

**MINUTES - DRAFT  
OF THE NEW BRAUNFELS CITY COUNCIL  
REGULAR MEETING OF MONDAY, NOVEMBER 8, 2021**

**AGENDA**

**CALL TO ORDER**

**Mayor Brockman called the meeting to order at 6:04 p.m.**

**CALL OF ROLL: CITY SECRETARY**

**Present:** 6 - Mayor Rusty Brockman, Councilmember Shane Hines, Mayor Pro Tem Justin Meadows, Councilmember Harry Bowers, Councilmember Lawrence Spradley, and Councilmember James E. Blakey

**Absent:** 1 - Councilmember Jason Hurta

**INVOCATION: COUNCILMEMBER SPRADLEY**

**Councilmember Spradley provided the invocation.**

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

**Mayor Brockman led the Pledge of Allegiance and the Salute to the Texas flag.**

**PROCLAMATIONS:**

**Mayor Brockman reversed the order of the proclamations.**

A) Veteran's Day Proclamation

**Mayor Brockman read the proclamation.**

B) Children's Book and StoryWalk Week

**Mayor Brockman read the proclamation.**

**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.

**The following individuals spoke at this time: David Larkey, Easton Smith, Kayla Kerr, Albert Sardinas, and Michael Hect.**

**Mayor Brockman announced an event at Zoeller Funeral Home where they will have a special Veterans Day ceremony. He also announced a Veterans Day event downtown on the Plaza at noon that is being sponsored by Hope Hospice. Mayor Brockman also gave a shout out to our Fire Department and our Police Department's tenth annual Blue**

**Santa - Green Santa annual charity softball tournament.**

**PRESENTATIONS:**

- A) Presentation of Initial Assessment and approval of continuing with the redistricting process

**Mayor Brockman read the aforementioned item.**

**Rezzin Pullum presented this item providing Council with a detailed PowerPoint.**

**1. MINUTES**

- A) Approval of the minutes for executive session October 25, 2021 and regular session October 25, 2021.

**Mayor Brockman read the aforementioned item.**

**Councilmember Bowers moved to approve the item. Councilmember Blakey seconded the motion which passed unanimously.**

**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 Workforce Housing Advisory Committee
- B) Approval of a resolution to approve the Guadalupe Appraisal District (G.A.D.) facility parking lot expansion.
- C) Approval of a resolution that will adopt the criteria for use in the City's 2021 redistricting process.
- D) Approval of a resolution that will adopt guidelines for the 2021 redistricting proposals submitted by outside interested parties.
- E) Approval of a purchase with Deere & Company for needed equipment to be utilized by the Airport and to declare the existing equipment as surplus.

- F) Approval of and authorization for the City Manager to 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.
- G) Approval of a purchase with Sterling McCall Ford for two ambulance chassis and box remounts for the New Braunfels Fire Department and to declare the replaced equipment as surplus.
- H) Approval of a resolution consenting to the issuance of 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

#### *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 the number of positions in the classification for Sergeant and Detective in the New Braunfels Police Department.
- J) Approval of the second and final 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.
- K) Approval of the second and final reading of an ordinance 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.
- L) Approval of the second and final reading of an ordinance 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.

### **Approval of the Consent Agenda**

**Mayor Brockman read the aforementioned Consent agenda.**

**Councilmember Hines moved to approve the Consent agenda. Councilmember Bowers seconded the motion which passed unanimously.**

### **3. INDIVIDUAL ITEMS FOR CONSIDERATION**

A) Approval of a resolution to cast 484 votes toward the election of a member of the Comal Appraisal District Board of Directors.

**Mayor Brockman read the aforementioned item.**

**Gayle Wilkinson presented this item.**

**Mayor ProTem Meadows moved to approve the item. Councilmember Hines seconded the motion which passed unanimously.**

B) Approval of a resolution to cast 132 votes toward the election of a member of the Guadalupe Appraisal District Board of Directors.

**Mayor Brockman read the aforementioned item.**

**Gayle Wilkinson presented this item.**

**Councilmember Hines moved to approve the item. Mayor Protem Meadows seconded the motion which passed unanimously.**

C) Public hearing, discussion and consideration of the 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

**Mayor Brockman read the aforementioned item.**

**Jared Werner presented this item.**

**Councilmember Spradley moved to approve the item. Councilmember Bowers seconded the motion which passed unanimously.**

- D) Discuss and Consider approval of an Ordinance 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

**Mayor Brockman read the aforementioned item.**

**Jared Werner presented this item. Bart Fowler and James Mahan also spoke to this item.**

**Councilmember Spradley moved to approve the item. Councilmember Hines seconded the motion which passed unanimously.**

- E) Public hearing regarding the Program Year 2020 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.

**Mayor Brockman read the aforementioned item.**

**Jennifer Gates presented this item.**

**No action taken at this time.**

#### **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, 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 real estate in accordance with Section 551.072 of the Texas Government Code, specifically
  - Surplus City Property
- 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:
  - River floodway regulation and enforcement
- D) Deliberate issues regarding economic development negotiations in accordance with section 551.087 of the Texas Government Code.

Project Barro

Project Salero

**Mayor Brockman read 4A into record.**

**Mayor Brockman recessed into executive session at 7:42 p.m.**

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

**No action was taken in executive session.**

**Mayor Brockman reconvened into open session at 8:01 p.m. and took action on item 4A.**

**Mayor ProTem Meadows made a motion and a vote of confidence in our Municipal Court Judge Rose Zamora by changing her salary from \$119,124.00 to \$123,889.00, which is a 4% increase, and make it effective her anniversary date of October 1, 2021. Councilmember Hines seconded the motion which passed unanimously.**

## **ADJOURNMENT**

Mayor Brockman adjourned at 8:02 p.m.

**By:** \_\_\_\_\_  
RUSTY BROCKMAN, MAYOR

**Attest:**

\_\_\_\_\_  
CAITLIN KROBOT, CITY SECRETARY