



CITY OF NEW BRAUNFELS, TEXAS
CITY COUNCIL MEETING



CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET

MONDAY, NOVEMBER 8, 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 SPRADLEY

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- A) Veteran's Day Proclamation [21-1181](#)
- B) Children's Book and StoryWalk Week [21-1210](#)

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.

PRESENTATIONS:

- A) Presentation of Initial Assessment and approval of [21-1186](#) continuing with the redistricting process
Alan Bojorquez/Rezzin Pullum, Redistricting Consultants

1. MINUTES

- A) Approval of the minutes for executive session October [21-1175](#) 25, 2021 and regular session October 25, 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 proposed changes to the Bylaws of the [21-1169](#)
Workforce Housing Advisory Committee
Jeff Jewell, Economic and Community Development Director
- B) Approval of a resolution to approve the Guadalupe [21-1170](#)
Appraisal District (G.A.D.) facility parking lot expansion.
Gayle Wilkinson, Assistant City Secretary
- C) Approval of a resolution that will adopt the criteria for use [21-1173](#)
in the City's 2021 redistricting process.
Alan Bojorquez/Rezzin Pullim, Redistricting Consultants
- D) Approval of a resolution that will adopt guidelines for the [21-1172](#)
2021 redistricting proposals submitted by outside
interested parties.
Alan Bojorquez/Rezzin Pullim, Redistricting Consultants
- E) Approval of a purchase with Deere & Company for [21-1174](#)
needed equipment to be utilized by the Airport and to
declare the existing equipment as surplus.
Dr. Robert Lee, Airport Director
- F) Approval of and authorization for the City Manager to [21-1152](#)
execute lease agreements between the City of New
Braunfels and New Braunfels Waterpark, LLC for
properties adjacent to the City Tube Chute and Elizabeth
Ave.
Matthew Eckmann, Facilities and Real Estate Manager
- G) Approval of a purchase with Sterling McCall Ford for two [21-1180](#)
ambulance chassis and box remounts for the New
Braunfels Fire Department and to declare the replaced
equipment as surplus.
Matthew Bushnell, Assistant Fire Chief
- H) Approval of a resolution consenting to the issuance of [21-1188](#)

Unlimited Tax Road Bonds for an amount not to exceed \$7,000,000 by Comal County Water Improvement District No. 1A, a water improvement district located within the Extraterritorial Jurisdiction of the City

Jeff Jewell, Director of Economic and Community Development

Ordinances

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

- I) Approval of the first reading of an ordinance amending [21-1208](#) the number of positions in the classification for Sergeant and Detective in the New Braunfels Police Department.
Becca Miers, Human Resources Director
- J) Approval of the second and final reading of an ordinance [21-1096](#) 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.
Christopher J. Looney, AICP; Planning and Development Services Director
- K) Approval of the second and final reading of an ordinance [21-1159](#) 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
- L) Approval of the second and final reading of an ordinance [21-1160](#) 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

3. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Approval of a resolution to cast 484 votes toward the [21-1165](#) election of a member of the Comal Appraisal District Board of Directors.
Gayle Wilkinson, Assistant City Secretary
- B) Approval of a resolution to cast 132 votes toward the [21-1167](#) election of a member of the Guadalupe Appraisal District Board of Directors.
Gayle Wilkinson, Assistant City Secretary
- C) Public hearing, discussion and consideration of the [21-1177](#) second and final 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
Jared Werner, Chief Financial Officer
- D) Discuss and Consider approval of an Ordinance [21-1178](#) Authorizing The Issuance Of The "City Of New Braunfels, Texas Special Assessment Revenue Bonds, Series 2021 (Solms Landing Public Improvement District Improvement Area #1 Project)"; Approving And Authorizing An Indenture Of Trust, A Bond Purchase Agreement, An Offering Memorandum, A Continuing Disclosure Agreement, A Landowner Agreement And Other Agreements And Documents In Connection Therewith; Making Findings With Respect To The Issuance Of Such Bonds; And Providing An Effective Date
Jared Werner, Chief Financial Officer

- E) Public hearing regarding the Program Year 2020 [21-1187](#)
Consolidated Annual Performance and Evaluation
Report (CAPER) for the U.S. Department of Housing and
Urban Development Community Development Block
Grant (CDBG) and CDBG-CV Grant programs.

Jennifer Gates, Grants Coordinator

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, [21-1198](#)
or removal of the Municipal Court Judge in accordance
with Section 551.074 of the Texas Government Code.
- B) Deliberate the purchase, exchange, lease or value of [21-1151](#)
real estate in accordance with Section 551.072 of the
Texas Government Code, specifically
- Surplus City Property
- C) Deliberate pending/contemplated litigation, settlement [21-1171](#)
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:
- River floodway regulation and enforcement
- D) Deliberate issues regarding economic development [21-1190](#)
negotiations in accordance with section 551.087 of the
Texas Government Code.

Project Barro

Project Salero

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.