



**CITY OF NEW BRAUNFELS, TEXAS
CITY COUNCIL MEETING**



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

MONDAY, NOVEMBER 25, 2024 at 6:00 PM

Neal Linnartz, Mayor
Andres Campos, Mayor Pro Tem (District 1)
Christopher Willis, Councilmember (District 2)
D. Lee Edwards, Councilmember (District 3)
Lawrence Spradley, Councilmember (District 4)
Mary Ann Labowski, Councilmember (District 5)
April Ryan, Councilmember (District 6)
Robert Camareno, City Manager

AGENDA

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.

INVOCATION: COUNCILMEMBER SPRADLEY

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

CITIZENS COMMUNICATIONS

This time is for citizens to address the City Council on issues and items of concerns not on this agenda. There will be no City Council action at this time. In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during Citizens Communications. Please use hard copies, the overhead projector or access the City's online digital form to upload electronic files you would like the Mayor and Council to view. The digital form would need to be uploaded two (2) hours prior to the City Council meeting. A link to this form can be accessed on the City Secretary's website.

1. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business. Citizens must be present to pull an item.

Resolutions & Action Items

- A) Approval of the November 12, 2024 regular and [24-1507](#) executive session meeting minutes and the November 18, 2024 special meeting minutes.

Matthew Schwarz, Assistant City Secretary

- B) Approval of a contract modification with Clarion [24-1522](#) Associates, LLC for outreach and graphics services in association with a form-based zoning code for Downtown as part of the Land Development Ordinance (LDO).

Jean Drew, AICP, CNU-A, Planning & Development Services Department Assistant Director

- C) Approval of a professional services agreement with [24-1484](#) Freese and Nichols, Inc. for the completion of the plans, specifications, and cost estimates of the AAMPO Citywide Pedestrian Improvement Project.

Garry Ford, Transportation & Capital Improvements Director

- D) Approval of an amended engineering services agreement [24-1498](#) with TTL, Inc., for consulting services related to the Westside Library Construction Project.

Garry Ford, Transportation and Capital Improvements Director

- E) Approval of FY 2024 budget amendments for the [24-1439](#) General Fund, River Fund, Enterprise Equipment Replacement Fund, Facilities Maintenance Fund, Fleet Fund and the Downtown TIRZ Fund.

Karrie Cook, Budget Manager

- F) Approval of an expenditure of \$280,000 to Schaefer [24-1459](#) Plastics North America, LLC for the purchase of residential refuse and recycling containers.

Elizabeth Ghiorso, Solid Waste Manager

- G) Approval of a contract with E-Z Bel Construction for [24-1487](#) construction services for the Citywide Pedestrian Improvements Phase 1 Project and authority for the City Manager to approve changes and other necessary project expenditures up to the contingency.

Garry Ford, Transportation and Capital Improvements Director

- H) Approval of the Purchase of Vehicles from Reliable [24-1503](#) Chevrolet, for the City Police Department and approval to declare replaced units as surplus.

Shane Knudson, Fleet Manager

- I) Approval of purchases of vehicles and equipment with [24-1504](#) Centerline Supply Inc. and Siddons Martin Emergency Group, for various City Departments and approval to declare replaced units as surplus.

Shane Knudson, Fleet Manager

- J) Approval of a resolution of the City Council of the City of [24-1508](#)
New Braunfels, Texas approving participation in
settlement agreement between the State of Texas and
Kroger; and authorizing the city manager to execute all
related documents, including the Subdivision Settlement
Participation Form.

Valeria M. Acevedo, City Attorney

- K) Approval of a contract modification with ESP Associates, [24-1509](#)
Inc. for professional services related to the Alligator
Creek Trail West Project.

Garry Ford, Transportation and Capital Improvements Director

- L) Approval of a contract with SpawGlass Building Services [24-1525](#)
for the renovation of the Landa Park Aquatic Complex
Bathhouse and authorization for the City Manager to
execute change orders up to the contingency amount.

Matthew Eckmann, Assistant Director of Public Works

- M) Approval of an FY 2025 Budget Amendment to various [24-1380](#)
projects in the 2019 Bond Fund.

Karrie Cook, Budget Manager

Ordinances

*(In accordance with Section 3.10 of the City Charter, a descriptive
caption of each ordinance shall be read on two separate days.)*

- N) Approval of a second and final reading of an ordinance [24-1496](#)
designating Reinvestment Zone 2024-1 for tax
abatement purposes, pursuant to Chapter 312 of the
Texas Tax Code.

Jeff Jewell, Economic and Community Development Director

2. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Public hearing and approval of a resolution to amend the [24-1488](#)
River Road Principal Arterial thoroughfare between Loop
337 and Hueco Springs Loop Road in the City of New
Braunfels Regional Transportation Plan.

Garry Ford, Transportation and Capital Improvements Director

- B) Public hearing regarding the Program Year 2023 [24-1515](#)
Consolidated Annual Performance and Evaluation
Report for the U.S. Department of Housing and Urban

Development Community Development Block Grant (CDBG) and CDBG-CV Grant programs.

Jennifer Gates, Grants Coordinator

- C) Public hearing and first reading of an ordinance to [24-1442](#) rezone approximately 0.3 acres out of the Villa Rio Subdivision, Block 1, Lot 1, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short Term Rental of a Residence), currently addressed as 475 & 479 Barcelona Dr.

Christopher J. Looney, AICP Planning and Development Services Director

- D) Public hearing and first reading of an ordinance to [24-1483](#) rezone approximately 12 acres out of the J. Thompson Survey 21, Abstract 608, from M-1 (Light Industrial District) and APD (Agricultural/Pre-development District) to M-1A (Light Industrial District), currently addressed as 5309 IH 35 S.

Christopher J. Looney, AICP Planning and Development Services Director

- E) Public hearing and first reading of an ordinance to [24-1466](#) rezone approximately 9.4 acres out of the J.M. Veramendi Survey, Abstract No. 2, Comal County, from C-2 (General Business District), C-4 (Resort Commercial District) and M-1 (Light Industrial District) to MU-B SUP (High Intensity Mixed Use District with a Type 1 Special Use Permit), currently addressed at 373 & 403 E. Bridge St., 312, 340 & 373 E. Mill St., and 385 & 401 E. San Antonio St.

Jean Drew, AICP, CNU-A, Planning and Development Services Assistant Director

- F) Public hearing and first reading of an ordinance [24-1463](#) regarding the proposed rezoning of approximately 2.7 acres out of the Sarah Dewitt Survey No. 48, Abstract No. 103, Guadalupe County, from APD SUP (Agricultural/Pre-development District with a Type 1 Special Use Permit) to C-1B (General Business District), located at the southwest corner of West Klein Road and Klein Meadows.

Matthew Simmont, AICP, Planning Manager

- G) Public hearing and first reading of an ordinance to [24-1455](#) rezone 0.11 acres out of New City Block 1007, southeast

portion of Lot 142, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit for Short Term Rental of a Residence), currently addressed as 381 Tolle St.

Matthew Simmont, AICP Planning Manager

- H) Public hearing and first reading of an ordinance [24-1426](#) amending Chapter 144 regarding parking requirements

Christopher J. Looney, AICP, Planning and Development Services Director

3. **EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551, the City Council may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

- A) Deliberate and consider the purchase, exchange, lease, [24-1437](#) contract terms, due diligence, or value of real property, in accordance with Section 551.072 of the Texas Government Code:

1. TSTC Campus

- B) Deliberate the appointment, evaluation, duties, discipline, [24-1513](#) or removal of the City Attorney and City Manager in accordance with Section 551.074 of the Texas Government Code.

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

ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Gayle Wilkinson, City Secretary

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.