



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



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

**MONDAY, AUGUST 8, 2022 at 6:00 PM**

Rusty Brockman, Mayor  
Andres Campos, Councilmember (District 1)  
Christopher Willis, Councilmember (District 2)  
Harry Bowers, Mayor Pro Tem (District 3)  
Lawrence Spradley, Councilmember (District 4)  
Jason E. Hurta, Councilmember (District 5)  
James Blakey, 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:**

**CITIZENS' COMMUNICATIONS**

This time is for citizens to address the City Council on issues and items of concerns not on this agenda. In the interest of protecting the City's network and data, we are not accepting flash drives or electronic files to be used during Citizens Communications. Please use hard copies or the overhead projector for any documents you would like Mayor/Council to view. There will be no City Council action at this time.

**PRESENTATIONS:**

- A) Presentation on New Braunfels Utilities' Cost of Power. [22-955](#)  
Ian Taylor, Chief Executive Officer, New Braunfels Utilities (NBU)
- B) Presentation on New Braunfels Utilities' Water Resources and Drought Management Plan. [22-984](#)  
Ian Taylor, Chief Executive Officer, New Braunfels Utilities (NBU)

1. **MINUTES**

- A) Approval of the minutes for Regular Session July 25, [22-956](#)  
2022.

Gayle Wilkinson, City Secretary

2. **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 appointment of Councilmember Andrés [22-831](#)  
Campos as the regular member to the Alamo Area  
Metropolitan Planning Organization's Transportation  
Policy Board and Councilmember Christopher Willis as  
the alternate member.

Gayle Wilkinson, City Secretary

- B) Approval of District 1 Councilmember's appointment of [22-977](#)  
Nicole Guerra to the Ethics Commission for a term  
ending May 31, 2025.

Gayle Wilkinson, City Secretary

- C) Approval of the issuance of an invitation for competitive [22-933](#)  
sealed proposals for the Landa Park Aquatic Complex  
Parking Lot Rehab and Water Quality Retrofit since the  
City Council finds that this delivery method will provide  
the best value to the City.

Mark Enders, Watershed Program Manager

- D) Approval of a contract amendment with Freese and [22-932](#)  
Nichols, Inc. for professional engineering services to  
provide third-party technical review of select preliminary  
engineering projects for the proposed 2023 Bond.

Garry Ford, Transportation and Capital Improvements Director

*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 [22-899](#)

regarding a proposed rezoning to apply a Special Use Permit to allow a bed and breakfast in the “R-2” Single and Two Family Residential District on 0.3992 acres, addressed at 842 and 854 W. Bridge Street.

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

- F) Approval of the second and final reading of an ordinance [22-900](#) regarding a proposed rezoning from “APD AH” Agricultural/Predevelopment Airport Hazard Overlay District, “M-1 AH” Light Industrial Airport Hazard Overlay District and “M-1Ar44 AH” Light Industrial Airport Hazard Height Overlay District to “C-1A AH SUP” Neighborhood Commercial Airport Hazard Height Overlay District with a Special Use Permit to allow a new car dealership on approximately 29.32 acres out of the O Russell Survey-2, Abstract 485, addressed at 4165 and 4261 IH 35 North.

Christopher J. Looney, AICP, Planning and Development Services Director

- G) Approval of the second and final reading of an ordinance [22-935](#) to amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to establish a no parking zone on Hill Avenue.

Garry Ford, Transportation and Capital Improvements Director

- H) Approval of the second and final reading of an ordinance [22-936](#) amending Section 126-354 of the Code of Ordinances of the City of New Braunfels to amend Parking by Permit Area K.

Garry Ford, Transportation and Capital Improvements Director

- I) Approval of the second and final reading of an ordinance [22-938](#) regarding a proposed rezoning to apply a Special Use Permit to the existing C-1A AH (Neighborhood Business Airport Hazard Overlay) zoning district to allow duplexes on approximately 5 acres out of the O Russell Survey-2, Abstract 485, currently addressed at 2841 Goodwin Lane.

Jean Drew, AICP, Planning and Development Services Assistant Director

- J) Approval of the second and final reading of an ordinance [22-953](#) to adopt a Municipal Utility District petition filing fee.

Christopher J. Looney, AICP, Planning & Development Services Director

### **3. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Public hearing and first reading of an ordinance [22-934](#) regarding the proposed rezoning to apply a Special Use Permit in "R-2" Single-family and Two-family District to allow a resort property with related development standards on approximately 19.96 acres out of the Ingram Acres Subdivision, Lot 2B addressed at 1251 Sleepy Hollow Lane.

Christopher J. Looney, AICP, Planning and Development Services Director

- B) Discuss and consider approval of an Ordinance [22-986](#) Authorizing the Issuance of City of New Braunfels, Texas General Obligation Bonds, Levying of An Ad Valorem Tax in support of The Bonds; Approving a Paying Agent/Registrar Agreement, an Official Statement, and a Purchase Agreement; establishing procedures for selling and delivery of one or more series of The Bonds; and authorizing other matters relating to the Bonds.

Sandy Paulos, Director of Finance

- C) Discuss and Consider approval of an Ordinance [22-928](#) Authorizing the Issuance of City of New Braunfels, Texas Tax Notes, Series 2022; Authorizing the levy of an ad valorem tax in support of the notes; approving a paying agent/registrar agreement, an official statement and other agreements related to the sale and issuance of the notes; establishing the procedures for selling and delivering the notes; authorizing the reimbursement of certain project costs prior to the issuance of the notes and authorizing other matters related to the issuance of the notes.

Sandy Paulos, Director of Finance

- D) Discuss and consider the first reading of an ordinance to [22-937](#) amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to establish a no parking zone on Loop 337 Ramp between Loop 337 and Church Hill Drive.

Garry Ford, Transportation and Capital Improvements Director

- E) Public hearing and the first reading of an ordinance [22-886](#) amending Section 126-354 of the Code of Ordinances of the City of New Braunfels to amend Parking by Permit

Area B.

Garry Ford, Transportation and Capital Improvements Director

**4. 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.

- A) Deliberate pending/contemplated litigation, settlement [22-948](#) 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:
- Chapter 242 of the Texas Local Government Code and proposed replacement of the current Interlocal Agreement with Guadalupe County on subdivision development regulations.
  - Carowest Land, Ltd. v. Yantis Company and City of New Braunfels (all cases, including appeal)
  - Yantis Company v. City of New Braunfels et. al. (2014 case)

**5. 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.

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