



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



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

MONDAY, JULY 11, 2016 at 6:00 PM

Barron Casteel, Mayor
George Green, Councilmember (District 1)
Justin Meadows, Councilmember (District 2)
Ron Reaves, Councilmember (District 3)
Chris Monceballez, Councilmember (District 4)
Wayne Peters, Mayor Pro Tem (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.***

AGENDA

CALL TO ORDER: July 11, 2016 @ 6:00 p.m.

CALL OF ROLL: City Secretary

INVOCATION: Mayor Barron Casteel

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

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

PRESENTATIONS:

Bookmobile Presentation
Gretchen Pruett, Library Director

Presentation and update on the 2013 Bond Recreation Center Project.
Jennifer Cain, Capital Projects Manager

1. MINUTES

Discuss and consider approval of the minutes of the special meetings of June 22 and June 27, 2016, and the regular minutes of June 27, 2016.

Patrick 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.

Barron Casteel, Mayor

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 budget transfer in the FY 2015-16 General Fund Budget for the Non Departmental General Fund Adopted Budget.
Jared Werner, Assistant Director of Finance
- B) Approval of a contract with EDC Moving Systems for office moving services to relocate multiple City facilities in support of the new City Hall.
Jennifer Gates, Buyer
- C) Approval of a contract renewal with Gallagher Benefit Services, Inc., for employee benefits management services.
Gary Wuest, Human Resources Director
- D) Approval of a resolution establishing the right-of-way width for South Walnut Avenue, identified as a Principal Arterial in the City of New Braunfels Regional Transportation Plan, between Business IH 35 and IH 35 Southbound Access Road.
Garry Ford, City Engineer
- E) Approval of a resolution establishing the right-of-way width for W. San Antonio Street, identified as a Major Collector in the City of New Braunfels Regional Transportation Plan, between Spur Street and Loop 337.
Garry Ford, City Engineer
- F) Approval of a resolution recommended by the New Braunfels Industrial Development Corporation to provide funds to the City of New Braunfels in an amount up to \$18,000 to fund a downtown public parking lease for a period of one year, and approval of the third amendment to the lease.
Jeff Jewell, Economic Development Manager
- G) Approval of the purchase of river wristbands with Precision Dynamics Corporation for the Parks and Recreation Department.
Jennifer Gates, Buyer
- H) Approval of a budget transfer in the FY 2015-16 Public Works General Fund Budget from Operating Expenditures to Capital Expenditures.

Jared Werner, Assistant Director of Finance

- I) Approval of the submission of a grant application to the Office of the Governor, Criminal Justice Division and the Department of Public Safety for \$39,310, to purchase a National Incident Based Reporting System, and authorizing the City Manager to accept funds and to execute all contract documents associated with the grant if awarded.

Joe Vargas, Assistant Police Chief

- J) Approval of a budget amendment in the FY 2015-16 General Fund Budget for the City Attorney's Office.

Jared Werner, Assistant Director of Finance

- K) Approval of a contract with River Recycling, LLC d/b/a "ReCommunity" for the processing, sorting, baling, and marketing of single-stream residential recyclable materials collected by the City of New Braunfels, for a three (3) year term with two (2) one (1) year extensions upon mutual agreement for a possible total of five (5) years.

Mike Mundell, Solid Waste Manager

- L) Approval of a contract with TLC Engineering for Commissioning Services on the Community Recreation Center per Proposition 3 of the 2013 Bond Program.

Jennifer Cain, Capital Projects Manager

- M) Approval of acquisition funds in the amount of \$88,471.40 for purchasing Right of Way from JSLW Investments, LP, Parcel 41 on the Alves Lane Improvements Project associated with the 2013 Bond Program.

Matthew Eckmann, Real Estate Manager

- N) Approval of the purchase of furniture for the new City Hall/Municipal Court Building with Austin Business Furniture through a state of Texas TxMAS contract.

Jennifer Cain, Capital Projects Manager

- O) Approval of the second reading of a variance allowing for Building Permit Fees to be waived for landowners affected by the Alves Lane, Klein Road and Solms/Morningside/Rueckle Projects.

Bryan Woods, Capital Programs Manager

- P) Approval and ratification of the submission of the Edward Byrne Memorial Justice Assistance Grant (JAG) Program application to the U.S. Department of Justice, Bureau of Justice Assistance for \$11,884, to purchase two motorized kayaks and authorizing the City Manager to accept funds and to execute all contract documents associated with the grant if awarded.

Mike Peshorn, Administrative Captain

Ordinances

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

- Q) Approval of the second and final reading of an ordinance regarding the rezoning of approximately 60.08 acres out of the A-20, A. M. Esnaurizar Survey, addressed at 1568 and 1584 Weltner Road, and Lot 1, Block 1, Nolte Subdivision containing 1 acre, from “APD” Agricultural/Pre-Development District to “R-1A-6.6” Single-Family District.
Christopher Looney, Planning & Community Development Director
- R) 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 structure in the “M-1” Light Industrial District, located at 353 E. Mill Street.
Christopher Looney, Planning & Community Development Director
- S) Approval of the second and final reading of an ordinance regarding amendments to the Code of Ordinances, Chapter 144, Zoning, Section 5.23, Temporary Vending Operations.
Christopher Looney, Planning and Community Development Director
- T) Approval of the second and final reading of an ordinance regarding an amendment to the “Avery Park” Planned Development District Detail Plan and the related Development Standards, comprising approximately 228 acres out of the Abstract 20, A.M. Esnaurizar Survey, located north and east of the intersection of Avery Parkway and State Highway 46 South.
Christopher Looney, Planning and Community Development Director
- U) Approval of the first reading of an ordinance amending Ordinance 75-10 of the City of New Braunfels Code of Ordinances to install stop signs in the Unicorn Heights and Heynis Acres subdivisions.
Garry Ford, City Engineer
- V) Approval of the first reading of an ordinance amending Ordinance 75-10 of the City of New Braunfels Code of Ordinances to install stop signs on McKenna Avenue at Porter Street and on Labor Avenue at Dittlinger Street.
Garry Ford, City Engineer

4. INDIVIDUAL ITEMS FOR CONSIDERATION

- A) Discuss and consider approval for the issuance of an invitation to bid for the construction of Phases 1A, 1B, & 1C of the Downtown Sidewalk Improvements Project.
Bryan Woods, Capital Programs Manager

- B) Public hearing and 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-1B” General Business District; b) a Type 1 Special Use Permit that allows the short term rental of the existing single family residence; and, c) a Type 2 Special Use Permit to allow an outdoor wedding/special event venue. The applicant is requesting this item be postponed to the July 25, 2016 City Council meeting.
Christopher Looney, Planning and Community Development Director
- C) Public hearing and consideration of the first reading of an ordinance amending the “Town Creek” Planned Development District Concept Plan and related development standards, located at N. Academy Avenue and N. Walnut Avenue.
Christopher Looney, Planning and Community Development Director
- D) Public hearing and consideration of the first reading of an ordinance rezoning approximately 0.47 acres out of the Grandview Addition, addressed at 645 Floral Avenue, from “R-3” Multifamily District to “C-1A” Neighborhood Business District.
Christopher Looney, Planning and Community Development Director
- E) Public hearing and consideration of the first reading of an ordinance rezoning approximately 16.09 acres out of the A-608 J Thompson Survey 21, addressed at 1964 Lou Ann Drive, from “APD” Agricultural/Pre-Development District to “R-1A-6.6” Single-family District.
Christopher Looney, Planning and Community Development Director
- F) Discuss and consider the second and final reading of an ordinance rezoning approximately 105.87 acres out of the Orilla Russell Survey No. 2, Abstract 485, Comal County, located at 3043 and 3075 Goodwin Lane, from “APD” Agricultural/Pre-Development District and “C-1Ar63” Neighborhood Business District, to “Wasser Ranch” Planned Development District (WRPD), with a concept Plan.
Christopher Looney, Director of Planning and Community Development
- G) Discuss and consider possible reconsideration of the approval of a Conditional Sign Permit in the “M-2” Heavy Industrial District, and the “R-2” Single-Family and Two-Family District located at the LCRA Comal Power Plant building addressed at 144 Landa Street.
Justin Meadows, Councilmember District 2
- H) Discuss and consider a Conditional Sign Permit in the “M-2” Heavy Industrial District, and the “R-2” Single-Family and Two-Family District

located at the LCRA Comal Power Plant building addressed at 144 Landa Street.

Christopher Looney, 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 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:

- Impact fees and rough proportionality.
- Alta Towers, LLC v. City of New Braunfels and City of New Braunfels Zoning Board of Adjustment.

B) Deliberate and consider the purchase of, exchange, lease or value of real property in accordance with Section 551.072, of the Texas Government Code, including but not limited to:

- Property acquisition from NB Housing Partners for affordable housing

6. 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 July 6, 2016, at 4:00 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.