourned at approximately 12:30 p.m.

Approved:

Mayor

Attest:

City Secretary

MINUTES
SPECIAL CALLED CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
OCTOBER 27, 2025 – 6:00 PM

Minutes of the Special Called City Council Meeting of October 27, 2025.

Present: 5 - Mayor Frank Ritchie, Mayor Pro Tem Ty Wolosin, Council Member Kyle Mickelsen, Council Member Bret A. Bunker, and Council Member Joseph Macaluso

Absent: 1 - Council Member Joe Bateman

Staff Present: Jo-Anmarie Andrade, Paul Barwick, Ryan Bass, Sarah Buckelew, Jeff Carroll, Lori Carroll, Nathan Crane, Bria Jackson, Lissette Jimenez, Cody Lackey, Franci Linder, Mike Mann, Mick McKamie, Mike Raute, Ben Simmons, Kristy Stark, and Chastity Valdes.

Recognized / Registered Guests: Dana Mathes, Tanji Patton, Kristi Ackerman, Alex Rudd, Lance Kyle, Susan and Skipper Nelson, Shaughnessy Davis, Andrew Davis, Kelly Kuhl, Barb and Mac King, K. Lestourgeon, Kristin Raimondo, Anton Bily, Pat Cusp, Margie Shawver, Shawn and Sasha Chervinskis, James and Emma Willis.

1. CALL TO ORDER – 6:00 PM

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

Mayor Ritchie announced that the meeting was being held this evening due to a conference that several council members will be attending tomorrow. He also noted that the next council meeting will take place on November 18th because of the Veterans Day holiday on the regular meeting date of November 11th. Mayor Ritchie added that there will be only one council meeting in November due to the Thanksgiving holiday.

2. CONFLICTS OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS:

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

Tanji Patton, 634 Menger Springs spoke regarding concerns with the Buc-ee's development.

Kristy Ackerman, 630 Menger Springs spoke regarding concerns with the Buc-ee's development.

Alex Rudd, 63 La Cancion Drive spoke regarding concerns with the Buc-ee's development.

Lance Kyle, 226 Cascade Caverns Road spoke for Jim Rieker 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 APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

Absent: 1 - Council Member Bateman

A. CONSIDER THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF OCTOBER 14, 2025.

THE MINUTES WERE APPROVED.

B. CONSIDER RESOLUTION NO. 2025-R78; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A CONTRACT BETWEEN THE CITY OF BOERNE AND TYLER TECHNOLOGIES FOR PUBLIC SAFETY SOFTWARE SOLUTIONS FOR

AN AMOUNT NOT TO EXCEED \$1,006,000.00 OVER A THREE-YEAR CONTRACT.

THE RESOLUTION WAS APPROVED.

- C. CONSIDER RESOLUTION NO. 2025-R79; A RESOLUTION OF THE CITY OF BOERNE, TEXAS, AUTHORIZING THE PURCHASE OF A TRACKED BACKYARD ARTICULATING TELESCOPIC AERIAL DEVICE FROM ALTEC INDUSTRIES, INC. THROUGH THE SOURCEWELL COOPERATIVE PURCHASING PROGRAM FOR AN AMOUNT NOT TO EXCEED \$271,953.**

THE RESOLUTION WAS APPROVED.

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION, HOLD A PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2025-19; 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 C3 REGIONAL COMMERCIAL DISTRICT WITHIN THE SCENIC INTERSTATE OVERLAY DISTRICT AT 31500 INTERSTATE 10 (KAD# 309883).; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (Scooter's Coffee)**

Mayor Ritchie called on Franci Linder, Assistant Planning Director, to present the item. Ms. Linder provided a map showing the location of the property under consideration and spoke regarding the current zoning. She noted that the property is located adjacent to Valero and Bill Miller BBQ, which includes a drive-through.

Ms. Linder presented an overview of the proposed project which will be strictly a drive-through and no seating inside. She stated that the Planning and Zoning Commission voted 6-0 to recommend approval with four stipulations: Must

conform to the narrative and site plan date stamped September 24, 2025; final design and installation of the proposed bioretention/low impact development feature shall be subject to staff approval to ensure compliance with UDC Chapter 8 Environmental Design requirements; Final design and installation of escape lane shall be subject to staff approval to ensure compliance with UDC access and circulation standards; and the Special Use Permit shall expire within two years from the date of approval if no physical improvements are made, and a certificate of occupancy is not issued.

The applicant spoke regarding the proposed landscaping, noting that drought-resistant plants will be used and that rainwater harvesting and HVAC systems will be explored. Ms. Linder confirmed there are no right-of-way changes. She also noted that traffic patterns are anticipated to be the heaviest in the mornings whereas Bill Miller BBQ is heavier during lunchtime.

Mayor Ritchie opened the Public Hearing at 6:38 p.m.

The applicant stated that they live in Boerne and have kids in the school system. They opened their first Scooter's store Kerrville. Average wait time in the drive-through will be 2 1/2 minutes. They want to be a good community partner in Boerne as they are in Kerrville.

Mayor Ritchie closed the Public Hearing at 6:41 p.m.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER MACALUSO, THAT THIS PUBLIC HEARING BE APPROVED RECEIVE THE RECOMMENDATION FROM THE PLANNING AND ZONING COMMISSION, HOLD A PUBLIC HEARING AND CONSIDER ON FIRST READING ORDINANCE NO. 2025-19; 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 C3 REGIONAL COMMERCIAL DISTRICT WITHIN THE SCENIC INTERSTATE OVERLAY DISTRICT AT 31500 INTERSTATE 10 (KAD# 309883).; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE SUBJECT TO THE STIPULATIONS FROM THE PLANNING AND ZONING COMMISSION: MUST CONFORM TO THE NARRATIVE AND SITE PLAN DATE STAMPED SEPTEMBER 24, 2025; FINAL DESIGN AND INSTALLATION OF THE PROPOSED BIORETENTION/LOW IMPACT DEVELOPMENT FEATURE SHALL BE SUBJECT TO STAFF APPROVAL TO ENSURE COMPLIANCE WITH UDC CHAPTER 8 ENVIRONMENTAL DESIGN REQUIREMENTS; FINAL DESIGN AND INSTALLATION OF ESCAPE LANE SHALL BE SUBJECT TO STAFF APPROVAL TO ENSURE COMPLIANCE WITH UDC ACCESS AND CIRCULATION STANDARDS; AND THE SPECIAL USE PERMIT SHALL EXPIRE WITHIN TWO YEARS FROM THE DATE OF APPROVAL IF NO PHYSICAL IMPROVEMENTS ARE MADE AND A CERTIFICATE OF OCCUPANCY IS NOT ISSUED AND ALSO INCLUDE THAT RAINWATER HARVESTING AND/OR HVAC CONDENSATE RECOVERY SYSTEMS BE ADDED IF POSSIBLE. (SCOOTER'S COFFEE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

Absent: 1 - Council Member Bateman

6. RESOLUTIONS:

A. CONSIDER RESOLUTION NO. 2025-R80; A RESOLUTION APPROVING THE FINANCING BY THE NEW HOPE CULTURAL EDUCATION FACILITIES FINANCE CORPORATION ON BEHALF OF MORNINGSIDE MINISTRIES FOR A HEALTH FACILITY LOCATED WITHIN THE CITY OF BOERNE, TEXAS.

Mayor Ritchie called on Assistant City Manager Kristy Stark to provide information regarding the financing by the New Hope Cultural Education

Facilities Finance Corporation. She explained that the resolution is in support of the application for Morningside Ministries for a health facility, which is a federal requirement that allows the issuer to proceed with tax-exempt financing. She noted that there is no financial obligation to the City. When complete, Menger Springs will include 326 independent living units, 90 assisted living units, and 40 skilled nursing units.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE RESOLUTION NO. 2025-R80; A RESOLUTION APPROVING THE FINANCING BY THE NEW HOPE CULTURAL EDUCATION FACILITIES FINANCE CORPORATION ON BEHALF OF MORNINGSIDE MINISTRIES FOR A HEALTH FACILITY LOCATED WITHIN THE CITY OF BOERNE, TEXAS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

Absent: 1 - Council Member Bateman

B. RECEIVE BIDS AND CONSIDER RESOLUTION NO. 2025-R81; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDING THE CONTRACT FOR 2025 HIGH DENSITY MINERAL BOND PROJECT TO _____ FOR AN AMOUNT NOT TO EXCEED \$_____; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT.

Mayor Ritchie called on Engineering and Mobility Director Jeff Carroll. Director Carroll stated that in 2021, the City created a formal 10-year Street Maintenance Program. He provided a map showing all the streets maintained by the City and discussed the various preventive maintenance options used, including crack seal, chip seal, slurry seal, and high-density mineral bond. He provided additional information regarding the high-density mineral bond product, noting that only one bid was received due to the specialized nature of the material. He stated that a specific street has not yet been identified for this treatment and that the item will return to Council once a project is designated.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO RECEIVE THE BID AND APPROVE RESOLUTION NO. 2025-R81; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDED THE CONTRACT FOR 2025 HIGH DENSITY MINERAL BOND PROJECT TO HOLBROOK ASPHALT FOR AN AMOUNT NOT TO EXCEED \$870,870.00; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT. UPON DETERMINATION SPECIFIC LOCATIONS OF EACH PROJECT TO BE PERFORMED UNDER THIS CONTRACT, SEPARATE CITY COUNCIL APPROVAL IS REQUIRED FOR EACH TASK ORDER. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

Absent: 1 - Council Member Bateman

C. RECEIVE PROPOSALS AND CONSIDER RESOLUTION NO. 2025-R82; A RESOLUTION AWARDED THE CITY'S DEPOSITORY BANKING SERVICES TO _____, AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND MANAGE THE RELATED AGREEMENT.

Mayor Ritchie called on Finance Director Sarah Buckelew to discuss the city's depository banking services. Director Buckelew explained that, as required by the Local Government Code, the city issues a Request for Qualifications (RFQ) for these services every five years. She stated that two responses were received and noted that the city's current contract is with Frost Bank. She also mentioned that Texas Regional Bank, one of the respondents, is expected to open a new facility in Boerne in December. It is staff's recommendation that the contract be awarded to Frost Bank.

A MOTION WAS MADE BY COUNCIL MEMBER BUNKER, SECONDED BY COUNCIL MEMBER MICKELSEN, TO RECEIVE PROPOSALS AND APPROVE RESOLUTION NO. 2025-R82; A RESOLUTION AWARDED THE CITY'S DEPOSITORY BANKING SERVICES TO FROST BANK AND AUTHORIZING THE CITY MANAGER TO EXECUTE AND MANAGE THE RELATED AGREEMENT. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

Absent: 1 - Council Member Bateman

7. OTHER:

A. ANNUAL UPDATE ON SHORT-TERM RENTAL PROGRAM.

Mayor Ritchie called on Assistant Planning Director Franci Linder to provide an update on the city's short-term rental (STR) program. She reported that the Granicus software launched in July 2024 and highlighted key features of the system. She outlined next steps, including issuing compliance notices to confirmed unregistered operators and continuing outreach efforts. Assistant City Manager Kristy Stark noted that the city ordinance is in place to address noncompliance.

8. CITY MANAGER'S REPORT:

Assistant City Manager Kristy Manager provided the report in the absence of the City Manager Thatcher.

A. RECOGNIZE THE PLANNING DEPARTMENT FOR RECEIVING THE RICHARD R. LILLIE, FAICP PLANNING EXCELLENCE RECOGNITION PROGRAM AND PLANNING ACHIEVEMENT AWARDS URBAN DESIGN - SILVER AWARD: URBAN CORRIDOR DESIGN AND ENHANCEMENT GUIDE FROM THE TEXAS CHAPTER OF THE AMERICAN PLANNING ASSOCIATION.

Assistant City Manager Kristy Stark acknowledged the Planning Department for receiving the Richard R. Lillie Award, noting that only 49 cities in Texas were honored. She also recognized the department's second award for the Urban Corridor Design Guide, which is available on the city's website.

B. MONTHLY PROJECTS REPORT.

Assistant City Manager Stark provided an update on various city projects.

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

Mayor Pro Tem Wolosin responded to comments made during Public Comment, noting that the change in the meeting date had been announced two weeks prior, along with an explanation that several council members would be traveling to a conference. He added that many council members also shared the update on their personal social media accounts. Mayor Pro Tem Wolosin emphasized that the council has been listening to public input and engaging in ongoing discussions with the developer. He reminded the audience that the discussion in Executive Session is about Buc-ee's and suggested they stay for the outcome. He also addressed a comment regarding the Gateway, clarifying that with car dealerships along the highway, this area is not considered the Gateway to Boerne.

Council Member Macaluso commented on the strong interest many constituents have regarding the Buc-ee's development. He shared that his personal involvement and concern began nearly 10 years ago, which ultimately motivated him to run for office. He also noted that he attended the previous meeting virtually as he was with his daughter celebrating the birth of his sixth grandchild.

Council Member Mickelsen reported that he and Council Member Bateman toured the Wastewater Treatment and Recycling Center. He noted that there was very little odor at the facility and responded to a resident's previous comment regarding a smell. He added that the only odor he noticed was indoors, suggesting that the smell may be coming from the resident's own property.

Mayor Ritchie acknowledged the recent successes of local middle school volleyball teams, noting that the Boerne Middle School North Girls B Team advanced to the finals and the Boerne Champion Middle School Girls Team advanced to district. He congratulated the coaches and players on their achievements. Mayor Ritchie also reminded the public that the next City Council meeting will be held on November 18, the only meeting in November due to the Thanksgiving holiday.

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

Mayor Ritchie convened the City Council into Executive Session at 7:26 p.m.

A. SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. (Buc-ee's, Ltd.)

No action was taken.

11. 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 8:45 p.m.

A. CONSIDER RESOLUTION NO. 2025-R83; A RESOLUTION AMENDING THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE AND BUC-EE'S, LTD.

Mayor Ritchie called on Assistant City Manager Kristy Stark to discuss amendments to the economic development agreement with Buc-ee's, expressing appreciation for the company's cooperation. She noted that the agreement still requires adjustments and updates to the exhibits.

Key Changes to the Agreement:

Deleted: Supplemental project; credit toward city fees & Texas Capital Fund Grant.

Added: Maximum 54,000 sq. ft. building; up to 100 fueling stations; prohibition of 18-wheelers except for store service; confirmation of 200 jobs; 9 acres of dedicated open space; reduction of sign to 60 ft contingent on Buc-ee's Way naming & IH-10 signage; 8 ft security fence along rear property line; enhanced landscaping; site lighting plan with dark-sky compliant fixtures; HVAC condensate recovery and irrigation system.

Other Additions/Clarifications: Utility updates; Buc-ee's to install sewer line and roadway with city reimbursement over five years; Buc-ee's responsible for underground electric along Buc-ee's Way.

Maintained: 50% of sales tax rebate for 20 years from store opening.

Ryan Bass, Environmental Program Manager, provided an update on the illumination plan, noting areas currently compliant with dark skies regulations and areas expected to change in the next submission. He confirmed that the project is vested under 2019 rules, while the new parking lot will comply with the current UDC.

City Attorney Mick McKamie discussed vesting under Local Government Code 245, noting that the 2019 plat application demonstrates progress and has not been abandoned. He added that courts treat commercial projects differently from residential projects, and the Buc-ee's project remains consistent with the original plan.

Discussion included water usage, with recycled water planned for the development. Engineering and Mobility Director Jeff Carroll provided a Transportation Impact Analysis (TIA) update, noting that staff and consultants are reviewing the study. He displayed a map of IH-10 and frontage roads showing TxDOT anticipated the project, with the bridge designed for six lanes and two turnarounds-more than at Bandera at HEB. The project will feature a dedicated deceleration lane, 100 fueling stations, and 26 electric vehicle charging stations.

Mayor Ritchie provided an opportunity for public comment regarding the amended agreement.

Kristin McGee, 133 Fair Springs expressed appreciation for the huge improvement to the agreement. She spoke regarding the traffic study, improvement of dark skies, signage, and the number of gas pumps.

Council Member Macaluso stated that he has lived in Menger Springs for 20 years. He knew the area could be a commercial project on IH-10. As a council

member, he has worked to change the process so this issue won't happen in the future. He is happy that the pad sites are no longer. The revenue that the city will receive from Buc-ee's has doubled since the initial agreement 10 years ago. Buc-ee's has made concessions that they didn't need to.

Council Member Bunker stated that a lot of information that has been misunderstood. Buc-ee's can move forward without any of the changes to the agreement as long as they get their permits.

Mayor Ritchie stated that there has been many conversations with Buc-ee's. The city council has listened to the public. We are setting a new standard for Buc-ee's for traffic accessibility and dark skies. He expressed appreciation to staff and to Buc-ee's for coming to the table.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE RESOLUTION NO. 2025-R83; A RESOLUTION AMENDING THE ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE AND BUC-EE'S, LTD AND AUTHORIZING THE CITY MANAGER TO CONTINUE TO NEGOTIATE WITH BUC-EE'S AND TO FINALIZE A DOCUMENT TO BE SIGNED BETWEEN THE CITY AND BUC-EE'S AND TO COME BACK TO CITY COUNCIL IF THERE ARE OTHER AREAS OF CONCERN TO BE ADDRESSED PRIOR TO SIGNING. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Mayor Pro Tem Wolosin, Council Member Mickelsen, Council Member Bunker, and Council Member Macaluso

Absent: 1 - Council Member Bateman

12. ADJOURNMENT

Mayor Ritchie adjourned the meeting at 9:28 p.m.

Approved:

Mayor

Attest:

City Secretary



AGENDA ITEM SUMMARY

Agenda Date	November 18, 2025
Requested Action	APPROVE THE MAYORAL APPOINTMENT OF CHRISTINA CHENEY TO THE LIBRARY ADVISORY BOARD.
Contact Person	Frank Ritchie, Mayor Lori Carroll, City Secretary
Background Information	Each year, the City Council considers the Mayor's recommendations for appointments to the Library Advisory Board. Following a recent vacancy on the Board, the Mayor recommends appointing Christina Cheney to fill the vacant position for a four-year term.
Strategic Alignment	C3 - Collaborating with community partners to enhance quality of life.
Financial Considerations	
Citizen Input/Board Review	
Legal Review	
Alternative Options	
Supporting Documents	



AGENDA ITEM SUMMARY

Agenda Date	November 18, 2025
Requested Action	APPROVE ON SECOND READING ORDINANCE NO. 2025-19; 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 C3 REGIONAL COMMERCIAL DISTRICT WITHIN THE SCENIC INTERSTATE OVERLAY DISTRICT AT 31500 INTERSTATE 10 (KAD# 309883).; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (<i>Scooter's Coffee</i>)
Contact Person	Nathan Crane, Planning Director (830) 248-1521 ncrane@boerne-tx.gov
Background Information	PRIOR REVIEW: On October 27, 2025, the City Council received the recommendation from the Planning and Zoning Commission, held a public hearing and approved the first reading of the ordinance. BACKGROUND: The property is an undeveloped 0.721-acre tract located at 31500 Interstate 10 (BDSP - Scenic Loop Rd Lot 1). It is owned by Brazos de Santos Partners LTD, and the applicant is Andrew Davis for Texas Coffee Holdings. The property is designated Auto-Oriented Commercial on the Future Land Use Map. The property is located within the city limits, zoned C3 – Community Commercial and falls within the Scenic Interstate Corridor Overlay District. The Scenic Interstate Corridor Overlay District, as detailed in UDC Chapter 3, Section 3.17, establishes additional design and development standards to minimize the visual and environmental impacts of auto-oriented development on the natural landscape Accessory drive-thrus are permitted in the C3 Zoning District subject to review and approval of a Special Use Permit (SUP) (UDC Sec. 3.7).

	A Boerne Neighborhood Discussion (BND) was held on August 19, 2025, to gather input for the proposed Scooter’s Coffee drive-thru SUP at 31500 IH-10 . No members of the public attended. The applicant presented plans addressing site layout, drive-thru stacking, access, landscaping, lighting, and anticipated impacts. The Planning and Zoning Commission considered this request at their October 6, 2025. The Commission voted 6-0 to recommend approval of the request subject to four stipulations. REQUEST: 1. The applicant, Texas Coffee Holdings, LLC (Scooter’s Coffee), requests a Special Use Permit (SUP) to allow a 668-square-foot Scooter’s Coffee with a drive-thru at 31500 IH-10, zoned C3–Community Commercial within the Scenic Interstate Corridor Overlay District. 2. The proposed drive-thru is designed to accommodate up to 14 vehicles in the queue and provides an escape lane. 3. The site plan identifies five on-site spaces, including one ADA stall, with an additional ten shared spaces available, for a total of fifteen. A bicycle rack is also proposed, providing accommodation for alternative transportation. 4. The hours of operation are 5:30 AM to 8:00 PM, seven days a week. ANALYSIS: The City Council must determine whether the proposed use meets the requirements of Section 2.5.D.4 of the UDC prior to making a recommendation on the Special Use Permit. The applicant bears the responsibility of demonstrating compliance. Below is a summary of staff analysis: <u><i>Compatibility and Consistency with Comprehensive Master Plan</i></u> • The subject property is designated Auto-Oriented Commercial on the Land Use Map of the Comprehensive Master Plan. The Auto-Oriented Commercial category is intended for high-traffic corridor uses such as restaurants and supports businesses that primarily serve the automobile while requiring enhanced landscaping, buffering, signage, and pedestrian accessibility. The
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	proposed Scooter’s Coffee drive-thru is compatible with this vision. • The site is a vacant pad within a commercial subdivision along IH-10. While it has been used informally for overflow parking by adjacent businesses, it is not developed or permitted for that purpose. Its planned use as a drive-thru coffee shop is consistent with the area’s intended retail and service-based development pattern. <u>Compatibility with Zoning District, and UDC</u> • The site is located between Valero, NAPA Auto Parts, and Bill Miller Bar-B-Q near the intersection of IH-10 and Scenic Loop Road. Bill Miller already operates an accessory drive- thru at this location, and the proposed Scooter’s Coffee drive-thru use is consistent with the surrounding commercial tenants in terms of scale, intensity, and hours of operation. The proposed use is consistent with C3 zoning when approved with an SUP (UDC 3-7.B.2). • The proposed site design complies with Scenic Interstate Corridor Overlay requirements (UDC Sec. 3.17), which include enhanced landscaping and buffering, such as the required 30-foot landscape buffer along IH-10, restrictions on signage type and scale, and compliance with dark-sky lighting standards. <u>Evaluation of Design, Configuration, and Operation</u> • The project proposes a 668-square-foot building designed as a drive-thru coffee shop with no indoor seating. • The drive-thru is designed for a 14-car queue stack with a bypass lane. Proposed drive-through design meets and exceeds the minimum stacking requirements in UDC Section 5.7. They provide 14 spaces total where only 10 are required and include the bypass lane. Average service time is estimated at two minutes per vehicle, based on comparable store performance as provided by the applicant. • A walk-up service window with ADA-accessible pedestrian connection is included, linking to the public sidewalk within the IH-10 right-of-way access road. • Dumpster facilities will be fully screened and landscaping meets overlay requirements. • Hours of operation are 5:30 AM to 8:00 PM, seven days a week.
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	- Noise, lighting, and activity levels are consistent with adjacent commercial uses, and staff may assist with queue management during peak periods. <u>Access, Circulation, and Parking</u> - Access to the site is provided via Interstate 10 W frontage road. The site will utilize one entry and two exit driveways, with cross-access provided through existing commercial drives serving the subdivision. No new curb cuts are proposed. - Per UDC Section 5.6.G.1, restaurant uses require one bicycle space for every 20 vehicle parking spaces. Based on seven required vehicle spaces, one bicycle space is required. The site plan provides two bicycle spaces, exceeding the minimum requirement. - A Peak Hour Traffic (PHT) Generation Worksheet was submitted, showing 57 PM peak-hour trips, which does not exceed the threshold requiring a Traffic Impact Analysis (TIA). - Per UDC Section 5.6.B.6, restaurant uses require one parking space per 100 square feet of gross floor area. For the proposed 668-square-foot building, seven spaces are required. The site plan provides five on-site spaces, including one ADA-compliant stall, with the remaining two spaces satisfied through a shared parking agreement with Bill Miller's. A bicycle rack is also included, providing accommodation for alternative transportation. <u>Environmental Considerations</u> - The subject property lies within the Lower Glenrose Buffer, which typically requires submission of a Geological Assessment Report to identify potential aquifer recharge features. In this case, the requirement has been waived because the site has already been graded, and no significant natural features remain. - The property is also located within Development Protection Zone 2 (DPZ 2). DPZ areas highlight environmentally sensitive lands where additional review is recommended to minimize aquifer recharge and stormwater impacts. The proposed mitigation measures—including a bioretention/LID feature, xeriscape/native landscaping, and the 30-foot IH-10 buffer—are consistent with the intent of DPZ guidance. - The site plan incorporates a bioretention/low impact development (LID) feature for stormwater quality management
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	in accordance with UDC Ch. 8; final compliance will be verified at the site development permit stage. • Landscaping incorporates xeriscape/native plantings and meets the 30-foot buffer requirement along IH-10, consistent with nonresidential landscaping standards and the Scenic Interstate Corridor Overlay District. • The applicant submitted a photometric plan demonstrating dark-sky compliant lighting in accordance with UDC Appendix D. <u>Utilities</u> • The site includes existing utility connections, and the proposed use will not significantly increase water or sewer demand. There is existing capacity to serve the proposed use. FINDINGS: • The proposed SUP is consistent with the Comprehensive Master Plan. • The proposed SUP is compatible with existing uses and the future land use plan. • The proposed SUP is consistent with the approval criteria listed Section 2.5.D of the UDC. PLANNING AND ZONING COMMISSION ACTION: The Planning and Zoning Commission considered this request at their October 6, 2025. The Commission voted 6-0 to recommend approval of the request subject to the following stipulations: 1. The proposed use shall conform to the narrative and site plan date stamped September 24, 2025. 2. Final design and installation of the proposed bioretention/low impact development (LID) feature shall be subject to staff approval to ensure compliance with UDC Chapter 8 Environmental Design requirements. 3. Final design and installation of escape lane shall be subject to staff approval to ensure compliance with UDC access and circulation standards. 4. In accordance with UDC Sec, 2-5.D.8.a.iii, the Special Use Permit shall expire within two years from the date of approval if no physical improvements are made, and a certificate of occupancy is not issued. RECOMMENDATION:
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	City Council should receive the recommendation from the Planning and Zoning Commission, hold a public hearing, and determine if the request meets the requirements of UDC Section 2-5.D Special Use Permits. If the Council chooses to approve the request, staff recommends adopting the stipulations as approved by the Planning and Zoning Commission and the following stipulation approved by the Council during first reading: 5. Incorporate rainwater harvesting and/or HVAC condensate recovery systems if possible. COUNCIL ACTION: Upon completion of a public hearing, the Council may: approve; approve with conditions; approve in part; deny; or deny in part the request. MOTIONS FOR CONSIDERATION: The following motions are provided to assist the Council’s decision. I move that the City Council APPROVE the request for a Special Use Permit subject to the four stipulations recommended by the Planning and Zoning Commission. OR I move that the City Council recommend DENY the request for a Special Use Permit based on the following findings: (The Commission will need to state the reasons for denial, referencing the criteria in Section 2-5.D of the UDC.)
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	A BND meeting for this request was held on August 19, 2025. Text message notifications were sent to neighbors in a geo-targeted area surrounding the project. No members of the public attended. The applicant presented plans addressing site layout, drive-thru stacking, access, landscaping, lighting, and anticipated impacts.

	Notice of the Planning & Zoning Commission public hearing was published in the Boerne Star on September 21, 2025. Letters were sent to 15 property owners within 500 feet, and a public notice was posted on the property on September 24, 2025. 1 responses was received in opposition. Notice of the City Council public hearing was published in the Boerne Star on October 12, 2025. A public notice was posted on the property on October 10, 2025. No written correspondence was received in response to the request.
Legal Review	This action is needed to meet statutory requirements.
Alternative Options	The Commission must approve, approve with conditions, extend the review, or disapprove the request. Each condition or reason for denial must be directly related to requirements of city regulations and may not be arbitrary.
Supporting Documents	Ordinance No. 2025-19 Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Attachment 5 – Project Narrative& Exhibits Attachment 6 – UDC Sec. 2-5.D.4 Special Use Permit Approval Criteria

ORDINANCE NO. 2025-19

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 C3 REGIONAL COMMERCIAL DISTRICT WITHIN THE SCENIC INTERSTATE OVERLAY DISTRICT AT 31500 INTERSTATE 10 (KAD# 309883); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE

WHEREAS, under the authority of Chapter 211 of the Texas Local Government Code, the City of Boerne adopts regulations and establishes zoning to control the use of land within the corporate limits of the City; and

WHEREAS, it is the intent of the City Council of the City of Boerne to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the City has received an application for a Special Use Permit (SUP) to allow a drive-thru facility within the C3 Regional Commercial District within the Scenic Interstate Overlay District, 31500 Interstate 10 (KAD# 309883); and

WHEREAS, the Unified Development Code (UDC) requires a Special Use Permit for drive-thru uses in the C3 Regional Commercial District within the Scenic Interstate Overlay District, as outlined in Chapter 3, Section 3.17; and

WHEREAS, the property is located within the C3 Regional Commercial District within the Scenic Interstate Overlay District, as established in Chapter 3, Section 3.17 of the Unified Development Code (UDC), which provides additional use, design, and development standards to promote the unique development of the area through a mix of commercial, mixed-use, and residential developments; and

WHEREAS, the Planning and Zoning Commission considered the request at its meeting on October 6, 2025, and recommended approval of the Special Use Permit by a vote of 6-0, subject to the following condition: 1) The proposed use shall conform to the narrative and site plan date stamped September 24, 2025. 2) Final design and installation of the proposed bioretention/low impact development (LID) feature shall be subject to staff approval to ensure compliance with UDC Chapter 8 Environmental Design requirements. 3) Final design and installation of escape lane shall be subject to staff approval to ensure compliance with UDC access and circulation standards. 4) In accordance with UDC Sec, 2-5.D.8.a.iii, the Special Use Permit shall expire within two years from the date of approval if no physical improvements are made, and a certificate of occupancy is not issued; and

WHEREAS, the City Council of the City of Boerne has complied with all requirements of notice of public hearing and such hearing was held on October 27, 2025, at which time

interested parties and citizens were given an opportunity to be heard; and

WHEREAS, the City Council finds it in the best interest of the citizens to amend the Zoning Map by granting a Special Use Permit to allow the accessory drive-thru at 31500 INTERSTATE 10 (KAD# 309883), subject to the conditions set forth herein.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:

Section 1.

The foregoing recitals are hereby made a part for all purposes as findings of fact.

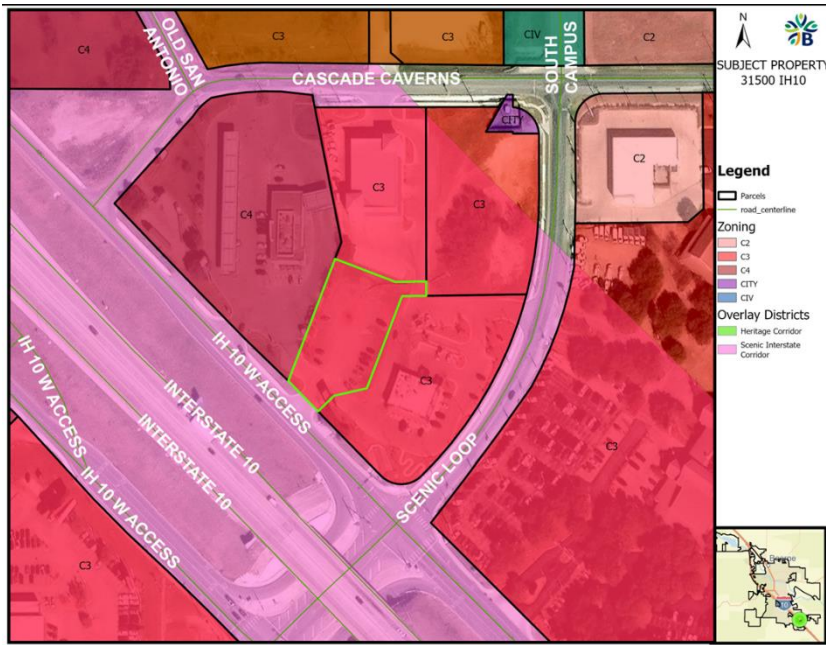
Section 2.

That Chapter 3. Zoning, Section 3.2, Zoning Map, of the City of Boerne Unified Development Code is hereby amended by granting a Special Use Permit to allow a drive-thru at 31500 Interstate 10 (KAD# 309883), C3 Regional Commercial District within the Scenic Interstate Overlay District, subject to the following conditions:

1. The proposed use shall conform to the narrative and site plan date stamped September 24, 2025.
2. Final design and installation of the proposed bioretention/low impact development (LID) feature shall be subject to staff approval to ensure compliance with UDC Chapter 8 Environmental Design requirements.
3. Final design and installation of escape lane shall be subject to staff approval to ensure compliance with UDC access and circulation standards.
4. In accordance with UDC Sec, 2-5.D.8.a.iii, the Special Use Permit shall expire within two years from the date of approval if no physical improvements are made, and a certificate of occupancy is not issued.
5. Incorporate rainwater harvesting and/or HVAC condensate recovery systems if possible.

Section 3.

That the Zoning Maps of the City of Boerne be amended to indicate the previously described change.



Section 4.

That all provisions of the Unified Development Code of the City of Boerne not herein amended or repealed shall remain in full force and effect.

Section 5.

That all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

Section 6.

That if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

Section 7.

This ordinance will take effect upon the second and final reading of same.

PASSED AND APPROVED on this the first reading the 27th day of October, 2025.

PASSED, APPROVED AND ADOPTED on this the second reading the __ day of _____, 2025.

APPROVED:

ATTEST:

Mayor

City Secretary

APPROVED AS TO FORM:

City Attorney



SUBJECT PROPERTY
31500 IH10

Legend

 Parcels



CASCADE CAVERNS



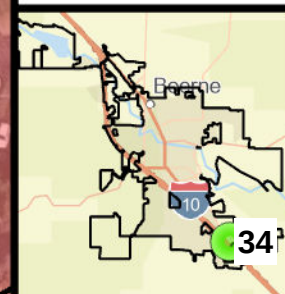
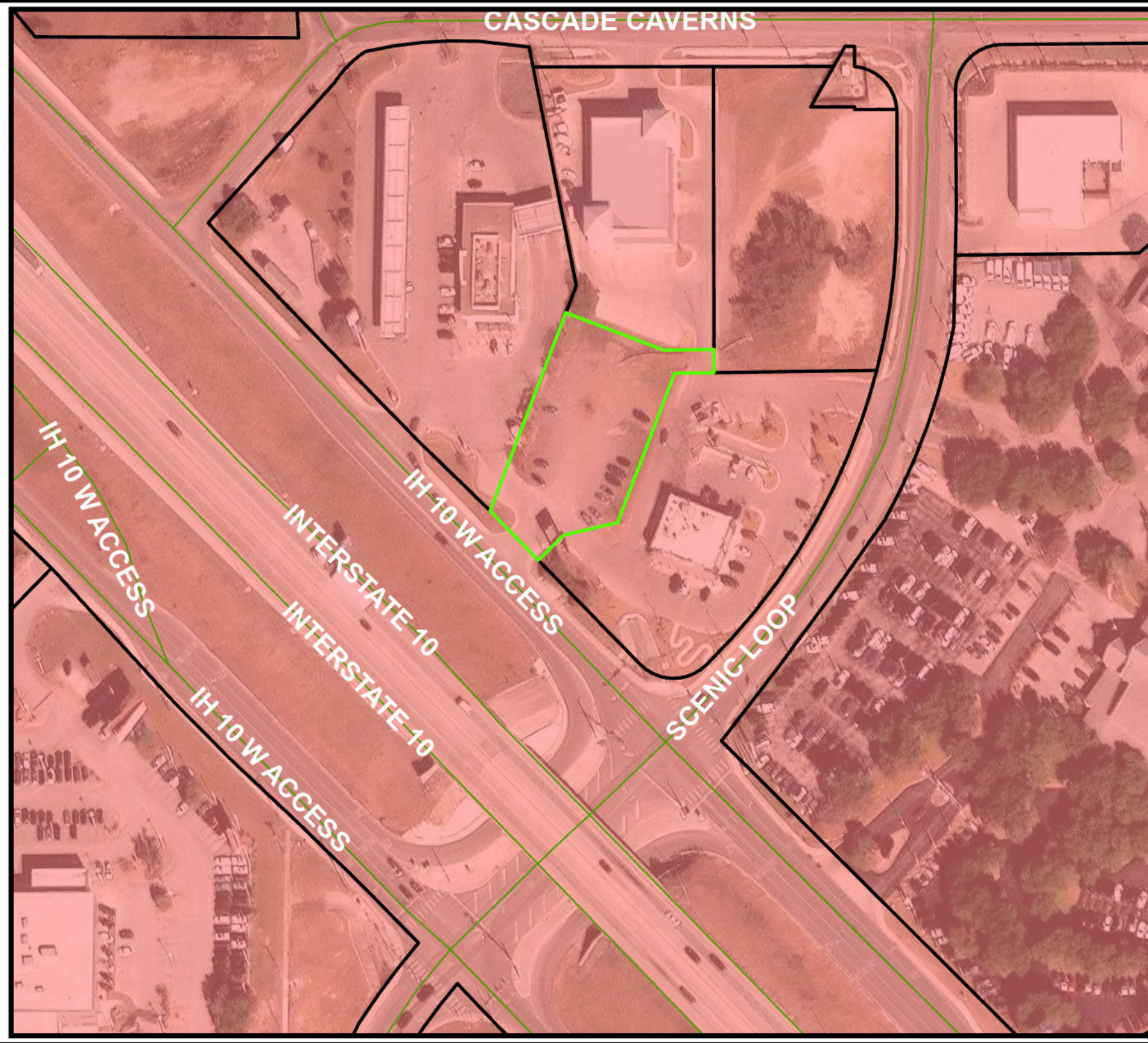
SUBJECT PROPERTY
31500 IH10

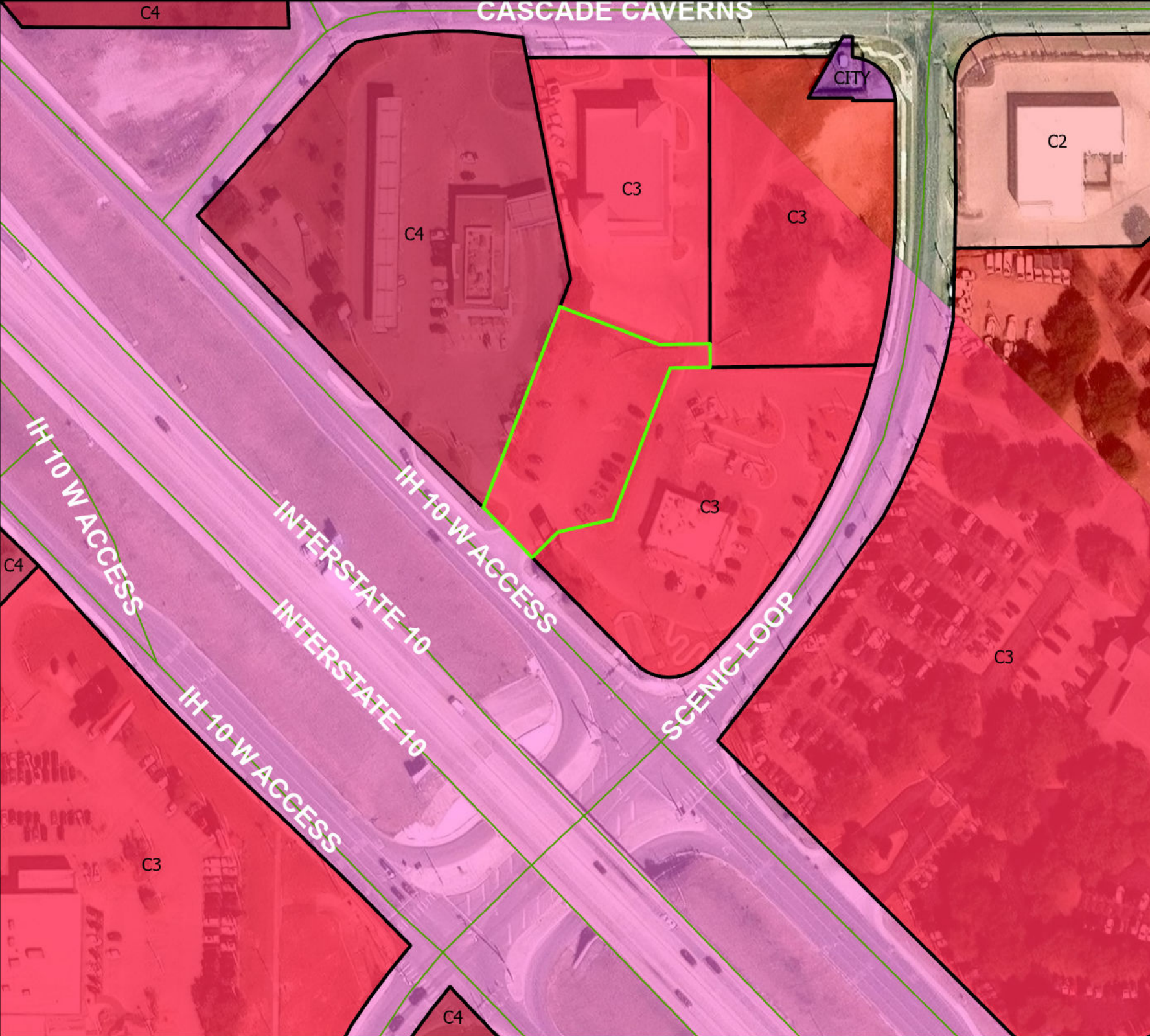
Legend

 Parcels

Future Land Use

 Auto-Oriented
Commercial





Legend

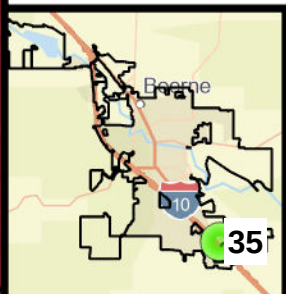
Parcels

Zoning

- C2
- C3
- C4
- CITY

Overlay Districts

Scenic Interstate Corridor



CASCADE CAVERNS



SUBJECT PROPERTY
31500 IH10

Legend

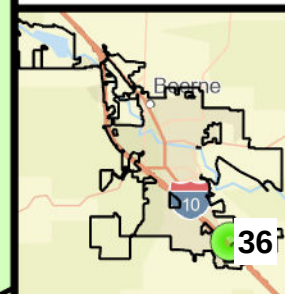
- Parcels
- SARA Floodplain
- SARA Floodway
- DPZ 2
- DPZ 1
- Lower Glenrose Buffer
- Lower Glenrose Boundary
- Camp Bullis 5mi

IH 10 W ACCESS

INTERSTATE 10

IH 10 W ACCESS

SCENIC LOOP



 CITY OF BOERNE
PLANNING DEPARTMENT
09/26/2025
REVIEWED BY: JA
OK/NO COMMENTS

SCOOTER'S COFFEE

BOERNE, TX

REVIEWED
CITY OF BOERNE
UTILITIES DEPARTMENT

09/24/2025
NO COMMENTS

REVIEWED
CITY OF BOERNE
DEVELOPMENT ENGINEERING
BY:  09/26/2025

no comment

SPECIAL USE PERMIT (SUP) APPLICATION



PREPARED BY:


MEALS★MYERS
ENGINEERING & SURVEYING LLC

10102 HUEBNER ROAD, SAN ANTONIO, TX 78240
PHONE: (210) 740-2483 | (830) 931-1269
TBPE NO. F-18576 | TBPLS NO. 101942291

PROJECT NARRATIVE

PROJECT NARRATIVE

The purpose of this Project Narrative is to serve as a companion document to a Special Use Permit (SUP) application for a proposed Scooter's Coffee site in Boerne, TX developed by Texas Coffee Holdings, LLC. The proposed site will be constructed on Lot 1 of the BDSP – Scenic Loop Subdivision located at 31500 IH-10 Frontage Road, Boerne, TX 78006. The tract can be most quickly identified as the empty lot between the Valero gas station, the Napa Auto Parts building, and the Bill Miller Bar-B-Q restaurant located on the north corner of the intersection of IH-10 and Scenic Loop.

The Boerne Unified Development Code (UDC) for Special Use Permits (Chapter 2, Section 2-5.D.3.b.ii) identifies a list of factors to be evaluated for special use projects that could potentially impact neighboring properties. Those factors include community safety, traffic, parking, loading, driveways, building setbacks, access and curb cuts, development density, hours of operation, property values, viewshed protection, impervious cover, noise, light, vibration, hazardous or flammable materials, special solid waste disposal requirements, discharge/water contamination, and other. Some of these factors do not apply for the proposed drive-through coffee shop, however, this Narrative identifies and addresses a number of those factors that should be evaluated in the ensuing sections.

A. Land Use Designation

The site is zoned as C3 – Community Commercial and within the Scenic Interstate Corridor overall district in keeping with the City of Boerne Comprehensive Master Plan, which identifies the site as “Auto Oriented Commercial”. The proposed use of a coffee shop fits within the acceptable land uses for the zoning district and appears to further the City's general guidelines and objectives for development of the area.

B. Compatibility with Adjacent Land Uses

The proposed Scooter's Coffee should be very compatible with the adjacent and nearby land uses. The subject tract was intended for commercial use and is located within a commercial subdivision which is interconnected with an internal access drive connecting the tracts on all sides. Given the intention of commercial use, proposed vehicular access/circulation, parking availability, and pedestrian access, the proposed development does not appear to be detrimental to persons residing or working in the area, the adjacent properties, the neighborhood, or the public welfare in general. Additionally, the proposed use as a coffee shop does not conflict with the uses of the neighboring tracts (i.e., fuel/convenience store, restaurant with a drive-thru, and auto parts retailer).

C. Site Size and Shape

Lot 1 of the BDSP – Scenic Loop Subdivision is approximately 0.721-acres in a somewhat rectangular shape. The proposed Scooter's Coffee building is 668-sf GFA and requires at least seven (7) parking stalls. The site plan will also include a dumpster (within enclosure), a drive-thru lane with a bypass to queue at least eleven (11) vehicles on-site, a walk-up order window, an internal access drive, ADA and pedestrian access, landscaping per the Boerne UDC, bioretention (LID feature), bicycle parking facilities, etc. As demonstrated on the site plan attached herein, there is adequate space on the tract for all design elements mentioned above.

Additionally, the Scenic Interstate Corridor overlay district requires an “IH-10 landscape buffer” of at least thirty (30) feet along the property's IH-10 frontage, exclusive of utility easements. This site plan accounts for the required buffer by setting the building at least thirty (30) feet from the nearest easement along the lot's frontage.

D. Access to Public Streets

There is an existing commercial TxDOT driveway on the subject tract accessing the IH-10 frontage road, which provides access to all lots within the commercial subdivision. Additionally, there are internal driveways within the commercial subdivision that provide cross access to each adjoining tract, and additional access to both Scenic Loop and Cascade Cavern.

The Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) identifies the Scooter's Coffee use as a "Coffee Shop with drive-through (no indoor seating)" (ITE Code 938), which generates a peak number of trips. As indicated on the City of Boerne – Peak Hour Trip Generation Form included herein the estimated peak hour trips for the proposed facility (668 SF GFA) would be 57 Peak Hour Trips on a standard weekend morning. This trip generation does not warrant further traffic studies and there exists adequate capacity on the adjacent public streets (i.e., IH-10 frontage, Scenic Loop, and Cascade Cavern) to carry the type and volume of traffic anticipated for this development.

E. Adequate Conditions

The only potential adverse effects created by this development would be the pollutants generated by the net increase to the site's impervious cover. To mitigate this adverse effect, this site plan provides adequate conditions to incorporate a bioretention area as a Low Impact Development (LID) feature to treat the stormwater runoff before leaving the site. The LID feature will be designed in accordance with the Boerne UDC for Watershed Protection (Chapter 8, Section 8-2.B) to provide removal of both total suspended solids (TSS) and bacteria load.

F. Site and Building Design

A typical Scooter's Coffee restaurant is a 668-sf GFA building finished with a color palette to match Scooter's corporate color scheme. Included herein are preliminary building elevations and a sample 3D rendering for the proposed Scooter's Coffee.

The proposed signage for this location will include wall signage and logo, a monument sign, a menu board, directional signage, a clearance bar, and a menu board canopy. The location of each signage element is shown on the attached Site Plan and within the attached Signage Package.

Aside from the monument sign, all others are in compliance with the Boerne UDC – Chapter 9. Due to the limited frontage of the subject tract (~74') and the proximity to nearby signage, the proposed monument sign location does not comply with the UDC. The owner has applied for a variance to allow for location, and the review of the variance is currently underway at the time of this SUP application.

As mentioned in "Section C – Site Size and Shape" above, the design of the site's design will incorporate the building, parking stalls, a dumpster (within enclosure), a drive-thru lane with a bypass to queue at least eleven (11) vehicles on-site, a walk-up order window, an internal access drive, ADA and pedestrian access, landscaping per the Boerne UDC, bioretention (LID feature), bicycle parking facilities, etc. As demonstrated on the site plan attached herein, there is adequate space on the tract for all design elements mentioned above.

G. Ingress and Egress

The site is approximately 265' northwest of the intersection of the IH-10 frontage road and Scenic Loop Road, and approximately 500' southeast of the intersection of the IH-10 frontage road and Cascade Cavern. Additionally, as mentioned in "Section D – Access to Public Streets" above, there is an existing commercial TxDOT driveway on the subject tract accessing the IH-10 frontage road, which provides access to all lots within the

commercial subdivision. Additionally, there are internal driveways within the commercial subdivision that provide cross access to each adjoining tract, and additional access to both Scenic Loop and Cascade Cavern.

H. Internal Vehicular Circulation

The site plan for this Scooter's location provides for one-way access via a proposed access driveway off an existing internal drive aisle on the site's frontage. All traffic (i.e., customers intending to utilize the drive-thru, customers intending to park and utilize the walk-up order window, employees, trash collection, deliveries, maintenance, etc.) will enter through the one-way access and may exit the site through one of two "Exit Only" driveways. The first exit driveway for most users (not including the drive-thru customers) will access an existing drive aisle on the Bill Miller tract to the east, where the driver will have the option to exit the commercial subdivision via Scenic Loop to the east, Cascade Cavern to the north, or IH-10 frontage to the south. The second exit driveway (intended for drive-thru customers) will access an existing drive aisle to the south, where the driver will again have the option to exit the commercial subdivision via Scenic Loop to the east, Cascade Cavern to the north, or IH-10 frontage to the south. The proposed internal driveway will be constructed with enough width and sufficient turning radii to accommodate parking and backing motions for the parking stalls, dumpster access for the larger trash vehicles, delivery access, and emergency vehicle access to the site without conflicting with the proposed drive-thru lane.

The drive-thru customers utilizing the drive-thru lane will access the site via the same one-way entrance as all other vehicles, and then immediately enter the drive-thru lane on the left. The site plan proposes fourteen (14) stacking spaces and historic data from other Scooter's locations predict a wait time average between two (2) and three (3) minutes per customer from the time they reach the ordering station to the time they receive their order. This fast and efficient turn-around time will help prevent the drive-thru lane from over-stacking. Additionally, in the event of an emergency, or a customer simply wants to forego the wait, they may at any point leave the drive-thru lane and enter the "escape" lane running in parallel with the drive-thru lane.

I. Pedestrian and Alternative Vehicle Considerations

In addition to vehicular access to the drive-thru facility and walk-up order window, the site plan for this Scooter's location provides for pedestrian/ADA access from the existing sidewalk along the IH-10 frontage road to the walk-up order window. The proposed ADA parking stall included on the site plan also adjoins the accessible route. Additionally, this site plan also includes a bike rack to accommodate up to four (4) bicycles for customers choosing to cycle to the shop.

J. Volume and Character of Traffic

The Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition) identifies the Scooter's Coffee use as a "Coffee Shop with drive-through (no indoor seating)" (ITE Code 938), which generates a peak number of trips. As indicated on the City of Boerne – Peak Hour Trip Generation Form included herein the estimated peak hour trips for the proposed facility (668 SF GFA) would be 57 Peak Hour Trips on a standard weekend morning. Most of the traffic anticipated will be standard passenger vehicles.

K. Off-Street Parking and Loading

The Boerne UDC for On-Site Parking for Nonresidential Properties (Chapter 5, Section 5-6.B) indicates no less than one (1) parking stall for each 100 square feet of gross floor area (GFA). The proposed building is 668-sf GFA, thus at least seven (7) parking stalls are required. The proposed site plan includes a total of fifteen (15) parking stalls, ten (10) of which will be constructed with direct access from the existing drive aisle on the Bill

Miller property and will serve as shared parking for both the Scooter's and Bill Miller facilities.

In addition to the parking requirements, the City of Boerne Engineering Design Manual (EDM) (Chapter 2, Section 2.12.1) provides minimum requirements for "*Drive-Thru Facilities and Stacking Space*". The EDM dictates that there must be enough queue length to provide a minimum of eleven (11) stacking spaces and an "escape" lane with a minimum of ten (10) foot width. Of the eleven (11) stacking spaces, at least six (6) vehicles may stack at or before the order station, at least four (4) vehicles may stack between the order station and pick-up window, and at least one (1) vehicle after the last transaction window. The proposed site plan provides fourteen (14) stacking spaces with seven (7) vehicles at or before the order station, six (6) vehicles between the order station and pick-up window, and one (1) vehicle after the last transaction window. Additionally, the site plan also includes a ten (10) foot width escape lane around the stacked vehicles.

L. Impact on Public Services

There are existing utilities available to this site, which include electricity (Bandera Electric Co-Op), water (City of Boerne), and sewer (City of Boerne). These services are currently stubbed to the subject tract, thus there are no anticipated public utility extensions. Additionally, there are no adverse impacts anticipated to nearby schools or recreational facilities.

M. Screening and Buffering

There are no proposed parking facilities immediately adjacent to the IH-10 frontage, thus no parking lot screening is anticipated. The site plan does, however, include a dumpster within an enclosure. The enclosure will be constructed with materials in accordance with the Boerne UDC for Screening and Buffers (Chapter 5, Section 5-8.B.4.e).

Additionally, the Scenic Interstate Corridor overlay district requires an "*IH-10 landscape buffer*" of at least thirty (30) feet along the property's IH-10 frontage, exclusive of utility easements. This site plan accounts for the required buffer by setting the building at least thirty (30) feet from the nearest easement along the lot's frontage.

N. Outdoor Activities and Storage

There are no proposed outdoor activities or storage proposed for this development.

O. Hours of Operation

The hours of operation will be seven days per week from 5:30am to 8:00pm.

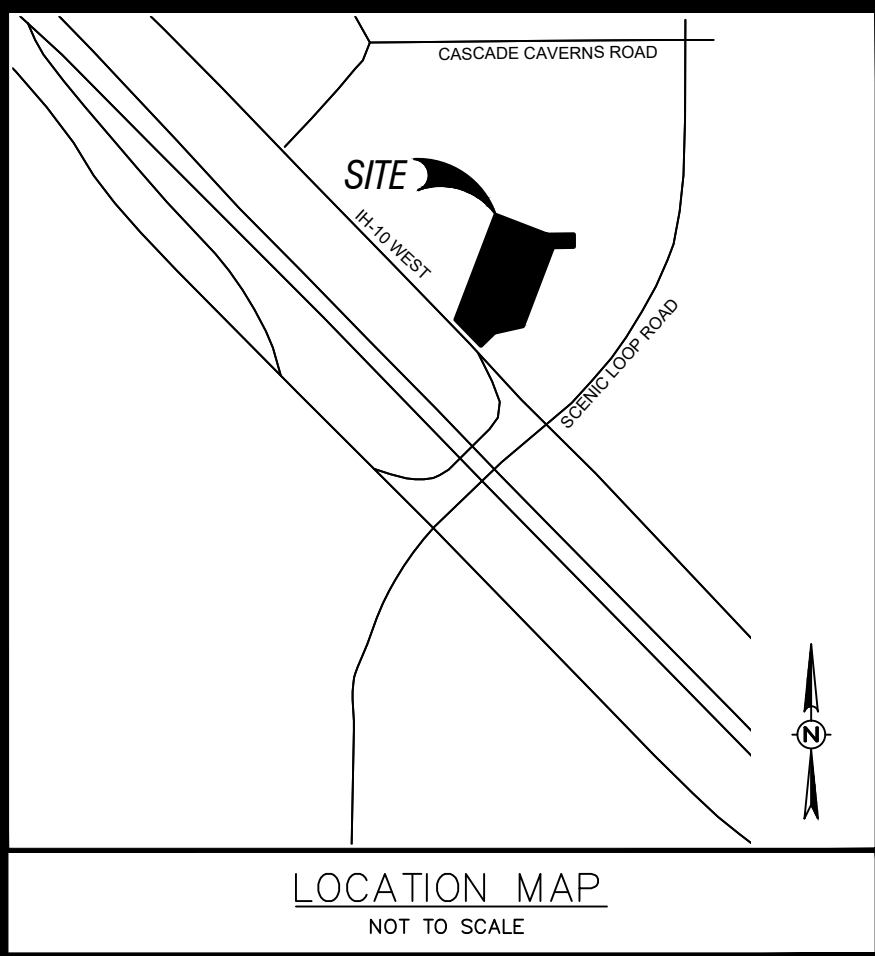
P. Exterior Lighting

The site will include limited exterior lighting, however, will be subject to Boerne UDC for Dark Sky Regulations (Chapter 9, Appendix D) which limits the light trespass onto adjacent properties as demonstrated on the Photometric Plan included herein.

Q. Noise, Smoke, Odor, Dust, Vibration, or Illumination Created

Under normal business operations, this Scooter's Coffee location will not create above-average noise, smoke, odor, dust, vibration, or illumination.

EXHIBITS



ALTA/NSPS SURVEY
OF

LOT 1 OF THE BDSP – SCENIC LOOP RD, ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, CITY OF BOERNE, KENDALL COUNTY, TEXAS,
RECORDED IN DOCUMENT NUMBER 2021-353459, PLAT RECORDS OF KENDALL COUNTY, TEXAS,

SURVEYORS NOTES:

1. BASIS OF BEARING TAKEN FROM GPS OBSERVATIONS AND IS BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83(2011).
2. THIS SURVEY WAS CONDUCTED IN CONJUNCTION WITH A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF NO. 52291, EFFECTIVE MAY 19, 2025, ISSUED MAY 29, 2025.
3. ONLY VISIBLE EVIDENCE OF ABOVE GROUND UTILITY FEATURES OBSERVED BY THE SURVEYOR AND THOSE MARKED THROUGH TEXAS 811 TICKET NUMBERS 2565646430 AND 2565528765, ARE SHOWN HEREON.
4. RECORD CALLS TAKEN FROM DOCUMENT NUMBER 2021-353459, PLAT RECORDS OF KENDALL COUNTY, TEXAS.
5. THE SUBJECT TRACT ABUTS THE PUBLIC RIGHT-OF-WAY OF INTERSTATE HIGHWAY 10.
6. DISTANCES SHOWN HEREON ARE SURFACE.
7. FIELD WORK WAS COMPLETED IN JUNE 2025.
8. THE 20' UTILITY EASEMENT RECORDED IN DOCUMENT NUMBER 377507, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, IS APPROXIMATE AND BASED ON MARKINGS ESTABLISHED VIA TEXAS 811.

TABLE A NOTES:

2. SUBJECT TRACT HAS A PROPERTY ADDRESS OF 31500 INTERSTATE HIGHWAY 10, BOERNE, TEXAS 78015
3. THE SUBJECT TRACT LIES WITHIN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 482580415F, DATED DECEMBER 17, 2010.
ZONE X (UNSHADED) = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
7. NO BUILDINGS OR STRUCTURES WERE OBSERVED AT THE TIME OF THIS SURVEY (SHOWN HEREON).
8. SUBSTANTIAL FEATURES SHOWN HEREON.
9. THERE ARE NO PARKING SPACES ON SUBJECT TRACT.
- 11(a,b.). UTILITY FEATURES VISIBLE AT THE DATE OF THE SURVEY ARE SHOWN HEREON.
16. NO EVIDENCE OF EARTH WORK OR BUILDING CONSTRUCTION AT THE DATE OF THIS SURVEY.
17. MMES HAS NO KNOWLEDGE OF ANY PROPOSED CHANGES TO STREET RIGHT-OF-WAYS.

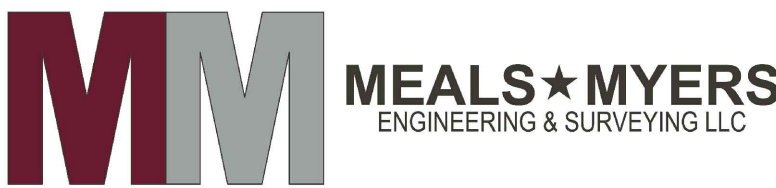
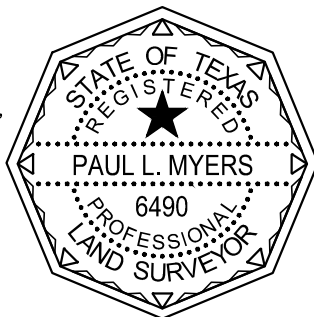
SCHEDULE B, ITEM 10:

- a. EASEMENTS TO BANDERA ELECTRIC COOPERATIVE, INC. RECORDED IN VOLUME 215, PAGE 691 AND IN DOCUMENT NUMBER 377507, KENDALL COUNTY OFFICIAL RECORDS, (VOLUME 215, PAGE 691 MAY AFFECT SUBJECT TRACT, NOT ABLE TO LOCATE GRAPHICALLY, BLANKET EASEMENT) (DOCUMENT NUMBER 377507 AFFECTS SUBJECT TRACT, SHOWN HEREON)
- b. SANITARY CONTROL EASEMENT RECORDED IN VOLUME 562, PAGE 428, KENDALL COUNTY OFFICIAL RECORDS. (MAY AFFECT SUBJECT TRACT – NO WELL OBSERVED ON SUBJECT TRACT)
- c. UTILITY AND DRAINAGE EASEMENTS AND RIGHTS RELATED THERETO AS SET FORTH ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- d. IMPACT FEE ASSESSMENT AS SET FORTH ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT)
- e. TxDOT NOTES AS SET FORTH ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT)
- f. SETBACK NOTE AS SET FORTH ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT)
- g. UTILITY EASEMENTS FIFTEEN FEET (15') WIDE AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- h. VARIABLE WIDTH UTILITY AND DRAINAGE EASEMENTS AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- i. ACCESS EASEMENT FIFTY-FIVE FEET (55') WIDE AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- j. VARIABLE WIDTH ACCESS EASEMENT AS SHOWN ON PLAT RECORDED IN DOCUMENT NUMBER 353459, KENDALL COUNTY PLAT RECORDS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
- k. TERMS AND CONDITIONS SET FORTH IN CROSS-ACCESS AGREEMENT RECORDED IN DOCUMENT NUMBER 354628, KENDALL COUNTY OFFICIAL RECORDS. (AFFECTS SUBJECT TRACT)

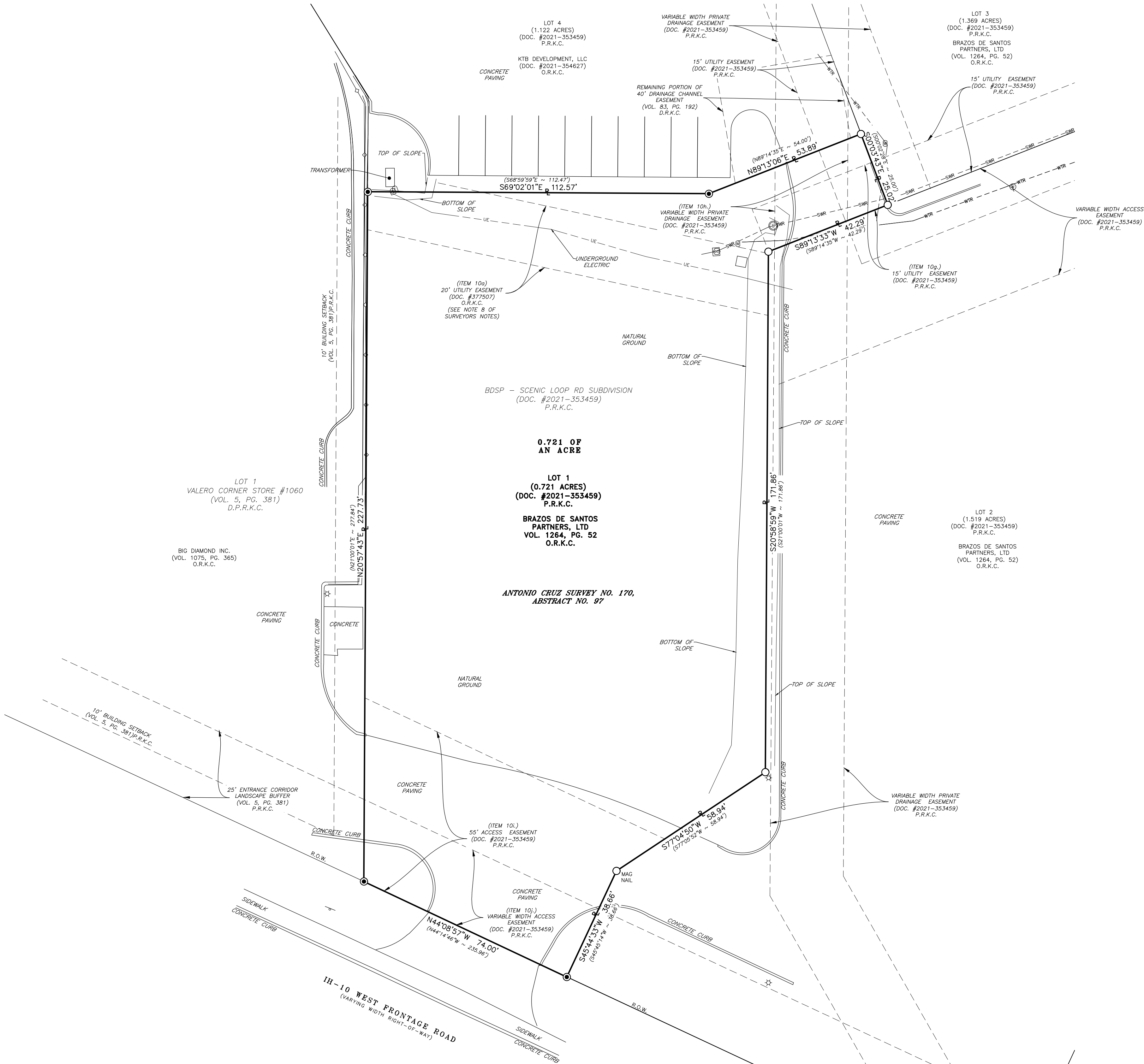
TO: TEXAS COFFEE HOLDINGS, LLC, BRAZOS DE SANTOS PARTNERS, LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDED ITEMS OF 1, 2, 3, 4, 7(a), 8, 9, 11(ONLY THOSE VISIBLE AND MARKED VIA TEXAS 811), 13, 16, 17, AND 18 TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 17, 2025.

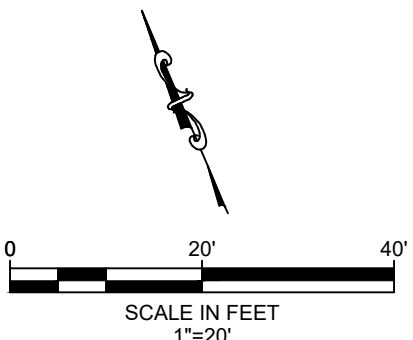
PAUL L. MYERS, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490
DATE OF MAP: 06/20/2025



10102 HUEBNER ROAD
SAN ANTONIO, TX 78240
PHONE: (830) 931-1269
PHONE: (210) 740-2483
TBPE #F-18576
TBPLS #10194291



- LEGEND
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
 - 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "MMES PROP. COR" UNLESS OTHERWISE NOTED
 - SS SANITARY SEWER
 - PROPERTY LINE
 - R.O.W. RIGHT-OF-WAY
 - () RECORD CALLS
 - TRANSFORMER POLE
 - POWER POLE
 - SERVICE POWER POLE
 - LIGHT POLE
 - GUY WIRE
 - SIGN
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - OVERHEAD ELECTRIC
 - D.R.B.K. DEED RECORDS OF KENDALL COUNTY, TEXAS
 - D.P.R.K.C. DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS
 - P.R.K.C. PLAT RECORDS OF KENDALL COUNTY, TEXAS
 - O.R.K.C. OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS



"This document is released for the purpose of interim review under the authority of M. Tyler Meals, P.E. 113102 on 9/24/25. It is not to be used for construction, bidding or permit purposes."



SCOOTER'S COFFEE
31500 IH-10
BOERNE, TX 78006

BY

DESCRIPTION

ATE

REV

DATE: 07/29/2025

25050

NUMBER:

IN JOB S

MME:

10

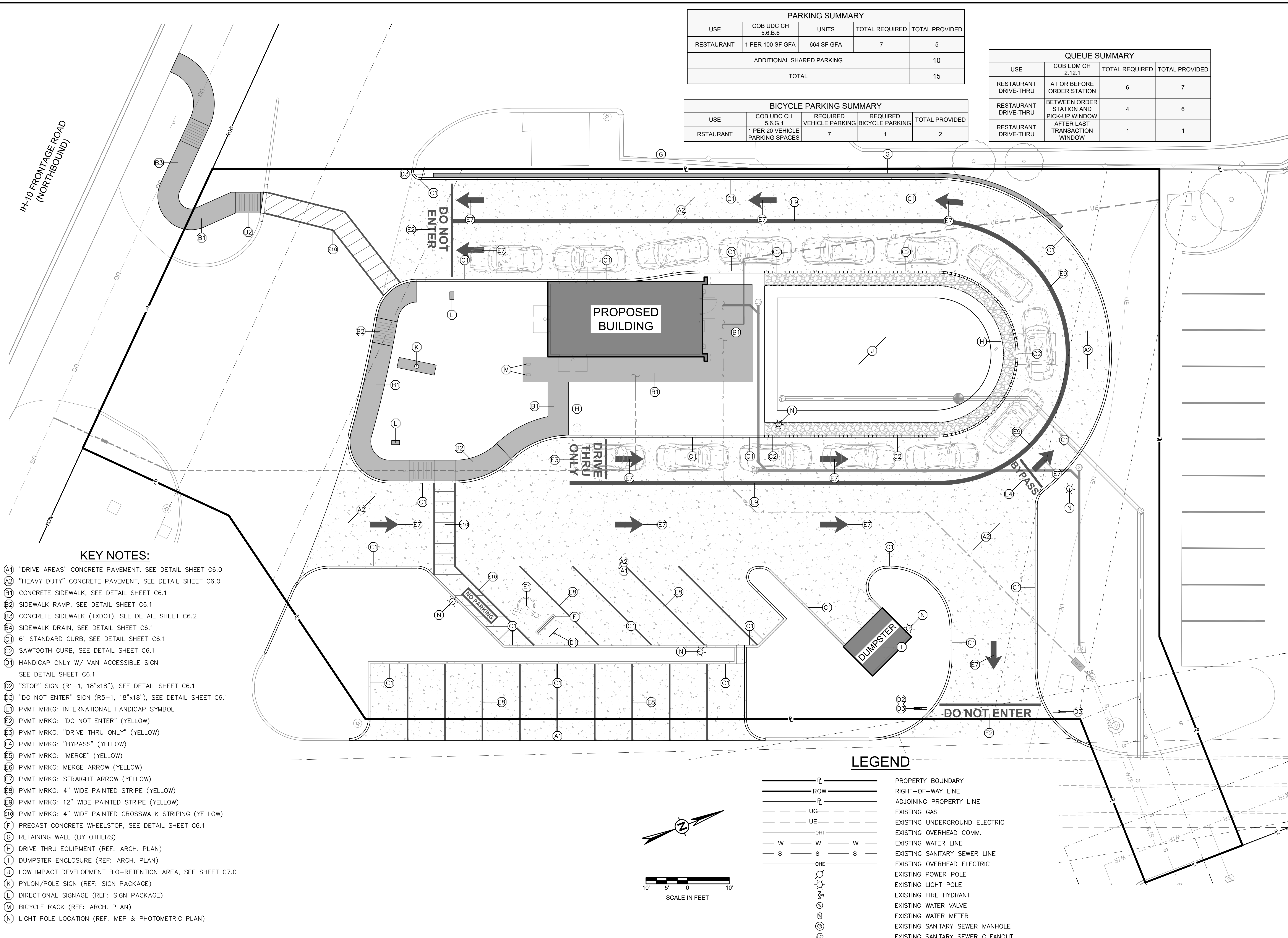
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KEYNOTE PLAN

C3.0

QUEUE SUMMARY			
USE	COB EDM CH 2.12.1	TOTAL REQUIRED	TOTAL PROVIDED
RESTAURANT DRIVE-THRU	AT OR BEFORE ORDER STATION	6	7
RESTAURANT DRIVE-THRU	BETWEEN ORDER STATION AND PICK-UP WINDOW	4	6
RESTAURANT DRIVE-THRU	AFTER LAST TRANSACTION WINDOW	1	1

BICYCLE PARKING SUMMARY				
USE	COB UDC CH 5.6.G.1	REQUIRED VEHICLE PARKING	REQUIRED BICYCLE PARKING	TOTAL PROVIDED
RSTaurant	1 PER 20 VEHICLE PARKING SPACES	7	1	2



KEY NOTES:

- (A1) "DRIVE AREAS" CONCRETE PAVEMENT, SEE DETAIL SHEET C6.0
- (A2) "HEAVY DUTY" CONCRETE PAVEMENT, SEE DETAIL SHEET C6.0
- (B1) CONCRETE SIDEWALK, SEE DETAIL SHEET C6.1
- (B2) SIDEWALK RAMP, SEE DETAIL SHEET C6.1
- (B3) CONCRETE SIDEWALK (TXDOT), SEE DETAIL SHEET C6.2
- (B4) SIDEWALK DRAIN, SEE DETAIL SHEET C6.1
- (C1) 6" STANDARD CURB, SEE DETAIL SHEET C6.1
- (C2) SAWTOOTH CURB, SEE DETAIL SHEET C6.1
- (D1) HANDICAP ONLY W/ VAN ACCESSIBLE SIGN
SEE DETAIL SHEET C6.1
- (D2) "STOP" SIGN (R1-1, 18"x18"), SEE DETAIL SHEET C6.1
- (D3) "DO NOT ENTER" SIGN (R5-1, 18"x18"), SEE DETAIL SHEET C6.1
- (E1) PVMT MRKG: INTERNATIONAL HANDICAP SYMBOL
- (E2) PVMT MRKG: "DO NOT ENTER" (YELLOW)
- (E3) PVMT MRKG: "DRIVE THRU ONLY" (YELLOW)
- (E4) PVMT MRKG: "BYPASS" (YELLOW)
- (E5) PVMT MRKG: "MERGE" (YELLOW)
- (E6) PVMT MRKG: MERGE ARROW (YELLOW)
- (E7) PVMT MRKG: STRAIGHT ARROW (YELLOW)
- (E8) PVMT MRKG: 4" WIDE PAINTED STRIPE (YELLOW)
- (E9) PVMT MRKG: 12" WIDE PAINTED STRIPE (YELLOW)
- (E10) PVMT MRKG: 4" WIDE PAINTED CROSSWALK STRIPING (YELLOW)
- (F) PRECAST CONCRETE WHEELSTOP, SEE DETAIL SHEET C6.1
- (G) RETAINING WALL (BY OTHERS)
- (H) DRIVE THRU EQUIPMENT (REF: ARCH. PLAN)
- (J) DUMPSTER ENCLOSURE (REF: ARCH. PLAN)
- (L) LOW IMPACT DEVELOPMENT BIO-RETENTION AREA, SEE SHEET C7.0
- (K) PYLON/POLE SIGN (REF: SIGN PACKAGE)
- (L) DIRECTIONAL SIGNAGE (REF: SIGN PACKAGE)
- (M) BICYCLE RACK (REF: ARCH. PLAN)
- (N) LIGHT POLE LOCATION (REF: MEP & PHOTOMETRIC PLAN)

LEGEND

- | | |
|--|----------------------------------|
| | PROPERTY BOUNDARY |
| | RIGHT-OF-WAY LINE |
| | ADJOINING PROPERTY LINE |
| | EXISTING GAS |
| | EXISTING UNDERGROUND ELECTRIC |
| | EXISTING OVERHEAD COMM. |
| | EXISTING WATER LINE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING OVERHEAD ELECTRIC |
| | EXISTING POWER POLE |
| | EXISTING LIGHT POLE |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER VALVE |
| | EXISTING WATER METER |
| | EXISTING SANITARY SEWER MANHOLE |
| | EXISTING SANITARY SEWER CLEANOUT |

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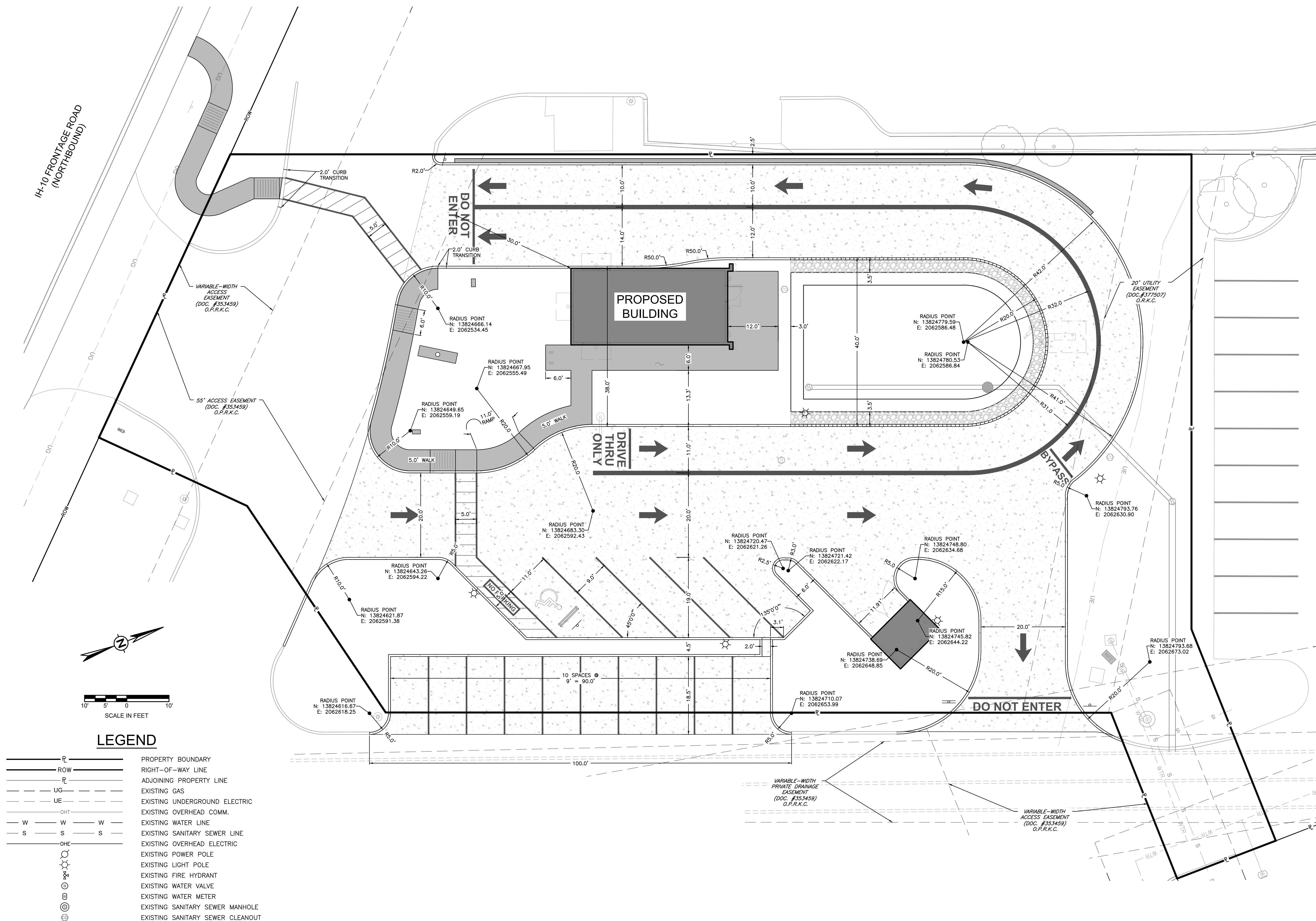
SCOOTER'S COFFEE
31500 IH-10
BOERNE, TX 78006

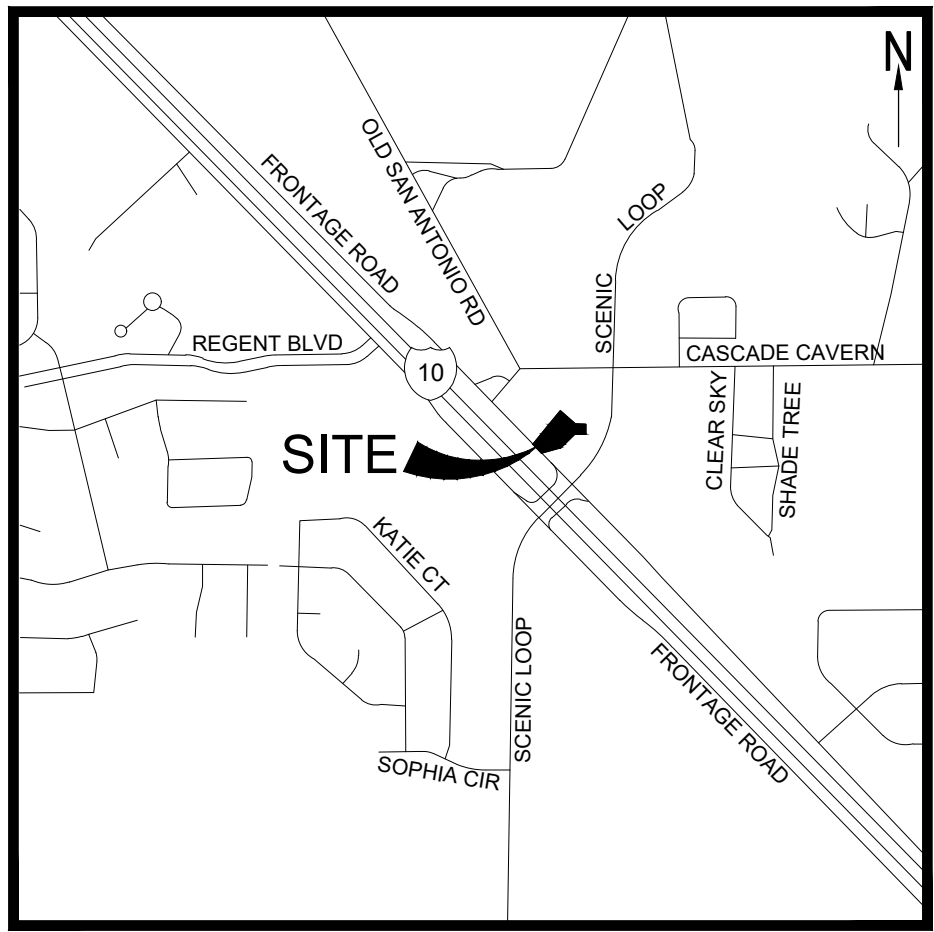
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MMES
DRAWN BY: MMES
CHKD BY: CHKD

DIMENSIONAL
CONTROL PLAN

C4.0





LOCATION MAP

SCALE: NTS

CITY OF BOERNE REQUIREMENTS

FRONT & SIDE LANDSCAPE SETBACK (10%)

TOTAL FRONT/SIDE (SF) = 15,907 SF
LANDSCAPE AREA REQUIRED = 1,591 SF
LANDSCAPE AREA PROVIDED = 3,887 SF
PERCENT = +100%

(2) TREES PER 100 LF OF FRONTAGE:
IH-10 FRONTAGE ROAD: 74LF
(2) TREES REQUIRED

PARKING LOT REQUIREMENTS (1 TREE PER 12 SPACES)

TOTAL PARKING = 15
TREES REQUIRED = 2
TREES PROVIDED = 2

IRRIGATION

- IRRIGATION SYSTEM PROVIDED REF. IRRIGATION DRAWING(S).

!!! CALL BEFORE YOU DIG !!!

CONTRACTOR TO LOCATE EXISTING UTILITIES PRIOR TO WORK. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE REMEDIATED BETWEEN SAID CONFLICTING UTILITY AND CONTRACTOR.

TEXAS ONE CALL PARTICIPANTS REQUESTS 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST - STOP AND CALL

TEXAS ONE CALL SYSTEM
(800) 265-4548 OR
www.onecalltexas.com

PLANT SCHEDULE

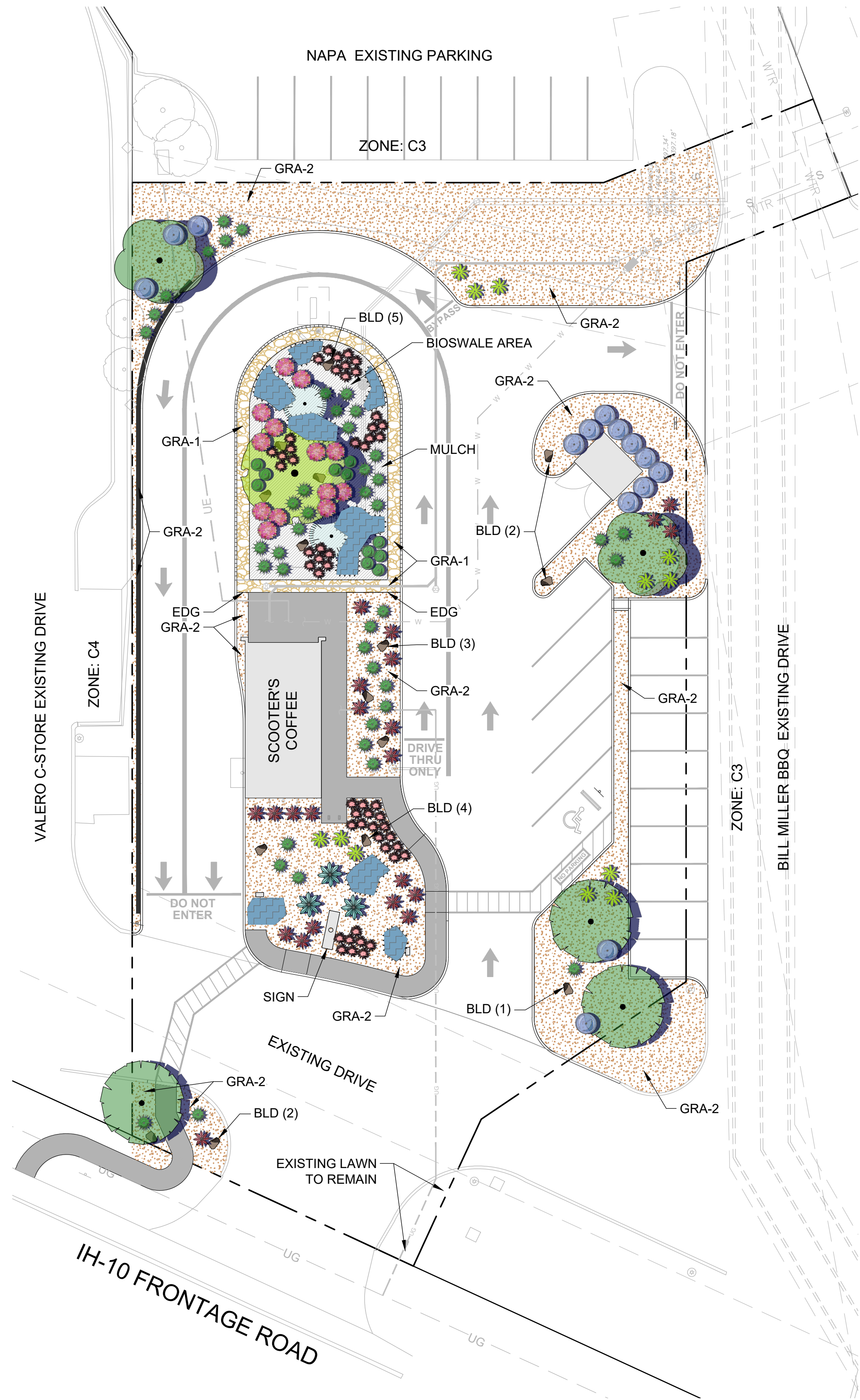
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
TREES						
	BC	1	BALD CYPRESS / TAXODIUM DISTICHUM MATCHING SPECIMENS	CONT.	3" CAL	10'-12' H, 5'-6" S
	CE	3	CEDAR ELM / ULMUS CRASSIFOLIA MATCHING SPECIMENS	CONT.	3" CAL	10'-12' H, 5'-6" S
	QM	2	CHINKAPIN OAK / QUERCUS MUEHLENBERGII MATCHING SPECIMENS	CONT.	3" CAL	10'-12' H, 5'-6" S
	EN	2	EVE'S NECKLACEPOD / SOPHORA AFFINIS MULTI-TRK.	CONT.	1.5" CAL	4'-6" H, 3'-4" S

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE
SHRUBS					
	BM	43	BIG LINDHEIMER'S MUHLY / MUHLENBERGIA LINDHEIMERI 'BIG' FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S
	AA	3	CENTURY PLANT / AGAVE AMERICANA FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S
	TS	14	COMPACT TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS 'COMPACTA' FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S
	WM	11	DWARF WAX MYRTLE / MYRTICA CERIFERA 'PUMILA' FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S
	PM	53	PINK MUHLY GRASS / MUHLENBERGIA CAPILLARIS FULL, WELL ROOTED	1 GAL	12"-18" H, 12"-18" S
	HP	22	RED FLOWERING YUCCA / HESPERALOE PARVIFLORA FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S
	SL	12	SOFT LEAF YUCCA / YUCCA RECURVIFOLIA FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S
	TC	13	TURK'S CAP / MALVAVISCUS DRUMMONDII FULL, WELL ROOTED	5 GAL	18"-24" H, 18"-24" S

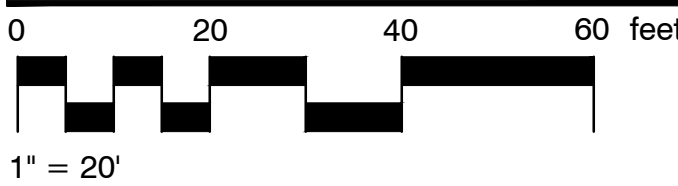
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	SIZE	SPACING
SHRUB AREAS						
	DS	439	SILVER FALLS DICHONDRA / DICHONDRA ARGENTEA 'SILVER FALLS' FULL, WELL ROOTED.	4" POT	2"-4" H, 5"-8" S	12" o.c.

LANDSCAPE MATERIAL SCHEDULE

SYMBOL	CODE	DESCRIPTION	SIZE/ CONDITION
	BLD	MEDIUM MOSS-ROCK BOULDERS	3'X3' TO 4'X4', BOULDERS TO BE WIDER THAN THEY ARE TALL & BURIED AT WIDEST POINT REFERENCE DETAIL X/ SHT. LX
	GRA-1	CRUSHED LIMESTONE RIP-RAP	4"-6" DIA. 4" DEPTH, WASHED OVER 5oz. FILTER FABRIC REFERENCE DETAIL X/ SHT. LX
	GRA-2	TEXAS BLEND RIVER GRAVEL	2"-4" DIA., 4" DEPTH, WASHED, OVER 5oz. FILTER FABRIC REFERENCE DETAIL X/ SHT. LX



LANDSCAPE PLAN



NOTE: THE SITE INFORMATION SHOWN ON THIS PLAN IS FROM A SITE PLAN PROVIDED BY THE OWNER, ARCHITECT, OR CIVIL ENGINEERING COMPANY HIRED BY THE OWNER. VERIFY ALL DIMENSIONS WITH THE DIMENSIONAL CONTROL PLAN AND COORDINATE WITH ALL OTHER CONTRACT DOCUMENTS ASSOCIATED WITH THIS PROJECT.

#	DRAWN BY:



FOR INTERIM REVIEW ONLY

THIS DOCUMENT IS INCOMPLETE AND CANNOT BE USED FOR REGULATORY APPROVAL, PERMITTING, BIDDING OR CONSTRUCTION.

LANDSCAPE PLAN
SCOOTERS #2157
31500 IH-10
BOERNE, TEXAS 78006

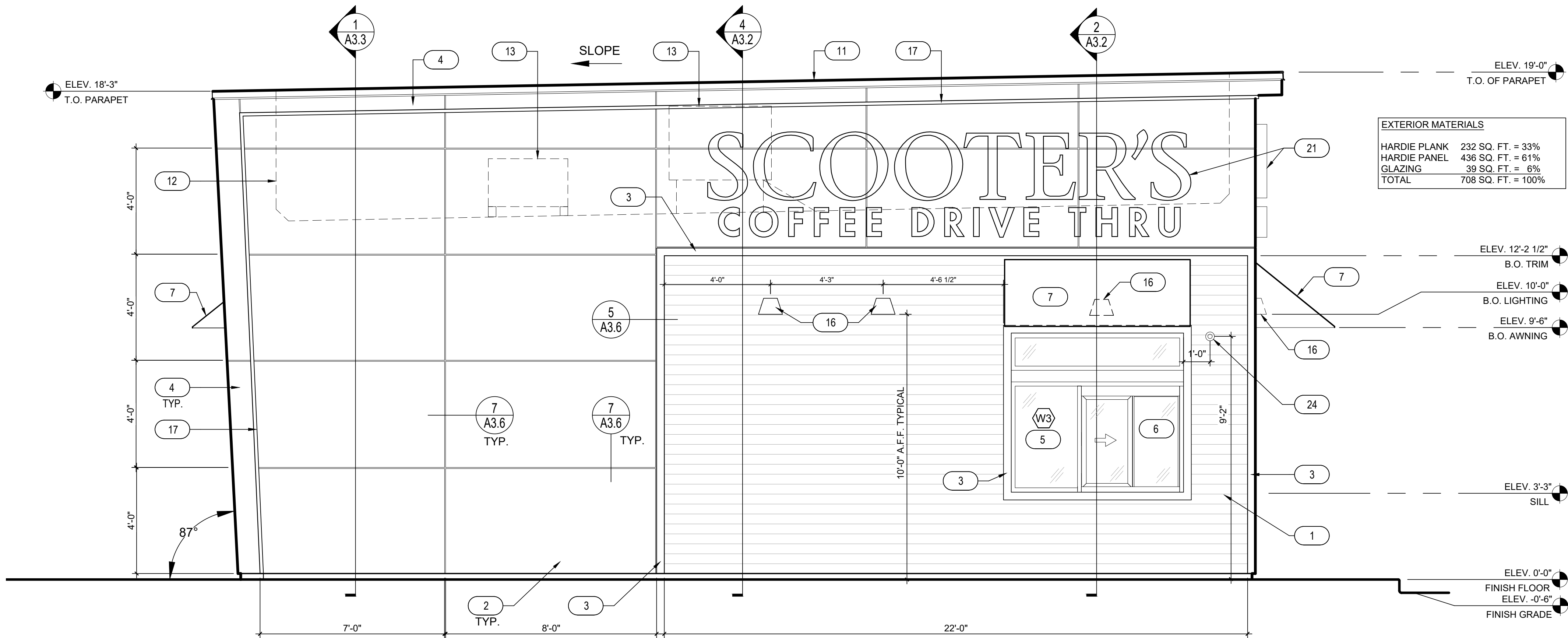
DRAWN BY:	TR
CHECKED BY:	JL
APPROVED BY:	JL
PROJECT NUMBER:	25-033
FILE LOCATION:	COOPER_25
DATE:	9/22/2025

SHEET

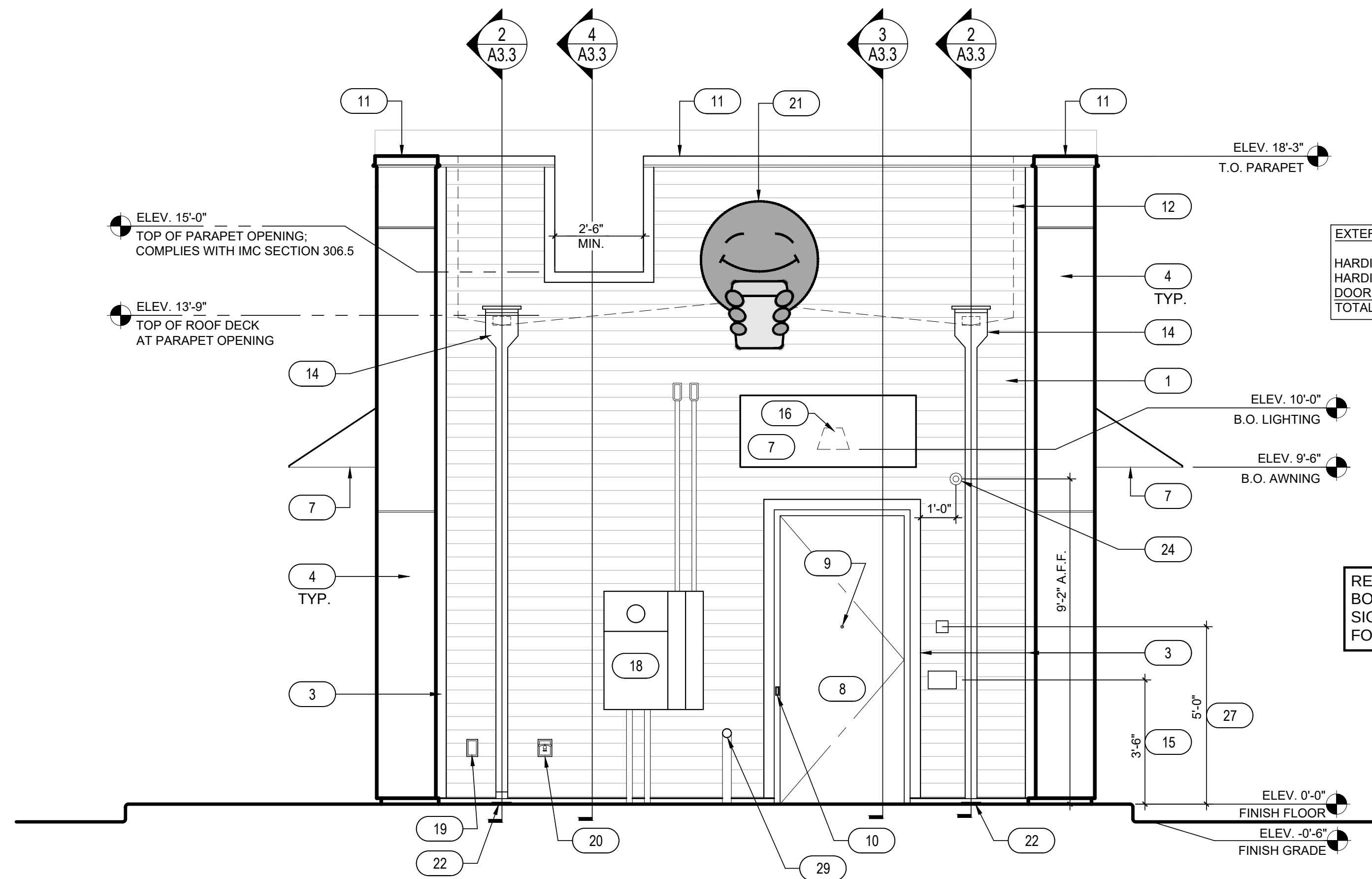
L1

1 OF 1 SHEETS





2 WEST ELEVATION
SCALE: 3/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 3/8" = 1'-0"

KEYNOTES

- HARDIE PLANK LAP SIDING CEDARMILL 6-1/4", REFER TO EXTERIOR FINISH DETAILS ON SHEET A3.6 - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- 4' x 8' HARDIE PANEL, SMOOTH FINISH, COLOR: SW 1015 SKYLINE STEEL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS
- 3 1/2" HARDIE TRIM, SEE HARDIE DETAIL SHEET A3.6
COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- HARDIE PANEL FASCIA AND SOFFITS, COLOR: SW6992 INKWELL. REFER TO SHEET A3.6 FOR HARDIE PANEL DETAILS. ALLURA SIDING ACCEPTABLE ALTERNATE TO HARDIE BOARD.
- INSULATED DARK BRONZE ALUMINUM WINDOWS WITH DUAL PANE TEMPERED GLASS
- QUICKSERVE 48X48 WINDOW - COLOR: DARK BRONZE
- AWNING BY COOL PLANET - FABRIC: SUNBRELLA, COLOR: LOGO RED. AWNINGS ARE UNDER SEPARATE SUBMITTAL AND PERMIT.
- INSULATED HOLLOW METAL DOOR AND FRAME - COLOR: SHERWIN WILLIAMS SW6992 INKWELL EGGSHELL FINISH
- PEEP HOLE, BY DOOR MANUFACTURER
- DOOR BELL
- 20 GAUGE METAL PARAPET CAP - COLOR: MATTE BLACK
- LINE OF ROOF BEYOND
- ROOF TOP UNIT BEYOND, REFER TO MECHANICAL DRAWINGS
- ROOF SCUPPER AND DOWNSPOUT, REFER TO DETAIL 8/A3.4
- CONTRACTOR SHALL PROVIDE A BLACK MAILBOX APPROXIMATELY 15 INCHES WIDE BY 6 INCHES TALL. MAILBOX SHALL BE EQUAL TO GIBRALTAR WALL MOUNTED METAL BOX
- WALL MOUNTED LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- LED LIGHT BAND, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL SERVICE, REFER TO ELECTRICAL DRAWINGS. PAINT TO MATCH EXTERIOR FINISH.
- ELECTRICAL OUTLET, SEE ELECTRICAL DRAWINGS
- HOSE BIBB, SEE PLUMBING DRAWINGS
- SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
- SEE DETAIL 7/A3.4 FOR DOWNSPOUT TERMINATION & SPLASH BLOCK
- SPANDREL GLASS; REFER TO WINDOW SCHEDULE
- NEW SECURITY CAMERA BY OTHERS
- OWNER PROVIDED SIGN PANELS.
- APPROVED SET OF NUMERALS, MINIMUM 4" HIGH WITH A STROKE WIDTH NOT LESS THAN 1/2 INCH, SHALL BE PLACED ON THE BUILDING. VERIFY SIZE AND REQUIREMENTS WITH FIRE MARSHAL.
- KNOX BOX AT 60" A.F.F. AS REQUIRED BY FIRE DEPARTMENT.
- GAS METER; REFER TO PLUMBING PLANS.
- SCHIER GREASE TRAP PUMP-OUT PORT PP3, PAINT TO MATCH EXTERIOR FINISH.

APPROVED ALTERNATE FINISHES
ALLURA SIDING - TRADITIONAL CEDAR 6-1/4" WIDTH
ALLURA PANEL - SMOOTH 4' x 8' PANELS
ALLURA TRIM - SIZE 5/4, 3" WIDTH 1" THICK

EXTERIOR MATERIALS	
HARDIE PLANK	279 SQ. FT. = 76%
HARDIE PANEL	62 SQ. FT. = 17%
DOOR	24 SQ. FT. = 6%
TOTAL	365 SQ. FT. = 100%

REFER TO SIGNAGE BRAND BOOK FOR INFORMATION ON SIGNAGE AREA PERCENTAGE FOR EACH EXTERIOR WALL

MUNICIPAL APPROVAL STAMP



SCOOTER'S COFFEE #2157
PROTOTYPE 4.2.4
3500 I-10 FRONTAGE ROAD
BOERNE, TX 78015

CLIENT

NOT FOR
CONSTRUCTION

LICENSE EXPIRES ON: _____
DATE OF SIGNATURE: _____

DXU
ARCHITECTS
1550 N. Highway 101, Suite 222, San Antonio, TX 78208
P: 214.337.0850 • E: info@dxu.com

ARCHITECT

CONSULTANTS

REVISIONS

Project Number: 255-294

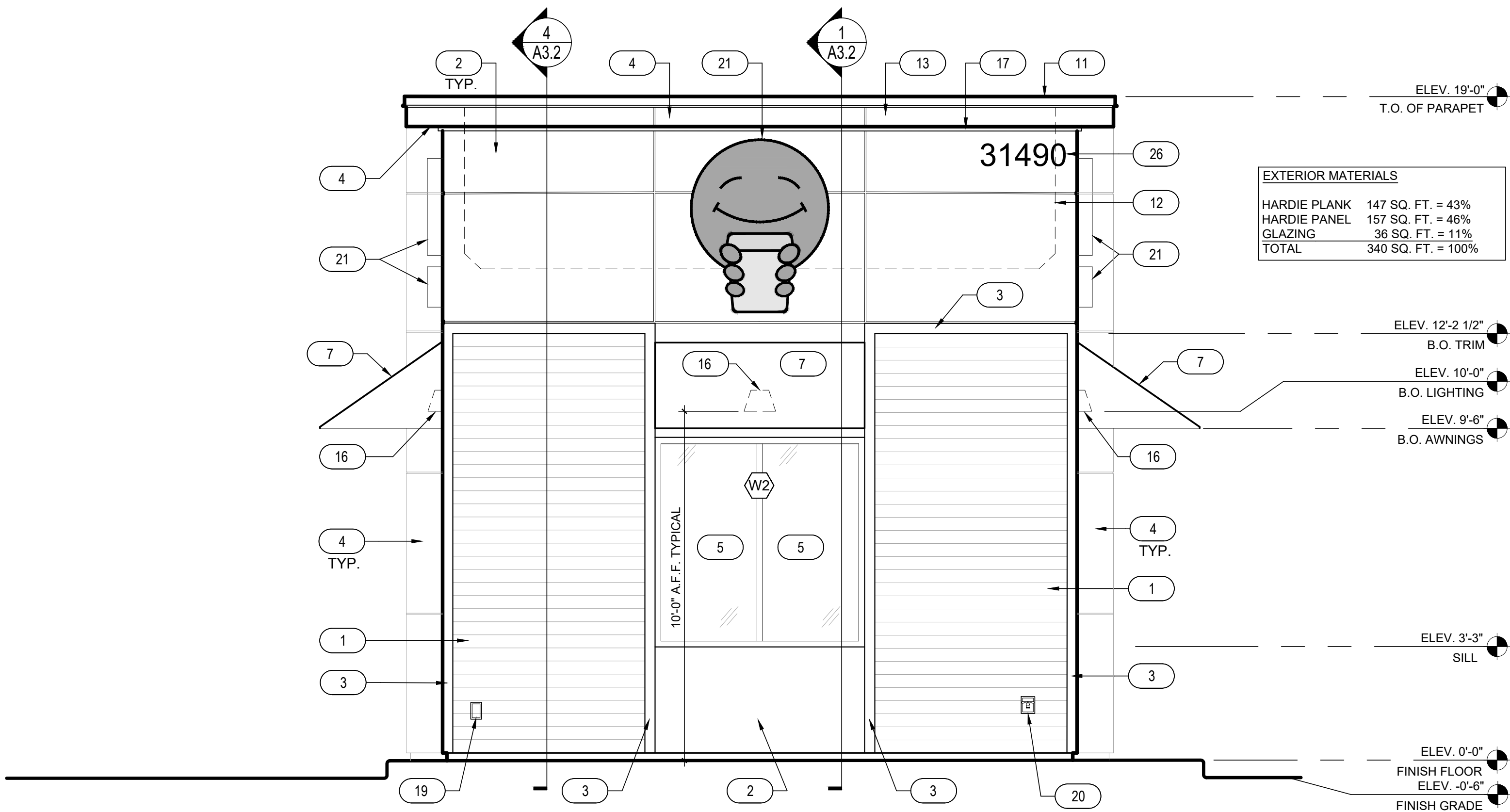
No. Issue Date

SHEET TITLE & NUMBER

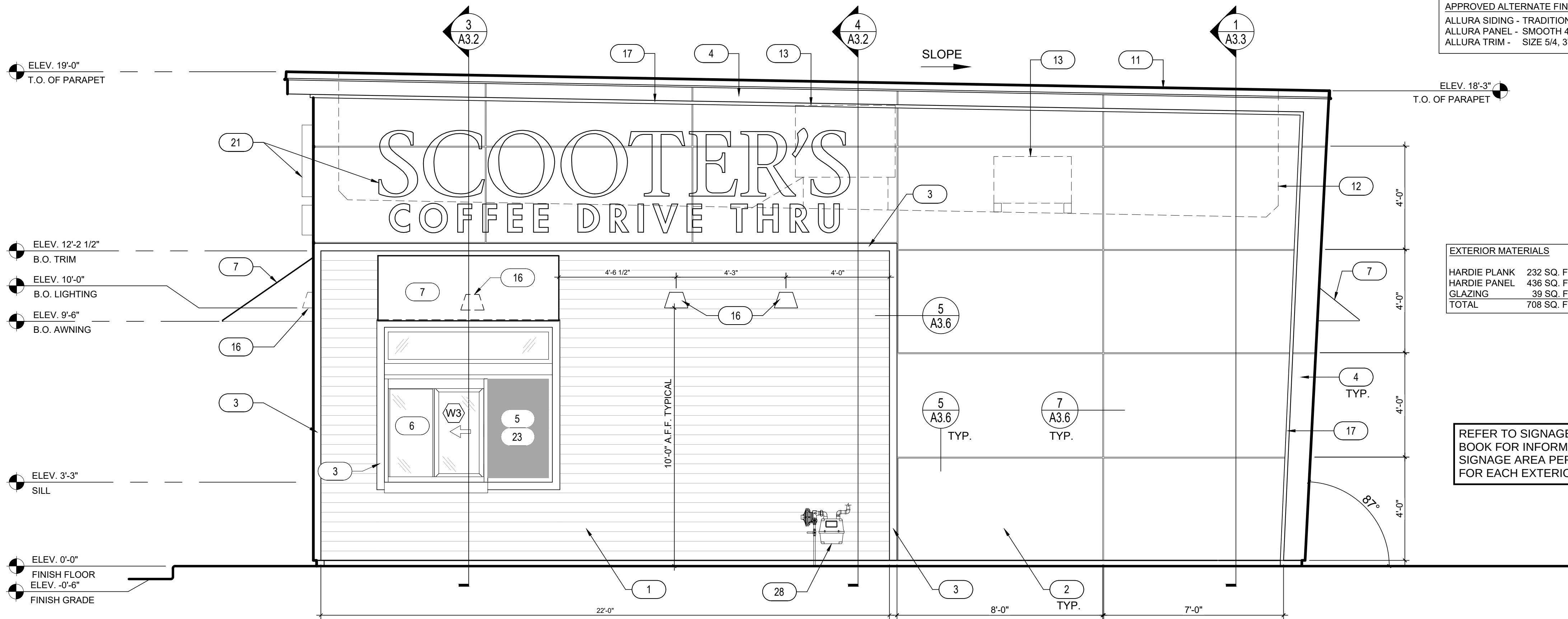
EXTERIOR
ELEVATIONS

A2.1

These documents are confidential and shall be in the possession of authorized individuals only. These documents are the exclusive property of DXU architects and shall not be copied or reproduced without written authorization.



2 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"



1 EAST ELEVATION
SCALE: 3/8" = 1'-0"

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- SIGNAGE BY OTHERS, UNDER A SEPARATE PERMIT
- SEE DETAIL 7/A3.4 FOR DOWNSPOUT TERMINATION & SPLASH BLOCK
- SPANDREL GLASS; REFER TO WINDOW SCHEDULE
- NEW SECURITY CAMERA BY OTHERS
- OWNER PROVIDED SIGN PANELS.
- APPROVED SET OF NUMERALS, MINIMUM 4" HIGH WITH A STROKE WIDTH NOT LESS THAN 1/2 INCH, SHALL BE PLACED ON THE BUILDING. VERIFY SIZE AND REQUIREMENTS WITH FIRE MARSHAL.
- KNOX BOX AT 60" A.F.F. AS REQUIRED BY FIRE DEPARTMENT.
- GAS METER; REFER TO PLUMBING PLANS.
- SCHIER GREASE TRAP PUMP-OUT PORT PP3, PAINT TO MATCH EXTERIOR FINISH.

APPROVED ALTERNATE FINISHES
ALLURA SIDING - TRADITIONAL CEDAR 6-1/4" WIDTH
ALLURA PANEL - SMOOTH 4' x 8' PANELS
ALLURA TRIM - SIZE 5/4, 3" WIDTH 1" THICK

EXTERIOR MATERIALS
HARDIE PLANK 232 SQ. FT. = 33%
HARDIE PANEL 436 SQ. FT. = 61%
GLAZING 39 SQ. FT. = 6%
TOTAL 708 SQ. FT. = 100%

REFER TO SIGNAGE BRAND BOOK FOR INFORMATION ON SIGNAGE AREA PERCENTAGE FOR EACH EXTERIOR WALL

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CONSULTANTS

REVISIONS

Project Number: 255-294

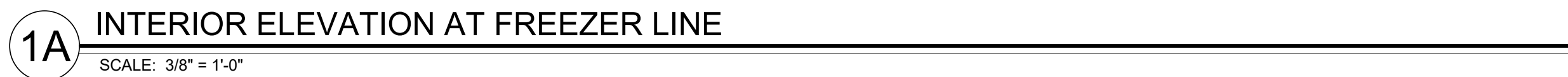
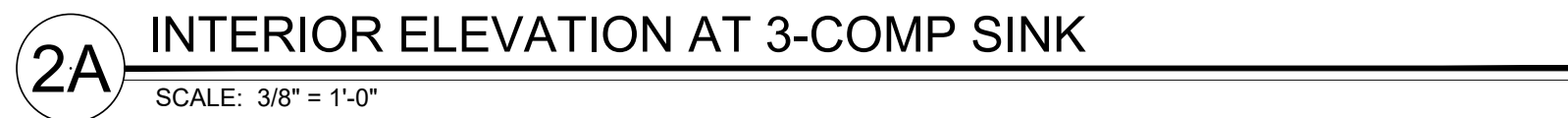
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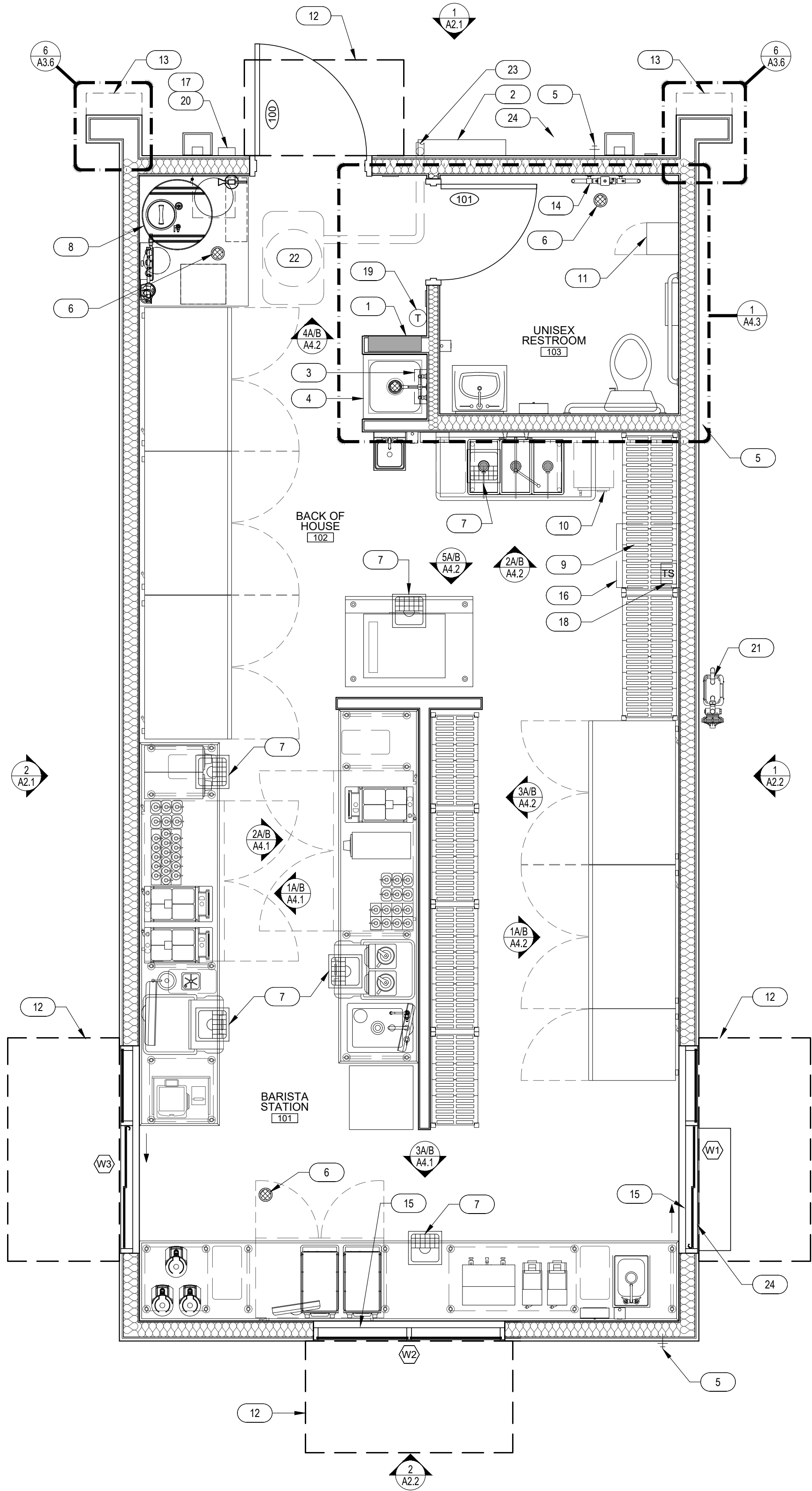
EXTERIOR
ELEVATIONS

A2.2

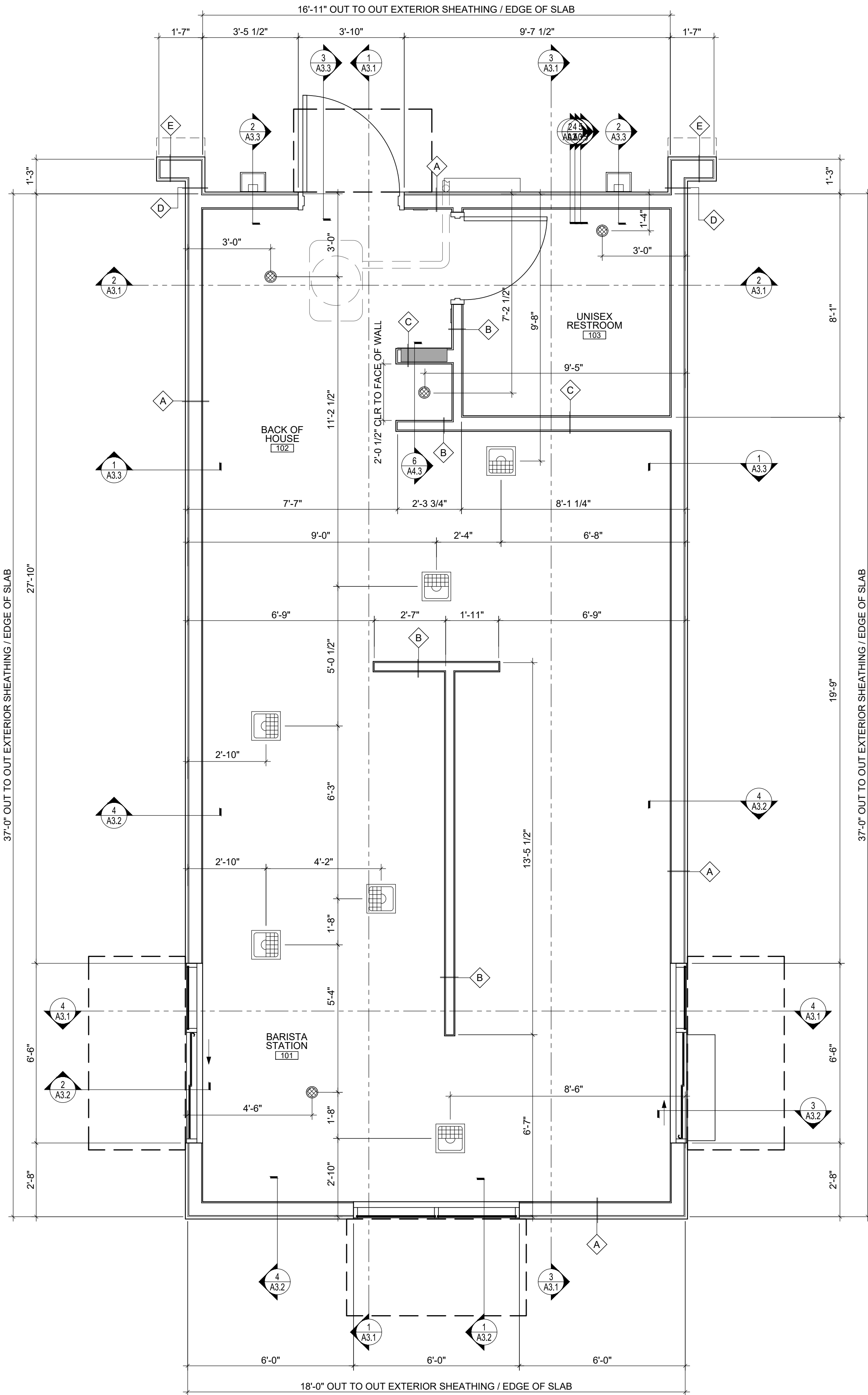
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PLOT DATE: 7/31/2023 2:55 PM PLOTTED BY: MICHAEL RISTOW



2 FLOOR PLAN
SCALE: 3/8" = 1'-0"



1 DIMENSION PLAN
SCALE: 3/8" = 1'-0"

GENERAL NOTES

- PROVIDE PAINTED METAL ACCESS PANELS IN WALLS AND CEILINGS AT CONCEALED ITEMS SUCH AS VALVES, SHOCK ABSORBERS, CONTROLS, SWITCHES, ETC. AND ANY ITEMS WHICH MAY REQUIRE ACCESS NOT OTHERWISE PROVIDED.
- GENERAL CONTRACTOR WILL FURNISH AND INSTALL 5LB MULTIPURPOSE DRY CHEMICAL (2A/10BC) RATED FIRE EXTINGUISHERS WITH MOUNTING BRACKETS AND ACCESSORIES AT 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 125'-0" FOR PLACEMENT.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE, AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS.
- SEE ROOM FINISH SCHEDULE FOR ALL ROOM FINISHES, SHEET A1.2.
- SEE EQUIPMENT PLAN FOR EQUIPMENT INFORMATION, SHEET A1.3.
- GENERAL CONTRACTOR TO CAULK AND SEAL ALL EXPANSION AND SAW CUT JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE JOINT SEALER SPECIFICATIONS.
- ALL ITEMS SUCH AS LIGHT SWITCHES, FIRE EXTINGUISHERS, FIRE ALARM PULLS AND OTHER ITEMS TO BE LOCATED AS CLOSE AS POSSIBLE TO THE ADJACENT DOOR FRAME.
- AT MOP SINK AND SINKS, PROVIDE 120 CLEANING SOLUTION DISPENSER ON HOSE BIBB SIDE.
- THERE SHALL BE A MAXIMUM 1/2" OFFSET AT ALL THRESHOLDS AND AT ANY CHANGE OF FLOORING MATERIALS. OFFSETS GREATER THAN 1/4" REQUIRE A MAXIMUM BEVELED SLOPE OF 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL.
- ALL DOORS ARE 4" OFF ADJACENT WALLS UNO.
- ALL EXTERIOR DOOR LANDING GRADES SHALL HAVE A SMOOTH TRANSITION TO THE ADJACENT PAVED SURFACE, AND THE MAX. RUNNING AND CROSS SLOPE OF ALL LANDINGS WILL BE 2%.
- PROVIDE THERMOMETER ACCURATE TO 2 DEGREES FAHRENHEIT IN REFRIGERATORS IF ONE IS NOT INCLUDED WITH FIXTURE.
- ALL HAND SINKS MUST BE PROVIDED WITH A HAND WASHING SIGN, PAPER TOWEL DISPENSER AND HAND SOAP DISPENSER.

WALL LEGEND

FRAMING / DIMENSIONING NOTE:

ALL DIMENSIONS ARE TO FACE OF SLAB AND FACE OF STUD.

- A** EXTERIOR WALL:
EXTERIOR: EXTERIOR FINISH (PER BUILDING SECTIONS) OVER TYVEK® COMMERCIAL WRAP OVER EXTERIOR SHEATHING OVER 2x6 WOOD STUDS @ 16" O.C.
INTERIOR: 5/8" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. WITH 5/8" PLYWOOD FRP PANEL TO 10'-6" A.F.F., PROVIDE R-19 BATT INSULATION IN WALLS, PER BUILDING SECTIONS.
- B** INTERIOR PARTITION WALL: FULL HEIGHT
2x4" WOOD STUDS @ 16" O.C., 1/2" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. WITH 1/2" PLYWOOD & FRP PANEL TO 10'-6" A.F.F., BOTH SIDES. PROVIDE R-19 ACOUSTICAL BATT INSULATION AT RESTROOM.
- C** PLUMBING PARTITION: FULL HEIGHT
2x6 WOOD STUDS @ 16" O.C. 1/2" FIBEROCK BRAND BACKERBOARD AT BASE TO 12" A.F.F. WITH 1/2" PLYWOOD & FRP PANEL TO 10'-6" A.F.F., BOTH SIDES. PROVIDE R-19 ACOUSTICAL BATT INSULATION AT RESTROOM.
- D** EXTERIOR WING WALL:
EXTERIOR FINISH OVER RAIN SCREEN OVER TYVEK® COMMERCIAL WRAP OVER EXTERIOR SHEATHING (BOTH SIDES) OVER 2x6 WOOD STUDS @ 16" O.C.
- E** EXTERIOR WING WALL:
EXTERIOR FINISH OVER RAIN SCREEN OVER TYVEK® COMMERCIAL WRAP OVER EXTERIOR SHEATHING (BOTH SIDES) OVER 2x6 WOOD STUDS @ 16" O.C.

KEYNOTES - FLOOR PLAN

- ELECTRICAL PANEL; REFER TO ELECTRICAL DRAWINGS.
- ELECTRICAL SERVICE ENTRANCE; REFER TO ELECTRICAL DRAWINGS. COORDINATE FINAL LOCATION TO ENSURE LOCATION DOES NOT INTERFERE WITH OTHER ITEMS.
- TANKLESS WATER HEATER ABOVE; REFER TO PLUMBING DRAWINGS.
- MOP SINK; REFER TO PLUMBING DRAWINGS.
- HOSE BIBB; REFER TO PLUMBING DRAWINGS.
- FLOOR DRAIN; REFER TO PLUMBING DRAWINGS.
- FLOOR SINK; REFER TO PLUMBING DRAWINGS.
- R.O. SYSTEM; REFER TO PLUMBING DRAWINGS.
- MANAGER'S STATION.
- FLOOR SAFE BY OWNER, BOLTED TO FLOOR BY G.C.
- 6-DOOR EMPLOYEE LOCKERS ANCHORED TO WALL BY G.C.
- LINE OF AWNING ABOVE; BY OTHERS.
- DASHED LINE REPRESENTS ANGLED WING WALL ABOVE.
- DOMESTIC WATER SERVICE; REFER TO PLUMBING DRAWINGS.
- OPEN SIGN, BY OWNER.
- DATA RACK ABOVE; REFER TO ELECTRICAL DRAWINGS.
- KNOX BOX; REFER TO EXTERIOR ELEVATIONS.
- THERMOSTAT SENSOR; REFER TO MECHANICAL DRAWINGS.
- THERMOSTAT; REFER TO MECHANICAL DRAWINGS.
- MAILBOX (BY OWNER) LOCATED UNDER KNOX BOX; REFER TO EXTERIOR ELEVATIONS.
- PROPOSED GAS METER; REFER TO PLUMBING DRAWINGS.
- UNDERSLAB GREASE TRAP; REFER TO PLUMBING DRAWINGS.
- SCHIER PUMP-OUT PORT KIT (PP3). ROUTE PLUMBING UNDER SLAB TO OUTSIDE OF EXTERIOR WALL AT 24" ABOVE GRADE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- WALK-UP SERVICE WINDOW W/ TRANSACTION SHELF.

WINDOW LEGEND

WINDOW TAG. REFER TO SCHEDULE ON SHEET A5.1

DOOR LEGEND

DOOR TAG. REFER TO SCHEDULE ON SHEET A5.2

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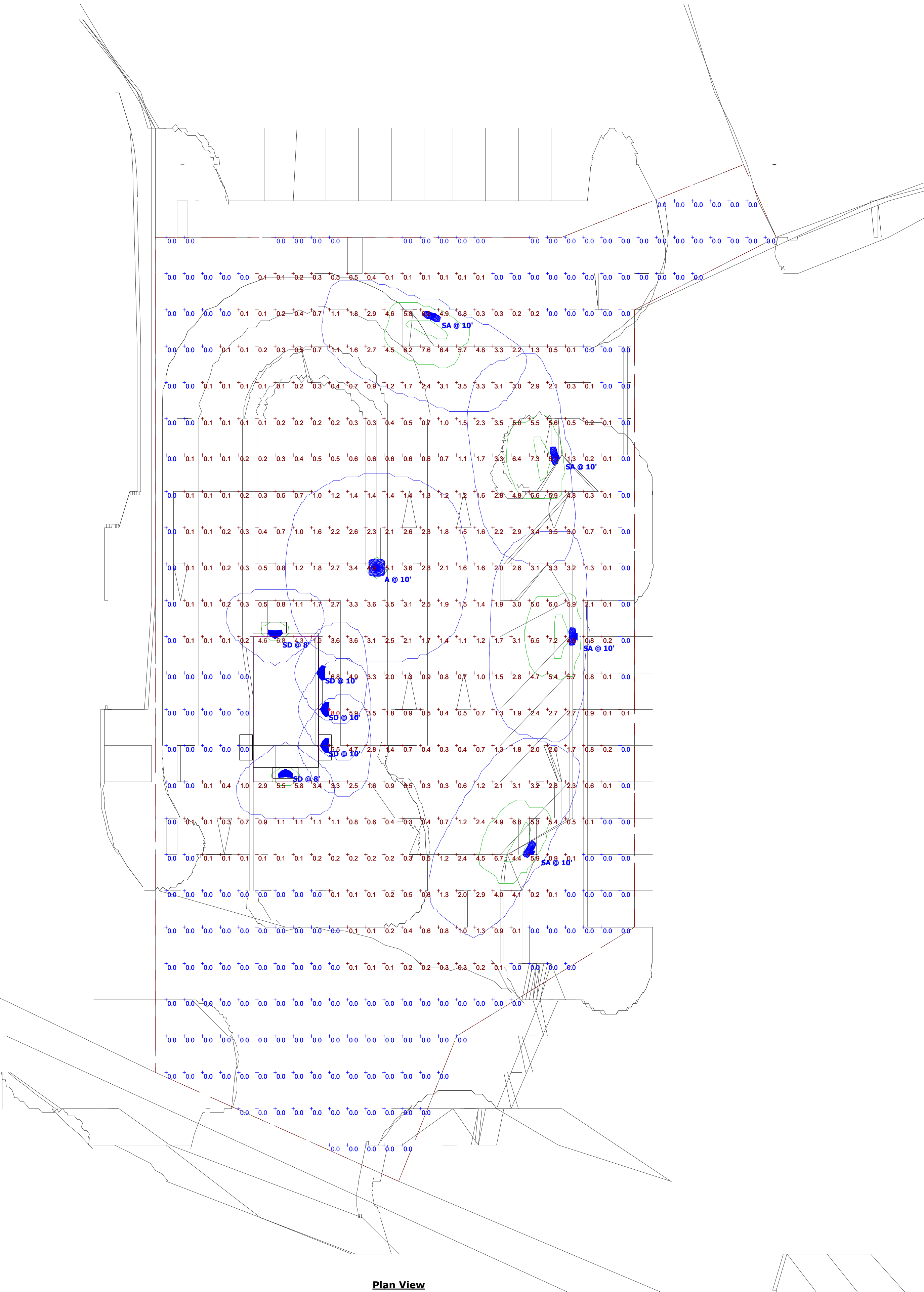
DIMENSION PLAN
& FLOOR PLAN

A1.1

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Schedule								
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
	SA	4	PRV-PA1A-730-U-T3-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD	24	212	1	54
	SB	0	PRV-PA1A-730-U-T3	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE III OPTICS	24	288	1	54
	SD	5	WPX1 LED P1 30K Mvolt	WPX1 LED wallpack 1500lm 3000K color temperature 120-277 Volts	1	1537	1	11.49
	A	1	PRV-PA1A-730-U-5WQ	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 670mA LIGHT ENGINE WITH 24 LEDS AND TYPE V WIDE OPTICS	24	297	1	54

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	8.0 fc	0.0 fc	N/A	N/A



Plan View

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Project Number: 255-294		Date	
No.	Issue		

SHEET TITLE & NUMBER

PHOTOMETRIC
SITE PLAN

E0.4

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D. SPECIAL USE PERMITS

1. Purpose and Applicability

A Special Use Permit (SUP) allows for certain uses that are not permitted in a particular base zoning category by right, but which may be permitted under certain circumstances and application of certain conditions. SUPs require individual, discretionary review of location, design, configuration and operation in order to demonstrate compatibility with neighboring uses, adequate mitigation or resolution of negative impact, consistency with the Comprehensive Master Plan, and adequate offsets of any disproportionate burden upon the public infrastructure systems of the City.

2. Special Use Permits

An owner of real property, or that owner's authorized representative, may initiate a SUP for that property by filing an application with the Planning Department. The SUP request may, upon owner's discretion, be included as a part of an overall zoning or rezoning application, provided that all of the requirements of this Chapter are met. SUPs will be processed and considered in accordance with the procedures described in Section 2.6.

3. Pre-Application Meeting

The owner or owner's authorized representative shall meet with the Planning Director or designated staff prior to submittal of the SUP application. At this pre-submittal meeting, the owner will present a preliminary, non-binding plan (conceptual or sketch plan) to the Planning Director, for discussion purposes only. The official will provide the owner or owner's authorized representative with a checklist of submittal requirements for the SUP application, including impact mitigation factors that should be addressed. The particular requirements for impact mitigation will depend on the special use being proposed, the scale of the project, and the location of the property in question. Staff may make recommendations for the presented plan based on similar projects submitted for consideration by the Commission.

a. Application Contents

- i. General Content Required for All Zoning Applications
- ii. The SUP application shall be organized into the sections defined for all zoning applications. Project Checklist, provided at the pre-application meeting, shall be included
- iii. Letter of Justification
The applicant shall include in the SUP Application, in accordance with the SUP Application Checklist, a Letter of Justification that describes the proposed project. The letter should be a summary of application content, and should include, at a minimum:
 - (a) Project owner and/or developer
 - (b) Project description
 - (c) Benefits of the proposed project to neighboring properties and to the community at large
 - (d) Description of consistency with the Comprehensive Master Plan
 - (e) Description of consistency with the other Comprehensive Master Plans of the City, including thoroughfares, utilities, parks and economic development
 - (f) Measures taken to ensure compatibility of the proposed project with surrounding (existing) uses

b. Development Impact

- i. Each SUP application shall also include information indicating how potential impacts of the requested special use will be addressed, according to the particular land use district in which the property is located, in order to promote the character, intent and right of use of neighboring properties. These potential impacts will be identified during the pre-submittal meeting and provided as a part of the checklist of application requirements and will be included in the application. For more information, see the SUP Application Checklist.
- ii. The potential impacts of special use projects on neighboring properties will be selected from the list of factors below and identified on the submittal checklist that the applicant receives from the City at the pre-submittal conference. It is the property owner's responsibility to demonstrate adequate treatment of these issues either through design or operation of the proposed special use. Council reserves the right to accept, reject, or require modification to any measures proposed in the application.
 - (a) Community safety;
 - (b) Traffic;
 - (c) Parking;
 - (d) Loading;

- (e) Driveways;
- (f) Building setbacks;
- (g) Access and curb cuts;
- (h) Development density (may include footprint, height, people dwelling onsite, or other factors);
- (i) Hours of operation;
- (j) Property values;
- (k) Viewshed protection;
- (l) Impervious cover;
- (m) Noise;
- (n) Light;
- (o) Vibration;
- (p) Hazardous or flammable materials;
- (q) Special solid waste disposal requirements;
- (r) Discharge/water contamination; and
- (s) Other

c. Application copies

The application package shall be submitted digitally. A paper copy of the document will also be required when certified documents are included. The application check list will indicate the number of paper copies required.

4. Criteria for Approval

- a. Planning and Zoning Commission may recommend, and City Council may approve the application for a Special Use Permit if:
 - i. the proposed special use is determined to comply with the intent of all applicable requirements of the Code and with adopted plans and policies of the City;
 - ii. the application demonstrates mitigation of potential impacts; and
 - iii. the following general criteria are met:
 - (a) The use complies with the purpose and intent of the zoning classification of the property, as well as any applicable supplemental regulations as required by Council.
 - (b) The use is consistent with the Comprehensive Master Plan.
 - (c) The establishment, maintenance, or operation of the proposed use shall not endanger or be detrimental to the public health, safety, morals, comfort, or general welfare of the community.
 - (d) The use shall have no more adverse effects on health, safety, or comfort of persons living or working in neighboring properties or shall be no more injurious to neighboring properties than would any other use generally permitted under the same categorical zoning designation.
 - (e) The use will not result in traffic volumes or circulation patterns that negatively affect streets and intersections likely to be used by traffic to and from the proposed development without approved mitigation of impact;
 - (f) The proposed use shall not injure the use and enjoyment of the property in the immediate vicinity for the purposes already permitted nor substantially diminish or impair the property values within the neighborhood.
 - (g) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted therein.
 - (h) The use will not create detrimental operational impacts, through hours of operation, management of traffic, servicing and loading operations, and any on-site operations associated with the ongoing functions of the use on the site, on neighboring properties.
 - (i) The use will not create detrimental health and safety impacts, such as noise, emissions, or vibrations, through functions within the proposed site.
 - (j) The use will not create detrimental impacts on the potential for future development of neighboring properties; and
 - (k) The public interest and welfare supporting the use shall be sufficient to outweigh the individual interests that are adversely affected by the establishment of the proposed use.

5. Public Hearings and Decisions

a. The Planning and Zoning Commission and the City Council shall hear applications for Special Use Permits.

b. Public hearings shall be held for applications for Special Use Permits.

c. Notice of Public Hearings

Notice required for a public hearing before the Planning and Zoning Commission or the City Council shall be in accordance with the requirements for public notice established by this Chapter.

d. Hearing and Recommendation by the Planning and Zoning Commission

The Planning and Zoning Commission shall hold a public hearing on the Special Use Permit application at the next meeting following notification requirements as stated in this Code. After the public hearing, the Commission shall recommend to approve, approve with conditions, approve in part, deny or deny in part the application. Where the Commission fails to render its decision at the required public hearing, the decision shall be deemed to have been rendered as a recommendation for denial of the applicant, unless the applicant has agreed in writing or on the record to an extension of time.

e. Negative Recommendation of Planning and Zoning Commission

If the Planning and Zoning Commission recommends denial of a Special Use Permit application, the permit application shall require approval by a super majority vote by City Council.

f. Hearing and Action by City Council

City Council shall hold a public hearing on the Special Use Permit application within forty-five (45) days of the Planning and Zoning Commission's action on the application. After the public hearing, Council shall act to approve, approve with conditions, approve in part, deny or deny in part the application, within forty-five (45) days of the council hearing, or the next scheduled meeting in which public notice can be made. In taking action, the City Council shall consider the criteria for approving a Special Use Permit. Where Council fails to render its decision within the period specified by this subsection, or fails to hold the required public hearing within forty-five (45) days from the date of the decision of the Planning and Zoning Commission, the decision shall be deemed to have been rendered in denial of the applicant, unless the applicant has agreed in writing or on the record to an extension of time. When a decision is rendered in denial of the applicant because of the failure of Council to meet or render a decision as hereinabove provided, the Planning Director shall give public notice of said decision within ten (10) days of expiration of the forty-five (45) days following the council hearing.

g. Requirements for Approval by Three-fourths Vote

The affirmative vote of three-fourths of the members of the City Council is required for approval of a proposed Special Use Permit if:

i. The proposed Special Use is protested in writing by the owners of at least 20% of the area of land that is either included in the proposed zoning classification or at least twenty percent (20%) of the area of land immediately adjoining the area included in the proposed zoning classification and extending 200 feet from that area. In computing the percentage of land area, the area of streets and alleys shall not be included in the computation.

ii. Written protests must be received by the City Manager no later than 12:00 p.m. of the previous business day prior to the posted date and time for the zoning hearing on the city council's agenda.

- iii. If the written protests appear to be at least twenty percent (20%) of either the area of the lots or land covered by the proposed change or the area of the lots or land immediately adjoining the area covered by the proposed change and extending two hundred (200) feet there from, the applicant shall be entitled to, but is not required to, request a continuance if all members of the City Council are not present.

6. Subsequent Applications

- a. When an application has been withdrawn

An application for a SUP may be withdrawn at any time. If the application has been advertised in compliance with State Law, an application requesting substantially the same use on all or part of the same described land shall not be reconsidered within three months of withdrawal.

- b. When an application has been denied

In the event that the City Council denies an application for a Special Use Permit, a similar application shall not be refiled within one year from the date of the denial, unless the Planning and Zoning Commission, upon petition by the applicant, determines that significant physical, economic or land use changes have taken place within the immediate vicinity, or a significant zoning regulation text change has been adopted, or when the reapplication is for a different use than the original request. The applicant shall submit a statement in detail setting out those changes which he or she deems significant and upon which he or she relies for refiled the application.

7. Scope of Approval

- a. Once a SUP has been granted, the approved use may only be enlarged, extended, increased in intensity or relocated under the conditions of a major or minor amendment, unless, in approving the initial application for a SUP the City specifically established an alternative procedure for future expansion or enlargement. The provisions for nonconforming uses and vested rights do not supersede this requirement, unless the specially permitted use is no longer a use permitted by right or as a special use in the assigned zoning category.
- b. The terms of approval shall be set by City Council. Special Use Permits are granted to the property, and not to the landowner. Therefore, the Permit shall be transferable upon sale.

8. Expiration of Approval of Special Use Permits

- a. A Special Use Permit shall automatically lapse and become null and void if:
 - i. the applicant fails to satisfy any condition that was imposed as part of the approval of the SUP or that was made under the terms of any development agreement, within the time limits established for satisfaction of such condition or term;
 - ii. the applicant fails to submit a subsequent development application required by the Code within the time so required. If no time limit for satisfaction of conditions is specified in the decision on the development application, the time shall be presumed to be one year from the date the decision was made;
 - iii. the Special Use involves physical improvements that have not been substantially initiated within one (1) year of the date of approval or authorization approval of the SUP;
 - iv. after starting construction, the construction is discontinued for a period of one (1) year or more; or
 - v. No physical improvements are made, and a Certificate of Occupancy is not issued for the Special Use within two (2) years of the date of approval or authorization.
- b. Effect of Expiration

- i. No Certificate of Occupancy shall be issued after approval lapses unless the approval or authorization is renewed.
 - ii. No physical improvements shall be made after approval lapses unless the approval or authorization is renewed.
 - iii. Upon the expiration of a SUP, all previously approved permits for the same land also shall expire on the expiration date if (1) the expired permit is subordinate to such previously approved permits and (2) the filing of an application for or approval of the expired permit was required to avoid expiration for the previously approved permit or permits. Thereafter, a new application for each permit deemed expired under this Section must be approved subject to regulations in effect at the time the new application is accepted for filing.
- c. Renewal after lapse

The City Council may renew its approval of a SUP for which approval has lapsed, provided that no more than one (1) year has elapsed since the date of expiration of the original approval or, in the case of discontinuance of work, since the date of discontinuance. Renewal shall require formal action, but it shall not require public notice or hearings. Renewal shall have the same effect as the original approval. If no renewal is granted with the one-year period allowed for renewals, the original approval shall be void and no further effect. Occupancy Permits shall be automatically renewed coincidentally with and for the same time periods and limitations as prescribed for SUP renewals.

9. Minor SUP Amendments

A SUP amendment is a request for any enlargement, expansion, increases in intensity, relocation, or modification of any condition of a previously approved and currently valid SUP. Amendments shall be processed as follows: shifts in on-site location and changes in size, shape, intensity, or configuration of less than 5 percent, or a 5 percent or less increase in either impervious surface or floor area over what was originally approved, may be authorized by the Planning Director, provided that such minor changes comply with the following criteria:

- i. No previous minor modification has been granted pursuant to this section;
- ii. There will be no detrimental impact on any adjacent property caused by significant change in the appearance or use of the property or any other contributing factor;
- iii. Nothing in the currently valid SUP precludes or otherwise limits such expansion or enlargement; and
- iv. The proposal conforms to all applicable requirements of Title XV and is in keeping with the spirit and intent of the Comprehensive Master Plan.

10. Major SUP Amendments

All amendments, other than those amendments provided for in this Section, shall be considered major SUP amendments and shall require approval in the same manner and under the same procedures as are applicable to the issuance of the original SUP approval.



AGENDA ITEM SUMMARY

Agenda Date	November 18, 2025
Requested Action	APPROVE RESOLUTION NO. 2025-R84; A RESOLUTION DESIGNATING THE CITY'S ANNUAL COMMITMENT FOR WATER FROM THE GUADALUPE-BLANCO RIVER AUTHORITY AS PART OF THE WESTERN CANYON REGIONAL WATER SUPPLY PROJECT TO INCREASE THE ANNUAL COMMITMENT OF WATER FOR CALENDAR YEAR 2026 TO 2,165 ACRE-FEET. <i>(Annual Commitment with GBRA)</i>
Contact Person	Michael Mann – Utilities Director
Background Information	Our agreement with GBRA requires that we declare our upcoming annual commitment for treated water prior to the end of each calendar year. This is the volume of water that we would actually receive out of our total reservation amount from the Western Canyon Regional Water Supply Project. We receive our water from GBRA on a constant flow basis throughout the year. Our annual commitment history: • 2006 – (initial availability) - 500 acre-feet (AF) of the 1,861 AF reserved. • 2007 – (additional supplies made available by GBRA) – 600 AF of 2,361 AF reserved. • 2008 – (took over Esperanza supplies) – 975 AF of 3,611 AF reserved. • 2018 – (increase) – 1,300 AF of 3,611 AF reserved. • 2021 – (increase) – 1,600 AF of 3,611 AF reserved. • 2023 – (increase) – 1,900 AF of 3,611 AF reserved. • 2024 – (increase) – 2,125 AF of 3,611 AF reserved. Historically, we have increased our annual commitment per GBRA policy when we took on new supplies and/or when anticipated annual consumption is required. Based on our consumption in 2025, we feel it is prudent to increase our GBRA water commitment for the upcoming calendar year by 40 AF, to 2,165 AF.

	This annual commitment equates to about 2.0 million gallons per day on a constant-flow basis, roughly equivalent to our current base consumption. Thus, our wholesale-purchased water from GBRA will supply most of our basic household and commercial uses, while our other available resources will meet peak demand. Staff recommends that the Council authorize increasing our annual potable water commitment from the GBRA Western Canyon Regional Water Supply Project to 2,165 AF for calendar year 2026.
Strategic Alignment	C1 – Offering Quality Customer Experiences B1 – Utilizing Data To Drive Smart Decision Making
Financial Considerations	Funding will be from the water utility operating fund, and customer rate collection will offset the expense.
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	We could retain our current annual commitment at 2,125 AF per year, but that amount cannot be decreased due to contract constraints.
Supporting Documents	Resolution No. 2025-R84

RESOLUTION NO. 2025-R84

A RESOLUTION DESIGNATING THE CITY'S ANNUAL COMMITMENT FOR WATER FROM THE GUADALUPE-BLANCO RIVER AUTHORITY AS PART OF THE WESTERN CANYON REGIONAL WATER SUPPLY PROJECT TO INCREASE THE ANNUAL COMMITMENT OF WATER FOR CALENDAR YEAR 2026 AT 2,165 ACRE-FEET.

WHEREAS, the City of Boerne is required to declare the annual commitment for water prior to the end of each calendar year per the agreement with Guadalupe-Blanco River Authority; and

WHEREAS, the City of Boerne finds it necessary to increase the current annual commitment of water for the City of Boerne.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:

that the City Council hereby approves the designation to increase the City's commitment for water from Guadalupe-Blanco River Authority as part of the Western Canyon Regional Water Supply Project by 40 acre-feet for a total of 2,165 acre-feet for the City of Boerne for the calendar year 2026.

PASSED, APPROVED and ADOPTED on this the ___ day of _____, 2025.

APPROVED:

Mayor

ATTEST:

City Secretary



AGENDA ITEM SUMMARY

Agenda Date	November 18, 2025
Requested Action	APPROVE RESOLUTION NO. 2025-R85; A RESOLUTION DESIGNATING THE CITY'S QUARTERLY ALLOCATION OF GROUNDWATER PRODUCTION AS IT PERTAINS TO THE CITY'S WITHDRAWAL PERMIT FROM COW CREEK GROUNDWATER CONSERVATION DISTRICT TO 15, 35, 35, AND 15 PERCENT FOR CALENDAR YEAR 2026. <i>(Annual withdrawal permit with Cow Creek)</i>
Contact Person	Michael Mann – Utilities Director
Background Information	Since 2007, the City has operated its water supply wells under a permit from the Cow Creek Groundwater Conservation District (CCGCD). This permit allows a maximum withdrawal amount of 1,850 acre-feet (A-F) from any combined production from the various City wells. We are required to pay production fees for all 1,850 acre-feet, regardless of the amount we actually pump. Our maximum permitted withdrawal is allocated on a quarterly basis, which we can assign. However, the quarterly withdrawal amounts (as well as the total annual permitted amount) are subject to reduction by any drought restrictions that the CCGCD may impose. The permit requires that we submit a proposed Quarterly Scheduled Withdrawal Amount every year. For the upcoming calendar year, we propose to retain those allocations at 15, 35, 35 and 15 percent (277, 648, 648 and 277 A-F) of the total from the first through the fourth quarters of the year, respectively.
Strategic Alignment	C1 – Offering Quality Customer Experiences B1 – Utilizing Data To Drive Smart Decision Making
Financial Considerations	N/A

Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	We could adjust our quarterly allocations to be more balanced throughout the year. But since we get our base production from GBRA, less is needed during the winter months. Keeping our permit allocations higher from late spring to early fall gives us more groundwater production capacity to meet summer peak demands.
Supporting Documents	Resolution No. 2025-R85

RESOLUTION NO. 2025-R85

**A RESOLUTION DESIGNATING THE CITY'S QUARTERLY ALLOCATION
OF GROUNDWATER PRODUCTION AS IT PERTAINS TO THE CITY'S
WITHDRAWAL PERMIT FROM COW CREEK GROUNDWATER
CONSERVATION DISTRICT TO 15, 35, 35, AND 15 PERCENT FOR
CALENDAR YEAR 2026**

WHEREAS, the City of Boerne finds it necessary to designate the quarterly allocation of groundwater production as it pertains to the City's withdrawal permit from Cow Creek Groundwater Conservation District for calendar year 2026;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:

that the City Council hereby approves designation of the City's allocation of groundwater production as it pertains to the City's withdrawal permit from Cow Creek Groundwater Conservation District to 15, 35, 35, and 15 percent for the first through the fourth quarters, respectively of the calendar year 2026.

PASSED, APPROVED and ADOPTED on this the ___ day of _____, 2025.

APPROVED:

Mayor

ATTEST:

City Secretary



AGENDA ITEM SUMMARY

Agenda Date	November 18, 2025
Requested Action	RECEIVE FISCAL YEAR 2026 PATRICK HEATH PUBLIC LIBRARY MASTER PLAN.
Contact Person	Natalie Shults
Background Information	With the library advisory board and consultant assistance, the library updated its master plan. For continued accreditation, the Texas State Library and Archives Commission requires public libraries to have a long-range plan that is approved by its governing board. This plan must be reviewed and updated at least every five years. Continuing to respond to community needs in the current library and outside the library is of key importance in this plan. We are emphasizing community engagement and leaning into already existing and potential new partnerships to bring services to the current space and to high-growth areas and those parts of the community that cannot easily access the physical library location. We are grateful for assistance in updating this plan from staff, volunteers, library boards, support groups, community leaders, and the many community members who not only use but support the library.
Strategic Alignment	C1 C2 C3 B1 B2 B3 L1 L2 L3
Financial Considerations	
Citizen Input/Board Review	Boerne Public Library Advisory Board, Friends of the Boerne Public Library, user survey, stakeholders/partners meetings and focus groups
Legal Review	
Alternative Options	
Supporting Documents	PHPL Strategy Map FY26-30 PHPL Master Plan



PHPL STRATEGY MAP

The Patrick Heath Public Library cultivates a love of reading, enriches lives through lifelong learning and cultural exploration, and provides a welcoming space for people to engage and connect.

THE PATRICK HEATH PUBLIC LIBRARY, LIKE THAT OF THE CITY OF BOERNE IS A MODEL OF AN **ENGAGED** AND **DYNAMIC** COMMUNITY CENTERED ON THE TENETS OF:



Exploration



Engagement



Enrichment

WE SERVE OUR CUSTOMERS

We pursue this by

- LC1** Providing welcoming, inclusive, and safe spaces—physical and virtual.
- LC2** Offering diverse programs and collections reflecting the community's needs.
- LC3** Collaborating with community partners to enhance quality of life.

WE PROVIDE FINANCIAL STEWARDSHIP

We pursue this by

- LF1** Optimizing resource allocation and operational efficiency.
- LF2** Demonstrating accountability and value to stakeholders.
- LF3** Pursuing grants and partnerships to expand offerings.

WE ACHIEVE BEST-IN-CLASS STATUS

We pursue this by

- LB1** Developing innovative programming and partnerships that connect people to ideas.
- LB2** Enhancing technology infrastructure to support access and learning.
- LB3** Providing streamlined and efficient processes.
- LB4** Leveraging data and feedback for evidence-based decision-making.

WE ASPIRE TO BE AN EMPLOYER OF CHOICE

We pursue this by

- LL1** Investing in staff development and cross-training.
- LL2** Building a culture of collaboration, innovation, and inclusivity.
- LL3** Encouraging creativity and continuous improvement.

**Patrick Heath Public Library
Strategic Plan and Activity Plan
2026 – 2030**



VISION AND MISSION

Vision

- It is the library's vision to:
 - Be a welcoming, empowering place to the community
 - Help library users into a productive and creative future
 - Assure equitable access to the library's resources and services
 - Be a dynamic force in the community

Mission

- The Patrick Heath Public Library cultivates a love of reading, enriches lives through life-long learning and cultural exploration, and provides a welcoming space for people to engage and connect.
- Explore, Enrich, Engage

STRATEGIC DIRECTION 1: Connect the Community to Core Library Services

Goal 1.1 Strengthen Community Engagement and Outreach to Serve More People

<u>Activity</u>	<u>Objective(s)</u>
Develop a Partnership Plan	LC3, LF3, LB1
Determine service areas and goals for the new bookmobile	LC2, LB1, LF1
Strengthen partnerships with schools and other local organizations	LC3, LB1

Goal 1.2 Expand Responsive Programs, Collections, and Services that Support Our Diverse Community

<u>Activity</u>	<u>Objective(s)</u>
Add new times for popular programs to help working people and families attend	LC2, LB1
Lengthen check-out periods for collections	LC2, LB3
Investigate going fine-free	LC1, LF2, LB4
Increase digital availability of popular titles	LB2, LC2
Determine needed additions to various physical collections, e.g., survey patrons about their needs, review highest circ collections	LC2, LB4
Add after-school programming for elementary and high school aged students	LC2, LB1
Expand patron registration to all service desks	LB3, LF1
Pursue e-commerce solutions	LB2, LB3, LF1
Expand technology assistance	LB2, LC1
Add social programming for adults and emerging adults	LC2, LB1
Explore and evaluate alternative meeting room software platforms to identify the best solution for the library's needs	LB2, LB3, LF1

Goal 1.3 Increase Library Visibility through Creative Communications and Marketing

<u>Activity</u>	<u>Objective(s)</u>
Develop a marketing plan and offer regular communications through a variety of methods to reach more people	LF2, LB1

Market the library's economic value to the community	LF2
Better promote services that are currently under-utilized	LC2, LF2
Support access to reading for all members of the community	LC1, LC2
Utilize the bookmobile for promotion	LC2, LF1, LF2, LB1

STRATEGIC DIRECTION 2: Update Library Spaces for Comfort and Accessibility

Goal 2.1 Expand and Add Spaces to Better Meet Community Needs

<u>Activity</u>	<u>Objective(s)</u>
Add more study and meeting spaces	LC1, LB1
Add floor space in the children's library for play and "family sprawl"	LC1
Add flexible, multi-purpose spaces	LC1, LF1
Investigate feasibility to expand youth activity room	LC1, LF1
Explore satellite locations offerings (Fire Station 2 and Bookmobile)	LC1, LC2, LF1
Create a documented process for allowing food trucks to operate on-site	LB3, LB4

Goal 2.2 Consider Accessibility Needs throughout the Library and Grounds

<u>Activity</u>	<u>Objective(s)</u>
Consider expanding vending options and explore food truck access	LF1, LB3
Improve wayfinding signage	LC1, LB3
Improve stroller access and pedestrian flow during large outdoor events	LC1
Design a new adult information desk that improves staff workflow and patron accessibility.	LB3, LF1

STRATEGIC DIRECTION 3: Ensure Staff Professional Development to Confidently Respond to Community Needs

Goal 3.1 Encourage Staff Growth Through Learning and Teamwork	
Activity	Objective(s)
Staff members have opportunities to attend conferences and learn about national library trends	LL1, LL3
Provide more opportunities for staff to collaborate on implementing customer focused initiatives	LL2, LL3
Cultivate positive internal culture and healthy communication	LL2, LL3



AGENDA ITEM SUMMARY

Agenda Date	November 18, 2025
Requested Action	RECEIVE THE FOURTH QUARTER FINANCIAL AND INVESTMENT REPORT FOR THE PERIOD ENDED SEPTEMBER 30, 2025
Contact Person	Sarah Buckelew, Finance Director
Background Information	The City is required by the Public Funds Investment Act to present an investment report to the City Council at least quarterly. The City's Quarterly Financial and Investment Report for the fourth quarter of the fiscal year, ended September 30, 2025, will be presented and discussed in the meeting.
Strategic Alignment	F1: Commitment to strategic, responsible, and conservative financial management.
Financial Considerations	The City's Quarterly Financial and Investment Report for quarter ended September 30, 2025 will be presented and discussed in the meeting.
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Quarterly Financial & Investment Report



QUARTERLY FINANCIAL AND INVESTMENT REPORT

***FOR THE QUARTER ENDED
SEPTEMBER 30, 2025***

CITY MANAGER:
BEN THATCHER

ASSISTANT CITY MANAGERS:
KRISTY STARK
DANNY ZINCKE

FINANCE DIRECTOR:
SARAH BUCKELEW, CPA

CITY OF BOERNE, TEXAS
GENERAL FUND
STATEMENT OF REVENUES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL REVENUES	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
TAXES	\$ 20,123,756	\$ 20,147,491	\$ 23,735	100.12%	Includes property tax and sales taxes
FINES	\$ 220,000	302,706	82,706	137.59%	
LICENSES AND FEES	\$ 4,963,724	5,672,002	708,278	114.27%	Permit revenue on residential homes, plan review fees, and franchise fees
INTERLOCAL/SHARED SERVICES	\$ 3,598,188	3,775,996	177,808	104.94%	
OTHER REVENUES	\$ 3,239,520	4,245,583	1,006,063	131.06%	Municipal Facility fees from growth in residential neighborhoods plus \$420k of fire deployment reimbursements.
RESTRICTED REVENUES	35,300	87,045	51,745	246.59%	
INTEREST	\$ 1,536,390	1,796,703	260,313	116.94%	Target interest rates rose higher than originally budgeted on variable rate investments.
GRANTS AND DONATIONS	\$ 109,000	105,243	(3,757)	96.55%	
SUB - TOTAL	<u>\$ 33,825,878</u>	<u>\$ 36,132,768</u>	<u>\$ 2,306,890</u>	<u>106.82%</u>	
TRANSFER FROM OTHER FUNDS	\$ 77,645	\$ 127,645	\$ 50,000	164.40%	
FUND BALANCE	32,774	32,774	-	100.00%	
TOTAL REVENUES	<u><u>\$ 33,936,297</u></u>	<u><u>\$ 36,293,187</u></u>	<u><u>\$ 2,356,890</u></u>	<u>106.95%</u>	

GENERAL FUND SUMMARY

TOTAL REVENUE INCLUDING TRANSFERS	\$ 33,903,523	\$ 35,304,952	1,401,429	104.13%	Transfer of proceeds from land sale to water capital wasn't necessary.
GENERAL FUND EXPENDITURES	34,296,297	30,826,472	3,469,825	89.88%	
BUDGETED FUND BALANCE	392,774	32,774	(360,000)	8.34%	
SURPLUS (DEFICIT)	<u>\$ -</u>	<u>\$ 4,511,254</u>	<u>\$ 4,511,254</u>	<u>0.00%</u>	

CITY OF BOERNE, TEXAS
GENERAL FUND
STATEMENT OF EXPENDITURES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL EXPENDITURES	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
ADMINISTRATION					
PERSONNEL	\$ 728,029	\$ 727,607	\$ 422	99.94%	
SUPPLIES	-	-	-	0.00%	
MAINTENANCE	-	-	-	0.00%	
PROFESSIONAL SERVICES	257,460	187,259	70,201	72.73%	
GENERAL	184,381	184,247	134	99.93%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	79,000	53,303	25,697	67.47%	
NON-OPERATING	1,442,529	1,222,529	220,000	84.75%	HVAC savings of \$150k was utilized for PD building HVAC replacement.
CAPITAL OUTLAY	-	-	-	0.00%	
TOTAL ADMINISTRATION	\$ 2,691,399	\$ 2,374,946	\$ 316,453	88.24%	
STREET DEPARTMENT					
PERSONNEL	\$ 1,271,688	\$ 1,061,872	\$ 209,816	83.50%	Staff vacancies
SUPPLIES	295,253	237,871	57,382	80.57%	
MAINTENANCE	707,024	705,195	1,829	99.74%	
PROFESSIONAL SERVICES	44,750	22,408	22,342	50.07%	
GENERAL	21,838	6,074	15,764	27.81%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	225,000	252,495	(27,495)	112.22%	
CAPITAL OUTLAY	822,000	555,139	266,861	67.54%	Dump truck is ordered but not yet received
TOTAL STREET DEPT	\$ 3,387,553	\$ 2,841,053	\$ 546,500	83.87%	
LAW ENFORCEMENT					
PERSONNEL	7,201,401	\$ 6,879,244	\$ 322,157	95.53%	Staff vacancies
SUPPLIES	56,650	34,874	21,776	61.56%	
MAINTENANCE	182,143	88,403	93,740	48.54%	
PROFESSIONAL SERVICES	80,000	30,000	50,000	37.50%	
GENERAL	287,339	208,757	78,582	72.65%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	78,423	(78,423)	0.00%	
CAPITAL OUTLAY	45,074	33,845	11,229	75.09%	
TOTAL LAW ENFORCEMENT	\$ 7,852,607	\$ 7,353,547	\$ 499,060	93.64%	
FIRE DEPARTMENT					
PERSONNEL	\$ 3,694,244	\$ 4,611,340	\$ (917,096)	124.82%	See deployment breakout below
SUPPLIES	86,200	88,557	(2,357)	102.73%	
MAINTENANCE	118,500	77,362	41,138	65.28%	
PROFESSIONAL SERVICES	12,000	23,431	(11,431)	195.26%	
GENERAL	259,700	290,151	(30,451)	111.73%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	228,000	154,057	73,943	67.57%	
TOTAL FIRE DEPARTMENT	\$ 4,398,644	\$ 5,244,898	\$ (846,254)	119.24%	
DISPATCH					
PERSONNEL	\$ 1,523,782	\$ 1,530,188	\$ (6,406)	100.42%	
SUPPLIES	-	-	-	0.00%	
MAINTENANCE	45,853	35,198	10,655	76.76%	
PROFESSIONAL SERVICES	-	-	-	0.00%	
GENERAL	102,662	80,109	22,553	78.03%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	64,000	62,886	1,114	98.26%	
TOTAL DISPATCH	\$ 1,736,297	\$ 1,708,381	\$ 27,916	98.39%	
Fire Personnel overages					
Regional and national deployments	420,000	Reimbursement received			
Kerrville flood deployment	75,000	Reimbursement pending			
Grant-funded fire fighters not budgeted	100,000	Reimbursement pending			
Backfill for deployments	322,096	Not reimburseable			
Total personnel overbudget	917,096				

CITY OF BOERNE, TEXAS
GENERAL FUND
STATEMENT OF EXPENDITURES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL EXPENDITURES	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
MUNICIPAL COURT					
PERSONNEL	\$ 339,952	\$ 333,279	\$ 6,673	98.04%	
SUPPLIES	14,000	340	13,660	2.43%	
MAINTENANCE	-	-	-	0.00%	
PROFESSIONAL SERVICES	50,698	48,723	1,975	96.10%	
GENERAL	18,740	12,098	6,642	64.56%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	-	-	-	0.00%	
TOTAL MUNICIPAL COURT	\$ 423,390	\$ 394,440	\$ 28,950	93.16%	
ANIMAL CONTROL					
PERSONNEL	\$ 529,771	\$ 452,028	\$ 77,743	85.33%	Staff Vacancies
SUPPLIES	1,200	525	675	43.73%	
MAINTENANCE	-	-	-	0.00%	
PROFESSIONAL SERVICES	25,000	-	25,000	0.00%	
GENERAL	96,210	85,486	10,724	88.85%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	35,000	-	35,000	0.00%	
TOTAL ANIMAL CONTROL	\$ 687,181	\$ 538,039	\$ 149,142	78.30%	
PERMITTING & CODE COMPLIANCE					
PERSONNEL	\$ 585,971	\$ 578,853	\$ 7,118	98.79%	
SUPPLIES	-	166	(166)	0.00%	
MAINTENANCE	-	-	-	0.00%	
PROFESSIONAL SERVICES	58,000	57,776	224	99.61%	
GENERAL	82,752	98,363	(15,611)	118.87%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	-	-	-	0.00%	
TOTAL CODE ENFORCEMENT	\$ 726,723	\$ 735,157	\$ (8,434)	101.16%	
PLANNING					
PERSONNEL	\$ 1,372,849	\$ 1,134,439	\$ 238,410	82.63%	Staff vacancies
SUPPLIES	800	523	277	65.39%	
MAINTENANCE	600	0	600	0.00%	
PROFESSIONAL SERVICES	162,000	118,797	43,203	73.33%	
GENERAL	159,303	79,691	79,612	50.02%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	-	-	-	0.00%	
TOTAL PLANNING	\$ 1,695,552	\$ 1,333,450	\$ 362,102	78.64%	
INFORMATION TECHNOLOGY					
PERSONNEL	\$ 313,955	\$ 292,331	\$ 21,624	93.11%	
SUPPLIES	14,000	3,231	10,769	23.08%	
MAINTENANCE	1,274,125	1,115,627	158,498	87.56%	Savings on software renewals
PROFESSIONAL SERVICES	34,850	22,218	12,632	63.75%	
GENERAL	655,169	561,967	93,202	85.77%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	49,900	43,968	5,932	88.11%	
TOTAL INFORMATION TECHNOLOGY	\$ 2,341,999	\$ 2,039,343	\$ 302,656	87.08%	
FINANCE					
PERSONNEL	\$ 488,335	\$ 488,154	\$ 181	99.96%	
SUPPLIES	6,911	6,387	524	92.42%	
MAINTENANCE	-	-	-	0.00%	
PROFESSIONAL SERVICES	379,555	243,906	135,649	64.26%	Temporary worker contract was not needed
GENERAL	24,370	13,903	10,467	57.05%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	220,078	156,496	63,582	71.11%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	-	-	-	0.00%	
TOTAL FINANCE	\$ 1,119,249	\$ 908,847	\$ 210,402	81.20%	

CITY OF BOERNE, TEXAS
GENERAL FUND
STATEMENT OF EXPENDITURES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL EXPENDITURES	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
SPECIAL PROJECTS					
PERSONNEL	\$ 354,492	\$ 357,822	\$ (3,330)	100.94%	
SUPPLIES	700	-	700	0.00%	
MAINTENANCE	-	168	(168)	0.00%	
PROFESSIONAL SERVICES	-	-	-	0.00%	
GENERAL	350,076	161,331	188,745	46.08%	Budgeted Dickens costs were spent from Parks
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	-	-	-	0.00%	
TOTAL SPECIAL PROJECTS	\$ 705,268	\$ 519,321	\$ 185,947	73.63%	
HUMAN RESOURCES					
PERSONNEL	\$ 271,479	\$ 271,212	\$ 267	99.90%	
SUPPLIES	-	-	-	0.00%	
MAINTENANCE	-	-	-	0.00%	
PROFESSIONAL SERVICES	108,273	71,807	36,466	66.32%	
GENERAL	156,100	135,699	20,401	86.93%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	-	-	-	0.00%	
TOTAL HUMAN RESOURCES	\$ 535,852	\$ 478,718	\$ 57,134	89.34%	
LEGAL					
PERSONNEL					
SUPPLIES	\$ -	\$ -	\$ -	0.00%	
MAINTENANCE	-	-	-	0.00%	
PROFESSIONAL SERVICES	335,000	205,772	129,228	61.42%	Less contractual services needed than originally anticipated.
GENERAL	-	-	-	0.00%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	-	-	-	0.00%	
TOTAL LEGAL	\$ 335,000	\$ 205,772	\$ 129,228	61.42%	
COMMUNICATIONS					
PERSONNEL	\$ 160,234	\$ 152,400	\$ 7,834	95.11%	
SUPPLIES	-	-	-	0.00%	
MAINTENANCE	52,250	45,031	7,219	86.18%	
PROFESSIONAL SERVICES	56,575	48,056	8,519	84.94%	
GENERAL	46,800	32,604	14,196	69.67%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	-	-	-	0.00%	
TOTAL COMMUNICATIONS	\$ 315,859	\$ 278,091	\$ 37,768	88.04%	
ENGINEERING & MOBILITY					
PERSONNEL	\$ 836,953	\$ 684,505	\$ 152,448	81.79%	
SUPPLIES	550	346	204	62.89%	
MAINTENANCE	-	-	-	0.00%	
PROFESSIONAL SERVICES	526,000	410,024	115,976	77.95%	
GENERAL	22,825	13,639	9,186	59.75%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	72,000	-	72,000	100.00%	
TOTAL ENGINEERING & MOBILITY	\$ 1,458,328	\$ 1,108,514	\$ 349,814	76.01%	
FACILITY MAINT					
PERSONNEL	\$ 768,036	\$ 757,498	\$ 10,538	98.63%	
SUPPLIES	4,000	2,101	1,899	52.54%	
MAINTENANCE	345,748	287,848	57,900	83.25%	
PROFESSIONAL SERVICES	-	-	-	0.00%	
GENERAL	285,889	282,897	2,992	98.95%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	150,000	178,251	(28,251)	118.83%	
TOTAL FACILITY MAINT	\$ 1,553,673	\$ 1,508,594	\$ 45,079	97.10%	
FLEET MAINTENANCE					
PERSONNEL	\$ 398,191	\$ 272,190	\$ 126,001	68.36%	Staff vacancies
SUPPLIES	343,294	238,845	104,449	69.57%	Fuel and oil costs lower than anticipated
MAINTENANCE	1,422,492	1,179,408	243,084	82.91%	Less equipment maintenance required than anticipated, fleet lease payments lower than budgeted due to delay in receipt of a few vehicles.
PROFESSIONAL SERVICES	-	-	-	0.00%	
GENERAL	153,746	137,480	16,266	89.42%	
SHARED SERVICES	-	-	-	0.00%	
OTHER CONTRACTS	-	-	-	0.00%	
NON-OPERATING	-	-	-	0.00%	
CAPITAL OUTLAY	14,000	24,438	(10,438)	174.56%	
TOTAL FLEET MAINTENANCE	\$ 2,331,723	\$ 1,852,362	\$ 479,361	79.44%	
TRANSFER TO STORMWATER UTILITY	-	-	\$ -		
TRANSFER TO CAPITAL INFRASTRUCTURE FUND	-	-	\$ -		
TOTAL EXPENDITURES	\$ 34,296,297	\$ 31,423,472	\$ 2,872,825	91.62%	

CITY OF BOERNE, TEXAS
HOTEL/MOTEL FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
REVENUES					
Taxes	\$ 1,250,000	\$ 1,135,254	\$ (114,746)	90.82%	Occupancy lower than anticipated
Other Revenues	2,000	603	(1,397)	30.14%	
Interest	250	308	58	123.22%	
TOTAL REVENUES	<u>\$ 1,252,250</u>	<u>\$ 1,136,164</u>	<u>\$ (116,086)</u>	<u>90.73%</u>	
EXPENDITURES					
Personnel	\$ 548,436	\$ 563,149	\$ (14,713)	102.68%	
Supplies	1,800	-	1,800	0.00%	
Maintenance	1,129	2,281	(1,152)	202.02%	
General	245,594	238,385	7,209	97.06%	
Charges For Services	67,646	73,371	(5,725)	108.46%	
Other Contracts	35,000	35,000	-	100.00%	
Non-Operating	352,645	337,171	15,474	95.61%	
Capital Outlay	-	-	-	0.00%	
TOTAL EXPENDITURES	<u>\$ 1,252,250</u>	<u>\$ 1,249,356</u>	<u>\$ 2,894</u>	<u>99.77%</u>	
BUDGETED FUND BALANCE	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.00%</u>	
SURPLUS (DEFICIT)	<u>\$ -</u>	<u>\$ (113,192)</u>			

CITY OF BOERNE, TEXAS
PARKS FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
REVENUES					
Taxes	\$ 3,275,851	\$ 3,272,864	\$ (2,987)	99.91%	
Licenses and Fees	586,000	563,736	(22,264)	96.20%	
Facility Fees/Leases	157,000	179,995	22,995	114.65%	
Other Revenues	159,500	235,003	75,503	147.34%	
Interest	239,343	269,489	30,146	112.60%	
Grants and Donations	2,500	186,487	183,987	7459.49%	Donations for playground equipment
Transfers from other funds	55,000	55,000	-	100.00%	
TOTAL REVENUES	\$ 4,475,194	\$ 4,762,574	\$ 287,380	106.42%	
EXPENDITURES					
Parks:					
Personnel	\$ 2,453,850	\$ 2,278,872	\$ 174,978	92.87%	
Supplies	34,500	39,438	(4,938)	114.31%	
Maintenance	717,777	614,772	103,005	85.65%	
Professional Services	-	-	-	0.00%	
General	372,867	373,387	(520)	100.14%	
Charges For Services	327,567	327,567	-	100.00%	
Other Contracts	55,000	54,598	402	99.27%	
Non-Operating	200,000	200,000	-	100.00%	
Capital Outlay	119,000	568,498	(449,498)	477.73%	Purchase of playground equipment using donations, \$200k use of dedicated parkland funds for river road park property purchase.
Sub-Total Parks Expenditures	4,280,561	4,457,131	(176,570)	104.12%	
Pool:					
Personnel	\$ 314,933	\$ 122,226	\$ 192,707	38.81%	Staff vacancies
Supplies	24,000	19,834	4,166	82.64%	
Maintenance	33,000	24,564	8,436	74.44%	
Professional Services	-	-	-	0.00%	
General	10,700	11,078	(378)	103.53%	
Charges For Services	-	-	-	0.00%	
Other Contracts	-	-	-	0.00%	
Non-Operating	-	-	-	0.00%	
Capital Outlay	12,000	10,227	1,773	85.23%	
Sub-Total Pool Expenditures	394,633	187,929	206,704	47.62%	
Transfer to Governmental Capital Fund	-	-	-	0.00%	
TOTAL EXPENDITURES	\$ 4,675,194	\$ 4,645,060	\$ 30,134	99.36%	
BUDGETED FUND BALANCE	200,000	200,000	-	100.00%	Transfer in of restricted parkland dedication funds for river road park property purchase.
SURPLUS (DEFICIT)	\$ -	\$ 317,514			

CITY OF BOERNE, TEXAS
CEMETERY FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
REVENUES					
Cemetery Revenues	\$ 190,000	\$ 378,360	\$ 188,360	199.14%	Columbarium and plot sales
Other Operating Revenues	200	-	(200)	0.00%	
Restricted Revenues	50,000	103,108	53,108	206.22%	
Interest	48,150	31,519	(16,631)	65.46%	
TOTAL REVENUES	<u>\$ 288,350</u>	<u>\$ 512,988</u>	<u>\$ 224,638</u>	<u>177.90%</u>	
EXPENDITURES					
Personnel					
Supplies	\$ 3,000	\$ -	\$ 3,000	0.00%	
Maintenance	19,994	27,323	(7,329)	136.66%	
Professional Services	-	-	-	0.00%	
General	37,193	41,989	(4,796)	112.89%	
Shared Services	-	-	-	0.00%	
Other Contracts	-	-	-	0.00%	
Non-Operating	157,963	55,000	102,963	34.82%	
Capital Outlay	70,200	49,995	20,205	71.22%	
TOTAL EXPENDITURES	<u>\$ 288,350</u>	<u>\$ 174,307</u>	<u>\$ 114,043</u>	<u>60.45%</u>	
Transfer to Cemetery Endowment and Restricted Funds	-	-	-	0.00%	
BUDGETED FUND BALANCE	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.00%</u>	
SURPLUS (DEFICIT)	<u>\$ -</u>	<u>\$ 338,681</u>			

CITY OF BOERNE, TEXAS
LIBRARY FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
REVENUES					
Taxes	\$ 1,956,692	\$ 1,954,908	\$ (1,784)	99.91%	
Licenses and Fees	26,000	36,415	10,415	140.06%	
Interlocal/Shared Services	302,188	312,188	10,000	103.31%	
Facility Fees/Leases	3,500	4,330	830	123.72%	
Other Revenues	48,650	48,720	70	100.14%	
Interest	38,567	39,190	623	101.62%	
Grants and Donations	72,000	79,555	7,555	110.49%	
Transfers from Other Funds	-	-	-	0.00%	
TOTAL REVENUES	\$ 2,447,597	\$ 2,475,307	\$ 27,710	101.13%	
EXPENDITURES					
Personnel	1,661,193	\$ 1,629,532	\$ 31,661	98.09%	
Supplies	19,860	13,581	6,279	68.38%	
Maintenance	62,660	54,250	8,410	86.58%	
Professional Services	21,500	16,000	5,500	74.42%	
General	343,397	279,316	64,081	81.34%	
Charges For Services	238,987	238,987	-	100.00%	
Other Contracts	-	-	-	0.00%	
Non-Operating	-	-	-	0.00%	
Capital Outlay	-	-	-	0.00%	
TOTAL EXPENDITURES	\$ 2,347,597	\$ 2,231,666	\$ 115,931	95.06%	
Transfer to Other Funds	100,000	100,000	-	100.00%	
BUDGETED FUND BALANCE	-	-	-	0.00%	
SURPLUS (DEFICIT)	\$ -	\$ 143,641			

CITY OF BOERNE, TEXAS
ECONOMIC DEVELOPMENT FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
REVENUES					
Interest	\$ 87,108	\$ 87,984	\$ 876	101.01%	
Transfer from Other Funds	-	259,526	259,526	0.00%	
TOTAL REVENUES	<u>\$ 87,108</u>	<u>\$ 347,510</u>	<u>\$ 260,402</u>	<u>398.94%</u>	
EXPENDITURES					
Professional Services/Fees	\$ -	\$ -	\$ -	0.00%	
Other Contracts	1,695,000	743,220	951,780	43.85%	
TOTAL EXPENDITURES	<u>\$ 1,695,000</u>	<u>\$ 743,220</u>	<u>\$ 951,780</u>	<u>43.85%</u>	
BUDGETED FUND BALANCE	<u>1,607,892</u>	<u>\$ 395,710</u>	<u>1,212,182</u>	<u>24.61%</u>	
SURPLUS (DEFICIT)	<u>\$ -</u>	<u>\$ 0</u>			

CITY OF BOERNE, TEXAS
 2023 BOND CONSTRUCTION FUND
 STATEMENT OF REVENUES AND EXPENDITURES
 BUDGET AND ACTUAL
 FOR THE QUARTER ENDED SEPTEMBER 30, 2025
 (100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
REVENUES					
Interest	\$ 400,000	\$ 813,282	\$ 413,282	203.32%	Bond interest cannot be spent due to arbitrage laws
TOTAL REVENUES	<u>\$ 400,000</u>	<u>\$ 813,282</u>	<u>\$ 413,282</u>	<u>203.32%</u>	
EXPENDITURES					
Capital Outlay					
Adler Rd Reconstruction	\$ 1,800,000	\$ 195,322	\$ 1,604,678	10.85%	Delay due to easement acquisitions
Street Reconstruction	1,400,000	1,165,535	234,465	83.25%	
Intersection Improvements	1,400,000	98,492	1,301,509	7.04%	
Signal Improvements	200,000	-	200,000	0.00%	
City Park Improvements	800,000	766,364	33,636	95.80%	
Northside Community Park	4,693,000	833,134	3,859,866	17.75%	Project expected to complete in Fiscal Year 2026
Northrup Park	267,000	265,831	1,169	99.56%	
Transfer to Fund Balance	400,000	400,000	-	100.00%	
TOTAL EXPENDITURES	<u>\$ 10,960,000</u>	<u>\$ 3,724,677</u>	<u>\$ 7,235,323</u>	<u>33.98%</u>	
BUDGETED FUND BALANCE	<u>10,560,000</u>	<u>2,911,395</u>	<u>7,648,605</u>	<u>27.57%</u>	
SURPLUS (DEFICIT)	<u>\$ -</u>	<u>\$ -</u>			

CITY OF BOERNE, TEXAS
2025 BOND CONSTRUCTION FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
REVENUES					
Proceeds	\$ -	\$ 4,112,032	\$ 4,112,032	100.00%	Received bond proceeds for Fiscal Year 2026 during Fiscal Year 2025.
Interest	-	2,744	(2,744)	100.00%	
TOTAL REVENUES	<u>\$ -</u>	<u>\$ 4,114,776</u>	<u>\$ 4,109,288</u>	<u>100.00%</u>	
EXPENDITURES					
Capital Outlay					
Northside Community Park	\$ -	\$ -	\$ -	100.00%	
Bond Issuance Costs	-	109,108	(109,108)	100.00%	
Transfer to Fund Balance	-	-	-	100.00%	
TOTAL EXPENDITURES	<u>\$ -</u>	<u>\$ 109,108</u>	<u>\$ (109,108)</u>	<u>100.00%</u>	
BUDGETED FUND BALANCE	<u>-</u>	<u>-</u>	<u>-</u>	<u>100.00%</u>	
SURPLUS (DEFICIT)	<u>\$ -</u>	<u>\$ 4,005,668</u>			

CITY OF BOERNE, TEXAS
GOVERNMENT VEHICLE REPLACEMENT FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
REVENUES					
Other Revenues	\$ -	\$ 27,360	\$ 27,360	0.00%	
Interest	-	-	-	0.00%	
TOTAL REVENUES	<u>\$ -</u>	<u>\$ 27,360</u>	<u>\$ 27,360</u>	<u>0.00%</u>	
EXPENDITURES					
Capital Outlay					
Purchased Vehicles	\$ -	\$ -	\$ -	0.00%	
Transfer to Fund Balance	-	-	-	0.00%	
TOTAL EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>0.00%</u>	
BUDGETED FUND BALANCE	-	-	-	0.00%	
SURPLUS (DEFICIT)	<u><u>\$ -</u></u>	<u><u>\$ 27,360</u></u>			

*This is a new fund created during Fiscal Year 2025. Proceeds from sale of vehicles will be utilized towards future lease payments.

CITY OF BOERNE, TEXAS
 CAPITAL PROJECTS CONSTRUCTION FUND
 STATEMENT OF REVENUES AND EXPENDITURES
 BUDGET AND ACTUAL
 FOR THE QUARTER ENDED SEPTEMBER 30, 2025
 (100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
REVENUES					
Interest	\$ 240,000	\$ 252,506	\$ 12,506	105.21%	
Transfers from other funds	1,339,715	1,139,715	(200,000)	85.07%	
TOTAL REVENUES	<u>\$ 1,579,715</u>	<u>\$ 1,392,221</u>	<u>\$ (187,494)</u>	<u>88.13%</u>	
EXPENDITURES					
Professional Services	\$ -	\$ -	\$ -	0.00%	
Capital Outlay					
Fire	1,450,000	648,869	801,131	44.75%	
Streets	1,200,000	186,740	1,013,260	15.56%	
Sidewalks	-	21,864	(21,864)	0.00%	
Parks	1,525,000	1,269,590	255,410	83.25%	
Beautification	100,000	-	100,000	0.00%	
TOTAL EXPENDITURES	<u>\$ 4,275,000</u>	<u>\$ 2,127,063</u>	<u>\$ 2,147,937</u>	<u>49.76%</u>	
BUDGETED FUND BALANCE	<u>2,695,285</u>	<u>734,843</u>	<u>1,960,442</u>	<u>27.26%</u>	
SURPLUS (DEFICIT)	<u>\$ -</u>	<u>\$ -</u>			

CITY OF BOERNE, TEXAS
DEBT SERVICE FUND
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
REVENUES					
Taxes	\$ 3,615,422	\$ 4,123,214	\$ 507,792	114.0%	Delinquent tax payments received
Interest	75,000	84,868	9,868	113.2%	
Transfers from other funds	795,000	1,222,529	427,529	153.8%	Excess sales tax transfer not needed
TOTAL REVENUES	<u>\$ 4,485,422</u>	<u>\$ 5,430,611</u>	<u>\$ 945,189</u>	<u>121.1%</u>	
EXPENDITURES					
Fees	\$ 3,500	\$ 4,900	\$ (1,400)	140.0%	
Interest	1,598,119	1,513,335	84,784	94.7%	
Principal	3,245,000	3,245,000	-	100.0%	
TOTAL EXPENDITURES	<u>\$ 4,846,619</u>	<u>\$ 4,763,235</u>	<u>\$ 83,384</u>	<u>98.3%</u>	
BUDGETED FUND BALANCE	<u>361,197</u>	<u>-</u>	<u>361,197</u>	<u>0.0%</u>	Transfer and use of fund balance not needed
SURPLUS (DEFICIT)	<u>\$ -</u>	<u>\$ 667,376</u>			

CITY OF BOERNE, TEXAS
BOERNE PFC
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

PRELIMINARY AND UNAUDITED

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
ADDITIONS					
Contributions	\$ -	\$ 87,781	\$ 87,781	100.00%	
TOTAL ADDITIONS	\$ -	\$ 87,781	\$ 87,781	100.00%	
DEDUCTIONS					
Contract Services	\$ -	\$ 100	\$ (100)	100.00%	
Transfer to Other Funds	-	50,000	(50,000)	100.00%	Transfer to General Fund for Downtown Parking
TOTAL DEDUCTIONS	\$ -	\$ 50,100	\$ (50,100)	100.00%	Garage project.
BUDGETED FUND BALANCE	-	-	-	100.00%	
SURPLUS (DEFICIT)	\$ -	\$ 37,681			

PFC Fund Balance Rollforward		
Beginning Fund Balance		3,105,392
Current year Activity	\$ 37,681	
Preliminary Ending Fund Balance	3,143,073	
<u>Anticipated Year-end Close-out per Resolution #2025-02</u>		
<u>Transfer to Government Capital Fund:</u>		
Sidewalks	500,000	
Downtown Parking Facilities	1,000,000	
Water works Terrace Project	1,500,000	
	\$ 3,000,000	
Anticipated ending Fund Balance		\$ 143,073

CITY OF BOERNE, TEXAS
CAPITAL RECOVERY FUND
STATEMENT OF REVENUES AND EXPENSES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	Notes
Operating Revenues					
Current Revenues	\$ 7,392,794	\$ 4,145,949	\$ (3,246,845)	56.08%	
TOTAL OPERATING REVENUES	<u>7,392,794</u>	<u>4,145,949</u>	<u>(3,246,845)</u>	<u>56.08%</u>	
Non-Recurring (Expenses)/Revenues					
Transfers to Other Funds	\$ (7,392,794)	\$ (2,975,461)	\$ 4,417,333	40.25%	
TOTAL NON-RECURRING (EXPENSES)/REVENUES	<u>(7,392,794)</u>	<u>(2,975,461)</u>	<u>4,417,333</u>	<u>40.25%</u>	
ESTIMATED INCOME/(LOSS) CASH BASIS	<u><u>\$ -</u></u>	<u><u>\$ 1,170,489</u></u>	<u><u>\$ 1,170,489</u></u>		

CITY OF BOERNE, TEXAS
ELECTRIC UTILITY FUND
STATEMENT OF REVENUES AND EXPENSES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
Operating Revenues					
Current Revenues	\$ 20,398,619	\$ 21,044,745	\$ 646,126	103.17%	
Other Operating Revenues	553,593	530,226	(23,367)	95.78%	
Interest Revenues	784,325	1,048,326	264,001	133.66%	
Transfer from other funds	497,618	306,046	(191,572)	61.50%	
Budgeted Fund Balance	150,000	-	(150,000)	0.00%	
TOTAL OPERATING REVENUES	<u>22,384,155</u>	<u>22,929,343</u>	<u>545,188</u>	<u>102.44%</u>	
Electric Operating Expenses					
Personnel	3,849,643	\$ 3,625,087	\$ (224,556)	94.17%	
Cost of Goods/Services Sold	12,327,514	10,269,245	(2,058,269)	83.30%	Cost of power was more stable year over year than anticipated
Supplies	46,980	38,821	(8,159)	82.63%	
Maintenance	340,311	514,404	174,093	151.16%	
Professional Services/Fees	140,000	262,161	122,161	187.26%	
General	400,424	442,257	41,833	110.45%	
Shared Services	910,051	910,051	-	100.00%	
Other Contracts	73,750	47,020	(26,730)	63.76%	
Debt Service	69,227	74,054	4,827	106.97%	
Customer Service/Billing Operating Expenses					
Maintenance	375,130	345,600	(29,530)	92.13%	
Professional Services/Fees	10,000	16,088	6,088	160.88%	
General	15,500	10,645	(4,855)	68.68%	
Debt Service	-	-	-	0.00%	
TOTAL OPERATING EXPENSES	<u>18,558,530</u>	<u>16,555,434</u>	<u>(2,003,096)</u>	<u>89.21%</u>	
Non-Recurring (Expenses)/Revenues					
Transfers to Other Funds	(3,675,625)	\$ (1,139,715)	\$ 2,535,910	31.01%	
Capital Outlay	(150,000)	(843,633)	(693,633)	562.42%	
Gain on Sale of Asset	-	23,588	23,588	0.00%	
TOTAL NON-RECURRING (EXPENSES)/REVENUES	<u>(3,825,625)</u>	<u>(1,959,761)</u>	<u>1,865,864</u>	<u>51.23%</u>	
ESTIMATED INCOME/(LOSS) CASH BASIS	<u>\$ -</u>	<u>\$ 4,414,149</u>	<u>\$ 4,414,149</u>		
Adjustments For Cash Flow Purposes:					
Principle portion of debt service	\$ -	\$ 65,209	\$ 65,209		
Compensated absence accrual	-	(438,192)	(438,192)		
Depreciation/Amortization	-	(926,025)	(926,025)		
Capital Outlay	-	843,633	843,633		
Asset Contribution from Developers	-	-	-		
TOTAL CASH FLOW ADJUSTMENTS	<u>-</u>	<u>(82,392)</u>	<u>(82,392)</u>		
ESTIMATED INCOME/(LOSS) GAAP BASIS	<u>\$ -</u>	<u>\$ 4,331,757</u>	<u>\$ 4,331,757</u>		

CITY OF BOERNE, TEXAS
WATER UTILITY FUND
STATEMENT OF REVENUES AND EXPENSES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
Operating Revenues					
Current Revenues	\$ 7,919,443	\$ 8,606,896	\$ 687,453	108.68%	
Other Operating Revenues	\$ 252,001	905,073	653,072	359.15%	
Restricted Revenues	\$ -	0	0	0.00%	
Interest	\$ 500,000	497,917	(2,083)	99.58%	
Budgeted Fund Balance	\$ 545,000	449,307	(95,693)	82.44%	
Transfer from other funds	\$ 5,900,000	676,363	(5,223,637)	11.46%	Transfer for capital outlay not needed
TOTAL OPERATING REVENUES	15,116,444	11,135,556	(3,980,888)	73.67%	
Operating Expenses					
Personnel	\$ 3,322,672	\$ 3,808,007	\$ 485,335	114.61%	Staff vacancies
Cost of Goods/Services Sold	\$ 3,082,471	3,139,992	57,521	101.87%	
Supplies	\$ 98,686	139,075	40,389	140.93%	
Maintenance	\$ 481,735	391,246	(90,489)	81.22%	
Professional Services/Fees	\$ 60,000	22,337	(37,663)	37.23%	
General	\$ 711,120	513,989	(197,131)	72.28%	
Shared Services	\$ 778,480	778,480	-	100.00%	
Other Contracts	\$ 10,000	7,500	(2,500)	75.00%	
Debt Service	-	-	-	0.00%	
Customer Service/Billing Operating Expenses					
Maintenance	\$ 38,630	25,832	(12,798)	66.87%	
Reclaimed Water					
Maintenance	\$ 26,150	24,887	(1,263)	95.17%	
General	\$ 10,000	15,669	5,669	156.69%	
TOTAL OPERATING EXPENSES	8,619,944	8,867,014	247,070	102.87%	
Non-Recurring (Expenses)/Revenues					
Transfers (to) Other Funds	\$ -	\$ 676,363	\$ 676,363	0.00%	
Financed Purchase Interest	\$ -	(40,085)	(40,085)	0.00%	
Capital Outlay	\$ (6,856,500)	(2,221,280)	4,635,220	32.40%	
Gain on Sale of Asset	360,000	360,000	-	100.00%	
TOTAL NON-RECURRING (EXPENSES)/REVENUES	(6,496,500)	(1,225,002)	5,271,498	18.86%	
ESTIMATED INCOME/(LOSS) CASH BASIS	\$ -	\$ 1,043,541	\$ 1,043,541		
Adjustments For Cash Flow Purposes:					
Depreciation/Amortization	\$ -	\$ (2,042,992)	\$ (2,042,992)		
Compensated absence accrual	-	(371,522)	(371,522)		
	-	2,221,280	2,221,280		
Capital Contributions from Developers	-	4,123,278	4,123,278		
TOTAL CASH FLOW ADJUSTMENTS	-	3,930,043	3,930,043		
ESTIMATED INCOME/(LOSS) GAAP BASIS	\$ -	\$ 4,973,584	\$ 4,973,584		

CITY OF BOERNE, TEXAS
WASTEWATER UTILITY FUND
STATEMENT OF REVENUES AND EXPENSES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
Operating Revenues					
Current Revenues	\$ 6,986,168	\$ 7,518,067	\$ 531,899	107.61%	
Other Operating Revenues	\$ 1,402,394	1,430,373	27,979	102.00%	
Interest	\$ 400,000	617,458	217,458	154.36%	
Transfers from other funds	\$ 1,492,793	2,030,852	538,059	136.04%	
Budgeted Fund Balance	\$ 2,400,000	824,735	(1,575,265)	34.36%	Transfer for capital outlay not needed
TOTAL OPERATING REVENUES	<u>12,681,355</u>	<u>12,421,485</u>	<u>(259,870)</u>	<u>97.95%</u>	
Operating Expenses					
Personnel	\$ 2,311,512	\$ 2,617,432	\$ 305,920	113.23%	
Cost of Goods/Services Sold	\$ 462,843	486,034	23,191	105.01%	
Supplies	\$ 197,922	322,400	124,478	162.89%	
Maintenance	\$ 511,774	659,111	147,337	128.79%	
Professional Services/Fees	\$ 75,250	11,612	(63,638)	15.43%	
General	\$ 617,398	776,592	159,194	125.78%	
Shared Services	\$ 540,342	540,342	-	100.00%	
Other Contracts	\$ 215,000	318,927	103,927	148.34%	
Debt Service	\$ 2,606,850	2,606,850	0	100.00%	
TOTAL OPERATING EXPENSES	<u>7,538,891</u>	<u>8,339,300</u>	<u>800,409</u>	<u>110.62%</u>	
Non-Recurring (Expenses)/Revenues					
Transfers to Other Funds	\$ (731,464)	\$ -	\$ 731,464	0.00%	
Capital Outlay	\$ (4,411,000)	(2,238,518)	2,172,482	50.75%	
Gain on Sale of Asset	-	-	-	0.00%	
TOTAL NON-RECURRING (EXPENSES)/REVENUES	<u>(5,142,464)</u>	<u>(2,238,518)</u>	<u>2,903,946</u>	<u>43.53%</u>	
ESTIMATED INCOME/(LOSS) CASH BASIS	<u>\$ -</u>	<u>\$ 1,843,668</u>	<u>\$ 1,843,668</u>		
Adjustments For Cash Flow Purposes:					
Principle portion of debt service	\$ -	\$ (1,492,794)	\$ (1,492,794)		
Compensated absence accrual	-	(271,507)	(271,507)		
Depreciation/Amortization	-	(3,872,251)	(3,872,251)		
Capital Outlay	-	2,238,518	2,238,518		
Asset Contribution from Developers	-	4,508,134	4,508,134		
TOTAL CASH FLOW ADJUSTMENTS	<u>-</u>	<u>1,110,099</u>	<u>1,110,099</u>		
ESTIMATED INCOME/(LOSS) GAAP BASIS	<u>\$ -</u>	<u>\$ 2,953,767</u>	<u>\$ 2,953,767</u>		

CITY OF BOERNE, TEXAS
STORMWATER FUND
STATEMENT OF REVENUES AND EXPENSES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
Operating Revenues					
Current Revenues	\$ 669,500	\$ 677,006	\$ 7,506	101.12%	
Other Operating Revenues	-	1,400,000	1,400,000	0.00%	
Interest	\$ 232,978	234,336	1,358	100.58%	
Budgeted Fund Balance	6,900,000	210,020	(6,689,980)	3.04%	
TOTAL OPERATING REVENUES	<u>7,802,478</u>	<u>2,521,362</u>	<u>(5,281,116)</u>	<u>32.31%</u>	
Operating Expenses					
Professional Services/Fees	\$ -	\$ -	\$ -	0.00%	
General	28,272	23,217	(5,055)	82.12%	
Shared Services	8,375	8,375	-	100.00%	
TOTAL OPERATING EXPENSES	<u>36,647</u>	<u>31,592</u>	<u>(5,055)</u>	<u>86.21%</u>	
Non-Recurring (Expenses)/Revenues					
Transfers to Other Funds	\$ (865,831)	\$ -	\$ 865,831	0.00%	
Capital Outlay	(6,900,000)	(210,020)	6,689,980	3.04%	
TOTAL NON-RECURRING (EXPENSES)/REVENUES	<u>(7,765,831)</u>	<u>(210,020)</u>	<u>7,555,811</u>	<u>2.70%</u>	
ESTIMATED INCOME/(LOSS) CASH BASIS	<u>\$ -</u>	<u>\$ 2,279,751</u>	<u>\$ 2,279,751</u>		
Adjustments For Cash Flow Purposes:					
Depreciation/Amortization	\$ -	\$ -	\$ -		
Capital Outlay	-	210,020	210,020		
TOTAL CASH FLOW ADJUSTMENTS	<u>-</u>	<u>210,020</u>	<u>210,020</u>		
ESTIMATED INCOME/(LOSS) GAAP BASIS	<u>\$ -</u>	<u>\$ 2,489,770</u>	<u>\$ 2,489,770</u>		

CITY OF BOERNE, TEXAS
GAS UTILITY FUND
STATEMENT OF REVENUES AND EXPENSES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
Operating Revenues					
Current Revenues	\$ 4,462,831	\$ 4,603,535	\$ 140,704	103.15%	
Other Operating Revenues	445,128	797,229	352,101	179.10%	
Interest	71,559	125,409	53,850	175.25%	
Transfers from other funds	-	-	-	0.00%	
Budgeted Fund Balance	2,650,000	2,433,973	(216,027)	91.85%	Transfer for capital outlay not needed
TOTAL OPERATING REVENUES	7,629,518	7,960,146	330,628	104.33%	
Operating Expenses					
Personnel	\$ 1,208,339	\$ 1,356,335	\$ 147,996	112.25%	
Cost of Goods/Services Sold	1,490,497	1,345,166	(145,331)	90.25%	
Supplies	27,400	36,552	9,152	133.40%	
Maintenance	104,097	373,916	269,819	359.20%	
Professional Services/Fees	15,250	24,956	9,706	163.65%	
General	187,693	115,539	(72,154)	61.56%	
Shared Services	378,071	378,071	-	100.00%	
Other Contracts	10,000	7,500	(2,500)	75.00%	
Debt Service	546,094	178,232	(367,862)	32.64%	
Customer Service/Billing Operating Expenses					
Maintenance	24,417	19,417	(5,000)	79.52%	
TOTAL OPERATING EXPENSES	3,991,858	3,835,685	(156,173)	96.09%	
Non-Recurring (Expenses)/Revenues					
Transfers to Other Funds	(987,660)	\$ (306,046)	\$ 681,614	30.99%	
Financed Purchase Interest	-	(3,945)	(3,945)	0.00%	
Gain on Sale of Asset	-	24,906	24,906	0.00%	
Capital Outlay	(2,650,000)	(2,433,973)	216,027	91.85%	
TOTAL NON-RECURRING (EXPENSES)/REVENUES	(3,637,660)	(2,719,058)	918,602	74.75%	
ESTIMATED INCOME/(LOSS) CASH BASIS	\$ -	\$ 1,405,402	\$ 1,405,402		
Adjustments For Cash Flow Purposes:					
Principle portion of Debt Service	\$ -	\$ 176,997	\$ 176,997		
Compensated absence accrual	-	(156,292)	(156,292)		
Depreciation/Amortization	-	(350,812)	\$ (350,812)		
Capital Outlay	-	2,433,973	2,433,973		
Capital Asset Contribution from Developers	-	1,565,286	1,565,286		non-cash infrastructure contributions
TOTAL CASH FLOW ADJUSTMENTS	-	3,669,152	3,669,152		
ESTIMATED INCOME/(LOSS) GAAP BASIS	\$ -	\$ 5,074,554	\$ 5,074,554		

CITY OF BOERNE, TEXAS
SOLID WASTE FUND
STATEMENT OF REVENUES AND EXPENSES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
Operating Revenues					
Current Revenues	\$ 1,511,859	\$ 1,619,464	\$ 107,605	107.12%	
Other Operating Revenues	\$ 10,000	11,696	1,696	116.96%	
Interest	\$ 34,803	35,206	403	101.16%	
Grants and Donations	\$ -	5,000	5,000	0.00%	
Budgeted Fund Balance	-	-	-	0.00%	
TOTAL OPERATING REVENUES	<u>1,556,662</u>	<u>1,671,366</u>	<u>114,704</u>	<u>107.37%</u>	
Operating Expenses					
Cost of Goods/Services Sold	\$ 1,315,217	\$ 1,570,662	\$ 255,445	119.42%	
General	\$ 75,292	33,791	(41,501)	44.88%	
Other Contracts	\$ 18,000	18,000	-	100.00%	
Non-Operating	-	-	-	0.00%	
TOTAL OPERATING EXPENSES	<u>1,408,509</u>	<u>1,622,453</u>	<u>213,944</u>	<u>115.19%</u>	
Non-Recurring (Expenses)/Revenues					
Transfers to Other Funds	\$ (148,153)	\$ -	\$ 148,153	0.00%	
Capital Outlay	-	-	-	0.00%	
TOTAL NON-RECURRING (EXPENSES)/REVENUES	<u>(148,153)</u>	<u>-</u>	<u>148,153</u>	<u>0.00%</u>	
ESTIMATED INCOME/(LOSS) CASH BASIS	<u>\$ -</u>	<u>\$ 48,913</u>	<u>\$ 48,913</u>		
Adjustments For Cash Flow Purposes:					
Depreciation/Amortization	\$ -	\$ (151)	\$ (151)		
Capital Outlay	-	-	-		
TOTAL CASH FLOW ADJUSTMENTS	<u>-</u>	<u>(151)</u>	<u>(151)</u>		
ESTIMATED INCOME/(LOSS) GAAP BASIS	<u>\$ -</u>	<u>\$ 48,762</u>	<u>\$ 48,762</u>		

CITY OF BOERNE, TEXAS
CAPITAL RECOVERY FUND
STATEMENT OF REVENUES AND EXPENSES
BUDGET AND ACTUAL
FOR THE QUARTER ENDED SEPTEMBER 30, 2025
(100% OF FISCAL YEAR)

	CURRENT BUDGET	ACTUAL ACTIVITY	VARIANCE FROM BUDGET	PERCENT OF BUDGET	NOTES
Operating Revenues					
Current Revenues	\$ 7,392,794	\$ 4,145,949	\$ (3,246,845)	56.08%	
TOTAL OPERATING REVENUES	<u>7,392,794</u>	<u>4,145,949</u>	<u>(3,246,845)</u>	<u>56.08%</u>	
Non-Recurring (Expenses)/Revenues					
Transfers to Other Funds	\$ (7,392,794)	\$ (2,975,461)	\$ 4,417,333	40.25%	
TOTAL NON-RECURRING (EXPENSES)/REVENUES	<u>(7,392,794)</u>	<u>(2,975,461)</u>	<u>4,417,333</u>	<u>40.25%</u>	
ESTIMATED INCOME/(LOSS) CASH BASIS	<u><u>\$ -</u></u>	<u><u>\$ 1,170,489</u></u>	<u><u>\$ 1,170,489</u></u>		



City of Boerne
Texas Compliance Change in Val Report
Sorted by Fund
July 1, 2025 - September 30, 2025

HUB Investment Partners LLC
900 S Capital of Texas Hwy
350
Austin, TX 78746
(512)600-5200

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: General Fund									
10291	CLASS	001	04/01/2023	20,958.87	1,887,157.28	20,958.87	0.00	20,958.87	1,908,116.15
TX-01-0177-0003	1,908,116.15	4.349	/ /	20,958.87	1,887,157.28	20,958.87	0.00	20,958.87	1,908,116.15
10304	TXDALY	001	04/01/2023	67,086.85	6,211,694.33	67,086.85	0.00	67,086.85	6,278,781.18
1020-04-D	6,278,781.18	4.220	/ /	67,086.85	6,211,694.33	67,086.85	0.00	67,086.85	6,278,781.18
10311	TXPOOL	001	04/01/2023	191,134.78	19,053,048.46	2,290,917.47	20,088,480.40	-17,797,562.93	1,255,485.53
01301400007	1,255,485.53	4.252	/ /	191,134.78	19,053,048.46	2,290,917.47	20,088,480.40	-17,797,562.93	1,255,485.53
10326	TXSTAR	001	04/01/2023	273.53	25,354.72	273.53	0.00	273.53	25,628.25
1300011110	25,628.25	4.213	/ /	273.53	25,354.72	273.53	0.00	273.53	25,628.25
10415	FHLB	001	09/29/2023	7,259.02	754,529.37	0.00	755,000.00	-754,529.37	0.00
3130AWS92	0.00	0.000	09/12/2025	18,403.13	755,499.52	0.00	755,000.00	-755,499.52	0.00
10418	FFCB	001	11/29/2023	9,274.69	760,971.89	0.00	0.00	19.17	760,991.06
3133EPC37	761,000.00	4.884	11/13/2025	0.00	762,419.51	0.00	0.00	-911.57	761,507.94
10422	USTR	001	02/26/2024	5,362.57	500,767.86	0.00	0.00	529.71	501,297.57
91282CJV4	502,000.00	4.691	01/31/2026	10,667.50	501,965.68	0.00	0.00	416.70	502,382.38
10423	USTR	001	03/21/2024	8,300.24	774,892.15	0.00	0.00	906.18	775,798.33
91282CJV4	777,000.00	4.736	01/31/2026	16,511.25	776,946.88	0.00	0.00	644.98	777,591.86
10427	USTR	001	06/11/2024	9,190.58	749,945.56	0.00	0.00	15.00	749,960.56
91282CKS9	750,000.00	4.882	05/31/2026	0.00	755,397.95	0.00	0.00	-399.90	754,998.05
10432	FHLB	001	09/16/2024	6,706.25	740,178.17	0.00	0.00	-37.91	740,140.26
3130B2PJ8	740,000.00	3.603	09/04/2026	13,412.50	736,946.73	0.00	0.00	2,236.25	739,182.98
10437	FHLB	001	12/13/2024	8,381.25	748,452.61	0.00	0.00	-597.57	747,855.04
3130ATVE4	745,000.00	4.162	12/11/2026	0.00	751,374.52	0.00	0.00	1,146.55	752,521.07

Portfolio BRNE

City of Boerne
Texas Compliance Change in Val Report
July 1, 2025 - September 30, 2025

Page 2

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10440	USTR	001	03/24/2025	7,778.61	733,739.23	0.00	0.00	-553.07	733,186.16
91282CKE0	730,000.00	3.934	03/15/2027	14,753.74	735,503.51	0.00	0.00	484.77	735,988.28
10444	USTR	001	06/16/2025	7,256.62	743,660.96	0.00	0.00	176.24	743,837.20
91282CNE7	745,000.00	3.972	05/31/2027	0.00	746,687.89	0.00	0.00	1,018.55	747,706.44
10445	USTR	001	06/18/2025	5,805.00	1,024,083.97	0.00	0.00	5,315.87	1,029,399.84
912828M56	1,032,000.00	4.337	11/15/2025	0.00	1,024,118.90	0.00	0.00	5,650.47	1,029,769.37
10446	USTR	001	06/18/2025	7,401.74	1,022,326.29	0.00	1,024,000.00	-1,022,326.29	0.00
91282CFK2	0.00	0.000	09/15/2025	8,667.83	1,022,560.00	0.00	1,024,000.00	-1,022,560.00	0.00
10447	USTR	001	06/18/2025	10,149.54	1,040,561.44	0.00	0.00	189.34	1,040,750.78
91282CNE7	1,042,000.00	3.949	05/31/2027	0.00	1,044,360.78	0.00	0.00	1,424.61	1,045,785.39
10448	USTR	001	06/18/2025	5,362.57	501,926.05	0.00	0.00	31.79	501,957.84
91282CJV4	502,000.00	4.269	01/31/2026	2,534.27	501,965.68	0.00	0.00	416.70	502,382.38
10449	USTR	001	06/18/2025	11,060.54	1,042,607.15	0.00	0.00	-681.44	1,041,925.71
91282CKE0	1,038,000.00	3.975	03/15/2027	10,669.12	1,045,825.54	0.00	0.00	689.30	1,046,514.84
10450	USTR	001	06/18/2025	11,349.18	1,037,036.92	0.00	0.00	-871.05	1,036,165.87
91282CJP7	1,032,000.00	4.026	12/15/2026	0.00	1,039,619.06	0.00	0.00	604.69	1,040,223.75
10451	USTR	001	06/18/2025	11,966.89	1,038,500.26	0.00	0.00	-1,356.06	1,037,144.20
91282CHY0	1,032,000.00	4.079	09/15/2026	11,543.40	1,040,304.38	0.00	0.00	370.87	1,040,675.25
10452	USTR	001	06/18/2025	12,560.45	1,031,397.48	0.00	0.00	-1,762.18	1,029,635.30
91282CKS9	1,025,000.00	4.169	05/31/2026	0.00	1,032,377.20	0.00	0.00	-546.54	1,031,830.66
10477	USTR	001	09/16/2025	2,493.49	0.00	1,778,054.96	0.00	1,778,156.71	1,778,156.71
91282CLL3	1,783,000.00	3.519	09/15/2027	0.00	0.00	1,778,054.96	0.00	1,775,129.73	1,775,129.73
Sub Totals For: Fund: General Fund				427,113.26	41,422,832.15	4,157,291.68	21,867,480.40	-17,706,618.61	23,716,213.54
				386,616.77	41,451,128.52	4,157,291.68	21,867,480.40	-17,698,927.04	23,752,201.48
Fund: Parks Fund									
10309	TXPOOL	030	04/01/2023	59,822.17	6,192,466.19	59,822.17	4,002,251.29	-3,942,429.12	2,250,037.07
01301400002	2,250,037.07	4.252	/ /	59,822.17	6,192,466.19	59,822.17	4,002,251.29	-3,942,429.12	2,250,037.07

Portfolio BRNE

City of Boerne
Texas Compliance Change in Val Report
July 1, 2025 - September 30, 2025

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10470	USTR	030	07/31/2025	1,746.91	0.00	237,481.41	0.00	237,399.64	237,399.64
91282CLB5	237,000.00	4.165	07/31/2026	0.00	0.00	237,481.41	0.00	238,138.71	238,138.71
10471	USTR	030	07/31/2025	1,632.71	0.00	233,409.57	0.00	233,365.56	233,365.56
91282CMP3	233,000.00	4.007	02/28/2027	809.65	0.00	233,409.57	0.00	234,410.74	234,410.74
10472	USTR	030	07/31/2025	1,766.50	0.00	235,093.36	0.00	234,894.60	234,894.60
91282CKR1	233,000.00	3.972	05/15/2027	0.00	0.00	235,093.36	0.00	236,067.23	236,067.23
10473	USTR	030	07/31/2025	1,822.76	0.00	232,462.19	0.00	232,327.02	232,327.02
91282CKB6	232,000.00	4.270	02/28/2026	903.89	0.00	232,462.19	0.00	232,641.62	232,641.62
Sub Totals For: Fund: Parks Fund				66,791.05	6,192,466.19	998,268.70	4,002,251.29	-3,004,442.30	3,188,023.89
				61,535.71	6,192,466.19	998,268.70	4,002,251.29	-3,001,170.82	3,191,295.37
Fund: Cemetery Fund									
10290	CLASS	035	04/01/2023	1,708.36	371,540.88	1,708.36	319,311.29	-317,602.93	53,937.95
TX-01-0177-0002	53,937.95	4.349	/ /	1,708.36	371,540.88	1,708.36	319,311.29	-317,602.93	53,937.95
10316	TXPOOL	035	04/01/2023	6,433.58	580,907.20	1,135,863.80	0.00	1,135,863.80	1,716,771.00
01301400020	1,716,771.00	4.252	/ /	6,433.58	580,907.20	1,135,863.80	0.00	1,135,863.80	1,716,771.00
10319	TXPOOL	035	04/01/2023	739.68	215,933.73	739.68	216,673.41	-215,933.73	0.00
01301400024	0.00	0.000	/ /	739.68	215,933.73	739.68	216,673.41	-215,933.73	0.00
10458	USTR	035	07/31/2025	900.34	0.00	209,846.88	0.00	210,476.57	210,476.57
9128286F2	212,000.00	4.275	02/28/2026	446.47	0.00	209,846.88	0.00	210,770.23	210,770.23
10459	USTR	035	07/31/2025	685.50	0.00	212,168.36	0.00	212,989.08	212,989.08
912828Y95	217,000.00	4.171	07/31/2026	0.00	0.00	212,168.36	0.00	213,661.08	213,661.08
10460	USTR	035	07/31/2025	691.18	0.00	209,981.41	0.00	210,735.57	210,735.57
91282CEC1	217,000.00	4.001	02/28/2027	342.75	0.00	209,981.41	0.00	211,676.72	211,676.72
10461	USTR	035	07/31/2025	868.29	0.00	211,083.36	0.00	211,645.12	211,645.12
912828X88	217,000.00	3.965	05/15/2027	0.00	0.00	211,083.36	0.00	212,668.48	212,668.48
Sub Totals For: Fund: Cemetery Fund				12,026.93	1,168,381.81	1,981,391.85	535,984.70	1,448,173.48	2,616,555.29
				9,670.84	1,168,381.81	1,981,391.85	535,984.70	1,451,103.65	2,619,485.46

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: Library Fund									
10317	TXPOOL	040	04/01/2023	9,693.17	893,179.13	9,693.17	0.00	9,693.17	902,872.30
01301400021	902,872.30	4.252	/ /	9,693.17	893,179.13	9,693.17	0.00	9,693.17	902,872.30
Sub Totals For: Fund: Library Fund				9,693.17	893,179.13	9,693.17	0.00	9,693.17	902,872.30
				9,693.17	893,179.13	9,693.17	0.00	9,693.17	902,872.30
Fund: Economic Development									
10323	TXPOOL	060	04/01/2023	21,758.42	2,017,373.01	21,758.42	1,181,006.93	-1,159,248.51	858,124.50
01301400042	858,124.50	4.252	/ /	21,758.42	2,017,373.01	21,758.42	1,181,006.93	-1,159,248.51	858,124.50
Sub Totals For: Fund: Economic Development				21,758.42	2,017,373.01	21,758.42	1,181,006.93	-1,159,248.51	858,124.50
				21,758.42	2,017,373.01	21,758.42	1,181,006.93	-1,159,248.51	858,124.50
Fund: 2022 Bond Constructi									
10339	TXPOOL	134	09/01/2023	201,165.32	18,571,267.34	201,165.32	3,319,668.82	-3,118,503.50	15,452,763.84
01301400033	15,452,763.84	4.252	/ /	201,165.32	18,571,267.34	201,165.32	3,319,668.82	-3,118,503.50	15,452,763.84
Sub Totals For: Fund: 2022 Bond Constructi				201,165.32	18,571,267.34	201,165.32	3,319,668.82	-3,118,503.50	15,452,763.84
				201,165.32	18,571,267.34	201,165.32	3,319,668.82	-3,118,503.50	15,452,763.84
Fund: 2025 Construction Bo									
10478	TXPOOL	135	09/01/2025	2,744.09	0.00	4,002,744.09	0.00	4,002,744.09	4,002,744.09
01301400034	4,002,744.09	4.252	/ /	2,744.09	0.00	4,002,744.09	0.00	4,002,744.09	4,002,744.09
Sub Totals For: Fund: 2025 Construction Bo				2,744.09	0.00	4,002,744.09	0.00	4,002,744.09	4,002,744.09
				2,744.09	0.00	4,002,744.09	0.00	4,002,744.09	4,002,744.09
Fund: Capital Projects Con									
10296	CLASS	150	04/01/2023	63,462.49	5,594,702.85	13,274,200.77	1,847,424.76	11,426,776.01	17,021,478.86
TX-01-0177-0012	17,021,478.86	4.349	/ /	63,462.49	5,594,702.85	13,274,200.77	1,847,424.76	11,426,776.01	17,021,478.86
Sub Totals For: Fund: Capital Projects Con				63,462.49	5,594,702.85	13,274,200.77	1,847,424.76	11,426,776.01	17,021,478.86
				63,462.49	5,594,702.85	13,274,200.77	1,847,424.76	11,426,776.01	17,021,478.86
Fund: Debt Service Fund									

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Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10325	TXPOOL	200	04/01/2023	9,636.73	543,521.41	1,679,351.69	823,890.00	855,461.69	1,398,983.10
01301400045	1,398,983.10	4.252	/ /	9,636.73	543,521.41	1,679,351.69	823,890.00	855,461.69	1,398,983.10
Sub Totals For: Fund: Debt Service Fund				9,636.73	543,521.41	1,679,351.69	823,890.00	855,461.69	1,398,983.10
				9,636.73	543,521.41	1,679,351.69	823,890.00	855,461.69	1,398,983.10
Fund: Capital Recovery Fun									
10295	CLASS	500	04/01/2023	10,315.89	928,852.74	10,315.89	0.00	10,315.89	939,168.63
TX-01-0177-0010	939,168.63	4.349	/ /	10,315.89	928,852.74	10,315.89	0.00	10,315.89	939,168.63
10320	TXPOOL	500	04/01/2023	222,736.59	20,732,551.03	222,736.59	538,243.57	-315,506.98	20,417,044.05
01301400025	20,417,044.05	4.252	/ /	222,736.59	20,732,551.03	222,736.59	538,243.57	-315,506.98	20,417,044.05
Sub Totals For: Fund: Capital Recovery Fun				233,052.48	21,661,403.77	233,052.48	538,243.57	-305,191.09	21,356,212.68
				233,052.48	21,661,403.77	233,052.48	538,243.57	-305,191.09	21,356,212.68
Fund: Electric Fund									
10292	CLASS	510	04/01/2023	30,929.06	2,784,885.28	30,929.06	0.00	30,929.06	2,815,814.34
TX-01-0177-0007	2,815,814.34	4.349	/ /	30,929.06	2,784,885.28	30,929.06	0.00	30,929.06	2,815,814.34
10308	TXDALY	510	04/01/2023	52,719.03	4,881,350.57	52,719.03	0.00	52,719.03	4,934,069.60
1020-07-D	4,934,069.60	4.220	/ /	52,719.03	4,881,350.57	52,719.03	0.00	52,719.03	4,934,069.60
10310	TXPOOL	510	04/01/2023	423.55	39,024.28	423.55	0.00	423.55	39,447.83
01301400003	39,447.83	4.252	/ /	423.55	39,024.28	423.55	0.00	423.55	39,447.83
10313	TXPOOL	510	04/01/2023	27,247.81	6,011,225.48	4,534,333.61	5,202,818.27	-668,484.66	5,342,740.82
01301400014	5,342,740.82	4.252	/ /	27,247.81	6,011,225.48	4,534,333.61	5,202,818.27	-668,484.66	5,342,740.82
10322	TXPOOL	510	04/01/2023	38,878.10	3,582,392.66	38,878.10	0.00	38,878.10	3,621,270.76
01301400038	3,621,270.76	4.252	/ /	38,878.10	3,582,392.66	38,878.10	0.00	38,878.10	3,621,270.76
10324	TXPOOL	510	04/01/2023	8,531.42	786,128.18	8,531.42	0.00	8,531.42	794,659.60
01301400043	794,659.60	4.252	/ /	8,531.42	786,128.18	8,531.42	0.00	8,531.42	794,659.60
10414	USTR	510	09/27/2023	229.16	548,741.82	0.00	553,000.00	-548,741.82	0.00
91282CAJ0	0.00	0.000	08/31/2025	691.25	549,127.92	0.00	553,000.00	-549,127.92	0.00

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10419	USTR	510	11/30/2023	6,300.00	504,496.82	0.00	0.00	-374.65	504,122.17
91282CJE2	504,000.00	4.685	10/31/2025	0.00	505,033.59	0.00	0.00	-713.79	504,319.80
10425	USTR	510	04/02/2024	3,444.14	515,836.18	0.00	0.00	2,649.87	518,486.05
9128286A3	522,000.00	4.753	01/31/2026	6,851.25	517,198.01	0.00	0.00	2,472.36	519,670.37
10428	USTR	510	07/02/2024	5,885.31	508,244.46	0.00	0.00	190.96	508,435.42
91282CKY6	509,000.00	4.782	06/30/2026	0.00	511,967.51	0.00	0.00	98.42	512,065.93
10433	USTR	510	10/03/2024	4,390.37	498,131.94	0.00	0.00	175.13	498,307.07
91282CLP4	499,000.00	3.645	09/30/2026	8,732.50	496,427.03	0.00	0.00	1,535.98	497,963.01
10436	USTR	510	12/10/2024	5,341.53	500,869.52	0.00	0.00	-154.73	500,714.79
91282CLY5	500,000.00	4.120	11/30/2026	0.00	502,539.06	0.00	0.00	449.22	502,988.28
10441	USTR	510	04/02/2025	4,889.99	502,051.56	0.00	0.00	-7.44	502,044.12
91282CMV0	502,000.00	3.868	03/31/2027	9,619.95	502,745.16	0.00	0.00	784.37	503,529.53
10455	USTR	510	07/01/2025	4,678.12	0.00	499,194.92	0.00	499,170.32	499,170.32
91282CNL1	499,000.00	3.729	06/30/2027	0.00	0.00	499,194.92	0.00	499,974.61	499,974.61
10462	USTR	510	07/31/2025	5,018.13	0.00	646,767.19	0.00	646,253.52	646,253.52
91282CKY6	644,000.00	4.138	06/30/2026	0.00	0.00	646,767.19	0.00	647,879.10	647,879.10
10463	USTR	510	07/31/2025	4,629.25	0.00	644,858.67	0.00	644,622.04	644,622.04
91282CLY5	643,000.00	4.021	11/30/2026	0.00	0.00	644,858.67	0.00	646,842.93	646,842.93
10464	USTR	510	07/31/2025	4,214.59	0.00	641,272.73	0.00	641,346.89	641,346.89
91282CMV0	642,000.00	3.943	03/31/2027	4,146.25	0.00	641,272.73	0.00	643,956.10	643,956.10
10465	USTR	510	07/31/2025	4,106.66	0.00	648,044.92	0.00	648,218.33	648,218.33
91282CNL1	650,000.00	3.913	06/30/2027	0.00	0.00	648,044.92	0.00	651,269.53	651,269.53
10466	USTR	510	07/31/2025	3,830.45	0.00	641,912.03	0.00	642,506.99	642,506.99
91282CLP4	646,000.00	4.057	09/30/2026	3,768.33	0.00	641,912.03	0.00	644,657.53	644,657.53
10467	USTR	510	07/31/2025	2,896.77	0.00	649,754.88	0.00	651,522.26	651,522.26
9128286A3	655,000.00	4.260	01/31/2026	0.00	0.00	649,754.88	0.00	652,076.81	652,076.81

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10468	USTR	510	07/31/2025	137.10	0.00	648,914.77	651,000.00	0.00	0.00
91282CAJ0	0.00	0.000	08/31/2025	137.10	0.00	648,914.77	651,000.00	0.00	0.00
10469	USTR	510	07/31/2025	5,391.30	0.00	641,000.00	0.00	640,326.09	640,326.09
91282CJE2	640,000.00	4.314	10/31/2025	0.00	0.00	641,000.00	0.00	640,406.10	640,406.10
10474	USTR	510	09/08/2025	2,761.51	0.00	1,202,278.52	0.00	1,202,174.08	1,202,174.08
91282CNV9	1,199,000.00	3.480	08/31/2027	0.00	0.00	1,202,278.52	0.00	1,199,140.51	1,199,140.51
Sub Totals For: Fund: Electric Fund				226,873.35	21,663,378.75	11,529,813.40	6,406,818.27	5,132,874.34	26,796,253.09
				192,675.60	21,670,044.73	11,529,813.40	6,406,818.27	5,144,698.36	26,814,743.09
Fund: Water Fund									
10293	CLASS	520	04/01/2023	35,598.20	3,231,822.13	35,598.20	2,522,146.58	-2,486,548.38	745,273.75
TX-01-0177-0008	745,273.75	4.349	/ /	35,598.20	3,231,822.13	35,598.20	2,522,146.58	-2,486,548.38	745,273.75
10294	CLASS	520	04/01/2023	13,785.11	1,241,221.65	13,785.11	0.00	13,785.11	1,255,006.76
TX-01-0177-0009	1,255,006.76	4.349	/ /	13,785.11	1,241,221.65	13,785.11	0.00	13,785.11	1,255,006.76
10314	TXPOOL	520	04/01/2023	24,220.27	2,231,763.45	24,220.27	0.00	24,220.27	2,255,983.72
01301400015	2,255,983.72	4.252	/ /	24,220.27	2,231,763.45	24,220.27	0.00	24,220.27	2,255,983.72
10413	USTR	520	09/22/2023	1,010.01	259,387.33	0.00	260,000.00	-259,387.33	0.00
91282CFE6	0.00	0.000	08/15/2025	4,062.50	259,557.27	0.00	260,000.00	-259,557.27	0.00
10421	USTR	520	12/07/2023	172.50	272,192.42	0.00	0.00	2,871.29	275,063.71
91282CAT8	276,000.00	4.615	10/31/2025	0.00	272,318.20	0.00	0.00	2,810.19	275,128.39
10424	USTR	520	03/15/2024	262.04	271,271.83	0.00	0.00	2,892.49	274,164.32
91282CBH3	278,000.00	4.745	01/31/2026	521.25	271,878.03	0.00	0.00	2,807.69	274,685.72
10430	USTR	520	07/02/2024	605.93	266,855.96	0.00	0.00	2,563.87	269,419.83
91282CCJ8	277,000.00	4.768	06/30/2026	0.00	268,568.27	0.00	0.00	2,560.63	271,128.90
10435	USTR	520	10/03/2024	602.69	264,957.08	0.00	0.00	1,824.45	266,781.53
91282CCZ2	274,000.00	3.637	09/30/2026	1,198.75	263,928.36	0.00	0.00	2,508.81	266,437.17
10439	USTR	520	12/10/2024	1,106.95	261,878.45	0.00	0.00	1,623.18	263,501.63
912828YU8	271,000.00	4.123	11/30/2026	0.00	262,732.38	0.00	0.00	1,916.06	264,648.44

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10443	USTR	520	04/02/2025	447.77	269,535.94	0.00	0.00	2,229.93	271,765.87
912828ZE3	285,000.00	3.880	03/31/2027	880.90	269,926.17	0.00	0.00	2,582.82	272,508.99
10457	USTR	520	07/01/2025	343.75	0.00	257,995.12	0.00	260,141.14	260,141.14
912828ZV5	275,000.00	3.741	06/30/2027	0.00	0.00	257,995.12	0.00	260,551.76	260,551.76
10476	USTR	520	09/08/2025	87.36	0.00	259,445.31	0.00	259,940.82	259,940.82
91282CAH4	275,000.00	3.484	08/31/2027	0.00	0.00	259,445.31	0.00	259,262.70	259,262.70
Sub Totals For: Fund: Water Fund				78,242.58	8,570,886.24	591,044.01	2,782,146.58	-2,173,843.16	6,397,043.08
				80,266.98	8,573,715.91	591,044.01	2,782,146.58	-2,173,099.61	6,400,616.30
Fund: Wastewater Fund									
10297	CLASS	530	04/01/2023	28,854.85	2,598,120.90	28,854.85	0.00	28,854.85	2,626,975.75
TX-01-0177-0013	2,626,975.75	4.349	/ /	28,854.85	2,598,120.90	28,854.85	0.00	28,854.85	2,626,975.75
10315	TXPOOL	530	04/01/2023	533.70	35,314.77	1,295,846.58	538,243.57	757,603.01	792,917.78
01301400017	792,917.78	4.252	/ /	533.70	35,314.77	1,295,846.58	538,243.57	757,603.01	792,917.78
10321	TXPOOL	530	04/01/2023	137,603.25	12,679,366.70	137,603.25	0.00	137,603.25	12,816,969.95
01301400035	12,816,969.95	4.252	/ /	137,603.25	12,679,366.70	137,603.25	0.00	137,603.25	12,816,969.95
10412	USTR	530	09/20/2023	661.33	265,037.93	0.00	266,000.00	-265,037.93	0.00
912828K74	0.00	0.000	08/15/2025	2,660.00	265,183.29	0.00	266,000.00	-265,183.29	0.00
10420	USTR	530	12/14/2023	1,950.00	258,777.17	0.00	0.00	922.13	259,699.30
9128285J5	260,000.00	4.483	10/31/2025	0.00	258,892.97	0.00	0.00	856.82	259,749.79
10426	USTR	530	04/02/2024	2,466.83	252,832.71	0.00	0.00	542.38	253,375.09
91282CGE5	254,000.00	4.767	01/15/2026	4,921.25	253,662.66	0.00	0.00	257.97	253,920.63
10429	USTR	530	07/02/2024	1,275.00	264,583.75	0.00	0.00	1,874.44	266,458.19
9128287B0	272,000.00	4.773	06/30/2026	0.00	266,326.25	0.00	0.00	1,867.34	268,193.59
10434	USTR	530	10/03/2024	1,090.69	260,641.30	0.00	0.00	1,282.90	261,924.20
912828YG9	267,000.00	3.617	09/30/2026	2,169.38	259,626.21	0.00	0.00	1,961.83	261,588.04
10438	USTR	530	12/10/2024	867.22	265,277.97	0.00	0.00	1,907.98	267,185.95
91282CDK4	276,000.00	4.134	11/30/2026	0.00	266,135.16	0.00	0.00	2,188.59	268,323.75

Portfolio BRNE

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
10442	USTR	530	04/02/2025	1,659.11	257,971.92	0.00	0.00	869.25	258,841.17
91282CEF4	264,000.00	3.869	03/31/2027	3,263.93	258,348.75	0.00	0.00	1,216.87	259,565.62
10456	USTR	530	07/01/2025	2,234.37	0.00	272,475.59	0.00	272,794.17	272,794.17
91282CEW7	275,000.00	3.731	06/30/2027	0.00	0.00	272,475.59	0.00	273,238.28	273,238.28
10475	USTR	530	09/08/2025	530.13	0.00	265,164.38	0.00	265,222.86	265,222.86
91282CFH9	267,000.00	3.487	08/31/2027	0.00	0.00	265,164.38	0.00	264,569.88	264,569.88
Sub Totals For: Fund: Wastewater Fund				179,726.48	17,137,925.12	1,999,944.65	804,243.57	1,204,439.29	18,342,364.41
				180,006.36	17,140,977.66	1,999,944.65	804,243.57	1,205,035.40	18,346,013.06
Fund: Stormwater Fund									
10298	CLASS	535	04/01/2023	58,352.84	5,208,188.32	4,427,924.18	0.00	4,427,924.18	9,636,112.50
TX-01-0177-0015	9,636,112.50	4.349	/ /	58,352.84	5,208,188.32	4,427,924.18	0.00	4,427,924.18	9,636,112.50
Sub Totals For: Fund: Stormwater Fund				58,352.84	5,208,188.32	4,427,924.18	0.00	4,427,924.18	9,636,112.50
				58,352.84	5,208,188.32	4,427,924.18	0.00	4,427,924.18	9,636,112.50
Fund: Gas Fund									
10318	TXPOOL	540	04/01/2023	29,986.61	2,790,846.05	621,721.01	87,676.07	534,044.94	3,324,890.99
01301400022	3,324,890.99	4.252	/ /	29,986.61	2,790,846.05	621,721.01	87,676.07	534,044.94	3,324,890.99
Sub Totals For: Fund: Gas Fund				29,986.61	2,790,846.05	621,721.01	87,676.07	534,044.94	3,324,890.99
				29,986.61	2,790,846.05	621,721.01	87,676.07	534,044.94	3,324,890.99
Fund: Solid Waste Fund									
10312	TXPOOL	550	04/01/2023	8,747.22	806,003.77	8,747.22	0.00	8,747.22	814,750.99
01301400008	814,750.99	4.252	/ /	8,747.22	806,003.77	8,747.22	0.00	8,747.22	814,750.99
Sub Totals For: Fund: Solid Waste Fund				8,747.22	806,003.77	8,747.22	0.00	8,747.22	814,750.99
				8,747.22	806,003.77	8,747.22	0.00	8,747.22	814,750.99
Fund: Boerne Public Facili									
10454	TXPOOL	800	06/01/2025	33,744.91	3,109,410.07	33,744.91	82.02	33,662.89	3,143,072.96
01301400016	3,143,072.96	4.252	/ /	33,744.91	3,109,410.07	33,744.91	82.02	33,662.89	3,143,072.96

Portfolio BRNE

TC (PRF_TC) 7.0
Report Ver. 7.3.11

City of Boerne
Texas Compliance Change in Val Report
July 1, 2025 - September 30, 2025

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: Boerne Public Facili				33,744.91	3,109,410.07	33,744.91	82.02	33,662.89	3,143,072.96
				33,744.91	3,109,410.07	33,744.91	82.02	33,662.89	3,143,072.96
Report Grand Totals:				1,663,117.93	157,351,765.98	45,771,857.55	44,196,916.98	1,616,694.13	158,968,460.11
				1,583,116.54	157,392,610.54	45,771,857.55	44,196,916.98	1,643,751.03	159,036,361.57

GLOSSARY	
PAR VALUE	The face value of investment.
MARKET VALUE	The face value multiplied by the market price. It is the last reported price from the report date.
BOOK VALUE	The cost of a bond, plus or minus adjustments for purchase discount or premium adjustments.
AMORTIZATION/ACCRETION	Amortization (accretion) is the process of reducing (increasing) the original cost of the investment on a daily basis in order to equal par value at maturity. Amortization calculations vary by investment type and the basis associated with the type of investment.
SECURITY TYPE DEFINITIONS	Security types are broad category of investments with similar characteristics and risk features such as agency securities, corporate bonds, municipal bonds, and money markets. Codes within the system are utilized to make calculations based on the underlying security. Security type labels are customizable.
BCD	Non-Negotiable CDs
FAC	Federal Agency Coupon Securities
MC1	Municipal Bonds
NCB	Negotiable Certificate of Deposit
RR2	Bank Accounts
RR3	Money Market Accounts
RRP	Investment Pools
SCD	Certificates of Deposit
PURCHASE PRINCIPAL	The original cost of the bond. Par value multiplied by purchase price.
PREMIUM/DISCOUNT	A bond with price below 100 is discount. A bond with price above 100 is premium.
ADJUSTED INTEREST EARNINGS	Net between interest earned and amortization/accretion adjustments within a report period.
EFFECTIVE RATE OF RETURN	Interest earnings adjusted for amortization of premiums and accretion for discounts plus any realized gain or loss divided by the average daily balance of the portfolio divided by 365 and then multiplied by the actual days in the report period.
YIELD TO MATURITY	The yield of an investment as of the purchase date assuming that the bond is held to maturity.
YTM 360	The yield is based on a hypothetical year that has only 360 days.
YTM 365	The yield is based on a 365-day year.
REMAINING COST	The original cost of an investment taking into consideration any partial sales or redemptions for the par value that remains.
STATED RATE	Coupon rate (yield the bond paid on its issue date).
CURRENT RATE	A bond's annual return based on its annual coupon payments and current price (as opposed to its original price or face).



AGENDA ITEM SUMMARY

Agenda Date	November 18, 2025
Requested Action	APPROVE RESOLUTION NO. 2025-R86; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AMENDING COMPENSATION FOR THE MAYOR AND COUNCIL MEMBERS PURSUANT TO SECTION 3.05 OF THE BOERNE HOME RULE CHARTER. <i>(Discussion and Action on Council Member and Mayor Stipends.)</i>
Contact Person	Ben Thatcher, City Manager
Background Information	At the September 23, 2025 meeting, the City Council held an open discussion regarding stipends for elected officials. The city manager reviewed the historical record of council compensation dating back to 1925 and presented comparative data from peer cities. Key points: • History: Boerne first adopted stipends in 1925 at \$25 per month. Current rates of \$200 (Mayor) and \$150 (Council) were established in 2004 and have remained unchanged since. • Charter Authority: Section 3.05 authorizes the City Council to set compensation by ordinance or resolution; any increase becomes effective only upon the next election for each seat. • Peer Comparison: Stipends among similar Texas cities vary widely (see attached). • Inflation Context: \$25 in 1925 is roughly equivalent to \$450–\$500 in 2025 dollars. • Public Transparency: Council emphasized that discussion and action occur in open session and that increases apply prospectively. The Council reached general agreement to pursue a reasonable adjustment approximating a doubling of current amounts. Because the City Manager was absent from the October meeting, formal consideration was rescheduled for November.

	Proposal (Double Current Stipends)			
	Position	Current Rate	Proposed Rate	Effective Date
	Mayor	\$200 per month	\$400 per month	Upon next mayoral election
	Council Members	\$150 per month	\$300 per month	Upon next regular election for each seat
	This maintains proportional differences between the Mayor and Council Members and better offsets incidental service-related expenses.			
Strategic Alignment	B1 – Utilizing data to drive smart decision making.			
Financial Considerations	• Current annual cost: \$11,400 • Full implementation cost: \$22,800 (once all seats transition to the new rates) • Because changes take effect only after elections, the increase phases in gradually and can be absorbed within the existing General Fund. • The impact for the current fiscal year will be a \$1,500 increase after the May election.			
Citizen Input/Board Review	N/A			
Legal Review	The City Attorney’s Office has reviewed this proposal and confirmed that it is consistent with the provisions of Section 3.05 of the City’s Home Rule Charter.			
Alternative Options	• Approve Resolution No. 2025-R86 as presented. • Modify stipend amounts and approve as amended. • Defer action and request additional data. • Take no action, retaining current rates.			
Supporting Documents	Resolution No. 2025 – R86 Council Stipend Research (Chronology of City Council Compensation 1925–Present) Mayor / Council Salary Survey (Texas City Comparisons)			

RESOLUTION NO. 2025-R86

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AMENDING COMPENSATION FOR THE MAYOR AND COUNCIL MEMBERS PURSUANT TO SECTION 3.05 OF THE BOERNE HOME RULE CHARTER

WHEREAS, the City Council of the City of Boerne acknowledges the importance of public service officials; and

WHEREAS, the City Council of the City of Boerne acknowledges the time commitment and dedication of public service officials; and

WHEREAS, since 2004, the Mayor has received a payment of \$200.00 a month and the City Council Members have received a payment of \$150.00 a month in the form of a stipend for expenses they incur as a result of their position as Mayor and City Council Members; and

WHEREAS, the policy regulating payment of expenses incurred in performance of official duty shall be determined by the City Council which shall not be effective until the date of commencement of terms of office of the City Council Members or Mayor elected at the next scheduled regular election;

NOW THEREFORE, be it resolved by the City Council of the City Boerne, Texas:

1. This resolution shall apply to the officer position of Mayor being elected at the May 2028 City of Boerne general election, and any person appointed by the City Council after the May 2028 City of Boerne general election to the position of Mayor shall be paid a monthly stipend of \$_____.
2. This resolution shall apply to the officer position of Council Member being elected at the May 2026 City of Boerne general election, and any person appointed by the City Council after the May 2026 City of Boerne general election to the position of Council Member shall be paid a monthly stipend of \$_____.

PASSED, APPROVED and ADOPTED on this the ____ day of November, 2025.

APPROVED:

Mayor

ATTEST:

City Secretary

Mayor / Council Salary Survey					
City	Population	Mayor	Mayor Pro Tem	Council	Misc Info
Brady	5,500	\$100 / mo	\$60 / mo	\$50 / mo	
Alpine	5,809	\$125 / mo		\$100 / mo	\$3,000 a month discretionary fund each member
Pflugerville	65,191	0	0	0	no salary only reimbursements
Granite Shoals	5,324	0	0	0	
San Benito	25,158	\$40,000 yr		\$25,000 yr	
Livingston	5,841	\$5.00 per mtg		\$1.00 per mtg	
Bee Cave	8,548	\$50.00 per mtg		\$50.00 per mtg	
Kerrville	25,167	\$25 per mtg attended		\$25 per mtg attended	expense reimbursement
Bertram	2,409	\$1000 / mo		\$100 / mo	must attend one regular monthly meeting
Horseshoe Bay	5,224	0		0	
Burnet	6,965	0	0	0	
Blanco	12,418	\$300 / mo		\$100 / mo	
Junction	2,519	\$10 / meeting		\$5 / meeting	
Denton	142,000	\$1,000		\$750	
Weatherford	42,752	\$100/mo		\$50/mo	add'l \$25 per month for serving on utility board + expenses
Brenham	19,142	\$550/mo		\$450/mo	
Seguin	40,375	\$16,500/year + \$600.08 phone allowance + \$2,819.96 vehicle allowance		\$10,100/yr	

Schertz	43,970	\$9,000 first term \$11,000 2nd term, \$13,000 3rd term, subsequent terms \$15,000		\$9,000 first term, \$11,000 2nd term, \$13,000 3rd term, subsequent terms \$15,000	
Pecos	13,000	\$40 per regular meeting / \$20 special meeting		\$40 per regular meeting / \$20 special meeting	Expense reimbursements. Mayor only also receives a car allowance
West University Place	14,975	\$100 per day per meeting + \$700 annual stipend		\$100 per day per meeting	If there are multiple meetings a day, only receives \$100.
Flower Mound	81,270	\$300 / mo		\$200/mo	
		\$4,800 / yr	\$2,400 / yr		
Alton	22,907	\$9,600 Expense Allowance	\$4800 Expense Allowance	\$2,400 / yr \$4800 expense allowance	
Liberty Hill	11,984	\$18,000 / yr		\$12,000 / yr	
Live Oak	7,200	\$200 / mo		\$150 / mo	

Year	Compensation
1925	Ordinance 25-01 approved 5/26/1925 Creating Compensation for City Officers - \$25.00 Mayor/Council
1977	Minutes - Compensation "abolished"
1980	Minutes - 1/21/80 council consensus that council fees be set at \$25 per council for the first two meetings in the month and \$40 for the combined council and board of directors meetings.
1981	Minutes - 8/17/81 Councilman Sims suggested that Mayor Howell receive the same salary as Judge \$395/month - no council salaries discussed
1981	Payroll register - 12/23/81 \$50 council/mayor salary
1982	Payroll register - Mayor Howell received a Christmas Bonus \$50. Unable to located any checks for council
1982	Check register 12/15/82 end of year Mayor Howell \$3600.09. Unable to locate any checks for council
1983	9/30/83 Payroll report - only Mayor Art Howell received a paycheck (salary not stipend) \$3600.09/yr. Council not listed on report
1992	Detail Report \$90 a month council
1995	6/30/95 Quarterly Report - Howell \$900. Council not listed on report
1995	7/19/95 Payroll report - Mayor Art Howell gross salary \$2700.00. Council not listed on report
1997	Resolution 97-R18 creating policy, payments made to mayor and council members constitutes a reimbursement for expenses and not compensation or salary and will be determined in budget.
2001 - 2004	Detail Report 11/14/2001 - \$90 a month council. Mayor Heath did not get stipend
2004-2006	Mayor \$200, Council \$150
2007	Mayor Pro-Tem \$175 (maybe error), Mayor \$200, Council \$150
2008 - present	Mayor \$200, Council \$150



AGENDA ITEM SUMMARY

Agenda Date	November 18, 2025
Requested Action	RECEIVE BIDS AND APPROVE RESOLUTION NO. 2025-R87; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDING THE CONTRACT FOR PLANT STREET PARKING LOT IMPROVEMENTS TO _____ FOR AN AMOUNT NOT TO EXCEED \$_____; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT.
Contact Person	Jeffrey Carroll – Engineering & Mobility Director
Background Information	This project involves the redevelopment of the existing public parking lot located northwest of the intersection of Plant Avenue and River Road, behind the Dodging Duck Restaurant. In July 2021, the City purchased the Lower Colorado River Authority (LCRA) portion of the property, making the City the sole owner of the entire parking lot. Prior to this purchase, ownership of the lot was shared between the City and LCRA under a lease agreement. City staff worked with Open Air Studios, LLC, a qualified landscape architecture firm, to develop the design for improvements to the parking lot. The design incorporates concepts from the City’s Urban Corridor Design Guidebook and is intended to serve as a template for future City-owned public parking facilities. The design was reviewed and approved by City staff and members of the Urban Corridor Design Workgroup. Because the estimated construction cost exceeded \$100,000, the project was bid in accordance with Texas Local Government Code §252.021, which requires competitive sealed bidding. The City issued a Request for Bids (RFB) for the parking lot improvements, publicly advertised on October 1 and 8, 2025, in The Boerne Star, and posted on both the City’s procurement portal and CivCast. Bid submissions were due on October 16, 2025.

	On October 16, 2025, sealed bids were publicly opened and read aloud at City Hall. The City received four (4) bids, with base bid amounts ranging from \$490,751.50 to \$949,000.00. The lowest responsible bid was submitted by ML Contracting, Inc. in the amount of \$490,751.50. City staff reviewed the bid for completeness and accuracy and recommends that the City Council accept the bid. In accordance with the Texas Administrative Code, change orders may be approved for up to 25% of the original contract amount without rebidding. To accommodate unforeseen conditions or necessary modifications during construction, staff recommends that the City Council authorize an additional 10% contingency, resulting in a total project authorization not to exceed \$539,826.65. If no changes are required, the total expenditure will remain at the base bid amount. Staff recommends that the City Council accept the bid and authorize the City Manager to execute a contract with ML Contracting, Inc. for the Plant Avenue Parking Lot Improvements in an amount not to exceed \$539,826.65, subject to legal review and compliance with State procurement law.
Strategic Alignment	F2 – Investing in and maintaining high-quality infrastructure systems and public assets.
Financial Considerations	\$400,000 was included in the capital improvement budget.
Citizen Input/Board Review	The design was reviewed by members in the City’s Urban Corridor Design workgroup.
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	Resolution No. 2025-R87 Bid Tabulation Summary

RESOLUTION NO. 2025-R87

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, AWARDED THE CONTRACT FOR PLANT STREET PARKING LOT IMPROVEMENTS TO _____ FOR AN AMOUNT NOT TO EXCEED \$_____; AND AUTHORIZING THE CITY MANAGER TO MANAGE AND EXECUTE THE RELATED CONTRACT

WHEREAS, the City of Boerne plans to redevelop the public parking lot located northwest of the intersection of Plant Avenue and River Road; and

WHEREAS, the City acquired full ownership of the property in July 2021 and worked with Open Air Studios, LLC to design the improvements consistent with the Urban Corridor Design Guidebook; and

WHEREAS, City staff has reviewed the bids and recommends awarding the contract to the lowest responsible bidder, _____ for an amount not to exceed \$_____; and

WHEREAS, the City Council desires to authorize the City Manager to execute and manage the necessary agreements, including a 10% contingency for unforeseen conditions, for a total project authorization not to exceed \$_____;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS:

Section 1. The City Council hereby awards the contract for the Plant Street Parking Lot Improvements to _____ for an amount not to exceed \$_____.

Section 2. The City Manager is authorized to manage and execute all related contracts and documents on behalf of the City of Boerne, with a total project authorization not to exceed \$_____.

Section 3. This Resolution shall take effect immediately upon its passage.

PASSED, APPROVED and ADOPTED on this the ___ day of _____, 2025.

APPROVED:

Mayor

ATTEST:

City Secretary

BID OPENING RESULTS



Project: City of Boerne Plant Street Parking Lot Improvements
Bid Opening Date: October 16, 2025
Time: 2:00 PM

Company Name	Bid Amount	Bid Bond Included (Y/N)	Qualifications Included (Y/N)
ML Contracting	Base: \$ 490,791.50		
Yantis	Base: \$ 799,973.00		
Saur Construction	Base: \$ 949,000.00		
MTL Construction	Base: \$ 594,592.99		
	Base:		
	Base:		
	Base:		
	Base:		
	Base:		

*lowest responsible bid will need to submit 1295 form, non-collusion document, and conflict of interest questionnaire