



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



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

MONDAY, JUNE 26, 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.*

AMENDED AGENDA

CALL TO ORDER

CALL OF ROLL: City Secretary

INVOCATION: Mayor Barron Casteel

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

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

PROCLAMATIONS:

- A) Pat's Place
[proclamation](#)

1. MINUTES

- A) Discuss and consider approval of the minutes of the special City Council meeting of June 1, 2017, and the regular City Council meeting of June 12, 2017.
Patrick Aten, City Secretary
[June 1, 2017 - Special Meeting Minutes](#)
[June 12, 2017 - Regular Meeting Minutes](#)

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 Airport Advisory Board for a term ending May 12, 2019.
Patrick Aten, City Secretary
- B) Approval of a budget transfer in the Enterprise Maintenance and Equipment Replacement Fund.
Jared Werner, Assistant Director of Finance
- C) Approval of a Memorandum of Understanding between the City of New Braunfels and the Comal County Integrated Response Committee regarding inter-agency cooperation and response to active threats.
Kenneth Jacks, Fire Chief
[MOU](#)
- D) Approval of the ratification of a grant application to the FY2016 Fire Prevention and Safety Grant under the Federal Emergency Management Agency in the amount of \$132,560 for the purchase of a fire demonstration trailer with educational equipment, and authorizing the City Manager to accept funds and execute all contract documents associated with the grant if awarded.
Greg Guenther, Fire Lieutenant
- E) Approval of the submission of a grant application to the U.S. Department of Justice FY 2017 Bulletproof Vest Partnership program for \$52,507.50 and authorizing the City Manager to accept funds and to execute all contract documents associated with the grant, if awarded.
Tom Scheuermann, Police Administrative Sergeant
- F) Approval to apply for a sub-award of the Grants to States Program from the Texas State Library and Archives Commission's federal funder, Institute of Museum and Library Services to be applied to Interlibrary Loan Lends program costs incurred during State Fiscal Year 2017, and authorizing the City Manager to execute all contract documents associated with the grant and accept funds if awarded.
Gretchen Pruett, Library Director
- G) Approval of a resolution supporting a request from Guadalupe-Blanco

River Authority (GBRA) to the Public Utility Commission (PUC) to expand GBRA's Certificate of Convenience and Necessity (CCN) into areas of New Braunfels' city limits and extraterritorial jurisdiction (ETJ).

Christopher J. Looney, Director of Planning and Community Development

[GBRA application letter and map](#)

[GBRA](#)

[GBRA - Surrounding WW Utilities](#)

[GBRA resolution](#)

- H) Approval of a grant application to the National Park Service for technical assistance with community trail planning and authorizing the City Manager to execute all contract documents associated with the grant if awarded.

Ylida Capriccioso, Parks Development Manager

- I) Approval to authorize City Staff and SAMCO Capital Markets, Inc to proceed with the potential issuance of General Obligation Refunding Bonds, Series 2017 for debt service savings.

Martie Simpson, Finance Director

- J) Approval of the issuance of an invitation for competitive sealed proposals for the Alves Lane Project since the City Council finds that this delivery method will provide the best value to the City.

Barbara Coleman, Purchasing Manager

Ordinances

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

- K) Approval of the first reading of an ordinance amending Section 126-346 of the Code of Ordinances to amend the no parking zone on East Faust Street near the intersection with Comal Avenue.

Garry Ford, City Engineer

[2017-06-26 Ordinance - Comal&Faust NPZ](#)

- L) Approval of the first reading of an ordinance amending Ordinance 75-10 of the City of New Braunfels Code of Ordinances to amend the locations of traffic control devices in the Quail Valley Subdivision.

Garry Ford, City Engineer

[2017-06-26 Ordinance - Quail Valley Stop Sign corrections](#)

- M) Approval of the second and final reading of an ordinance to create a regulatory construction speed zone on portions of Loop 337.

Garry Ford, City Engineer

[2017-06-12 Ordinance - Loop 337 Construction Speed Zone](#)

4. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Presentation, discussion, and possible action on the 2018 Comal Appraisal District Budget.

Hector Lozano, Comal Appraisal District Chief Appraiser

[Presentation](#)

- B) Discuss and consider the appointment of one individual to the Community Development Advisory Committee for a term ending December 13, 2017.

Patrick Aten, City Secretary

- C) Discuss and consider possible direction to city staff on amending Section 126-354 of the City of New Braunfels Code of Ordinances to remove a portion of Parking by Permit Area I and create a loading zone on East Coll Street.

Garry Ford, City Engineer

[Area I Map](#)

- D) Discuss and consider approval of the second and final reading of an ordinance prohibiting parking along both sides of a portion of Saengerhalle Road.

Garry Ford, City Engineer

[2017-06-12 Ordinance - Saengerhalle NPZ](#)

[Saengerhalle Road Photos](#)

[Saengerhalle Proposed NPZ](#)

- E) Discuss and consider possible action regarding an amendment to the authorized position listing for the the Parks and Recreation Department for the addition of a full time Recreation Center Manager.

Stacey Dicke, Parks and Recreation Director

- F) Discuss and consider approval of a resolution authorizing an expenditure of up to \$250,000 to the New Braunfels Independent School District for a project to make qualified improvements to Oak Run Middle School and New Braunfels Middle School sports fields.

Robert Camareno, City Manager

[Resolution- athletic fields.docx](#)

[Presentation ISD fields.pptx](#)

[NBISD MS Playfields 04-03-17](#)

- G) Public hearing and consideration of the first reading of an ordinance regarding the proposed rezoning of approximately 74 acres comprising a 60.579 acre tract out of the A-20, A M Esnaurizar Survey, addressed at 1584 and 1568 Weltner Road, and the 13.421 acre Countryville

Subdivision, from “APD” Agricultural/Pre-Development District and “R-1A-6.6” Single-Family District to Weltner Farms Planned Development District (WFPD).

Christopher Looney, Planning & Community Development Director

[Aerial & RTP](#)

[Application & Narrative](#)

[Current Master Plan](#)

[Zoning, Land Use & Future Land Use Maps](#)

[Notification, Map & Responses](#)

[Photograph of Subject Property](#)

[Sec. 3.5 Planned Development Districts](#)

[Draft Minutes for Planning Commisison 6-6-17](#)

[Ordinance](#)

- H) Public hearing and consideration of the first reading of an ordinance regarding the proposed designation of approximately 0.158 acre, the northeast parts of Lots 1 and 2 of City Block 4066, addressed as 475 Butcher Street, as a local historic landmark to be known as the Boenig-Hartmann House.

Christopher Looney, Director of Planning and Community Development

[Maps](#)

[Notification & Responses](#)

[Photographs of Subject Property](#)

[Article III, Section 66-54](#)

[Article III, Section 66-56](#)

[Excerpt from the April 11, 2017 Historic Landmark Commission](#)

[Minutes](#)

[Excerpt from the June 6, 2017 Planning Commission Meeting](#)

[Ordinance](#)

- I) Public hearing and consideration of the first reading of an ordinance regarding the proposed designation of approximately 0.241 acres, Lots 14 and 16 of City Block 1024, addressed as 564 Hill Avenue, as a local historic landmark to be known as the Kopplin-Leitch House.

Christopher Looney, Director of Planning and Community Development

[Application](#)

[Maps](#)

[Notification and Responses](#)

[Photographs of Subject Property](#)

[Article III, Section 66-54](#)

[Article III, Section 66-56](#)

[Excerpt from the April 11, 2017 Historic Landmark Commission meeting minutes](#)

[Excerpt from the June 6, 2017 Planning Commission meeting minutes](#)

[Ordinance](#)

- J) Public hearing and consideration of a resolution amending the 2006 Future Land Use Plan, and consideration of the second and final reading of an ordinance regarding an amendment to Ordinance No. 2017-29, the “Highland Grove” Planned Development District Concept Plan, to remove 11.64 acres from “Highland Grove” Planned Development District (HGPD) and rezone the 11.64 acres and 38.1 acres out of the William H. Pate Survey, Abstract No. 259 and R. Ximenez Survey, Abstract No. 347, Guadalupe County, Texas, from “R-1A-6.6” Single Family District to “Highland Gardens” Planned Development District (HGARDPD), adopting a Concept Plan and associated Development Standards, located on FM 1044.

Christopher Looney, Planning and Community Development Director

[Aerial, Regional Transportation Plan and Floodplain Map](#)

[Applications](#)

[Exhibit Map](#)

[Current and Amending Highland Grove Concept Plans](#)

[Proposed HGARDPD Concept Plan and Development Standards](#)

[Zoning and Land Use Maps](#)

[Notification List, Map and Responses](#)

[Photographs of Subject Property](#)

[Ordinance 2017-29, Sec. 3.5 and Sec. 3.4-2](#)

[Planning Commission Minutes](#)

[Ordinance and Resolution](#)

- K) Discuss and consider approval of a resolution authorizing the use of Eminent Domain Proceedings under Chapter 251 of the Texas Local Government Code and Section 2.03 and Section 11.08 of the City of New Braunfels Municipal Charter, on that Parcel owned by Joyce T. Weltner Living Trust, being a 3.564-acre tract situated in the A.M.

Esnaurizar Eleven League Grant, Guadalupe County, Texas out of that certain 65 acre tract (tract two) described in Volume 1315, page 280 of the Official Real Property Records of Guadalupe County, Texas as part of New Braunfels Utilities electric system's substation and related appurtenances expansion.

Ian Taylor, NBU Chief Executive Officer

[Resolution](#)

[Exhibit A \(2\)](#)

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 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
- B) 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:
 - Condemnation of an approximate 3.564 acres along Weltner Road related to the expansion of NBU's electric system.

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 June 23, 2017, at 2:00 p.m.

Patrick Aten, 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.