



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



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

MONDAY, FEBRUARY 13, 2017 at 6:00 PM

Barron Casteel, Mayor	Chris Monceballez, Councilmember (District 4)
George Green, Councilmember (District 1)	Wayne Peters, Mayor Pro Tem (District 5)
Justin Meadows, Councilmember (District 2)	Leah A. García, Councilmember (District 6)
Ron Reaves, Councilmember (District 3)	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

INVOCATION: Councilmember Leah Garcia

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

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

PROCLAMATIONS:

- A) President George Washington Day
- B) Black History Month

PRESENTATIONS:

- A) Presentation and possible direction regarding proposed affordable housing developments in New Braunfels utilizing Low Income Housing Tax Credits.
Jeff Jewell, Economic Development Manager
- B) Presentation and possible direction to staff regarding proposed amendments to Chapter 62, Article VII, Smoking in Public Places.
Valeria Acevedo, City Attorney
- C) Presentation and discussion on the 2017 River Management Fee and River Advisory Committee goals
Kristi Aday, Assistant City Manager

1. **MINUTES**

- A) Discuss and consider approval of the minutes of the regular City Council meeting of January 23, 2017.

Patrick Aten, City Secretary

2. **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.

3. **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.

Resolutions & Action Items

- A) Approval of the appointment of one individual to the Central Texas Technology Center Advisory Board for a term ending April 26, 2020.
Patrick Aten, City Secretary
- B) Approval of the appointment of one individual to the Watershed Advisory Committee for a term ending April 18, 2020.
Patrick Aten, City Secretary
- C) Approval for the City Manager to renew a three-year Small Government Enterprise License Agreement with Esri for geographic information system (GIS) software licenses and online GIS training.
Travis Cochrane, Director of Information Technology
- D) Approval of a resolution for a grant submission to the State Homeland Security Program from Office of the Governor - Homeland Security Grants Division for up to \$52,500 for the purchase of First Defender RM S1 Product Identification Equipment, and authorizing the City Manager to accept funds and execute all contract documents associated with the grant, if awarded.
Kenneth Jacks, Fire Chief

- E) Approval of a resolution and submission of a grant application to the Office of the Governor - Criminal Justice Division, General Victim Assistance Direct Services Program grant in the amount of \$60,663.36 to request funding for one full-time Crime Victim Liaison position, and authorizing the City Manager to accept funds and to execute all contract documents associated with the grant, if awarded.
Tom Wibert, Police Chief
- F) Approval of a resolution and submission of a grant application to the Office of the Governor - Criminal Justice Division, Violence Against Women Formula Grant Program in the amount of \$107,444.49 to continue funding one full-time investigator position, and authorizing the City Manager to accept funds and to execute all contract documents associated with the grant, if awarded.
Tom Wibert, Police Chief
- G) Approval of an annual contract with Bluebonnet Motors, Inc, Grapevine DCJ, LLC and Griffith Ford Seguin, LLC for the purchase of vehicles on an as-needed basis for the city.
Jennifer Gates, Buyer
- H) Approval of several vehicles to be declared as surplus prior to being sold at auction and to an area law enforcement agency, as applicable.
Jennifer Gates, Buyer
- I) Approval to ratify the submission of a grant application to the Texas State Library and Archives Commission for the Libraries and Literacy Grant in the amount of \$4,000 to purchase library equipment and authorizing the City Manager to accept funds and to execute all contract documents associated with the grant, if awarded.
Gretchen Pruett, Library Director
- J) Approval of a contract with NewGen Strategies and Solutions, LLC to perform a study of the feasibility of the City adding a permanent drop-off location for solid waste items such as household hazardous waste, electronics, bulky goods, and brush.
Jennifer Gates, Buyer
- K) Approval of acquisition funds in the amount of \$50,000 for purchasing right-of-way on the Live Oak Avenue/Katy Street Improvements Project.
Matthew Eckmann, Real Estate Manager

- L) Approval of acquisition funds in the amount of \$750,000 for purchasing right-of-way and temporary construction easements on the Solms/Morningside/Rueckle Road Reconstruction Project.
Matthew Eckmann, Real Estate Manager
- M) Approval of a Letter of Agreement for Construction Services with Enterprise Texas Pipeline LLC for adjustments to their natural gas transmission lines as required to accommodate the Alves Lane Improvements Project.
Bryan Woods, Capital Programs Manager
- N) Approval of an authorization for the City Manager to enter into an interlocal agreement between the City and Comal County for the use of a property located at 340 North Seguin Avenue as a construction staging area.
Matthew Eckmann, Real Estate Manager
- O) Approval of a resolution providing Veramendi Development Company, LLC. with the City of New Braunfels' consent pursuant to the Development Agreement to create the following: WID 1A and WID 1B subdistricts, and the Comal Master Water Improvement District.
Jeff Jewell, Economic Development Manager
- P) Approval to amend a contract term with Frost Banking Investments for banking services.
Martie Simpson, Director of Finance

Ordinances

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

- Q) Approval of the first reading of an ordinance for the proposed abandonment and sale of approximately 0.23 acres of street right-of-way at the terminus of Merriweather Street.
Christopher J. Looney, Planning and Community Development Director
- R) Approval of the first reading of an ordinance amending Ordinance 75-10 of the City of New Braunfels Code of Ordinances to install traffic control devices at Pahmeyer Road and Strawcove.
Garry Ford, City Engineer
- S) Approval of the second and final reading of an ordinance amending Chapter 126 of the City of New Braunfels Code of Ordinances regarding Traffic and Vehicles.
Garry Ford, City Engineer

- T) Approval of the second and final reading of an ordinance regarding a requested rezoning to apply a Special Use Permit to allow short term rental of residential structures in the “C-1” Local Business District, on Lot G City Block 5085, addressed at 160 W. North Street.
Christopher J. Looney, Planning and Community Development Director
- U) Approval of the second and final reading of an ordinance regarding amendments to the Code of Ordinances, Chapter 118 Platting, Section 46(x) Private Streets.
Christopher J. Looney, Planning and Community Development Director
- V) Approval of the second and final reading of an ordinance regarding a rezoning to apply a Special Use Permit to allow short term rental of two residences and up to eight residential cabins in the “C-2” Central Business District on approximately 0.72 acres out of Lots 32 - 35, New City Block 2016, addressed at 468, 476, and 486 N. Market Avenue.
Christopher J. Looney, Director of Planning & Community Development
- W) Approval of the second and final reading of an ordinance regarding a requested rezoning to apply a Special Use Permit to allow a speech therapy clinic in the “R-2” Single and Two-family District, on Lot 10A Grandview Addition, addressed at 1208 N. Walnut Avenue.
Christopher J. Looney, Planning and Community Development Director

4. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Discuss and consider approval of the first reading of an ordinance amending Section 126-346 of the Code of Ordinances to add a no parking zone on East Faust Street near the intersection with Comal Avenue and amending Ordinance 75-10 of the City of New Braunfels Code of Ordinances to install traffic control devices in the neighborhood of East Faust Street.
Garry Ford, City Engineer
- B) Discuss and consider approval of the first reading of an ordinance amending Section 126-354 of the City of New Braunfels Code of Ordinances to revise Parking by Permit Areas G and I.
Garry Ford, City Engineer
- C) Discuss and consider approval of a contract with Meyers Concrete for construction of Phases 1A, 1B, & 1C of the Downtown Sidewalk Improvements Project including an 18 percent contingency.
Bryan Woods, Capital Programs Manager

- D) Discuss and consider approval for an Advanced Funding Agreement with TxDOT to construct Phases 1A and 1B of the Downtown Sidewalk Improvements Project.
Bryan Woods, Capital Programs Manager
- E) Presentation, discussion, and approval of the City's 2017 Plan of Finance pertaining to the contemplated issuance of obligations to be designated as "City of New Braunfels, Texas General Obligation Bonds, Series 2017"; authorizing City staff and the City's financial advisors and bond counsel to proceed with the 2017 Plan of Finance.
Martie Simpson, Finance Director
- F) Discuss and consider approval for City staff to provide in-kind services to support a grant from the Interlocking Concrete Paver Institute to install permeable pavers at the Wurstfest grounds.
Mark Enders, Watershed Program Manager
- G) Discuss and consider approval of the second and final reading of an ordinance regarding a rezoning to apply a Special Use Permit to allow a mixed-use development including office, digital print shop, retail, music studio, and residential/bed and breakfast in the "C-3" Commercial and "R-2" Single-Family and Two-Family Districts on 0.66 acres, consisting of Lots 2, 3, 11, 12, and 13, New City Block 4048, addressed at 1260 S. Business 35.
Christopher J. Looney, Director of Planning & Community Development
- H) Public hearing and consideration of the first reading of an ordinance regarding the establishment of new fees for services provided or facilitated by the Planning and Community Development Department.
Christopher J. Looney, Director of Planning & Community Development

5. **EXECUTIVE SESSIONS**

In accordance with Texas Government Code, Subchapter D, the City Council may convene in a closed session to discuss any of the following items; any final action or vote taken will be in public.

- A) Deliberate pending/contemplated litigation, settlement 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:
 - Alta Towers, LLC v. City of New Braunfels and City of New Braunfels Zoning Board of Adjustment

- B) Deliberate and consider the purchase of, exchange, lease or value of real property, in accordance with Section 551.072, of the Texas Government Code, including but not limited to:
- acquisition of land for city facilities

NOTE: 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).

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

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall on February 8, 2017 at 8:30 a.m.

Andrea Cunningham, Assistant 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.