



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



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

MONDAY, MAY 23, 2016 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)

Chris Monceballez, 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: May 23, 2016 @ 6:00 P.M.

CALL OF ROLL: City Secretary

INVOCATION: Councilmember Wayne Peters

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

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

PRESENTATION: 2016 Good Neighbor Citizenship Grant Check Presentation for
ADA Compliant Smoke Alarms

1. MINUTES

Discuss and consider approval of the minutes of the special meetings of May 9 and May 13 and the regular meeting of May 9, 2016.
(P. Aten, City Secretary)

2. CITY COUNCIL ACTIONS

- (A) Administer oath-of-office to District One Councilmember-elect George Green.
- (B) Administer oath-of-office to District Two Councilmember-elect Justin Meadows.
- (C) Discuss and consider approval of a resolution and recognition of the public service rendered by Aja Edwards as District Two Councilmember (2013-2016) of the City of New Braunfels, Texas.

(D) Discuss and consider election of a Mayor Pro Tem.

3. 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)*

4. 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 the Mayoral appointments of three individuals to the Reinvestment Zone No. 1 (TIRZ) Board of Directors and New Braunfels Development Authority for terms ending May 29, 2018.
(P. Aten, City Secretary)
- (B) Approval of a contract modification for changes in the scope of professional services with Moeller & Associates regarding the Solms Road, Morningside Drive, and Rueckle Road Reconstruction Project.
(B. Woods, Capital Programs Manager)
- (C) Approval of a construction contract with Restek, Inc., for the repair of the bridge joints on the Walnut Street Bridge at the Dry Comal Creek.
(B. Woods, Capital Programs Manager)
- (D) Approval to continue the Texas Commission on Environmental Quality Cooperative Reimbursement Contract for State Agencies and Local Governments for Phase 2 of the development of a Watershed Protection Plan for the Dry Comal Creek and Comal River Watershed and associated budget amendments.
(G. Malatek, Public Works Director)
- (E) Approval to amend the existing professional services agreement with Arcadis in the amount of \$285,000 for the Dry Comal Creek and Comal River Watershed Characterization as supported by the Texas Commission on Environmental Quality.
(G. Malatek, Public Works Director)
- (F) Approval of a resolution recommending an expenditure of up to \$200,000 by the New Braunfels Industrial Development Corporation to the City of New Braunfels for a project to construct transportation facilities to include street, pedestrian and

related improvements on Landa Street to serve the New Braunfels Recreation Center, Landa Park and related tourist and park facilities.
(G. Malatek, Public Works Director)

- (G) Approval of a budget transfer in the Parks and Recreation Department's FY 2015-16 General Fund Budget.
(J. Werner, Assistant Finance Director)

Ordinances

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

- (H) Approval of the second and final reading of an ordinance amending Ordinance 75-10 of the City of New Braunfels Code of Ordinances to install a stop sign at the intersection of McGar Street and N. Live Oak Avenue.
(G. Ford, City Engineer)

5. INDIVIDUAL ITEMS FOR CONSIDERATION

- (A) Discuss and consider approval of the second and final reading of an ordinance amending Chapter 100, Article III of the Code of Ordinances to define the use of the maximum roadway impact fee as the measurement of impacts of new development on the City's transportation system. *[This item will be postponed to the June 13, 2016 City Council meeting.]*
(G. Ford, City Engineer)
- (B) Discuss and consider approval of the second and final reading of an ordinance amending Sections 74-26 through 74-36 of the Code of Ordinances, which allows the Chief of Police to re-establish a Police Reserve Force.
(T. Wibert, Police Chief)
- (C) Presentation and discussion concerning the results of the Downtown Parking Study by Walker Parking.
(A. McWhorter, Downtown Development Coordinator)
- (D) Public hearing and consideration of the first reading of an ordinance regarding a Type 2 Special Use Permit to allow multifamily to be developed on approximately 1.58 acres, addressed at 274 E. Garza Street, in the "C-1A" Neighborhood Business District. *[The applicant has requested postponement of this item to the June 13, 2016 City Council meeting.]*
(C. Looney, Planning and Community Development Director)
- (E) Public hearing and consideration of the first reading of ordinances on approximately 10.06 acres, Lot 6, Country Meadows Subdivision, addressed at 2464 FM 725, for: a) rezoning the property from "R-1" Single-Family District and "APD" Agricultural/Pre-Development District to "C-1 B" General Business District;

b) a Type 2 Special Use Permit to allow an outdoor wedding/special event venue; and, c) a Type 1 Special Use Permit that allows the short term rental of the existing single family residence.

(C. Looney, Planning and Community Development Director)

- (F) Public hearing and consideration of the first reading of an ordinance regarding a proposed Type 2 Special Use Permit to allow a mini-warehouse/self storage facility, office space for lease and retail sales of storage related supplies on approximately 5.68 acres consisting of Lots 5A and 58, Country Meadows Subdivision in the "C-1 B" General Business District, addressed at 2416 and 2432 FM 725.

(C. Looney, Planning and Community Development Director)

- (G) Public hearing and consideration of the first reading of an ordinance rezoning approximately 1.0 acre out of the A-608 J Thompson Survey 21, located in the 2300 block of IH-35 South, from "R-2" Single-family and Two-family District to "C-1B" General Business District.

(C. Looney, Planning and Community Development Director)

- (H) Discussion and consideration of an amendment to an appeal of the Non-Residential and Multifamily Design Standards previously granted for a proposed automotive dealership addressed at 2077 IH 35 N. in the "M-1" Light Industrial District.

(C. Looney, Planning and Community Development Director)

- (I) Discussion and possible direction to City staff to bring forward for City Council consideration potential amendments to the City Codes relating to private streets and related gating mechanisms.

(C. Monceballez, Councilmember District 4)

(This item has been placed on the agenda at the request of Councilmember Monceballez.)

6. 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 issues regarding economic development negotiations in accordance with Section 551.087, of the Texas Government Code, including but not limited to:
- Project Texas

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).*

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

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels Municipal Building on May 18, 2016, at 4:30 p.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.