

**MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, AUGUST 13, 2018**

The City Council of the City of New Braunfels, Texas, met in a Regular Session on August 13, 2018, at 6:00 p.m.

City Councilmembers present were:

Present: 7 - Mayor Barron Casteel, Councilmember Shane Hines, Councilmember Justin Meadows, Councilmember Harry Bowers, Councilmember Matthew E. Hoyt, Mayor Pro Tem Wayne Peters, and Councilmember Leah García

The meeting was called to order by Mayor Casteel in the New Braunfels City Hall Council Chambers at 6:05 p.m. Councilmember Garcia gave the invocation and Mayor Casteel led the Pledge of Allegiance and Salute to the Texas Flag.

PRESENTATIONS:

A) CenterPoint Energy Community Partnership Grant for a wireless communication system

Mayor Casteel read the aforementioned caption.

Nelda Juarez presented the check to Patrick O'Connell.

B) City of Seguin's request for ETJ exchange with the City of New Braunfels

Mayor Casteel read the aforementioned caption.

Chris Looney presented the item.

1. MINUTES

A) Discuss and consider approval of the minutes of the regular City Council meeting of July 23, 2018.

Mayor Casteel read the aforementioned caption.

**Councilmember Garcia moved to approve the minutes.
Councilmember Meadows seconded the motion which passed**

unanimously.

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.

Mayor Casteel read the aforementioned caption.

Lonnie Garza presented the City with a sign for Purple Heart reserved parking.

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 contract in the amount of \$39,849 with Yates Company, LLC for the purchase of Innotech Control System of Direct Digital Controls for the HVAC system at the New Braunfels Civic/Convention Center.
- B) Approval of a 0.808 acre sanitary sewer easement agreement between the City of New Braunfels and New Braunfels Utilities over and across 55.139 acres out of the J. Thompson Survey number 21, Abstract 608, Comal County, Texas located at 1946 Monarch Way, identified as Fischer Park.
- C) Approval of a travel policy for the New Braunfels City Council.
- D) Approval of a contract with Azteca Systems, LLC for access to their permit software solution, Cityworks; and approval for the purchase of the software from SHI Government Solutions, Inc.
- E) Approval of a professional services contract with Geographic Information Services, Inc. for the implementation of the Cityworks Permits, Licensing and Land software solution for permit management.

Ordinances

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

- F) Approval of the second and final reading of an ordinance amending Chapter 130, Article VI, of the Code of Ordinances, relating to the amendment of land use assumptions and a capital improvements plan and the imposition of water and wastewater impact fees.
- G) Approval of the second and final reading of an ordinance regarding the proposed rezoning to apply a Special Use Permit to allow a bed and breakfast facility in the “R-2” Single-Family and Two-Family District on 0.21 acres, on property addressed at 286 S. Market Avenue.
- H) Approval of the second and final reading of an ordinance 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, for property addressed at 508 E. San Antonio Street.

Mayor Casteel read the aforementioned captions.

Mayor Pro Tem Peters moved to approve the Consent Agenda. Councilmember Bowers seconded the motion which passed unanimously via roll call vote.

4. INDIVIDUAL ITEMS FOR CONSIDERATION

Councilmember Bowers moved to take items 4D and 4E out of order. Councilmember Hines seconded the motion, which passed unanimously.

- D) Discuss and consider approval of a resolution recommended by the New Braunfels Economic Development Corporation to provide up to \$600,000 in financial incentives to Titan New Braunfels Industrial, LLC, for infrastructure improvements including water, wastewater, electric utilities and roadway infrastructure necessary to develop new or expanded business enterprises.

Mayor Casteel read the aforementioned caption.

Victor Garza presented the item.

Wayne Rudolph spoke on the item.

Councilmember Meadows moved to approve the item. Councilmember Garcia seconded the motion which passed unanimously.

- E) Discuss and consider approval of a resolution recommended by the New Braunfels Economic Development Corporation to provide up to \$500,000 in financial incentives to Season Group USA LLC for the creation and retention of up to 200 new jobs.

Mayor Casteel read the aforementioned caption.

Victor Garza introduced the item.

Scott Hitt presented the item.

Mayor Pro Tem Peters moved to approve the item. Councilmember Garcia seconded the motion which passed unanimously.

- A) Public hearing and consideration of the first reading of an ordinance adopting the City of New Braunfels Comprehensive Plan: Envision New Braunfels.

Mayor Casteel read the aforementioned caption.

Chris Looney, Emily Risinger, and Rebecca Leonard presented the item.

Ron Reaves and Michael Meek spoke during the public hearing.

Mayor Pro Tem Peters moved to approve the item. Councilmember Hines seconded the motion which passed unanimously.

- B) Discuss and consider approval of a resolution authorizing proceeding with the issuance of Certificates of Obligation; Directing Publication of Notice of Intention to Issue Certificates of Obligation; and Other Related Matters.

Mayor Casteel read the aforementioned caption.

Jared Werner presented the item.

Jim Poage and Wayne Rudolph spoke on the item.

Mayor Pro Tem Peters moved to approve the item. Councilmember Garcia seconded the motion which passed unanimously.

<City Council took a break.>

- C) First public hearing regarding annexation of approximately 154 acres of land on the southeast corner of the intersection of FM 1044 and Klein Road, including the adjacent Klein Road right-of-way, adjacent to the existing city limits.

Mayor Casteel read the aforementioned caption.

Chris Looney presented the item.

No one spoke during the public hearing.

No action was taken.

- F) Discuss and consider approval of a resolution adopting the City of New Braunfels Policies and Procedures for Obtaining and Applying Offsets and Credits Against Roadway Impact Fees.

Mayor Casteel read the aforementioned caption.

Garry Ford presented the item.

Councilmember Garcia moved to approve the item. Councilmember Meadows seconded the motion which passed unanimously.

- G) Discuss and consider possible direction to staff regarding legislative priority recommendations to the Texas Municipal League for the upcoming 2019 Legislative Session.

Mayor Casteel read the aforementioned caption.

Robert Camareno presented the item and stated that ideas from City Council and City Staff would be presented to City Council via resolution at a future City Council meeting.

No action was taken.

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 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 and New Braunfels Community Resources, Inc.
- B) Deliberate the purchase, exchange, lease or value of real estate in accordance with Section 551.072 of the Texas Government Code
 - Properties for City Facilities

Mayor Casteel read the aforementioned captions.

City Council recessed into Executive Session from 7:43 p.m. - 8:35 p.m.

No vote or action was taken.

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

City Council reconvened into Open Session at 8:36 p.m.

Mayor Pro Tem Peters moved to authorize City staff and City legal counsel and its auditor consultant to review all available information and documents from the New Braunfels Housing Authority and its related non-profit known as New Braunfels Community Resources, Inc. to determine matters as discussed in executive session. Councilmember Garcia seconded the motion which passed unanimously.

7. ADJOURNMENT

The meeting adjourned at 8:37 p.m.

Date Approved: August 27, 2018

Barron Casteel, Mayor

Attest:

Patrick Aten, City Secretary