

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS CITY COUNCIL  
REGULAR MEETING OF MONDAY, APRIL 8, 2024**

**AGENDA - AMENDED 04-04-2024**

**CALL TO ORDER**

Mayor Linnartz called the meeting to order at 6:00 p.m.

**CALL OF ROLL: CITY SECRETARY**

**Present:** 7 - Mayor Neal Linnartz, Councilmember Andres Campos, Councilmember Christopher Willis, Mayor Pro Tem Harry Bowers, Councilmember Lawrence Spradley, Councilmember Mary Ann Labowski, and Councilmember April Ryan

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

**INVOCATION: MAYOR LINNARTZ**

Mayor Linnartz provided the invocation.

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

Mayor Linnartz led the Pledge of Allegiance and the Salute to the Texas Flag.

**PROCLAMATIONS:**

A) Child Abuse Prevention Awareness Month  
Mayor Linnartz read the aforementioned proclamation.

Representatives with CASA received the proclamation and addressed council.

B) Sexual Assault Awareness Month Proclamation  
Mayor Linnartz read the aforementioned proclamation.

Representatives with the Comal County Crisis Center received the proclamation and addressed council.

C) Catholic Daughters of the Americas  
Mayor Linnartz read the aforementioned proclamation.

Representatives with the Catholic Daughters of Saints Peter & Paul Catholic Church received the proclamation and addressed council.

## **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: Norma Rangel, Eric Strickland**

### **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 March 18, 2024 special City Council meeting minutes and the March 25, 2024 regular and executive City Council meeting minutes.
- B) Approval of a professional services agreement with Pape Dawson Engineers, Inc. for the completion of the plans, specifications, and cost estimates of Schmidt Avenue sidewalks and roadway rehabilitation.
- C) Approval of an interlocal agreement between the City of New Braunfels and the Comal County Water Master Improvement District No. 1 and Districts 1A-1F ("Districts"), which encompass the Veramendi development, concerning sales and use tax collection revenue sharing and use of capital improvements for fire and emergency services
- D) Approval of the purchase of approximately 10 acres of land out of the Revised Block 7 of Forest Park Addition, City of New Braunfels, Comal County, Texas and authorization for the City Manager to execute all necessary documents.
- E) Approval of a contract modification with Pape Dawson Engineers, Inc.

to continue the City's Americans with Disabilities Act Transition Plan.

- F) Approval of a license to store wrecked/abandoned vehicles (Vehicle Storage Facility) on property addressed at 1596 IH 35 North
- G) Approval of a resolution suspending for 45 days the effective date of the gas utility rate increases proposed by Universal Natural Gas, LLC d/b/a Universal Natural Gas, Inc. in its application filed with the Texas Railroad Commission on or about March 1, 2024; and authorizing representation by Herrera Law & Associates, PLLC in connection with this rate application.

#### *Ordinances*

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

- H) Approval of the second and final reading of an ordinance regarding a request for voluntary annexation of approximately 58 acres on the west side of IH 35 and east of FM 482 between Krueger Canyon Road and Marigold Way, directly northwest of the Engel Road and IH 35 frontage road intersection.
- I) Approval of the second and final reading of an ordinance to zone approximately 59 acres out of the Francisco Rodriguez Survey 99, Abstract 484, to M-1A (Light Industrial District), currently addressed as 5467 FM 482.
- J) Approval of the second and final reading of an ordinance to rezone approximately 5 acres out of the William Pate Survey, Abstract 259, from C-1Br78 (General Business District with Restrictions) to C-1A (Neighborhood Business District), currently addressed at 2025 FM 725 & 167 Pecan Bluff.
- K) Approval of the second and final reading of an ordinance to rezone 18.1 acres out of the John Noyes Survey 259, Abstract 430, from APD (Agricultural/Pre-Development District) to M-1A (Light Industrial District), currently addressed as 5467 FM 482.
- L) Approval of the second and final reading of an ordinance amending the New Braunfels, Texas Code of Ordinances, Chapter 86 - Parks and Recreation, Section 86-91 Golf Course Fees; and moving these fees to Appendix D, Fee Schedule; Providing a savings clause; and declaring an effective date.

- M) Approval of the second and final reading of an ordinance establishing the number of positions in each classification in the New Braunfels Fire Department pursuant to Local Government Code, Chapter 143.
- N) Approval of the second and final reading of an ordinance granting rehabilitation tax relief for a five-year period to the property currently addressed as 708 West Mill Street, a local Historic Landmark known as the Mergele House.
- O) Approval of the second and final reading of an ordinance repealing the Safe City Commission, established by Sections 2-86 through 2-90, in the New Braunfels Code of Ordinances; providing for an effective date.

Approval of the Consent Agenda

**Mayor Linnartz read the aforementioned consent agenda.**

**Mayor Pro Tem Bowers made a motion to approve the consent agenda. Councilmember Campos seconded the motion which passed unanimously.**

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

- A) Discuss and consider approval of a resolution to adopt the 2024-2029 City of New Braunfels Strategic Plan.

**Mayor Linnartz read the aforementioned item.**

**Jared Werner presented the item to council using a powerpoint and answered questions.**

**The following individuals spoke at this time: David Warmke, Jim Holster**

**Councilmember Spradley motioned to approve this item. Mayor Pro Tem Bowers seconded the motion which passed unanimously.**

- B) Discuss and consider approval of the first reading of an ordinance to amend New Braunfels Code of Ordinances, Chapter 30, Section 30-52 by adopting new rental fees at the New Braunfels Civic & Convention Center.

**Mayor Linnartz read the aforementioned item.**

**Jeff Jewell presented the item to council using a powerpoint and**

answered questions.

**The following individuals spoke at this time: David Warmke**

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

C) Public hearing regarding the adoption of a Strategic Partnership Agreement between the City of New Braunfels, Texas, and the Comal County Water Improvement District No. 3 (“Mayfair Development”)

**Mayor Linnartz read the aforementioned item.**

**Jeff Jewell presented the item to council using a powerpoint and answered questions.**

**No action was taken on this item.**

D) Public hearing and the first reading of an ordinance regarding Youth Program Standards of Care for the Parks and Recreation Department.

**Mayor Linnartz read the aforementioned item.**

**Stephanie Chelar presented the item to council using a powerpoint.**

**Mayor Pro Tem Bowers motioned to approve this item. Councilmember Willis seconded the motion which passed unanimously.**

E) Public hearing and consideration of proposed amendments to the Mayfair Development and Design Control Document (DDCD) pertaining to the Sector Plan approval process and development standards for signs.

**Mayor Linnartz read the aforementioned item.**

**Matt Greene presented the item to council using a powerpoint and answered questions.**

**Applicant representative Michael Meek addressed council and answered questions.**

**The following individuals spoke at this time: Eric Strickland**

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

**3. EXECUTIVE SESSIONS**

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 below. Any final action or vote on any executive session item will be taken in open session.

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).

A) Deliberate issues regarding economic development negotiations in accordance with Section 551.087 of the Texas Government Code:

1. CGT

B) Deliberate the purchase, exchange, lease or value of real estate in accordance with Section 551.072 of the Texas Government Code, specifically:

· Parkland acquisition

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

**The aforementioned executive session item B took place during executive session. Item A was not discussed.**

**No action was taken at this time.**

**ADJOURNMENT**

Mayor Linnartz adjourned at 7:04 p.m.

By: \_\_\_\_\_  
NEAL LINNARTZ, MAYOR

**Attest:**

\_\_\_\_\_  
GAYLE WILKINSON, CITY SECRETARY