



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



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

**MONDAY, FEBRUARY 11, 2019 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 Harry Bowers**

**PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG**

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

**PROCLAMATIONS:**

- A) George Washington Day
- B) Purple Heart City
- C) Fire Station Historical Marker

**PRESENTATIONS:**

- A) Update and possible direction to staff regarding amending the membership requirements of the Heritage Commission and the Historic Landmark Commission.  
*Patrick Aten, City Secretary, and Amy McWhorter, Historic Preservation Officer*
- B) Affordable Housing Study  
*Steve Spillette, Community Development Strategies President*

**1. MINUTES**

- A) Discuss and consider approval of the minutes of the special and regular

City Council meetings of January 28, 2019.

*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 resolution ordering a Regular Election to be held in the City of New Braunfels on May 4, 2019, for Regular City Officers; and establishing an Early Voting Location and Polling Places for this Election; and making provisions for the conduct of the Election.  
*Patrick Aten, City Secretary*
- B) Approval to authorize the City Manager to enter into joint election agreements between the City of New Braunfels and the New Braunfels Independent School District and the Comal Independent School District.  
*Patrick Aten, City Secretary*
- C) Approval of a resolution appointing election officers for the May 4, 2019 Regular and Special Elections.  
*Patrick Aten, City Secretary*
- D) Approval of temporary road closures for the fourth annual Dia de los Muertos Festival on October 26, 2019.  
*Amy McWhorter, Downtown Development Coordinator*
- E) Approval of an expenditure with Exacom, Inc. for the Police Department telephone and radio transmission recording system at a cost of \$32,729.  
*Tom Wibert, Police Chief*
- F) Approval of a resolution to accept grant funds in the amount of \$112,500 for the engineering/design, and \$1,107,617 for the construction, of a regional detention pond, and general aviation apron/taxi lane pavement rehabilitation, from the Texas Department of Transportation - Aviation Division and authorizing the City Manager to accept funds and to execute all contract documents associated with the

grant.

*Robert Lee, Airport 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.)*

- G) Approval of the second and final reading of an ordinance rezoning 1.795 acres out of the AP Fuquay Survey 35 A-15, addressed at 1193 Gruene Road, from "R-2" Single and Two-family District to "C-O" Commercial Office District.

*Christopher J. Looney, Planning and Community Development Director*

- H) Approval of the second and final reading of an ordinance enlarging the boundaries of Reinvestment Zone Number One, City of New Braunfels, Texas; amending the project plan and finance plan for the zone to reflect the increased boundaries and include the Phase II Project; amending an economic development agreement between the City of New Braunfels, Texas and A-L 95 Creekside Town Center, L.P. to include the Phase II Project Improvements and estimated costs related thereto; authorizing the execution of a Phase II Tax Increment Participation interlocal agreement; and other matters in connection therewith.

*Jared Werner, CFO, and Bart Fowler, City Bond Counsel*

**4. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Discuss and consider approval of a resolution ordering a Special Bond Election to be held in the City of New Braunfels on May 4, 2019; and establishing an Early Voting Location and Polling Places for this Election; and making provisions for the conduct of the Election.

*Patrick Aten, City Secretary*

- B) Discuss and consider approval of a contract with MUNIRevs, Inc d/b/a LODGINGRevs for a short-term rental compliance system and automated licensing and tax remittance system.

*Jared Werner, Chief Financial Officer*

- C) Discuss and consider approval of the first reading of an ordinance amending Section 86-7 of the Code of Ordinances to include \$20 paid parking on the north side of East San Antonio Street between the intersection with South Liberty Avenue and the Comal River bridge, and \$30 paid parking at the parking spaces on Hinman Island Drive annually from May 1 through Labor Day.

*Kristi Aday, Assistant City Manager*

- D) Discuss and consider approval of the first reading of an ordinance amending the Code of Ordinances Section 86-7 Operation of Vehicles in Parks revising Subsection (d) by establishing a resident parking pass for Prince Solms Park and Landa Park parking lots located off Elizabeth Avenue.  
*Kristi Aday, Assistant City Manager*
- E) Discuss and consider the proposed bridge rail and light poles for the San Antonio Street Bridge Project over the Comal River as recommended by the San Antonio Street Bridge Steering Committee.  
*Greg Malatek, Director of Public Works*
- F) Discuss and consider approval of the first reading of an ordinance amending Section 126-346 of the Code of Ordinances to restrict parking, standing or stopping along a portion of Rainy Creek.  
*Garry Ford, City Engineer*
- G) Public hearing and first reading of an ordinance amending Section 126-354 of the City of New Braunfels Code of Ordinances to create a new Parking by Permit Area O.  
*Garry Ford, City Engineer*

## 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 the purchase, exchange, lease or value of real estate in accordance with Section 551.072 of the Texas Government Code
  - Property 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, and to deliberate the purchase of, exchange, lease or value of real property in accordance with Section 551.072, of the Texas Government Code, specifically:
  - Landa Park Miniature Railroad
- C) 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/New Braunfels Community Resources, Inc.

*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 February 6, 2019, 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.