



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



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

MONDAY, AUGUST 13, 2018 at 6:00 PM

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| Barron Casteel, Mayor | Matthew E. Hoyt, Councilmember (District 4) |
| Shane Hines, Councilmember (District 1) | Wayne Peters, Mayor Pro Tem (District 5) |
| Justin Meadows, Councilmember (District 2) | Leah A. García, Councilmember (District 6) |
| Harry Bowers, 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.**

PRESENTATIONS:

- A) CenterPoint Energy Community Partnership Grant for a wireless communication system
Patrick O'Connell, Assistant Fire Chief
- B) City of Seguin's request for ETJ exchange with the City of New Braunfels
Christopher J. Looney, Planning and Community Development Director

1. MINUTES

- A) Discuss and consider approval of the minutes of the regular City Council meeting of July 23, 2018.
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 a contract in the amount of \$39,849 with Yates Company, LLC for the purchase of Innotech Control System of Direct Digital Controls for the HVAC system at the New Braunfels Civic/Convention Center.
Matthew Eckmann, Facilities and Real Estate Manager
- B) Approval of a 0.808 acre sanitary sewer easement agreement between the City of New Braunfels and New Braunfels Utilities over and across 55.139 acres out of the J. Thompson Survey number 21, Abstract 608, Comal County, Texas located at 1946 Monarch Way, identified as Fischer Park.
Matthew Eckmann, Facilities and Real Estate Manager
- C) Approval of a travel policy for the New Braunfels City Council.
Robert Camareno, City Manager
- D) Approval of a contract with Azteca Systems, LLC for access to their permit software solution, Cityworks; and approval for the purchase of the software from SHI Government Solutions, Inc.
Greg Brown, GIS and Applications Manager
- E) Approval of a professional services contract with Geographic Information Services, Inc. for the implementation of the Cityworks Permits, Licensing and Land software solution for permit management.
Greg Brown, GIS and Applications 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.)

- F) Approval of the second and final reading of an ordinance amending Chapter 130, Article VI, of the Code of Ordinances, relating to the amendment of land use assumptions and a capital improvements plan and the imposition of water and wastewater impact fees.
Dawn Butrym, NBU CFO

- G) Approval of the second and final reading of an ordinance regarding the proposed rezoning to apply a Special Use Permit to allow a bed and breakfast facility in the "R-2" Single-Family and Two-Family District on 0.21 acres, on property addressed at 286 S. Market Avenue.
Stacy Snell, Planning and Community Development Assistant Director
- H) Approval of the second and final reading of an ordinance regarding the proposed rezoning to apply a Special Use Permit to allow the short-term rental of a single-family dwelling in the "C-1" Local Business District, for property addressed at 508 E. San Antonio Street.
Stacy Snell, Planning and Community Development Assistant Director

4. **INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Public hearing and consideration of the first reading of an ordinance adopting the City of New Braunfels Comprehensive Plan: Envision New Braunfels.
Christopher J. Looney, Planning and Community Development Director
- B) Discuss and consider approval of a resolution authorizing proceeding with the issuance of Certificates of Obligation; Directing Publication of Notice of Intention to Issue Certificates of Obligation; and Other Related Matters.
Jared Werner, Interim Director of Finance
- C) First public hearing regarding annexation of approximately 154 acres of land on the southeast corner of the intersection of FM 1044 and Klein Road, including the adjacent Klein Road right-of-way, adjacent to the existing city limits.
Christopher J. Looney, Planning and Community Development Director
- D) Discuss and consider approval of a resolution recommended by the New Braunfels Economic Development Corporation to provide up to \$600,000 in financial incentives to Titan New Braunfels Industrial, LLC, for infrastructure improvements including water, wastewater, electric utilities and roadway infrastructure necessary to develop new or expanded business enterprises.
Victor Garza, Economic Development Manager
- E) Discuss and consider approval of a resolution recommended by the New Braunfels Economic Development Corporation to provide up to \$500,000 in financial incentives to Season Group USA LLC for the creation and retention of up to 200 new jobs.
Victor Garza, Economic Development Manager
- F) Discuss and consider approval of a resolution adopting the City of New

Braunfels Policies and Procedures for Obtaining and Applying Offsets and Credits Against Roadway Impact Fees.

Garry Ford, City Engineer

- G) Discuss and consider possible direction to staff regarding legislative priority recommendations to the Texas Municipal League for the upcoming 2019 Legislative Session.

Robert Camareno, City Manager

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:
- New Braunfels Housing Authority and New Braunfels Community Resources, Inc.
- B) Deliberate the purchase, exchange, lease or value of real estate in accordance with Section 551.072 of the Texas Government Code
- Properties 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.

7. ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall on August 8, 2018, 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.