

MINUTES
REGULAR CITY COUNCIL MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Boerne, TX 78006
April 9, 2024 – 6:00 PM

Minutes of the Regular Called City Council Meeting of April 9, 2024.

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

Staff Present: Ben Thatcher, Siria Arreola, Jeff Carroll, Lori Carroll, Manny Casarez, Nathan Crane, Susan Finch, Carlos Guerrero, Sandy Johnston, Mike Mann, Mick McKamie, Natalie Morgan, Terry Nolan, Steve Perez, Mike Raute, Kelly Skovbjerg, Andrea Snouffer, Kristy Stark, Robert Taylor, Jeanette Teague, and Danny Zincke.

Recognized/Registered Guests: Ann M. Liebner, Courtney Wade, Shawna Dunaway, Thom Dunaway, Ethan Rand, Jeremy Pratt, Jan Skovbjerg, and Ashley Farrimond.

1. CALL TO ORDER – 6:00 PM

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

Mayor Ritchie asked Pastor Gray Cowl from the Boerne River Church to provide the Invocation.

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

2. CONFLICTS OF INTEREST

No conflicts were declared.

3. PUBLIC COMMENTS:

No comments were received.

Mayor Ritchie asked that agenda item 7.A. be presented at this time.

A. [2024-142](#) CITY OF BOERNE EMPLOYEE RECOGNITIONS.

Police Chief Steve Perez was presented the Patriot Award from the Employer Support of Guard and Reserve (ESGR). Boerne Police Sergeant Khalid Alabaidi nominated Chief Perez for his support of Sergeant Alabaidi's military career.

Assistant City Manager Kristy Stark recognized Ms. Kelly Skovbjerg, Library Director for her achievements during her 22 year tenure with the city. Ms. Skovbjerg expressed appreciation to her family, city staff, and city council.

Assistant City Manager Kristy Stark stated that Mr. Jeff Carroll, Engineering and Mobility Director was recently recognized by the Texas Floodplain Management Association for Excellence in Floodplain Administration. Mr. Carroll spoke regarding the award.

4. CONSENT AGENDA:

Council Member Macaluso made a statement regarding the purchase of the sludge press, that it is important for redundancy and proactive planning.

A MOTION WAS MADE BY MAYOR PRO TEM WOLOSIN, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVED 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 Bunker, and Council Member Macaluso

A. [2024-152](#) CONSIDER APPROVAL OF THE MINUTES OF THE REGULAR CALLED CITY COUNCIL MEETING OF MARCH 26, 2024.

THE MINUTES WERE APPROVED.

- B. [2024-155](#) CONSIDER RESOLUTION NO. 2024-R20; A RESOLUTION AUTHORIZING THE CITY MANAGER TO PURCHASE A SCREW PRESS TO DEWATER SLUDGE AT THE OLD SAN ANTONIO ROAD WASTEWATER TREATMENT AND RECYCLING CENTER FROM ENVIRONMENTAL IMPROVEMENTS, INC. FOR AN AMOUNT NOT TO EXCEED \$429,000.00.

THE RESOLUTION WAS APPROVED.

REGULAR AGENDA:

5. PRESENTATIONS, PUBLIC HEARINGS, AND ORDINANCES:

- A. [2024-116](#) RECEIVE THE REPORT FROM THE PLANNING AND ZONING COMMISSION, HOLD A PUBLIC HEARING, AND CONSIDER ON FIRST READING ORDINANCE NO. 2024-04; 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 FOR AN ACCESSORY DWELLING UNIT ON APPROXIMATELY 0.40 ACRES LOCATED AT 101 VILLAGE COVE (KAD NO. 39576) IN AN R2-M, MODERATE DENSITY RESIDENTIAL DISTRICT; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE. (One of one public hearing, at the request of Thomas and Shawna Dunaway)

Mayor Ritchie called on Mr. Nathan Crane, Planning Director. Mr. Crane displayed a map of the property located at 101 Village Cove. He stated that the applicant is requesting a special use permit (SUP) for the construction of an 884 square foot accessory dwelling to be located above a new garage. The Planning and Zoning Commission approved a variance to allow construction within the Drainage Way Protection Zone and also voted 6-0 to recommend approval of the SUP with conditions. Ashley Farrimond spoke on behalf of the property owners. She stated that the accessory dwelling unit is behind the home and should not be entirely visible from the road. Discussion ensued regarding the requirements of flood plain elevation.

Mayor Ritchie opened the Public Hearing at 6:30 p.m.

No comments were received.

Mayor Ritchie closed the Public Hearing at 6:30 p.m.

A MOTION WAS MADE BY COUNCIL MEMBER WRIGHT, SECONDED BY COUNCIL MEMBER MACALUSO, TO RECEIVE THE REPORT FROM THE PLANNING AND ZONING COMMISSION AND APPROVE ON FIRST READING ORDINANCE NO. 2024-04; 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 FOR AN ACCESSORY DWELLING UNIT ON APPROXIMATELY 0.40 ACRES LOCATED AT 101 VILLAGE COVE (KAD NO. 39576) IN AN R2-M, MODERATE DENSITY RESIDENTIAL DISTRICT REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SEVERANCE CLAUSE; AND DECLARING AN EFFECTIVE DATE WITH THE FOLLOWING CONDITIONS: 1. THE USE SHALL COMPLY WITH THE SITE PLAN, FLOOR PLAN, AND ELEVATIONS DATE STAMPED FEBRUARY 29, 2024. 2. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, AN AFFIDAVIT AFFIRMING THAT THE OWNER SHALL OCCUPY EITHER THE MAIN BUILDING OR THE ACCESSORY DWELLING SHALL BE FILED WITH THE CITY. 3. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL PROVIDE A RESTRICTIVE COVENANT AS REQUIRED IN SECTION 3.6 E.3 OF THE UDC. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

6. RESOLUTIONS:

- A. [2024-151](#) **CONSIDER RESOLUTION NO. 2024-R21; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND HOEFER WELKER ARCHITECTS FOR DESIGN SERVICES FOR FIRE STATION #2 FOR AN AMOUNT NOT TO EXCEED \$1,368,375.00. (Design of fire**

station #2)

Mayor Ritchie called on Fire Chief Manny Casarez. Chief Casarez provided the design process of Fire Station #2 project. He stated that 13 firms submitted RFQ's. The Committee selected Hoefer Welker who is highly qualified and recommended by other municipalities. It is anticipated that the entire project will take 22 months, with construction beginning in Spring 2025. Discussion ensued regarding the proposal including compliance with One Water Reclamation System, a cistern system for water conservation and reuse.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2024-R21; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND HOEFER WELKER ARCHITECTS FOR DESIGN SERVICES FOR FIRE STATION #2 FOR AN AMOUNT NOT TO EXCEED \$1,368,375.00. (DESIGN OF FIRE STATION #2). THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

B. [2024-156](#) CONSIDER RESOLUTION NO. 2024-R22; A RESOLUTION APPROVING THE FIVE-YEAR UPDATE OF THE WATER CONSERVATION PLAN DATED APRIL 2024, FOR THE CITY OF BOERNE, TEXAS.

Mayor Ritchie called on Mr. Mike Mann, Utilities Director. Mr. Mann introduced Ms. Andrea Snouffer, Utilities Administration Supervisor who provided the information in the Water Conservation Plan. Mr. Mann stated when modifying the current plan, staff included the strategies presented to City Council by Ryan Bass, Environmental Programs Manager at the last city council meeting. The 5-year plan is a requirement of TCEQ.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY MAYOR PRO TEM WOLOSIN, TO APPROVE RESOLUTION NO. 2024-R22; A RESOLUTION APPROVING THE FIVE-YEAR UPDATE OF THE WATER CONSERVATION PLAN DATED APRIL 2024, FOR THE CITY OF BOERNE, TEXAS. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

C. [2024-157](#) CONSIDER RESOLUTION NO. 2024-R23; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, ACCEPTING THE \$694,000.00 GRANT FROM THE MELLON FOUNDATION.

Mayor Ritchie called on Ms. Kelly Skovbjerg, Library Director to provide information on the Mellon Grant from the Mellon Foundation. Ms. Skovbjerg stated that the \$694,000.00 grant will be used primarily for the library's memory lab. She provided the timeline of the grant, terms, goals, activities, and the next steps in the process. She acknowledged that the grant was made possible by the skills of Ms. Robin Stauber, Adult Services Librarian and Ms. Sandy Johnston, General Services Coordinator.

A MOTION WAS MADE BY COUNCIL MEMBER MACALUSO, SECONDED BY COUNCIL MEMBER BUNKER, TO APPROVE RESOLUTION NO. 2024-R23; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, ACCEPTING THE \$694,000.00 GRANT FROM THE MELLON FOUNDATION. THE MOTION CARRIED BY THE FOLLOWING VOTE:

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

7. CITY MANAGER'S REPORT:

B. [2024-144](#) VISIT BOERNE UPDATE.

Mayor Ritchie called on Mr. Larry Woods, Visit Boerne Director. Mr. Woods provided an update of Visit Boerne 2023 activities. He provided information on the hotel occupancy during the Eclipse weekend. Ms. Kristy Stark, Assistant City Manager stated that staff anticipates receiving Placer data for the Eclipse weekend sometime next week. She expressed appreciation to staff for the years of planning. City Council also expressed appreciation to first responders and city staff.

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

Mayor Pro Tem Wolosin congratulated the Boerne High School boys and girls soccer teams headed to Georgetown for State playoffs. He is happy to see the teams buses stopping at the schools and being escorted out of town. He also expressed appreciation for the collaboration between city staff and the Sheriff's Department when there were concerns that the Fairgrounds were closing their gates Saturday in advance of the Eclipse to overflow parking for the soccer games and Tractor Pull at City Park in an effort to prevent squatters. The Fairgrounds did open the gates on Saturday after being contacted by city staff that security would be provided. Mayor Pro Tem Wolosin also stated there was a report of a fire hydrant leak in front of the Valero on SH46. After much collaboration between various city departments, it was determined that there was a bad gasket in the hydrant meter and was repaired within 30 minutes. He recommended watching informative interviews on Texas Examiner YouTube. Mayor Pro Tem Wolosin stated that there has been comments regarding council members not concerned with the waste of water. There has been good information provided these last couple of council meetings that show the city is proactive in conservation and other cities are following our lead.

Council Member Macaluso stated he received calls and text messages at 4:57 a.m. on Sunday regarding a power outage. He stated that there was a vehicle accident on Coughran road that caused the outage. Thanks to city staff, power was restored in about 90 minutes.

Council Member Wright described the phenomenon experience she saw with wildlife during the Eclipse.

Mayor Ritchie stated he was at the Omega Retreat Center for a retreat on Sunday morning during the power outage. The entire Center was without power except the meeting room they were in. He also stated that he received comments that the city over prepared for the Eclipse. He stated that it is better to be over prepared and expressed appreciation to staff.

9. ADJOURNMENT

Mayor Ritchie adjourned the City Council Meeting at 7:01 p.m.

Approved:

Mayor

Attest:

City Secretary