



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



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

MONDAY, OCTOBER 25, 2021 at 6:00 PM

Rusty Brockman, Mayor	Lawrence Spradley, 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 BOWERS

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- | | | |
|----|-----------------------------------|-------------------------|
| A) | Domestic Violence Awareness Month | 21-951 |
| B) | Wurstfest Proclamation | 21-1148 |

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.

1. MINUTES

- A) Consideration and approval of the minutes for the [21-1078](#) Special Session October 11, 2021, Executive Session October 11, 2021, the Regular City Council Session October 11, 2021, and the Special Session October 18, 2021.

Caitlin Krobot, City Secretary

2. 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. Citizens must be present to pull an item.

Resolutions & Action Items

- A) Approval of an amendment to the number of authorized [21-1118](#) positions within the General Fund - Public Works Department
Robert Camareno, City Manager
- B) Approval of a resolution adopting the Investment Policy [21-1045](#) for the City of New Braunfels including the Broker/Dealer and Counterparties List.
Sandy Paulos, Assistant Chief Financial Officer
- C) Approval of a contract modification with Capital [21-1079](#) Excavation to increase the project contingency in the amount of \$250,000 for completion of roadway and subsidiary items for the 2013 Bond Solms Rd, Morningside Dr, and Rueckle Rd Reconstruction Project.
Garry Ford, Assistant Public Works Director/City Engineer
- D) Approval of a contract with Knight Security Systems for [21-1115](#) the purchase of video surveillance equipment, video management services and access control equipment and services for Fire Station #3, and to authorize the City Manager to execute any change orders up to the contingency amount.
Tony Gonzalez, Director of Information Technology
- E) Approval for the submission of an application for FY [21-1093](#) 2021 American Rescue Plan Act Travel, Tourism, and Outdoor Recreation Notice of Funding Opportunity grant funding offered by the Economic Development Administration, U.S. Department of Commerce; and authorization for the City Manager to act on behalf of the City in matters as required by the grant.
Jennifer Gates, Grants Coordinator
- F) Approval of a request to relinquish plat review authority [21-929](#)

to Comal County for approximately 272 acres partially located within the Extraterritorial Jurisdiction (ETJ) of New Braunfels.

Christopher J. Looney, AICP, Planning and Development Services Director

- G) Approval of a contract with SHI Government Solutions to purchase Sympro Investment Management Software and Sympro Debt Management Software and to purchase support, implementation, and training of the software modules for the Finance Department. [21-1043](#)

Sandy Paulos, Assistant Chief Financial Officer

- H) Approval of a resolution of the City Council of the City of New Braunfels, Texas, amending Article 5 of the Meet and Confer Agreement between the City and the New Braunfels Professional Fire Fighters Association, Local 3845 of the International Association of Fire Fighters, by extending the term for 120 days; providing for an effective date. [21-1144](#)

Valeria M. Acevedo, City Attorney

- I) Approval of budget amendments in the FY 2021 General Fund, Special Revenue Fund, Development Services Fund and the Equipment Replacement Fund. [21-1112](#)

Greg Gutierrez, Budget Supervisor

3. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Discuss and consider approval of the first reading of an ordinance to install an all-way stop at the intersection of W. County Line Road and Chartwell Entry. [21-1042](#)

Greg Malatek, Public Works Director

- B) Public hearing and first reading of an ordinance regarding the proposed rezoning of approximately 5.35 acres out of the A. M. Esnaurizar Survey, addressed at 850 State Highway 46 South, from "M-1 AH" Light Industrial District - Airport Hazard Overlay to "ZH-A AH" Zero Lot Line Home District - Airport Hazard Overlay. [21-1048](#)

Jean Drew, AICP, CNU-A; Planning and Development Services Assistant Director

- C) Public hearing and first reading of an ordinance regarding a proposed rezoning of approximately 6,600 square feet (0.15 acre) consisting of Lot 36, Block 1, Green Valley Estates Subdivision, addressed at 138 E. [21-1067](#)

Green Valley, from “B-1” Conventional and Mobile Home District to “C-O” Commercial Office District.

Jean Drew, AICP, CNU-A, Planning & Development Services Assistant Director

- D) Public hearing and first reading of an ordinance [21-1063](#) regarding a proposed rezoning from “M-1” Light Industrial District and “APD” Agricultural/Pre-Development District to “C-1B” General Business District with a Special Use Permit to allow the expansion of an existing zoo on approximately 19.2 acres, consisting of Lots 2, 3, 4, 5 and 6, Collins Estates, Unit 2, addressed at 5562, 5640 and 5686 IH 35 S and 203 and 223 Rusch Ln.

Christopher J. Looney, AICP, Planning & Development Services Director

- E) Public hearing and first reading of an ordinance [21-1060](#) regarding a proposed zone change to apply a Special Use Permit to allow multifamily residential use in the “APD” Agricultural/Pre-Development District, on approximately 18 acres out of the John Thompson Survey No. 21, Abstract No. 608, Comal County, Texas, addressed at 441 Ron Road.

Christopher J. Looney, AICP, Planning & Development Services Director

- F) Public hearing, discussion and consideration of a first reading on an ordinance of The City of New Braunfels approving a service and assessment plan for the Solms Landing Public Improvement District; making a finding of special benefit to the property in the District; levying a special assessment against property within Improvement Area #1 of the District; establishing a lien on such property; approving an assessment roll for the District; providing for payment of the special assessment in accordance with Chapter 372, Texas Local Government Code; providing for the method of assessment and the payment of the special assessment; providing for penalties and interest on delinquent assessments; providing for a severability clause; providing an effective date; and providing for other related matters [21-1128](#)

Jared Werner, Chief Financial Officer

- G) Discuss and consider approval of a resolution of the City [21-1129](#)

Council of the City of New Braunfels, Texas, approving the form and authorizing the distribution of a preliminary limited offering memorandum for "City Of New Braunfels, Texas Special Assessment Revenue Bonds, Series 2021 - Solms Landing Public Improvement District Improvement Area #1 Project "

Jared Werner, Chief Financial Officer

- H) Discuss and consider approval of a resolution of the City [21-1134](#) of New Braunfels, Texas approving and authorizing the Mayor to execute the "Solms Landing Public Improvement District Financing And Reimbursement Agreement" Between Solms Landing Development, LLC, a Texas limited liability company and the City of New Braunfels, Texas

Jared Werner, Chief Financial Officer

4. 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 appointment, evaluation, duties, discipline, [21-1053](#) or removal of the Municipal Court Judge in accordance with Section 551.074 of the Texas Government Code.
- B) Deliberate issues regarding economic development [21-1047](#) negotiations in accordance with section 551.087 of the Texas Government Code.
- Project Origin
 - Project Forward
 - Taskus

5. RECONVENE INTO OPEN SESSION AND TAKE ANY NECESSARY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

ADJOURNMENT

CERTIFICATION

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

Caitlin Krobot, 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.