



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



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

**MONDAY, AUGUST 27, 2018 at 6:00 PM**

Barron Casteel, Mayor

Shane Hines, Councilmember (District 1)

Justin Meadows, Councilmember (District 2)

Harry Bowers, Councilmember (District 3)

Matthew E. Hoyt, Councilmember (District 4)

Wayne Peters, Mayor Pro Tem (District 5)

Leah A. García, 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**

**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) National Payroll Week
- B) Library Card Sign-Up Month
- C) National Preparedness Month

**PRESENTATIONS:**

- A) Prince Solms Historical Marker  
*New Braunfels Partnership Committee*

**1. MINUTES**

- A) Discuss and consider approval of the minutes of the regular City Council meeting of August 13, 2018, and the special meetings of August 13, 14, 15, and 18, 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 the purchase of traffic signal radar detection equipment from Twincrest Technologies in the amount of \$58,900.  
*Garry Ford, City Engineer*
- B) Approval of a resolution authorizing the City Manager to enter into an Interlocal Agreement with Comal County to provide Household Hazardous Waste Collection events for the City of New Braunfels and Comal County.  
*Michael Mundell, Solid Waste Manager*
- C) Approval of a modification to the number of authorized positions in the General Fund - Parks and Recreation Department to support the operation of a year round swim team at the Das Rec Community Recreation Center.  
*Jared Werner, Chief Financial Officer*

*Ordinances*

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

- D) Approval of the first reading of an ordinance amending Chapter 106-Signs, to move the location of Subdivision Entry Signs from Sec. 106-10(b)(13) to Sec. 106-14(b)(8)- Permanent On-Premise Sign Regulations.  
*TJ Grossi, Building Official*
- E) Approval of the second and final reading of an ordinance adopting the City of New Braunfels Comprehensive Plan: Envision New Braunfels.  
*Christopher J. Looney, Planning and Community Development Director*

**4. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Discuss and consider the approval of the first reading of an ordinance prohibiting the intentional feeding of wildlife within City Limits.  
*Mark Enders, Watershed Program Manager*

- B) Public hearing and first reading of an ordinance regarding the proposed zone change from “C-3” Commercial District to “MU-B” High Intensity Mixed Use District for Lot 2, Block 1, Executive Park, Unit 2, containing 1.53 acres, and addressed at 556 Danken Lane.  
*Christopher J. Looney, Director of Planning & Community Development*
- C) Public hearing and first reading of an ordinance rezoning 0.953 acres out of the JM Veramendi A-20 Survey, addressed at 1671 State Highway 46 South, from “APD” Agricultural/Pre-Development and “C-1” Local Business Districts to “MU-B” High Intensity Mixed Use District.  
*Christopher J. Looney, Planning and Community Development Director*
- D) Public hearing and first reading of an ordinance regarding the proposed rezoning to apply a Special Use Permit to allow a bed and breakfast in the “R-2” Single-Family and Two-Family District on approximately 0.32 acres, on property addressed at 612 E. Common Street.  
*Stacy Snell, Planning and Community Development Assistant Director*
- E) Public hearing and first reading of an ordinance regarding the proposed rezoning to apply a Special Use Permit to 8.33 acres to allow self-storage warehouses including an onsite manager’s living quarters, outside boat and RV storage, and/or single story office buildings in the “APD” Agricultural/Pre-Development District and the proposed rezoning of one acre from “APD” Agricultural/Pre-Development District to “C-1B” General Business District, addressed at 1938 FM 1044.  
*Stacy Snell, Assistant Director of Planning & Community Development*
- F) Public hearing and first reading of an ordinance designating 0.2475 acres out of City Block 4029, Lot 3, addressed as 941 Lee Street, as a Historic Landmark to be known as the Schulz-Johnson House.  
*Amy McWhorter, Historic Preservation Officer*
- G) Public hearing and first reading of an ordinance designating 0.124 acres out of City Block 4062, Lot 3, addressed as 546 South Academy Avenue, as a Historic Landmark to be known as the Bartels-Kelly House.  
*Amy McWhorter, Historic Preservation Officer*
- H) Discuss and consider approval to authorize the City Manager to enter into an agreement to amend the Waste Management of Texas Inc. Disposal Agreement for a term of five years with two three-year extensions upon mutual written agreement for the disposal of municipal solid waste.  
*Michael Mundell, Solid Waste Manager*

- I) Discuss and consider approval to authorize the City Manager to enter into a license agreement between the City of New Braunfels and Springfed Investments, LLC for encroachments in the public right-of-way at 290 South Castell Avenue.  
*Garry Ford, P.E., City Engineer*
- J) Discuss and consider approval to authorize the City Manager to enter into a license agreement between the City of New Braunfels and DM3 Ventures, LLC for encroachments in the public right-of-way at 748 West San Antonio Street.  
*Garry Ford, P.E., City Engineer*
- K) Discuss and consider approval of an ordinance authorizing the issuance of City of New Braunfels, Texas Limited Tax Notes, Series 2018; prescribing the form of the note; levying an ad valorem tax to pay the note; awarding the sale thereof; and enacting other provisions relating thereto.  
*Jared Werner, Chief Financial Officer*
- L) Discuss and consider approval of an ordinance authorizing the issuance of City of New Braunfels, Texas General Obligation Bonds, Series 2018; authorizing the levy of an ad valorem tax in support of the bonds; approving an official statement, a paying agent/registrar agreement, and other matters relating to the issuance of the bonds.  
*Jared Werner, Chief Financial Officer*
- M) Discuss and consider approval of a resolution recommended by the New Braunfels Economic Development Corporation for a project expenditure of up to \$500,000 to US Real Estate Limited Partnership I-35 Logistics, LLC, for construction of required or suitable infrastructure necessary to promote or develop new or expanded enterprises.  
*Victor Garza, Economic Development 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 issues regarding economic development negotiations in accordance with Section 551.087, of the Texas Government Code, including but not limited to:
  - US Real Estate Limited Partnership I-35 Logistics, LLC (Stream Realty)
- B) Deliberate the purchase, exchange, lease or value of real estate in

accordance with Section 551.072 of the Texas Government Code

- Property for City Facilities

- C) Deliberate the appointment, evaluation, duties, discipline, or removal of the Municipal Court Judge in accordance with Section 551.074 of the Texas Government Code.

*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 24, 2018, at 12:00 p.m.

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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.