



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



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

**MONDAY, JULY 10, 2017 at 6:00 PM**

Barron Casteel, Mayor  
George Green, Councilmember (District 1)  
Justin Meadows, Councilmember (District 2)  
Ron Reaves, Councilmember (District 3)

Chris Monceballez, Councilmember (District 4)  
Wayne Peters, Mayor Pro Tem (District 5)  
Leah A. García, 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**

**INVOCATION: Councilmember George Green**

**PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG**

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

**PRESENTATIONS:**

- A) Recognition of partners for the Loop 337 Project.  
*Mayor Barron Casteel*
- B) Presentation and discussion on the New Braunfels Police Department's 2016 racial profiling report.  
*Dr. Alex Del Carmen*
- C) Presentation and direction to staff concerning the formulation of a draft policy for the creation of Public Improvement Districts.  
*Jeff Jewell, Economic Development Manager*

[PID Presentation New Braunfels 2017-06-29.pdf](#)

[PID-Policies examples.pdf](#)

**1. MINUTES**

- A) Discuss and consider approval of the minutes of the regular City Council meeting of June 26, 2017.  
*Patrick Aten, City Secretary*

[Minutes - June 26, 2017 Regular Meeting](#)

**2. 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.

**3. 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.*

*Resolutions & Action Items*

- A) Approval of a contract with D&M Owens, Inc., for an amount not to exceed \$44,150, for the construction of back-up flow control gates between Landa Lake and the Old Channel of the Comal River.  
*Mark Enders, Watershed Program Manager*
- B) Approval of acquisition funds for purchasing Right of Way from Sarah W. Edison, Parcel 112 on the Solms/Morningside/Reuckle Road Improvements Project.  
*Matthew Eckmann, Real Estate Manager*
- C) Approval of a ratification for the purchase of a propane-fueled pneumatic tire forklift utilizing a grant from the Texas Commission on Environmental Quality through the Alamo Area Council of Governments from Briggs Equipment using a BuyBoard contract.  
*Michael Mundell, Solid Waste Manager*
- D) Approval for the purchase of a traffic signal bucket truck from Chastang Enterprises - Angleton, LLC utilizing a BuyBoard contract.  
*Jennifer Gates, Buyer*

*Ordinances*

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

- E) Approval of the second and final reading of an ordinance to revise the school speed zone on FM 1863 for the New Braunfels Christian Academy.  
*Garry Ford, City Engineer*

[Ordinance Redlines - FM 1863 SZ ordinance](#)

- F) Approval of the second and final reading of an ordinance regarding the proposed designation of approximately 0.241 acres, Lots 14 and 16 of

City Block 1024, addressed as 564 Hill Avenue, as a local historic landmark to be known as the Kopplin-Leitch House.

*Christopher J. Looney, Planning and Community Development Director*

[Application](#)

[Maps](#)

[Notification list, map and responses](#)

[Photographs of Subject Property](#)

[Article III, Section 66-54](#)

[Article III, Section 66-56](#)

[Excerpt from the April 11, 2017 Historic Landmark Commission meeting minutes](#)

[Excerpt from the June 6, 2017 Planning Commission meeting minutes](#)

[Ordinance](#)

- G) Approval of the second and final reading of an ordinance regarding Youth Programs Standards of Care for the Parks and Recreation Department.

*Stacey Dicke, Parks and Recreation Director*

[ordinance](#)

#### **4. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Discuss and consider a plan to implement the rules related to the disposable container ordinance.

*Robert Camareno, City Manager*

- B) Discuss and consider approval of the first reading of an ordinance granting rehabilitation tax relief to the property addressed as 195 Jahn Street, a Local Historic Landmark known as the Brietzke Haus.

*Christopher J. Looney, Director of Planning and Community Development*

[Map](#)

[Application](#)

[Before and After Photos](#)

[Article III, Section 66-57-1](#)

[Excerpt from the June 13, 2017 Historic Landmark Commission](#)

[Minutes](#)

[Ordinance](#)

- C) Discuss and consider approval of the second and final reading of an ordinance regarding the proposed designation of approximately 0.158 acre, the northeast parts of Lots 1 and 2 of City Block 4066, addressed as 475 Butcher Street, as a local historic landmark to be known as the

Boenig-Hartmann House.

*Christopher Looney, Director of Planning and Community Development*

[Maps](#)

[Notification Map](#)

[Responses](#)

[Photographs of Subject Property](#)

[Article III, Section 66-54](#)

[Article III, Section 66-56](#)

[Excerpt from the April 11, 2017 Historic Landmark Commission Minutes](#)

[Excerpt from the June 6, 2017 Planning Commission Meeting](#)

[Ordinance](#)

- D) Public hearing and consideration of the first reading of an ordinance regarding the proposed rezoning of approximately 74 acres comprising a 60.579 acre tract out of the A-20, A M Esnaurizar Survey, addressed at 1584 and 1568 Weltner Road, and the 13.421 acre Countryville Subdivision, from "APD" Agricultural/Pre-Development District and "R-1A-6.6" Single-Family District to Weltner Farms Planned Development District (WFPD).

*Christopher J. Looney, Planning and Community Development Director*

[Aerial & RTP](#)

[Application](#)

[Planned Development Narrative](#)

[Zoning, Land Use & Future Land Use Maps](#)

[Notification, Map & Responses](#)

[Photograph of Subject Property](#)

[Sec. 3.5 Planned Development Districts](#)

[Draft Minutes for Planning Commisison 6-6-17](#)

[Ordinance](#)

- E) Public hearing on the draft 2017 Community Development Block Grant One-Year Action Plan and Fair Housing Plan.

*Martie Simpson, Finance Director*

[CDBG Public Hearing Presentation](#)

[PY2017 CDBG Applications and CDAC FUNDING](#)

[Recommendations](#)

- F) Discuss and consider approval of an ordinance of the City Council of the City of New Braunfels, Texas authorizing the issuance of "City of New Braunfels, Texas General Obligation Refunding Bonds, Series 2017", levying an annual Ad Valorem Tax, within the limitations

prescribed by law, for the payment of the bonds, prescribing the form, terms, conditions and resolving other matters incident and related to the issuance, sale and delivery of the bonds; authorizing the execution of a paying agent/registrar agreement , a purchase and investment letter, and an escrow and trust agreement, complying with the letter of representation on file with the depository trust company, authorizing the execution of any necessary engagement agreements with the City's financial advisors and/or bond counsel; and providing an effective date.

*Martie Simpson, Finance Director*

[New Braunfels Ordinance 2017 refunding](#)

**5. EXECUTIVE SESSIONS**

In accordance with Texas Government Code, Subchapter D, the City Council may convene in a closed session to discuss any of the following items; any final action or vote taken will be in public.

- A) Deliberate pending/contemplated litigation, settlement 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:
  - Alta Towers, LLC v. City of New Braunfels and City of New Braunfels Zoning Board of Adjustment
  - Carowest Land, Ltd. v. Yantis Company and the City of New Braunfels, (2010, 2015, and 2017 cases)
  - Yantis Company vs. City of New Braunfels, et. al. (2014 case)
  - Stop the Ordinances Please, et. al. v. City of New Braunfels.
- B) Deliberate and consider the purchase of, exchange, lease or value of real property, in accordance with Section 551.072, of the Texas Government Code, including but not limited to:
  - acquisition of land for city facilities

*NOTE: The City Council reserves the right to retire into executive session concerning any of the items listed on this Agenda whenever it is considered necessary and legally justified under the Open Meetings Act (Chapter 551 of the Texas Government Code).*

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

**CERTIFICATION**

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall on July 5, 2017, at 3:00 p.m.

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Patrick Aten, 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 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.