



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

**CITY HALL - COUNCIL CHAMBERS
424 S. CASTELL AVENUE**



MONDAY, SEPTEMBER 8, 2014 at 6:00 P.M.

Barron Casteel, Mayor
George Green, Councilmember (District 1)
Aja Edwards, Councilmember (District 2)
Ron Reaves, Mayor Pro Tem (District 3)

Sandy Nolte, Councilmember (District 4)
Wayne Peters, Councilmember (District 5)
Leah A. García, Councilmember (District 6)
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.*

A G E N D A

CALL TO ORDER: September 8, 2014 @ 6:00 P.M.

CALL OF ROLL: City Secretary

INVOCATION: Councilmember George Green

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

**REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT
EMERGENCY ON-CALL PERSONNEL.**

PROCLAMATIONS: National Preparedness Week
Diez y Seis de Septiembre

1. MINUTES

Discuss and consider approval of the minutes of the special meetings of August 28 and September 2, 2014, and the regular meeting of August 25, 2014.
(P. Aten, City Secretary)

2. CITIZENS' COMMUNICATIONS

*This time is for citizens to address the City Council on issues and items of concern not on this agenda. There will be no City Council action at this time.
(Mayor Barron Casteel)*

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 resolution recommended by the New Braunfels Industrial Development Corporation for a professional services contract with the National Development Council for \$72,000 to assist with the development and operation of an economic development program and related objectives.
(J. Jewell, Development Coordinator)
- (B) Approval of a resolution recommended by the New Braunfels Industrial Development Corporation authorizing a Professional Services Agreement with Magellan Advisors; and declaring an effective date.
(K. Aday, Assistant City Manager)
- (C) Approval of a resolution recommended by the New Braunfels Industrial Development Corporation for an expenditure of up to \$21,875 for participation in a Feasibility Study for a Transportation Reinvestment Zone
(J. Jewell, Development Coordinator)
- (D) Approval of a resolution recommended by the New Braunfels Industrial Development Corporation to approve an authorized project expenditure and to enter into a professional services agreement with the Greater New Braunfels Chamber of Commerce, Inc. to assist with the development and operation of an economic development program.
(J. Jewell, Development Coordinator)
- (E) Approval of budget transfer in the FY 2013-14 General Fund Adopted Budget for the City Attorney's Office, Public Works Department, and the Parks and Recreation Departments.
(J. Werner, Assistant Director of Finance)
- (F) Approval of the renewal of the annual contracts with Pawelek & Moy, Inc., River City Engineering, Hanz Thornhill, Inc., Moeller and Associates, The Schultz Group, Inc., and M&S Engineering for engineering services for smaller street and drainage projects.
(M. Quinones, Purchasing Manager)
- (G) Approval of a contract with RVK, Inc. for the design of an expansion to the Central Texas Technology Center and the Construction Manager at Risk alternative delivery method as the best-value procurement of construction services.
(B. Woods, Capital Programs Manager)
- (H) Approval of the renewal of an annual contract with Pristine Texas Rivers, Inc. for non-river litter pickup services in City parkland.
(M. Quinones, Purchasing Manager)
- (I) Approval of the renewal of a lease for portable buildings from Nortex Modular Space under TXMAS contract #4-56060.

(M. Quinones, Purchasing Manager)

- (J) Approval of the renewal of an annual contract with Maldonado Nursery & Landscaping, Inc. for City-wide landscape and maintenance services of City owned undeveloped flood properties and roadway medians.
(M. Quinones, Purchasing Manager)
- (K) Approval of a resolution allowing the City to participate in the Texas HOME Program's reservation system in order to provide housing rehabilitation and reconstruction assistance to low-income home owners in the City.
(C. Keenum, Grants Coordinator)
- (L) Approval to authorize the City Manager to execute the 2014 Program Year Community Development Block Grant (CDBG) contract in the amount of \$26,500 with CASA of Central Texas for the Court Advocacy program.
(C. Keenum, Grants Coordinator)
- (M) Approval to authorize the City Manager to execute the 2014 Program Year Community Development Block Grant (CDBG) contract in the amount of \$27,611 with the Comal County Crisis Center for its security improvement program.
(C. Keenum, Grants Coordinator)
- (N) Approval to authorize the City Manager to execute the 2014 Program Year Community Development Block Grant (CDBG) contract in the amount of \$73,630 with The Institute of Public Health and Education Research (TIPHER) for the Family Promise Day Center program.
(C. Keenum, Grants Coordinator)
- (O) Approval to authorize the City Manager to execute the 2014 Program Year Community Development Block Grant (CDBG) contract in the amount of \$133,240 with the NB Housing Partners for its Transitional Living Community program.
(C. Keenum, Grants Coordinator)

Ordinances

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

- (P) Approval of the second and final reading of an ordinance regarding an amendment to the "Vineyard at Gruene" Planned Development District Concept Plan and related Development Standards, located on Gruene Vineyard Crossing.
(S. Mattingly, Planning and Community Development Director)
- (Q) Approval of the second and final reading of an ordinance regarding a Type 1 Special Use Permit to allow the short term rental of a house in the "C-2" Central Business District, located at 264 E. Bridge Street.
(S. Mattingly, Planning and Community Development Director)
- (R) Approval of the second and final reading of an ordinance regarding a Type 2

Special Use Permit to allow a mini-warehouse storage facility without outdoor storage in the "MU-A" Low Intensity Mixed Use District on 4.297 acres out of the Andres Sanchez Survey No. 286, located on Independence Drive.

(S. Mattingly, Planning and Community Development Director)

- (S) Approval of the second and final reading of an ordinance amending Chapter 118, Platting Code, Section 118-11e.2, Waiver, Procedures regarding sidewalk waivers.

(S. Mattingly, Planning and Community Development Director)

- (T) Approval of the second and final reading of an ordinance regarding a Type 2 Special Use Permit for a nail salon with revised Home Occupation standards in the "R-2" Single-family and Two-family District, located at 115 Deer Trot.

(S. Mattingly, Planning and Community Development Director)

- (U) Approval of the second and final reading of an ordinance amending the Code of Ordinances Section 86-4 Rules and regulations for the control of park and recreation area to include item (s) off leash dog park rules.

(S. Dicke, Parks and Recreation Director)

4. INDIVIDUAL ITEMS FOR CONSIDERATION

- (A) Public hearing and approval of a resolution amending the 2006 Future Land Use Plan from "Low-Density Residential" and "Commercial" to "low-Density Residential" and approval of the second and final reading of an ordinance regarding the proposed amendment to the "Highland Grove" Planned Development District concept Plan and the related Development Standards, located south and east of the intersection of Rueckle Road and Morningside Drive.

(S. Mattingly, Planning and Community Development Director)

- (B) Discuss and consider the second and final reading of an ordinance of the City of New Braunfels adopting the FY 2014-15 Operating Budget and Plan of Municipal Services.

(R. Camareno, City Manager)

- (C) Discuss and consider the second and final reading of an ordinance of the City of New Braunfels adopting the 2014 ad valorem tax rates.

(R. Camareno, City Manager)

- (D) Discuss and consider the first reading of an ordinance establishing the number of positions in each classification in the New Braunfels Police and Fire Departments pursuant to Local Government Code Chapter 143 as part of the annual budget process.

(G. Wuest, Human Resources Director)

- (E) Discuss and consider approval of a resolution in support of a constitutional amendment for increased state funding for transportation.
(B. Casteel, Mayor)
(This item has been placed on the agenda at the request of Mayor Casteel.)
- (F) Discuss and consider approval of the second and final reading of an ordinance amending and replacing Chapter 130, Article V, Section 130-257, Sewer Rates, of the Code of Ordinances relating to rates for the New Braunfels Utilities Sewer Service.
(P. DiFonzo, NBU CEO)
- (G) Public hearing and approval of a resolution amending the 2006 Future Land Use Plan from “Mixed Use” and “Commercial” to “Low Density Residential” and approval of the second and final reading of an ordinance regarding the rezoning of 7.012 acres from “R-2” Single and Two-Family District to “High Cotton Estates” Planned Development District (HCEPD) with concept plan, located at 1357 and 1365 Hanz Drive.
(S. Mattingly, Planning and Community Development Director)
- (H) Discuss and consider an extension to the previously approved appeal of the Non-Residential and Multifamily Design Standards Exterior Building Materials requirements for two modular classroom buildings located at 2240 FM 725.
(S. Mattingly, Planning and Community Development Director)
- (I) Public hearing and possible approval of a resolution adopting the Stormwater Management Strategy Report as a guide for future stormwater management implementation decisions.
(S. Mattingly, Planning and Community Development Director)
- (J) Discuss and consider rescinding, reconsidering, and approval of the first reading of an ordinance regarding a Type 1 Special Use Permit to allow multiple single-family units on one lot in the “R-2” Single-family and Two-family District, on 14.87 acres out of the J.M. Veramendi Survey No. 1, Abstract No. 2, located at 1656 Gruene Road.
(S. Mattingly, Planning and Community Development Director)

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 and consider the purchase, exchange, lease or value of real property, in accordance with Section 551.072, of the Texas Government Code.
- (B) Deliberate issues regarding economic development negotiations in accordance with Section 551.087, of the Texas Government Code.

- (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.
- (D) Deliberate the appointment, employment, evaluation, reassignment, or duties of employee(s), City Manager, City Attorney, and/or Municipal Court Judge in accordance with Section 551.074 of the Texas Government Code.

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 Municipal Building on September 4, 2014, at 11:00 a.m.

Patrick Aten, 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.