

**FINAL - MINUTES  
OF THE NEW BRAUNFELS DOWNTOWN BOARD  
REGULAR MEETING OF TUESDAY, SEPTEMBER 19, 2023**

**AGENDA**

**1. CALL TO ORDER**

Chair Pat Butler called the meeting to order at 8:32 AM.

**2. ROLL CALL**

**Present:** Matt Gandrud, Angie Martinez, Jenny Wilson, Robin Jeffers, Pat Butler, Paul Schaefer, David Kneuper, Sarah Harper, Gary Seals (8:34 AM), Chris Snider (8:42 AM), and Cheryl Ann Fisher (9:27 AM).

**Absent:** None

**3. APPROVAL OF MINUTES**

A) Approval of the August 15, 2023 regular meeting minutes

**Chair Butler introduced this item.**

**Paul Schaefer motioned to approve the August 15, 2023 regular meeting minutes. David Kneuper seconded the motion which was unanimously approved.**

**4. CITIZEN'S COMMUNICATIONS**

*This time is for citizens to address the Board on issues and items of concerns not on this agenda. There will be no Board action at this time.*

**Chair Butler introduced this item.**

**Katie Totman, Historic Preservation Officer with the City of New Braunfels, provided an update on the Land Development Ordinance (LDO) and invited the Board to an upcoming public forum on historic design guidelines next Tuesday (Sept. 26th) at 5:30pm in the Tejas Meeting Room. Additional public workshops on the LDO will occur in late October.**

**5. DISCUSSION AND ACTION**

A) Discussion of the New Braunfels Main Street Program

**Chair Butler introduced this item.**

Jeff Jewell, Economic & Community Development Director, informed the Board the City of New Braunfels has been members of the Texas Main Street Program since 1999. The Texas Main Street Program is a subsidiary of the Main Street America Program which falls under the National Trust for Historic Preservation. A required reporting gap and other policy items caused New Braunfels to fall into a "probationary" status. The City of New Braunfels will work with the Texas Main Street Program to make the necessary adjustments/changes to stay compliant with the program. At present, the Department is awaiting direction from the Texas Main Street Program with specific steps to follow in order to regain compliance with the Main Street Program.

Mr. Jewell answered questions from the Board.

B) Discussion and update from the Downtown Parking Committee  
Chair Butler introduced this item.

Matt Gandrud, parking committee representative, provided an update to the Board regarding this item. The parking committee met recently with the New Braunfels City Manager's office and discussed a planned timeline for addressing parking changes. Mr. Gandrud reminded the Board about the approved budgeted funds directed to parking matters which includes a \$25k one-time issuance and a recurring \$40k. Code Enforcement will now manage downtown parking enforcement and twenty-one new parking signs are planned for installation on Seguin Avenue. Staff and committee members will compare two parking vendors: ParkMobile and LAZ Parking for potential future parking fee management. May 2024 is the target roll-out date to initiate paid parking after two free hours on the streets currently in the two-hour parking zone ordinance. Additionally, the public parking lot at Bridge Street and Landa Street is being considered for fee parking during the summertime, similar to other river parking lots.

Mr. Gandrud, Mr. Jewell, and Mandi Scott, Economic and Community Development Coordinator, answered questions from the Board.

## **6. GENERAL DOWNTOWN UPDATES**

Chair Butler introduced this item.

Ms. Scott presented a Powerpoint providing updates on the following:

1. The New Braunfels City Council approved the Board's recommended changes to the Downtown Bylaws.

2. Mr. Jewell presented the TIRZ 3 Grant Program to the City Council on September 18, 2023
3. Doeppenschmidt Funeral Home is turning 100 years old in October; a proclamation is planned for a future City Council meeting.
4. Event calendar messaging was added to the downtown compactors recently; these trash receptacles were cleaned last Saturday and will receive quarterly cleanings.
5. The Brauntex Theatre recently unveiled a new LED wall which is a project partially funded by the NBEDC.
6. The Mess Around opened August 24th and Wild Bloom Market opened in the ParkHaus building on September 16th.
7. Johnson Furniture received a Texas Historical Commission award on September 14th, commemorating 135 years of furniture being sold at its location.
8. Work at the Old City Hall is underway; a dumpster is on site and it is being filled with renovation refuse.
9. New TxDOT pedestrian delineators have been added to the corners of Main Plaza to increase pedestrian safety.
10. There is a new paid parking lot at the Miller & Miller building.
11. Work on the Landa Street Bridge retaining wall is planned for January 2024; the sidewalk under the bridge will remain closed for pedestrians, however one lane of vehicle traffic will be closed to accommodate pedestrians during Wursthfest 2023.
12. Stucco falling from the Phoenix Saloon caused an emergency closure of the sidewalk nearby by the New Braunfels Fire Department; the stucco caused a broken window at the adjacent building. The original brick of the building is now exposed.
13. Plans are developing to address matters on sidewalks downtown to include plants, ADA accessibility, and sidewalk permits.
14. Directional wayfinding signs are being installed throughout the City with signs planned for Downtown very soon; plans are to have all Downtown signs include the Downtown New Braunfels branding.
15. Upcoming Downtown events were reviewed through December

7. **ITEMS FOR NEXT MEETING**

Chair Butler introduced this item.

- Main Street Program update and next steps
- Downtown Parking Committee update
- Coll Street Project update
- Google Fiber update

**8. ADJOURNMENT**

Chair Butler adjourned the meeting at 9:33 AM.

By: \_\_\_\_\_  
PAT BUTLER, CHAIR