



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



**CITY HALL - COUNCIL CHAMBERS
550 LANDA ST.**

TUESDAY, NOVEMBER 16, 2021 at 3:00 PM

Rusty Brockman, Mayor	Lawrence Spradley, Councilmember (District 4)
Shane Hines, Councilmember (District 1)	Jason 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

1. CONSENT AGENDA

- A) Appointment of Cate Cardenas and Nora Smith to the [21-1224](#)
Community Development Advisory Committee for terms
ending November 30, 2024.
Caitlin Krobot, City Secretary
- B) Appointment of Dean Rutherford and Jacob Tschoepe to [21-1228](#)
the Construction Board of Appeals for unexpired terms
ending May 31, 2023.
Caitlin Krobot, City Secretary
- C) Appointment of Judith Dykes-Hoffmann and Lee [21-1235](#)
Edwards to the Workforce Housing Advisory Committee
for terms ending November 30, 2024.
Caitlin Krobot, City Secretary
- D) Appointment of Sarah Shea to the River Advisory [21-1237](#)
Committee for a term ending November 30, 2024.
Caitlin Krobot, City Secretary
- E) Approval of the Mayoral appointment of Mahealani [21-1248](#)
McFarland and Emily Richter for unexpired terms ending
November 30, 2024.
Caitlin Krobot, City Secretary

2. **WORKSHOP AGENDA**

- A) Interview applicants and appoint one individual to the [21-1222](#)
New Braunfels Utilities Board of Trustees for a term
ending November 30, 2026
Caitlin Krobot, City Secretary
- B) Interview applicants and appoint four individuals to the [21-1221](#)
New Braunfels Economic Development Corporation
Board for terms ending November 30, 2023
Caitlin Krobot, City Secretary
- C) Discuss and appoint two individuals for terms ending [21-1223](#)
November 30, 2023 and one individual for an unexpired
term ending November 30, 2022 to the Building
Standards Commission.
Caitlin Krobot, City Secretary
- D) Discuss and appoint one individual to the Community [21-1225](#)
Development Advisory Committee for a term ending
November 30, 2024.
Caitlin Krobot, City Secretary
- E) Discuss and appoint two individuals to the Landa Park [21-1229](#)
Golf Course Advisory Board for terms ending November
30, 2023.
Caitlin Krobot, City Secretary
- F) Discuss and appoint two individuals to the Library [21-1231](#)
Advisory Board for terms ending November 30, 2024.
Caitlin Krobot, City Secretary
- G) Discuss and appoint two individuals for terms ending [21-1234](#)
November 30, 2024 and one individual for an unexpired
term ending November 30, 2022 to the Parks and
Recreation Advisory Board.
Caitlin Krobot, City Secretary
- H) Discuss and appoint three individuals to the Workforce [21-1236](#)
Housing Advisory Committee for terms ending November
30, 2024.
Caitlin Krobot, City Secretary
- I) Discuss and appoint one individual to the River Advisory [21-1238](#)
Committee for a term ending November 30, 2024.
Caitlin Krobot, City Secretary

- J) Discuss and appoint one individual to the River Advisory [21-1241](#) Committee for an unexpired term ending November 30, 2023.

Caitlin Krobot, City Secretary

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).

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.

11/16/2021

Agenda Item No. A)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Appointment of Cate Cardenas and Nora Smith to the Community Development Advisory Committee for terms ending November 30, 2024.

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

The Community Development Advisory Committee serves in advisory committee to the City Council on matters related to community development block grant program funds.

The committee is composed of nine citizens of the city, as broadly representative of all aspects of the community as possible including at least two members representative of a low-to-moderate income area. This appointment is for the two representative's representative of a low-to-moderate income area of the City. The City Secretary's Office accepted applications until September 30, 2021 and received a total of 24 applications. The Ad Hoc Committee recommended Care Cardenas and Nora Smith for appointment.

ISSUE:

Appointments to the Community Development Advisory Committee require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends the appointment of two individuals to the Community Development Advisory Committee for terms ending November 30, 2024.

11/16/2021

Agenda Item No. B)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Appointment of Dean Rutherford and Jacob Tschoepe to the Construction Board of Appeals for unexpired terms ending May 31, 2023.

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

The Construction Board of Appeals is responsible for hearing appeals of decisions made by the Building Official regarding the City's building codes.

The Construction Board of Appeals is composed of 7 individuals, one from each of the following professions or disciplines: (1) A registered design professional with architectural experience or a builder or superintendent of building construction. (2) A registered design professional with engineering experience. (3) A registered mechanical contractor. (4) A registered electrical contractor. (5) A registered plumbing contractor. (6) Two registered general contractors. (7) Or the city council may appoint one person who is an attorney or a citizen of the city, in lieu of any of the previously listed qualified persons. (8) Or the council may appoint an interim board with the persons of qualification determined by the council. Currently, there are unexpired vacancies in the Registered Plumbing Contractor category and the Registered Electrical Contractor professions.

The City Secretary's Office accepted applications until September 30, 2021 and received a total of 7 applications. The Ad Hoc Committee reviewed applications and recommended that the City Council consider the appointments of Dean Rutherford and Jacob Tschoepe.

ISSUE:

Appointments to the Construction Board of Appeals require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends the appointment of 2 individuals to the Construction Board of Appeals for unexpired terms

ending May 31, 2023.

11/16/2021

Agenda Item No. C)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Appointment of Judith Dykes-Hoffmann and Lee Edwards to the Workforce Housing Advisory Committee for terms ending November 30, 2024.

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

The Workforce Housing Advisory Committee's (WHAC) purpose is to address the communities affordable and workforce housing needs.

The WHAC is composed of 11 members. Two of the spots are for representatives for New Braunfels Utilities and the Planning Commission. On October 28, 2021, the NBU Board of Trustees approved the appointment of Judith Dykes-Hoffmann as their representative to the WHAC. On October 6, 2021, the Planning Commission approved the appointment of Lee Edwards as their representative to the WHAC.

ISSUE:

Appointments to the WHAC require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends approval.

11/16/2021

Agenda Item No. D)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Appointment of Sarah Shea to the River Advisory Committee for a term ending November 30, 2024.

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

The River Advisory Committee advises City Council on river-related matters and issues. The Committee shall consist of the following representatives: three (3) members representing local river, attraction /destination, and tourism professionals; and three (3) citizens -at- large, with one (1) citizen -at -large that resides along the Comal River, one (1) citizen -at -large not owning riverfront property on any river within the city limits, and none (0) of the three (3) citizens -at -large members may own, be employed by, or have a financial interest in any river - related tourism business; and one (1) member representing the Parks and Recreation Advisory Board that does not necessarily serve on the Parks and Recreation Advisory Board; and does not own riverfront property on any river within the city limits; and does not own, is employed by, or have a financial interest in any river-related tourism business.

The City Secretary's Office accepted applications until September 30, 2021 and received a total of 21 applications. Ms. Shea is the only applicant to meet the requirements for the River/Tourism Professional vacancy.

ISSUE:

Appointments to the River Advisory Committee require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends approval.

11/16/2021

Agenda Item No. E)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Approval of the Mayoral appointment of Mahealani McFarland and Emily Richter for unexpired terms ending November 30, 2024.

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: City-wide

BACKGROUND INFORMATION:

Per Section 30-61 of the New Braunfels Code of Ordinances, the Mayor appoints members to the New Braunfels Partnership Committee with City Council approval. The Partnership Committee has 15 members serving three-year staggered terms, where members can reside in the city limits or in the ETJ.

ISSUE:

The New Braunfels Partnership Committee members are selected by the Mayor and confirmed by City Council.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends approval.

11/16/2021

Agenda Item No. A)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Interview applicants and appoint one individual to the New Braunfels Utilities Board of Trustees for a term ending November 30, 2026

DEPARTMENT: City Secretary's Office**COUNCIL DISTRICTS IMPACTED:** City-wide**BACKGROUND INFORMATION:**

The New Braunfels Board of Trustees (NBU Board) approves all bond issuances and rate changes for electric, water, and wastewater in the New Braunfels Utilities service territory.

The NBU Board is composed of 5 residents of the City with the Mayor serving as one member. The City Secretary's Office accepted applications until September 30, 2021 and received a total of 12 applications for the NBU Board. The Ad Hoc Committee met to review applications and recommended the following applicants for interview:

- **Yvette Barrera**
- **Michael Harrington**
- **Doug Miller**

ISSUE:

Appointments to the NBU Board require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends interviewing applicants and appointing one individual to the NBU Board for a term ending

November 30, 2026.

11/16/2021

Agenda Item No. B)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Interview applicants and appoint four individuals to the New Braunfels Economic Development Corporation Board for terms ending November 30, 2023

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

The New Braunfels Economic Development Corporation Board (NBEDC) governs the use of the economic development sales tax and makes recommendations to the City Council for projects that encourage and promote the general economic welfare of the City and its residents and businesses.

The NBEDC is composed of 7 residents with the Mayor and City Manager serving as ex-officio, non-voting members. The City Secretary's Office accepted applications until September 30, 2021 and received a total of 28 applications for the NBEDC. The Ad Hoc Committee met to review applications and recommended the following applicants for interviews:

- Don Austin - Incumbent
- Bobby Avery
- Amber Brown
- Michael Cardenas
- Stuart Hansmann - Incumbent
- Roy Linnartz - Incumbent
- Leticia Martinez
- Kathy Meurin - Incumbent
- Kristy Sigman

-
- **Rob Smith**
 - **Ruben Villarreal**

ISSUE:

Appointments to the New Braunfels Economic Development Corporation require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends interviewing applicants and appointing four individuals to the New Braunfels Economic Development Corporation Board for terms ending November 30, 2023.

11/16/2021

Agenda Item No. C)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Discuss and appoint two individuals for terms ending November 30, 2023 and one individual for an unexpired term ending November 30, 2022 to the Building Standards Commission.

DEPARTMENT: City Secretary's Office**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

The Building Standards Commission can order the repair, within a fixed period, of buildings found to be in violation of City codes.

The Building Standards Commission is composed of five residents. The City Council shall attempt to appoint one member with experience in each of the following areas: real estate profession, home-building profession, development profession, and legal profession. One member shall serve at-large. Currently, the Commission does not have a member serving from the development profession creating the vacancy for the unexpired term. The City Secretary's Office accepted applications until September 30, 2021 and received a total of 15 applications. The Ad Hoc Committee met to review applications and recommended the following applicants for final council consideration:

- **Baruch Almonte**
- **Gabriel Castro**
- **David Lerch - Incumbent (at-large)**
- **Neal Linnartz - Incumbent (legal profession)**
- **Stephen Nishimuta**

ISSUE:

Appointments to the Building Standards Commission require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends appointing two individuals for terms ending November 30, 2023 and one individual for an unexpired term ending November 30, 2022 to the Building Standards Commission.

11/16/2021

Agenda Item No. D)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Discuss and appoint one individual to the Community Development Advisory Committee for a term ending November 30, 2024.

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

The Community Development Advisory Committee serves in advisory committee to the City Council on matters related to community development block grant program funds.

The committee is composed of nine citizens of the city, as broadly representative of all aspects of the community as possible including at least two members representative of a low-to-moderate income area. The Committee has a total of three vacancies - two of which are to be filled and by a representative of a low-moderate income area of the City and one of which that can be filled by a city resident. The City Secretary's Office accepted applications until September 30, 2021 and received a total of 24 applications. The Ad Hoc Committee met to review applications and recommended the following for Council consideration:

- **Tiffany Harris**
- **Patrick Lynch**
- **Pamela Quidley**
- **Kristy Sigman**

ISSUE:

Appointments to the Community Development Advisory Committee require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends the appointment of one individual to the Community Development Advisory Committee for a term ending 11/30/2024.

11/16/2021

Agenda Item No. E)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Discuss and appoint two individuals to the Landa Park Golf Course Advisory Board for terms ending November 30, 2023.

DEPARTMENT: City Secretary's Office**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

The Landa Park Golf Course Advisory Board advises the Parks and Recreation Department, City Council and City Manager in matters pertaining to the Landa Park Golf Course.

The Board is composed of seven members. (1) Four members of such board shall be appointed at-large and the only qualification for these members shall be that they will be residents of the city or the extraterritorial jurisdiction of the city and do not hold membership in a local golf association such as the Landa Park Golf Association, the Landa Legends Golf Association or the Landa Park Ladies Golf Association. (2) One member of the board shall be a resident of the city or the extraterritorial jurisdiction of the city and a member of the Landa Park Golf Association. (3) One member of the board shall be a resident of the city or the extraterritorial jurisdiction of the city and a member of a Landa Park Ladies' Golf Association. (4) One member of the board shall be a resident of the city or the extraterritorial jurisdiction of the city and a member of the Landa Legends Golf Association. The two vacancies on the committee are to be filled from the at-large category. The City Secretary's Office accepted applications until September 30, 2021 and received a total of 16 applications. The Ad Hoc Committee met to review applications and recommended the following applicants for Council consideration:

- John Boyd
- William Burrell
- Michael Cardenas
- Nathaniel Cordeiro
- Mahealani McFarland

ISSUE:

Appointments to the Landa Park Golf Advisory Committee require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends the appointment of two individuals to the Landa Park Golf Course Advisory Board for terms ending November 30, 2023.

11/16/2021

Agenda Item No. F)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Discuss and appoint two individuals to the Library Advisory Board for terms ending November 30, 2024.

DEPARTMENT: City Secretary's Office**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

The Library Advisory Board acts in an advisory capacity to the City Council for the continued improvement and development of the public library.

The Library Board is composed of seven members with five or more of the members being residents of city. All members must be residents of the city or the extraterritorial jurisdiction of the city and possess a current library card. The City Secretary's Office accepted applications until September 30, 2021 and received a total of 16 applications. The Ad Hoc Committee met to review applications and recommends the following applicants for consideration:

- **Amber Brown**
- **Karen Ellis**
- **Cheon-Joo Lee**
- **Cheri Ortega**
- **Dana Watson**
- **Jackie Whelpley**

ISSUE:

Appointments to the Library Advisory Board require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends appointment of two individuals to the Library Advisory Board for terms ending November 30, 2024.

11/16/2021

Agenda Item No. G)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Discuss and appoint two individuals for terms ending November 30, 2024 and one individual for an unexpired term ending November 30, 2022 to the Parks and Recreation Advisory Board.

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

The Parks and Recreation Advisory Board acts in an advisory capacity to the City Council and Director of Parks and Recreation in matters pertaining to parks and recreation.

The Board is composed of seven residents. The City Secretary's Office accepted applications until September 30, 2021 and received a total of 31 applications. The Ad Hoc Committee met to review applications and recommends the following for Council consideration:

- **Thomas Blagg - Incumbent**
- **Amber Brown**
- **James Petta**
- **Emily Roblin**
- **William Turner - Incumbent**
- **Kathy Villarose**

ISSUE:

Appointments to the Parks and Recreation Advisory Board require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends the appointment of two individuals for terms ending November 30, 2024 and one individual for a term ending November 30, 2022 to the Parks and Recreation Advisory Board.

11/16/2021

Agenda Item No. H)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Discuss and appoint three individuals to the Workforce Housing Advisory Committee for terms ending November 30, 2024.

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

The Workforce Housing Advisory Committee's (WHAC) purpose is to address the communities affordable and workforce housing needs.

The WHAC shall be comprised of eleven (11) members residents of New Braunfels. The committee shall be composed of one representative from each of the following: Planning Commission, Greater New Braunfels Chamber of Commerce, New Braunfels Economic Development Corporation, New Braunfels Housing Authority, New Braunfels Utilities, and Habitat for Humanity. The remaining five (5) spots are selected at-large. If an agency does not put forward a representative, the spots are to be filled at large. The City Secretary's Office accepted applications until September 30, 2021 and received 19 applications. The Ad Hoc Committee met to review applications and recommends the following for Council consideration:

- Michael Biesboer
- Dudley Callison
- Ellen Duncan - Incumbent
- Angela Keresztury
- Leticia Martinez

ISSUE:

Appointments to the Workforce Housing Advisory Committee require Council approval.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends approval of three individuals to the Workforce Housing Advisory Committee for terms ending November 30, 2024.

11/16/2021

Agenda Item No. I)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Discuss and appoint one individual to the River Advisory Committee for a term ending November 30, 2024.

DEPARTMENT: City Secretary's Office**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

The River Advisory Committee advises City Council on river-related matters and issues. The Committee shall consist of the following representatives: three (3) members representing local river, attraction /destination, and tourism professionals; and three (3) citizens -at- large, with one (1) citizen -at -large that resides along the Comal River, one (1) citizen -at -large not owning riverfront property on any river within the city limits, and none (0) of the three (3) citizens -at -large members may own, be employed by, or have a financial interest in any river - related tourism business; and one (1) member representing the Parks and Recreation Advisory Board that does not necessarily serve on the Parks and Recreation Advisory Board; and does not own riverfront property on any river within the city limits; and does not own, is employed by, or have a financial interest in any river-related tourism business.

The City Secretary's Office accepted applications until September 30, 2021 and received a total of 21 applications. The position is to fill the at-large position on the Board. The Ad Hoc Committee met to review applications and recommends the following applicants for Council consideration:

- **Andy Powell**
- **Keith Fontenot**
- **James Lenard**
- **George Perkins**

ISSUE:

Appointments to the River Advisory Committee requires Council action.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends appointment of one individual to the River Advisory Committee for a term ending November 30, 2024.

11/16/2021

Agenda Item No. J)

PRESENTER:

Caitlin Krobot, City Secretary

SUBJECT:

Discuss and appoint one individual to the River Advisory Committee for an unexpired term ending November 30, 2023.

DEPARTMENT: City Secretary's Office**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

The River Advisory Committee advises City Council on river-related matters and issues. The Committee shall consist of the following representatives: three (3) members representing local river, attraction /destination, and tourism professionals; and three (3) citizens -at- large, with one (1) citizen -at -large that resides along the Comal River, one (1) citizen -at -large not owning riverfront property on any river within the city limits, and none (0) of the three (3) citizens -at -large members may own, be employed by, or have a financial interest in any river - related tourism business; and one (1) member representing the Parks and Recreation Advisory Board that does not necessarily serve on the Parks and Recreation Advisory Board; and does not own riverfront property on any river within the city limits; and does not own, is employed by, or have a financial interest in any river-related tourism business.

The position is to fill a vacancy in the at-large on the Comal river position on the Board. The City Secretary's Office received one application that meets qualifications during the Fall advertisement and has two applications on file from the previous advertisement. The individuals for consideration are:

- Christopher Werk
- Dick Hillyer
- Lynn Norvell

ISSUE:

Appointments to the River Advisory Committee require Council approval.

FISCAL IMPACT:

No fiscal impact

RECOMMENDATION:
Staff recommends approval.