

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, JUNE 10, 2024**

AGENDA AMENDED 06-06-2024

AGENDA

CALL TO ORDER

Mayor Pro Tem Campos called the meeting to order at 6:00 p.m.

CALL OF ROLL: CITY SECRETARY

Present: 5 - Councilmember Andres Campos, Councilmember Christopher Willis, Councilmember Lawrence Spradley, Councilmember Mary Ann Labowski, and Councilmember April Ryan

Absent: 2 - Mayor Neal Linnartz, and Councilmember D. Lee Edwards

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

INVOCATION: COUNCILMEMBER WILLIS

Councilmember Willis provided the invocation.

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

Mayor Pro Tem Campos led the Pledge of Allegiance and the Salute to the Texas Flag.

PROCLAMATIONS:

A) Juneteenth

Mayor Pro Tem Campos read the aforementioned proclamation.

George Green and others accepted the proclamation and addressed council.

PRESENTATIONS:

A) Presentation and update on West San Antonio Street projects.

Mayor Pro Tem Campos read the aforementioned item.

Garry Ford presented the item to council using a powerpoint and answered questions.

The following individuals spoke at this time: David Warmke

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.

The following individuals spoke at this time: David Warmke

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.

David warmke pulled item C for individual consideration

Council pushed item E to the end of the consent agenda for a separate vote due to a clerical error.

Resolutions & Action Items

- A) Approval of the May 28th, 2024 City Council regular meeting minutes
- B) Approval of the appointment to the Workforce Housing Advisory Committee for Cynthia Foster and Chase Taylor for the terms ending November 30, 2024.
- C) Approval of a recommendation by the Tax Increment Reinvestment Zone #3 Board awarding Business Improvement and Preservation Grants to La Belle Vie up to \$8,932, to Luxe Design Studio up to \$7,834.26, and to Red Stag up to \$8,233.74 - all for façade and exterior improvements.

This item was pulled for individual consideration by David Warmke.

- D) Approval of the acquisition of the necessary right-of-way from two (2) parcels of land on Union Avenue as part of the Union Avenue Citywide Streets Project and authorization for the City Manager to execute all necessary conveyance documents.

- E) Approval of a resolution to consent to the creation of the Liberty Trails Municipal Utility District (MUD) within the City's Extraterritorial Jurisdiction (ETJ) in Guadalupe County, consisting of 68.47 acres, and authorizing the City Manager to execute a development agreement between the City of New Braunfels and Century Land Holdings II, LLC.

The vote for this item took place after the vote for the consent agenda.

- F) Approval of the issuance of an invitation for competitive sealed proposal for San Antonio Street (Academy to Walnut) and Bergfeld Avenue, and Citywide Pedestrian Improvements Package 2 since the City Council finds that these delivery methods will provide the best value to the City.

Ordinances

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

- G) Approval of the second and final reading of an ordinance to rezone 0.1275 acres out of City Block 5101, Lot S 101 of W 55 of Lot 91 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 as 311 E Torrey St.
- H) Approval of the second and final reading of an ordinance to amend the City's Code of Ordinances Chapter 126 Traffic and Vehicles to address the parking of commercial motor vehicles in the right-of-way in residential areas.
- I) Approval of the second and final reading of an ordinance to amend the City's Code of Ordinances Chapter 144 Zoning, Section 5.12, Automobile or trailer sales rooms or yards or sales of outdoor merchandise.
- J) Approval of the second and final reading of an ordinance regarding the proposed rezoning of approximately 9.8 acres out of Lot 4A-R & 5A-R, Block 10, Town of Gruene Subdivision and Lot 12B, Block H, Cypress Rapids at Gruene Section 1 Subdivision, from R-2 AH (Single-Family and Two-Family District, Airport Hazard Overlay) and C-2 AH (General Business District, Airport Hazard Overlay) to R-2 AH SUP (Single-Family and Two-Family District, Airport Hazard Overlay with a Special Use Permit for a Parking Lot) and C-2 AH SUP (General Business District, Airport Hazard Overlay with a Special Use Permit for

a Parking Lot), located northeast of the intersection of Gruene Road and Sunnybrook Drive.

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

Approval of the Consent Agenda

Mayor Pro Tem Campos read the aforementioned consent agenda ordinances and indicated item E will be voted on next and item C was pulled for individual consideration.

Councilmember Spradley made a motion to approve the consent agenda. Councilmember Willis seconded the motion which passed unanimously.

- E) Approval of a resolution to consent to the creation of the Liberty Trails Municipal Utility District (MUD) within the City's Extraterritorial Jurisdiction (ETJ) in Guadalupe County, consisting of 68.47 acres, and authorizing the City Manager to execute a development agreement between the City of New Braunfels and Century Land Holdings II, LLC.

Mayor Pro Tem Campos read the following consent agenda item and noted the applicant was 0 Union Wine Rd, LLC.

Councilmember Ryan motioned to approve the item with the correction. Councilmember Willis seconded the motion which passed unanimously.

Absent:

Mayor Linnartz, and Councilmember Edwards

2. INDIVIDUAL ITEMS FOR CONSIDERATION

- C-1) Approval of a recommendation by the Tax Increment Reinvestment Zone #3 Board awarding Business Improvement and Preservation Grants to La Belle Vie up to \$8,932, to Luxe Design Studio up to \$7,834.26, and to Red Stag up to \$8,233.74 - all for façade and exterior improvements.

David Warmke pulled this item for individual consideration.

Mayor Pro Tem Campos read the aforementioned item.

David Warmke asked questions regarding the item.

Jeff Jewell answered questions and provided clarity.

Councilmember Spradley motioned to approve this item. Councilmember Willis seconded the motion which passed unanimously.

Absent:

Mayor Linnartz, and Councilmember Edwards

- A) Discuss and consider the appointment of one Councilmember for the vacant seat to the Finance and Audit Committee with a term ending May 31, 2027.

Mayor Pro Tem Campos read the aforementioned item.

Gayle Wilkinson presented the item.

Councilmember Willis nominated Councilmember Spradley to the Finance and Audit Committee. Councilmember Labowski seconded the motion which passed.

Absent:

Mayor Linnartz, and Councilmember Edwards

Recused:

Councilmember Spradley

- B) Discussion and possible action approving a resolution recommended by the New Braunfels Economic Development Corporation approving a grant of up to \$4,550,000 to the City of New Braunfels for the purchase of a 1.126-acre tract, commonly known as 263 Main Plaza, in New Braunfels, Comal County, Texas, being Lots 40, 42, and part of Lot 36, Block 1005, and being those lots described by deed recorded in Volume 56, Pages 150-153, LESS that portion of Lot 36 conveyed by deed recorded in Volume 57, Pages 307-309, Deed Records of Comal County, Texas, pursuant to section 505.152 of the Texas Local Government Code.

Mayor Pro Tem Campos read the aforementioned item.

Jordan Matney presented the item to council using a powerpoint and answered questions.

The following individuals spoke at this time: David Warmke

Councilmember Ryan motioned to approve this item. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Mayor Linnartz, and Councilmember Edwards

- C) Discuss and consider the approval of a resolution recommended by the New Braunfels Economic Development Corporation approving a project expenditure of up to \$1,300,000 to the City of New Braunfels for the construction of Citywide Pedestrian Improvements - Package 2, a project authorized under 505.152 of the Texas Local Government Code.

Mayor Pro Tem Campos read the aforementioned item.

Scott McClelland presented the item to council using a powerpoint and answered questions.

The following individuals spoke at this time: David Warmke, Ruby Ramos

Councilmember Spradley motioned to approve this item. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Mayor Linnartz, and Councilmember Edwards

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 issues regarding economic development negotiations in accordance with Section 551.087 of the Texas Local Government Code:
1. Project Lark
2. Project Lion
- B) Deliberate and consider the purchase, exchange, lease, or value of real property, in accordance with Section 551.072 of the Texas Government Code:

1. A-1 SUR-1 AM Esnaurizar, Acres 239.708

The aforementioned executive session items took place during executive session.

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

No action was taken at this time.

ADJOURNMENT

Mayor Pro Tem Campos adjourned at 6:54 p.m.

By: _____
ANDRÉS CAMPOS, MAYOR PRO TEM

Attest:

GAYLE WILKINSON, CITY SECRETARY