



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



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

MONDAY, MAY 13, 2024 at 6:00 PM

Neal Linnartz, Mayor
Andres Campos, Councilmember (District 1)
Christopher Willis, Councilmember (District 2)
Harry Bowers, Mayor Pro Tem (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

PROCLAMATIONS:

- A) City University Class of 2024 [24-664](#)
- B) Jaycees Week [24-528](#)
- C) The Comal Cemetery as a Texas Historical Commission Subject Marker. [24-626](#)
- D) Historic Preservation Month [24-523](#)

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 minutes for the regular and executive [24-657](#) session council meetings on April 22, 2024 and the special meeting for April 15, 2024.
Matthew Schwarz, Assistant City Secretary
- B) Approval of a proposal from Matrix Consulting Group for [24-659](#) a Police Department Patrol Staffing Study and the appropriate budget amendment.
Robert Camareno, City Manager
- C) Approval to authorize the City to enter into a [24-125](#) Development Agreement with Rockspring Saur, LLC for Saengerhalle Road reconstruction and widening, drainage and avigation easements, and sound transmission and attenuation.
Jordan Matney, Deputy City Manager
- D) Approval of a contract with McCreary, Veselka, Bragg & [24-646](#) Allen P.C. for support of case resolutions and delinquent account collections.
Ruth Sandoval, Municipal Court Administrator
- E) Approval of a contract with Consolidated Traffic Control, [24-662](#) Inc. for the installation of Opticom emergency preemption equipment to support the City of New Braunfels Fire Department.
Garry Ford, Director of Transportation and Capital Improvements
- F) Approval of a contract with Paddle TX for the operation [24-643](#) and maintenance of the Paddle Boat and Mini Golf Landa Park Attractions.
Jared Werner, Assistant City Manager
- G) Approval of a contract with Sustainable Modular [24-576](#) Management for a modular classroom building at the

new Fire Training Complex.

Scott McClelland, Assistant Director of Transportation & Capital Improvements

- H) Approval of a contract modification with Freese & Nichols [24-655](#)
Inc. for bidding and construction phase services
associated with the Last Tuber's Exit Improvement
Project.

Scott McClelland, Assistant Director of Transportation and Capital Improvements

- I) Approval of a contract modification with Freese & Nichols [24-656](#)
Inc. for bidding and construction phase services
associated with the construction of the Landa Lake Dam
& Spillway Improvements.

Scott McClelland, Assistant Director of Transportation and Capital Improvements

- J) Approval of the Modification of Deed between the City of [24-665](#)
New Braunfels and ADM Milling Co.

Jeff Jewell, Economic and Community Development Director

- K) Approval to authorize the City Manager to execute an [24-628](#)
interlocal cooperative purchasing agreement with the
Sheriffs Association of Texas in accordance with the
Interlocal Cooperation Act, Chapter 791 of the Texas
Government Code for the purchase of vehicles.

Barbara Coleman, Purchasing Manager

- L) Approval of an updated Interlocal Cooperation [24-647](#)
Agreement between the City of New Braunfels and the
New Braunfels Independent School District (NBISD) for
the provision of School Resource Officers by the New
Braunfels Police Department at NBISD locations.

Administrative Lieutenant David Blevins, NBPD

- M) Approval of a resolution authorizing the City Manager to [24-452](#)
apply for Federal Transit Administration grant funds and
authorizing the City Manager to execute and file required
documents annually.

Garry Ford, Transportation and Capital Improvements Director

- N) Approval of a resolution recommended by the New [24-577](#)
Braunfels Economic Development Corporation approving
a project expenditure of up to \$1,000,000 to the City of
New Braunfels for the construction of the Landa Lake
Dam & Spillway Improvements, a project authorized
under 505.152 of the Texas Local Government Code.

Scott McClelland, Assistant Director of Transportation and Capital Improvements

- O) Approval of a resolution consenting to the issuance of [24-581](#) unlimited tax road bonds and unlimited tax bonds by Comal County Water Improvement District No. 1A, a Water Improvement District located within the Extraterritorial Jurisdiction of the City.

Jeff Jewell, Economic and Community Development Director

- P) Approval of a resolution consenting to the issuance of [24-586](#) Contract Revenue Bonds by Comal County Water Improvement District No. 1A, a Water Improvement District located within the Extraterritorial Jurisdiction of the City.

Jeff Jewell, Economic and Community Development Director

- Q) Approval of a resolution supporting the submission of [24-618](#) projects to the U.S. Department of Transportation Safe Streets and Roads for All grant.

Garry Ford, Transportation and Capital Improvements Director

- R) Approval of a resolution recommended by the New [24-578](#) Braunfels Economic Development Corporation approving a project expenditure of up to \$1,200,000 to the City of New Braunfels for the construction of the Last Tuber's Exit Improvements, a project authorized under 505.152 of the Texas Local Government Code.

Scott McClelland, Assistant Director of Transportation and Capital Improvements

Ordinances

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

- S) Approval of the first reading of an ordinance amending [24-301](#) the New Braunfels Code of Ordinances, Section 86-2 by adopting new Miscellaneous Park Rental fees and moving all fees to Appendix D.

Sandy Paulos, Director of Finance

- T) Approval of the first reading of an ordinance amending [24-645](#) the New Braunfels Code of Ordinances, Section 86-98 by adopting new Landa Haus Set Up fees, and moving all Landa Haus Rental fees to Appendix D.

Sandy Paulos, Director of Finance

- U) Approval of the first reading of an ordinance amending [24-503](#)

the New Braunfels Code of Ordinances, Section 86-95 by adopting a Tube Chute Facility Rental fee, adjusting the Tube Rental Deposit, and moving all fees to Appendix D.

Sandy Paulos, Director of Finance

- V) Approval of the second and final reading of an ordinance [24-615](#) regarding amendments to Chapter 144 Zoning, Section 5.1 Parking, loading, stacking, and vehicular circulation.

Jean Drew, AICP, CNU-A, Planning and Development Services Assistant Director

2. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Discuss and consider the approval of an ordinance [24-642](#) declaring the canvass and result of the General Election held on May 4, 2024, to elect two members of the New Braunfels City Council; containing a savings clause; declaring an effective date upon one reading.

Gayle Wilkinson, City Secretary

- B) Discuss and consider the second and final reading of an ordinance [24-616](#) to rezone approximately 5 acres consisting of Lot 2 of the William E. Field Subdivision, from R-2 AH (Single-Family and Two-Family with Airport Hazard Overlay District) to C-4A AH (Resort Commercial with Airport Hazard Overlay District), currently addressed at 1493 Gruene Road.

Matthew Simmont, AICP Planning Manager

- C) Discuss and consider the second and final reading of an ordinance [24-289](#) regarding a proposed rezoning of approximately 82 acres out of the A.M. Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development Airport Hazard Overlay District) to R-3L AH (Multifamily Low Density Airport Hazard Overlay District) currently addressed at 1280 Saengerhalle Road and 1682 Saur Lane.

Matthew Simmont, AICP, Planning Manager

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 and consider the purchase, exchange, lease, [24-627](#) 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
 2. NBU Headquarters
 3. 2602 FM 758
- B) Deliberate pending/contemplated litigation, settlement [24-663](#) 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:
- Proposed development agreement with Rockspring Saur, LLC, and related development and roadway matters.

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.

Gayle Wilkinson, 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.

