

**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Boerne, TX 78006**  
**June 13, 2023 – 5:30 p.m.**

Minutes of the June 13, 2023 City Council Meeting.

**Present:**       **6 -** Mayor Frank Ritchie, Mayor Pro Tem Ty Wolosin, Council Member Sharon D. Wright, Council Member Quinten Scott, Council Member Bryce Boddie, and Council Member Joseph Macaluso

**Staff Present:** Ben Thatcher, Paul Barwick, Jeff Carroll, Lori Carroll, Jill Christian, Taylor Hill, Lissette Jimenez, Mike Mann, Mick McKamie, Terry Nolan, Steve Perez, Mike Raute, Chris Shadrock, Kelly Skovbjerg, Andrea Snouffer, and Kristy Stark.

**Recognized/Registered Guests:** Robert Imler, Mike Luckey, Pamela Hodges, Dawn Barton, Donna Clarke, Carolyn Evans, Leigh Owen, and Brent Evans.

**WORK SESSION 5:30 PM**

**1. CALL TO ORDER**

Mayor Ritchie called the City Council Work Session to order at 5:30 p.m.

**2. [2023-430](#) UTILITIES BRIEFING**

Mayor Ritchie called on City Manager Ben Thatcher. Mr. Thatcher stated that by the City's Home Rule Charter, the City Council is the Utilities Board. It has been a while since the City Council met as the Utilities Board. This will be an annual meeting. Mr. Thatcher discussed that developers pay impact fees and revenue is generated by our utility customers. The city's organization has shared services through various departments which is unusual for Texas. Very few city's have all utilities, this keeps our rates low. Mr. Thatcher asked Mr.

Mike Mann, Utilities Director to provide an update on the city's utilities. Mr. Mann began with the electric system. The city uses LCRA's transmission line but purchase electricity from CPS. He reviewed how the electric system works, explained the Automated Meter Reading network, and electric billing. In the Natural Gas utility, most new construction wants natural gas, so this is our fastest growing utility. There are currently two substations. Mr. Thatcher discussed MuniGas and MuniWatt. The city has been participating with the MuniGas cooperative for over 25 years. The cooperative works in tandem with companies we purchase utilities from. We have the opportunity to join MuniWatt on the electric side. Mr. Mann continued with the water utility. The city gets its water supply from Boerne Lake, groundwater wells, and GBRA. The city has three ground storage tanks and five pressurization standpipes. Mr. Mann reminded the city council of the Boerne Water Dashboard which can be found on the city's website. Mr. Mann continued with the reclaimed water utility. Currently there are two subdivisions that have access to reclaimed water. It is anticipated that 4500 households in the future will use reclaimed water to irrigate. Boerne is one of the first city's to produce reclaimed water for irrigation. In the wastewater utility, there are two plants. Billing is based on water usage which are averaged December through February each year.

### **3. ADJOURNMENT**

Mayor Ritchie adjourned the Utility Work Session at 6:08 p.m.

### **REGULAR SESSION: Immediately following work session**

#### **1. CALL TO ORDER**

Mayor Ritchie called the City Council Regular Session meeting to order at 6:08 p.m.

Pastor Chris Palmer of the Church of Christ provided the Invocation.

Mayor Ritchie led the Pledge of Allegiance to the United States Flag and to the

Texas Flag.

## **2. CONFLICTS OF INTEREST**

No conflicts were declared.

## **3. PUBLIC COMMENTS:**

Bob Imler, 215 W Bandera stated that the month of June is Gun Violence Awareness Month. There will be a silent vigil walk beginning at the library on Saturday, June 17, 2023 to increase public awareness of gun violence. The community is invited.

Carolyn Chipman Evans, Executive Director of the Cibolo Center for Conservation provided information on the Cibolo Center for Conservation. She stated that the Center is 35 years old. She spoke on the Cibolo Creek which contributes 1M gallons a day to Edwards Aquifer. The Center was awarded the Loan Star Award from the Texas Parks and Wildlife. She spoke on the various educational programs the Center provides which attracted 113,000 visitors last year. She expressed appreciation for the city's partnership.

## **4. CONSENT AGENDA:**

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

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Boddie, and Council Member Macaluso

### **A. [2023-442](#) CONSIDER APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MAY 23, 2023.**

THE MINUTES WERE APPROVED.

## **REGULAR AGENDA:**

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

- A. [2023-432](#) CONSIDER ON FIRST READING ORDINANCE NO. 2023-20; AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS, BY AMENDING CHAPTER 12, MOTOR VEHICLES AND TRAFFIC, ARTICLE X. COMMERCIAL VEHICLES, SEC. 12-341. STREETS PROHIBITED TO CERTAIN VEHICLES, SEC. 12-342. EXCEPTIONS, AND SEC. 12-343. PENALTY; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING FOR A PENALTY NOT TO EXCEED \$500.00 FOR EACH OFFENSE; AND PROVIDING FOR PUBLICATION. (Update to truck routes)

Mayor Ritchie called on Mr. Jeff Carroll, Engineering and Mobility Director. Mr. Carroll stated that his staff have received many citizens concerns regarding truck routes going through residential areas. The existing ordinance from 2008 establishes the streets where large trucks, more than two tons and a total of three or more axles are not permitted. After researching neighboring cities, staff is proposing amending the ordinance to list the streets that large trucks are permitted, a total of six streets within the city limits: Interstate 10, Business 87 (Main Street), Highway 46 (River Road and West Bandera), RM 474 (East Blanco Road and Esser Road), Esser Road, and Herff Road. Mr. Carroll listed a few exceptions to be included in the ordinance: city and emergency vehicles, local destinations, detours points, and busses transporting people to and from schools. He stated that with the approval of the ordinance, new signs will be created as well as information on the city's website. Discussion ensued regarding the River Road thoroughfare, the ordinance would not apply to recreation vehicles, large trucks such as landscape trucks, and enforcement of the ordinance. Police Chief Perez stated that officers are not looking for large trucks in residential thoroughfares unless they cause damage.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER MACALUSO, TO APPROVE ON FIRST READING ORDINANCE NO. 2023-20; AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF BOERNE, TEXAS, BY AMENDING CHAPTER 12, MOTOR VEHICLES AND TRAFFIC, ARTICLE X. COMMERCIAL VEHICLES, SEC. 12-341. STREETS PROHIBITED TO CERTAIN VEHICLES, SEC. 12-342. EXCEPTIONS, AND SEC. 12-343. PENALTY; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING FOR A PENALTY NOT TO EXCEED \$500.00 FOR EACH OFFENSE; AND PROVIDING FOR PUBLICATION. (UPDATE TO TRUCK ROUTES) THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Boddie, and Council Member Macaluso

B. [2023-313](#) **CONSIDER ON FIRST READING ORDINANCE NO. 2023-21; AN ORDINANCE AUTHORIZING THE INSTALLATION OF STOP SIGNS AND YIELD SIGNS FOR THE FOLLOWING SUBDIVISIONS: SHORELINE PARK PHASE 1, SHORELINE PARK PHASE 2, SHORELINE PARK PHASE 3 AND 4, REGENT PARK UNIT 4; PROVIDING FOR A PENALTY NOT TO EXCEED \$200 FOR EACH VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR PUBLICATION. (Establishing locations of stop signs and yield signs for Regent Park and Shoreline.)**

Mr. Carroll continued with location of the installation of new stop signs and yield signs in the new subdivisions of Shoreline and Regent Park. The City follows guidelines and rules on where stops signs should and should not be placed.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE ON FIRST READING ORDINANCE NO. 2023-21; AN ORDINANCE AUTHORIZING THE INSTALLATION OF STOP SIGNS AND YIELD SIGNS FOR THE FOLLOWING SUBDIVISIONS: SHORELINE PARK PHASE 1, SHORELINE PARK PHASE 2, SHORELINE PARK PHASE 3 AND 4, REGENT PARK UNIT 4; PROVIDING FOR A PENALTY NOT TO EXCEED \$200 FOR EACH VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR PUBLICATION. (ESTABLISHING LOCATIONS OF STOP SIGNS AND YIELD SIGNS FOR REGENT PARK AND SHORELINE) THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Boddie, and Council Member Macaluso

## **6. RESOLUTIONS:**

- A. [2023-444](#) **CONSIDER RESOLUTION NO. 2023-R42; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE, TEXAS AND KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3A FOR FIRE PROTECTION SERVICES.**

Mayor Ritchie called on Ms. Kristy Stark, Assistant City Manager. Ms. Stark stated that the city entered into a Development Agreement with BoerneBak, LLC in 2019, also known as Corley Farms. The agreement states that the development must provide fire fighting services. As a result, the resolution memorializes the Fire Protection Services. She reviewed the terms of the Fire Protection Agreement.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2023-R42; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE, TEXAS AND KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3A FOR FIRE PROTECTION SERVICES. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Boddie, and Council Member Macaluso

**B. [2023-470](#) CONSIDER RESOLUTION NO. 2023-R43; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A LEASE AGREEMENT BETWEEN THE CITY OF BOERNE AND THE FRIENDS OF THE CIBOLO WILDERNESS, INC. FOR OPERATION AND MAINTENANCE OF THE CIBOLO WILDERNESS AREA LOCATED AT 140 CITY PARK ROAD, BOERNE, TEXAS, 78006.**

Mayor Ritchie called on City Manager Ben Thatcher to review the lease agreement between the City of Boerne and the Friends of the Cibolo Wilderness, Inc. This agreement was first brought to city council six months ago. Mr. Thatcher highlighted information in agreement.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2023-R43; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE A LEASE AGREEMENT BETWEEN THE CITY OF BOERNE AND THE FRIENDS OF THE CIBOLO WILDERNESS, INC. FOR OPERATION AND MAINTENANCE OF THE CIBOLO WILDERNESS AREA LOCATED AT 140 CITY PARK ROAD, BOERNE, TEXAS, 78006. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**Yeah:** 5 - Mayor Pro Tem Wolosin, Council Member Wright, Council Member Scott, Council Member Boddie, and Council Member Macaluso

## **7. CITY MANAGER'S REPORT:**

**A. [2023-421](#) TRAFFIC AND SAFETY TASK FORCE UPDATE.**

No discussion took place.

**B. [2023-451](#) RIVER ROAD PARK BANK STABILIZATION PROJECT UPDATE.**

Mayor Ritchie called on Ms. Lissette Jimenez, Parks and Recreation Director. Ms. Jimenez stated that the River Road Park Bank Stabilization Project was first brought to City Council in 2020, but was expensive and then the pandemic

happened. Over time, pedestrians, ducks, and water have caused damage to the River Road Park. Ms. Jimenez provided a timeline for the completion of the project.

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

Mayor Pro Tem Wolosin stated that on social media, people express concerns regarding various things. He urged those who have concerns to reach out to a city council member or staff.

Council Member Macaluso stated it is difficult to have discussions with those who don't reach out to get accurate information.

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

Mayor Ritchie convened the City Council into Executive Session at 6:47 p.m.

- A. [2023-476](#) SECTION 551.072 - TO DELIBERATE THE PURCHASE OR VALUE OF REAL PROPERTY WHERE DELIBERATION IN AN OPEN MEETING WOULD HAVE A DETRIMENTAL EFFECT ON THE POSITION OF THE CITY IN NEGOTIATIONS WITH A THIRD PERSON. (North Main Street, 30.29 acres)

No action was taken.

- B. [2023-477](#) SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY, DISCUSSION ON VALUE OF LAND, IMPROVEMENTS, AND POSSIBLE SALE OF FORMER PUBLIC WORKS BUILDING. (400 E Blanco Rd.)

No action was taken.

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



Mayor Ritchie reconvened the City Council into Open Session at 7:15 p.m.

- A. [2023-478](#) **CONSIDER RESOLUTION NO. 2023-R44; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT FOR THE SALE OF THE FORMER PUBLIC WORKS BUILDING LOCATED AT 400 E BLANCO RD., BOERNE, TEXAS.**

No action was taken.

## 11. ADJOURNMENT

Mayor Ritchie adjourned the City Council at 7:16 p.m.

Approved:

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
City Secretary