



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



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

MONDAY, AUGUST 12, 2024 at 6:00 PM

Neal Linnartz, Mayor
Andres Campos, Mayor Pro Tem (District 1)
Christopher Willis, Councilmember (District 2)
D. Lee Edwards, Councilmember (District 3)
Lawrence Spradley, Councilmember (District 4)
Mary Ann Labowski, Councilmember (District 5)
April Ryan, Councilmember (District 6)
Robert Camareno, City Manager

AMENDED 08-09-2024

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 WILLIS

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

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 July 22, 2024 Executive and Regular City Council meeting minutes, the August 5, 2024 Special City Council meeting minutes, the August 6, 2024 Special City Council meeting minutes, and the August 8, 2024 Special City Council meeting minutes. [24-1023](#)
Matthew Schwarz, Assistant City Secretary
- B) Approval of a second amendment to lease agreement between the City of New Braunfels and NCWPCS MPL 25 - Year Sites Tower Holdings, LLC for a communications tower located at 350 S. Castell Ave. [24-1015](#)
Matthew Eckmann, Assistant Director of Public Works
- C) Approval of annual routine recurring expenditures for FY 2024 in accordance with City Charter Section 9.17. [24-994](#)
Barbara Coleman, Purchasing Manager
- D) Approval of a contract with The Library Corporation (TLC) for an integrated library software (ILS) system for a computerized System (hereinafter referred to as "Library•Solution"). [24-1010](#)
Gretchen Pruetz, Library Director
- E) Approval of annual contracts with E-Z Bel construction, LLC and The Levy Company, Inc. for installation and maintenance of traffic signals. [24-995](#)
John Cox, Streets & Drainage Manager
- F) Approval of an expenditure with Schaefer Plastics North America, LLC of up to \$150,000 for the purchase of residential refuse and recycling containers and lids. [24-1001](#)
Elizabeth Ghiorso, Solid Waste Manager
- G) Approval of a ratification for the submission of a grant application to the U.S. Department of Energy for their Energy Efficiency and Conservation Block Grant Program; authorization for the City Manager to accept funds and execute all contract documents associated [24-996](#)

with the grant; and approval of a contract with Yates Company, LLC for the replacement of boilers located at the City's Main Public Library and Civic/Convention Center.

Jennifer Gates, Grants Coordinator

- H) Approval of an expenditure and corresponding budget amendment in the amount of \$163,869 to Collision Country Repair Center for the repair of a solid waste collection vehicle. [24-1037](#)

Matthew Eckmann, Assistant Director of Public Works

- I) Approval of a recommendation by the Tax Increment Reinvestment Zone #3 Board to amend the TIRZ 3 Project and Financing Plan [24-1013](#)

Jeff Jewell, Economic and Community Development 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.)

- J) Approval of the first reading of an ordinance amending the New Braunfels Code of Ordinances, Chapter 54, Sections 54-41 to 54-55, by repealing an ordinance that established a volunteer fire department. [24-887](#)

Valeria Acevedo, City Attorney

- K) Approval of the second and final reading of an ordinance to rezone approximately 0.21 of an acre out of the Highland Park Addition Subdivision Block 14, Lot 9, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short-Term Rental), currently addressed at 1622 Cross Street [24-982](#)

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

- L) Approval of the second and final reading of an ordinance amending the New Braunfels Code of Ordinances, Chapter 1, Section 1-12, to update the official map reflecting the city's current boundaries and designating that a copy be kept by the Offices of the City Secretary and City Engineer, and other city offices authorized by the City Manager. [24-984](#)

Valeria Acevedo, City Attorney

- M) Approval of the second and final reading of an ordinance [24-983](#)

amending the New Braunfels Code of Ordinances, Chapter 2, Section 2-127, repealing an ordinance establishing a \$50.00 reward for tips leading to the arrest and conviction of persons who damage city property.

Valeria Acevedo, City Attorney

- N) Approval of the second and final reading of an ordinance, of the City Council of the City of New Braunfels, Texas, accepting and approving an Annual Service Plan Update to the Service and Assessment Plan and updated Assessment Roll for the Solms Landing Public Improvement District; making and adopting findings; providing a cumulative repealer clause; and providing an effective date. [24-1006](#)

Sandy Paulos, Director of Finance

2. PRESENTATIONS

- A) Presentation and update on the feasibility analysis for NBEDC-owned property at Common Street and Gruene Road [24-1018](#)

Jeff Jewell, Economic and Community Development Director

3. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Discuss and consider the approval of the second reading of an ordinance amending Chapter 110 of the Code of Ordinances relating to Solid Waste commercial rates and proposed operational changes. [24-1000](#)

Matthew Eckmann, Assistant Director of Public Works

- B) Discuss and consider the approval of an amended resolution that supported the submission of an application to the Motor Vehicle Crime Prevention Authority, Fiscal Year 2024 SB 224 Catalytic Converter Grant Program on behalf of the New Braunfels Police Department for personnel and equipment costs. [24-1024](#)

Keith Lane, Chief of Police

Jennifer Gates, Grants Coordinator

4. 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 and consider the purchase, exchange, lease, [24-1040](#)
contract terms, due diligence, or value of real property, in
accordance with Section 551.072 of the Texas
Government Code:
1. A-1 SUR-1 AM Esnaurizar, up to 100 acres
- B) Deliberate pending/contemplated litigation, settlement [24-775](#)
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:
- a. Discuss Legal Options Relating to Status of New
Braunfels Utilities Real Estate Negotiations to Secure
Easements Regarding the McKenzie Interceptor Upgrade
Project:
- Properties owned by NB Avery Park Homeowners
Association, Inc:
 - i. a, 0.296 Acre Permanent Utility Easement, a 0.044
Acre Temporary Construction Easement, and a 0.213
Acre Temporary Construction Easement, (Guadalupe
County Parcel No. 125092)
 - ii. a 0.632 Acre Permanent Utility Easement, a 0.312
Acre Temporary Construction Easement, and a 0.022
Acre Temporary Construction Easement (Guadalupe
County Parcel Nos. 171818 and 171819)
 - Property owned by Pulte Homes of Texas, L.P and
M/I Homes of San Antonio, LLC:
 - i. a 0.563 Acre Temporary Construction Easement
(Guadalupe County Parcel No. 55904)
 - Property owned by Saengerhalle Meadows
Homeowners Association, Inc.:
 - i. a 1.827 Acre Permanent Utility Easement, and a
1.025 Acre Temporary Construction Easement,
(Guadalupe County Parcel No. 56337)
 - Properties owned by Rockspring Saur, LLC:
 - i. a 2.088 Acre Permanent Utility Easement, and a
1.395 Acre Temporary Construction Easement,
(Guadalupe County Parcel Nos. 191564 and 108128)

- Properties owned by GCP III St. Croix Landco, LLC:
 - i. a 1.937 Acre Permanent Utility Easement, and a 1.127 Acre Temporary Construction Easement, (Comal County Parcel Nos. 421640; 422735; and 441204);
- Property owned by MP New Braunfels, LLC:
 - i. a 1.846 Acre Permanent Utility Easement, and a 0.847 Acre Temporary Construction Easement, (Comal County Parcel No. 71650)
- b. A-1 SUR-1 AM Esnaurizar, up to 100 acres
- C) Deliberate issues regarding economic development [24-935](#) negotiations in accordance with Section 551.087 of the Texas Local Government Code:
 - 1. Project Gather
Jeff Jewell, Economic and Community Development Director

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.

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.