



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



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

**MONDAY, SEPTEMBER 28, 2020 at 6:00 PM**

Rusty Brockman, Mayor	Matthew E. Hoyt, Councilmember (District 4)
Shane Hines, Councilmember (District 1)	Jason E. Hurta, Councilmember (District 5)
Justin Meadows, Mayor Pro Tem (District 2)	James Blakey, 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**

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

**INVOCATION: Councilmember Blakey**

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

**PROCLAMATIONS:**

- A) Hispanic Heritage Month [20-660](#)
- B) Hunger Action Month [20-678](#)

**PRESENTATIONS:**

- A) Update from the City Manager on the City's Response to [20-652](#)  
COVID-19  
*Robert Camareno, City Manager*
- B) Presentation and direction to staff regarding an [20-668](#)  
upcoming bond refunding opportunity and capital  
equipment financing strategy  
*Jared Werner, Chief Financial Officer*
- C) Presentation and discussion of Workforce Housing [20-656](#)  
Advisory Committee progress, goals and strategies  
*Brian Cox, Chair of Workforce Housing Advisory Committee & Jeff Jewel,*

*Director of Economic and Community Development*

- D) A presentation and discussion on the Mayor's Diversity [20-685](#)  
and Inclusion Committee  
*Rusty Brockman, Mayor*

1. **MINUTES**

- A) Discuss and consider approval of the minutes of the [20-653](#)  
Special Council Meeting on September 10, 2020, and  
the Regular Council Meeting of September 14, 2020.  
*Drew Lyons, Assistant 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 Memorandum of Understanding between [20-649](#)  
the City and New Braunfels Utilities for the Construction  
of a Stormwater Treatment Basin at the NBU Well Yard  
at the Headwaters at the Comal facility  
*Mark Enders, Watershed Program Manager*
- B) Approval of a contract with Target Solutions Learning, [20-570](#)  
LLC for Software to support training, scheduling, and  
inventory modules for Fire Department personnel at a  
cost of \$33,344.  
*Patrick O'Connell, Fire Chief*
- C) Approval to issue professional services agreements with [20-651](#)  
Bureau Veritas, Safebuilt Texas, and Sunland Group,  
Inc., to review select permit applications for commercial  
building plan compliance with the adopted building,  
mechanical, electrical, and plumbing codes.  
*Kevin "KC" Collins, Building Official*
- D) Approval of a Change Order to D&S Concrete [20-658](#)  
Contractors for the Oak Run Subdivision Sidewalk

Improvements Project as part of the 2019 Bond Citywide Streets Program.

*Jennifer Cain, Capital Programs Manager*

- E) Approval of a Microsoft Enterprise Agreement for [20-673](#) citywide software licenses.

*Tony Gonzales, Director of Information Technology*

- F) Approval of annual routine recurring expenditures for FY [20-662](#) 2021 in accordance with City Charter Section 9.17.

*Barbara Coleman, Purchasing Manager*

- G) Discuss and consider the appointment of three [20-684](#) individuals to the Building Standards Commission for terms ending October 26, 2022.

*Drew Lyons, Assistant City Secretary*

- H) Approval of the appointment of one individual to the [20-687](#) Construction Board of Appeals for a term ending February 24, 2023.

*Drew Lyons, City Secretary*

- I) Approval of the appointment of one alternate member to [20-690](#) the Zoning Board of Adjustment for a term ending May 31, 2021.

*Drew Lyons, City Secretary*

- J) Approval of the issuance of an invitation for competitive [20-688](#) sealed proposals on the Police Department and Veterans Memorial Project as part of 2019 Bond Program since the City Council finds that this delivery method will provide the best value to the City.

*Jennifer Cain, Capital Programs Manager*

- K) Approval of a resolution authorizing the City Manager to [20-677](#) approve the disbursement of a grant payment in the amount of \$10,000 to Precinct 3 LLC, d.b.a Water 2 Wine, a business located within the corporate limits of the City of New Braunfels, via the City's COVID-19 Small Business Resource Grant that are consistent with the general statement of purpose of the City's Chapter 380 Economic Development Program Policies and Procedures.

*Jeff Jewell, Director of Economic and Community Development*

- L) Approval of a first reading of an ordinance amending the [20-650](#) City of New Braunfels Code of Ordinances, Ch. 2,

Sections 2-1 to 2-4 by removing references relating to employees.

*Becca Miears, Assistant Human Resources 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.)*

- M) Approval of the second and final reading of an ordinance [20-517](#) repealing and reenacting Chapter 130, Article V, Division 4, of the Code of Ordinances as it relates to waste water pretreatment requirements.

*Michael G. Short, NBU Director of Water Services*

- N) Approval of the second and final reading of an ordinance [20-671](#) establishing the number of positions in each classification in the New Braunfels Fire Department and Police Department pursuant to Local Government Code, Chapter 143.

*Becca Miears, Assistant Human Resources Director*

**4. INDIVIDUAL ITEMS FOR CONSIDERATION**

- A) Discuss and consider approval of a resolution of the City [20-657](#) Council of the City of New Braunfels, Texas providing no objection to the submission of an application for Low Income Housing Tax Credits to the Texas Department of Housing and Community Affairs for the proposed Oak Creek Multifamily Housing Project located at the southwest corner of Oak Creek Way and South IH-35 Frontage Road; approving findings related to the Application; imposing conditions for such non-objection and declaring an effective date.

*Jeff Jewell, Director of Economic and Community Development*

- B) Discuss and consider approval of the appointment of [20-661](#) three individuals to the Library Advisory Board for terms ending September 26, 2023.

*Drew Lyons, Assistant City Secretary*

- C) Discuss and consider approval of the appointment of [20-663](#) three individuals to the Parks and Recreation Advisory Board for terms ending October 13, 2023.

*Drew Lyons, Assistant City Secretary*

- D) Public hearing and first reading of an ordinance [20-631](#) 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 addressed at 430 Landa Street.  
*Christopher J. Looney, Planning and Development Services Director*
- E) Public hearing and first reading of an ordinance [20-639](#) regarding the proposed rezoning to apply a Special Use Permit to allow the short term rental of a single-family dwelling in the C-2 Central Business District, addressed at 212 E. Zink St.  
*Christopher J. Looney, Planning and Development Services Director*
- F) Public hearing and first reading of an ordinance [20-645](#) regarding the proposed rezoning to apply a Special Use Permit to allow an existing residence to operate as a bed and breakfast in the R-2 Single and Two-family District on Lot 6R, City Block 5007, addressed at 522 Cross River Street.  
*Christopher J. Looney, Planning and Development Services Director*

## 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 [20-664](#) 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:
- TMLIRP Claim No. LB123354; Crawford, C.
- B) Deliberate the appointment, evaluation, duties, discipline, [20-479](#) or removal of the City Attorney and other personnel in accordance with Section 551.074 of the Texas Government Code.
- C) Deliberate issues regarding economic development [20-667](#) negotiations in accordance with Section 551.087, of the Texas Government Code, including but not limited to:
- General Land Office/Southstar

*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 September 23, 2020 at 5:00 p.m.

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Andrew A. Lyons III, 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.