



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



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

**MONDAY, JUNE 24, 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

***MISSION STATEMENT***

*The City of New Braunfels will add value to our community by planning for the future, providing quality services, encouraging community involvement and being responsive to those we serve.*

**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 June 10th, 2024 regular and executive [24-818](#)  
session council meeting minutes and the June 17th,  
2024 special meeting minutes.  
Matthew Schwarz, Assistant City Secretary
- B) Approval of annual routine recurring expenditures for FY [24-825](#)  
2024 in accordance with City Charter Section 9.17.  
Barbara Coleman, Purchasing Manager
- C) Approval of the Roadway Impact Fee Report for October [24-588](#)  
1, 2023, through March 31, 2024.  
Scott McClelland, Assistant Transportation and Capital Improvements Director
- D) Approval of a professional services agreement with [24-687](#)  
RS&H, Inc. to develop the New Braunfels National  
Airport's Development and Design Standards Manual  
and approval of the appropriate budget amendment.  
Scott McClelland, Assistant Transportation and Capital Improvements Director
- E) Approval of a contract with Lonestar Site Work for [24-756](#)  
construction services for the Common Street Pedestrian  
Improvements project and authority for the City Manager  
to approve any changes up to the contingencies as well  
as other necessary project expenditures.  
Garry Ford, Director of Transportation and Capital Improvements
- F) Approval of a contract with Lion Total Care for cleaning [24-826](#)  
and inspection of Personal Protective Equipment to  
support the Fire Department.  
Matt Bushnell, Assistant Fire Chief
- G) Approval to renew the following annual contracts, as [24-813](#)  
allowed for by their contract language and in accordance  
with City Charter Section 9.17: Azetca Systems,  
OpenGov, and RPS  
Yvette Alvarado, Contract Coordinator
- H) Approval of a Transfer Agreement between New [24-817](#)  
Braunfels Utilities and the City of New Braunfels  
regarding real property addressed as 263 Main Plaza,  
New Braunfels, Comal County, Texas, 78130 and  
authorizing the City Manager to execute all necessary  
documents.

Jordan Matney, Deputy City Manager

Jeff Jewell, Economic and Community Development Director

- I) Approval of a contract modification with Quiddity Engineering, LLC for additional design services for San Antonio Street from Krueger Avenue to Loop 337. [24-820](#)

Scott McClelland, Assistant Director Transportation and Capital Improvements

- J) Approval of a resolution authorizing the City Manager to execute an agreement with TxDOT for the temporary closure of SH 46 Business for the Comal County Fair Parade, Dia de los Muertos Festival, Downtown Lighting, Wassailfest, and Wurstfest. [24-831](#)

Mandi Scott, Economic and Community Development Manager

- K) Approval of an amendment to the City's current Tax Increment Reinvestment Zone policy to consider allowing economic development incentives in accordance with the Texas Tax Code, Sections 311.010 (b) and (h), and the Texas Local Government Code, Chapter 380, to promote state and local economic development and to stimulate commercial activity in the municipality and within the boundaries of the TIRZ. [24-847](#)

Jeff Jewell, Economic and Community Development Director

#### *Ordinances*

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

- L) Approval of the first reading of an ordinance regarding amendments to Chapter 66 Historic Preservation, Section 66-60, Certificate of alteration for demolition. [24-785](#)

Katie Totman, CNU-A, Historic Preservation Officer

## **2. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Public hearing and first reading of an ordinance to rezone 0.14 acres out of City Block 5102, Lot 9 & 10, from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed at 852 N Houston Ave. [24-794](#)

Jean Drew, Assistant Director of Planning and Development Services

- B) Public hearing and first reading of an ordinance to rezone approximately 0.18 acres out of City Block 5026, [24-793](#)

South 130 feet of Lot 6, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed at 465 E Mather St.

Christopher J. Looney, AICP Planning and Development Services Director

- C) Public hearing and first reading of an ordinance to [24-796](#) rezone 0.12 acres out of City Block 2016, North 56 feet of Lot 38, 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 at 444 North Market Avenue

Jean Drew, Assistant Director of Planning and Development Services.

- D) Public hearing and first reading of an ordinance to [24-784](#) rezone approximately 0.13 acres out of City Block 1038, Lot 2, 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 at 168 Hampe St.

Matthew Simmont, Planning Manager

- E) Public hearing and first reading of an ordinance to [24-790](#) rezone approximately 0.22 acres out of Kuehler Addition Subdivision, Lot 6R from C-3 (Commercial District) to C-3 SUP (Commercial District with Special Use Permit for Short-Term Rental of a Residence), currently addressed at 374 & 384 E Faust St.

Matthew Simmont, Planning Manager

- F) Discuss and consider a resolution authorizing [24-791](#) proceeding with issuance of Certificates of Obligations and further directing the publication of Notice of Intention to issue City of New Braunfels, Texas Combination Tax and Revenue Certificates of Obligation, Series 2024.

Sandy Paulos, Director of Finance

- G) Public hearing and first reading of an ordinance [24-821](#) approving an amendment to the project plan and reinvestment zone finance plan for the Reinvestment Zone Number One, City of New Braunfels, Texas; and other matters therewith

Jared Werner, Assistant City Manager

- H) Discuss and consider a resolution recommended by the [24-832](#) New Braunfels Economic Development Corporation approving a project expenditure of up to \$20,000,000 for the purchase of up to 100 acres out of the AM Esnaurizar Survey No. 1, Abstract 1, Comal County, Texas, pursuant to section 501.101 of the Texas Local Government Code.

Jeff Jewell, Economic and Community Development 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 pending or contemplated litigation, settlement [24-838](#) offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, specifically:

· NBISD

### 4. **RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY 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.

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Matthew Schwarz, Assistant 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.