



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



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

TUESDAY, MAY 26, 2026 at 6:00 PM

Neal Linnartz, Mayor	Lawrence Spradley, Mayor Pro Tem (District 4)
Toni L. Carter, Councilmember (District 1)	Mary Ann Labowski, Councilmember (District 5)
Michael Capizzi, Councilmember (District 2)	April Ryan, Councilmember (District 6)
D. Lee Edwards, Councilmember (District 3)	Robert Camareno, City Manager

OUR MISSION

The City of New Braunfels serves the community by planning for the future, responding to community needs, and preserving our natural beauty and unique heritage.

AGENDA

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

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

INVOCATION: COUNCILMEMBER EDWARDS

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

ANNUAL ELECTION ACTIONS

- A) Complete and issue Certificate of election to the [26-620](#) Councilmember - elect Mary Ann Labowski for District 5.
Gayle Wilkinson, City Secretary
- B) Administer the oath of office to District 5 Councilmember [26-621](#) - elect Mary Ann Labowski.
Gayle Wilkinson, City Secretary

PROCLAMATIONS:

- A) Juneteenth [26-531](#)
- B) ALS Awareness [26-563](#)
- C) Small Business Week and Small Business Person of the [26-564](#) Year.

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. In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during Citizens Communications. Please use hard copies, the overhead projector or access the City's online digital form to upload electronic files you would like the Mayor and Council to view. The digital form would need to be uploaded two (2) hours prior to the City Council meeting. A link to this form can be accessed on the City Secretary's website. Individuals desiring to speak at citizen's communications should line up behind the podium and be ready to speak.

1. 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. Citizens must be present to pull an item.

Action Items

- A) Approval of the May 11, 2026 regular and executive city [26-539](#) council meeting minutes, and the May 18, 2026 special city council meeting minutes.
Natalie Baker, Deputy City Secretary
- B) Approval of a License Agreement between the City of [26-605](#) New Braunfels and 210 S. Castell, LLC for the placement of a dumpster and enclosure on the City property located at 169 S. Hill Avenue.
Matthew Eckmann, Assistant Director of Public Works
- C) Approval of an agreement between the City of New [26-613](#) Braunfels and Comal County regarding runoff election services for June 13, 2026, and authorizing the City Manager to execute the agreement.
Gayle Wilkinson, City Secretary
- D) Approval of a contract between the City of New [26-612](#) Braunfels and Guadalupe County regarding the June 13, 2026, runoff election, and authorizing the City Manager to execute the agreement.
Gayle Wilkinson, City Secretary
- E) Approval to authorize the City Manager to execute and [26-534](#) fund a Public Pedestrian Underpass Agreement with Union Pacific Railroad as part of the Dry Comal Trail, Segment 1, for the construction, use, and maintenance

of a 10-foot concrete trail and overhead protection canopy within the Union Pacific Railroad right of way at milepost 227.62.

Scott McClelland, Assistant Transportation & Construction Services Director

- F) Approval of an adjustment to the authorized Citywide full time equivalent from 902.5 to 907.5 and the appropriate budget amendments. [26-560](#)

Jared Werner, Assistant City Manager

Ordinances

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

- G) Approval of the first reading of an ordinance, of the City Council of the City of New Braunfels, Texas, accepting and approving the 2026 Amended and Restated Service and Assessment Plan and Updated Assessment Roll for the Solms Landing Public Improvement District; making and adopting findings; providing a cumulative repealer clause; and providing an effective date. [26-549](#)

Sandy Paulos, Director of Finance

- H) Approval of the second and final reading of an ordinance amending section 86-8 “Glass containers prohibited in park areas and on rivers, lakes and streams”, section 86-10 Prohibition of alcoholic beverages in city parks and city-owned property”, section 86-12 “Prohibition of sale or advertising of goods, wares or services in city parks”, section 86-17 “San Antonio Street bridge safety zone”, and section 86-97 “Landa Park miniature golf and paddle boat fees” of the New Braunfels code of ordinances to match department policy. [26-607](#)

Ken Wilson, Parks and Recreation Director

2. INDIVIDUAL ITEMS FOR CONSIDERATION

Individuals desiring to speak to any individual item should line up behind the podium and be ready to speak when public comment is recognized.

- A) Public hearing and first reading of an ordinance requested by Maria Chavez of approximately 0.2 of an acre out of the City Block Subdivision 1072, Lot 10, from C-3 (Commercial District) to C-3 SUP (Commercial [26-557](#)

District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 284 Perryman Street.

Christopher J. Looney, AICP, Planning Director

Applicant/Owner: Maria Chavez

- B) Public hearing and first reading of an ordinance [26-558](#) requested by Paul Paniagua of approximately 0.3 of an acre out of the City Block Subdivision 3007, Lot 4, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 1258 West San Antonio Street.

Christopher J. Looney, AICP, Planning Director

Applicant/Owner: Paul Paniagua

- C) Discuss and consider the possible reconsideration of the [26-648](#) City Council's action on May 11th on item 1(b) on the City Council's 5pm executive session meeting and discussion regarding the employment, duties, discipline, and appointment of the City Attorney position and discussion regarding the removal of the City Attorney in accordance with Section 551.074 of the Texas Government Code.

This item was requested to be placed on the agenda by Councilmember Carter.

PRESENTATIONS:

- A) Presentation, discussion and possible direction to staff [26-625](#) regarding the creation and composition of a charter review commission, selection process of an outside legal firm to assist with the charter review and amendment process and associated timeline for a potential charter amendment election.

Robert Camareno, City Manager

3. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the City Council may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

- A) Deliberate pending/contemplated litigation, settlement [26-598](#) 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:

1. Lefko USA, Inc.
 2. Discuss City Charter, ordinances, Texas Constitution, state statutes and conflict of laws related to majority and plurality voting requirements.
- B) Deliberate issues regarding economic development [26-496](#) negotiations in accordance with Section 551.087 of the Texas Government Code:
1. Gener8tor
- C) Deliberate pursuant to Section 551.076, Government [26-632](#) Code, Council may convene in closed session to deliberate: (1) the deployment, or specific occasions for implementation, of security personnel or devices; or (2) a security audit.
1. Deliberate the deployment of security personnel or devices and deliberate a security audit.
- D) Deliberate the appointment and duties of an Interim City [26-634](#) Attorney in accordance with Section 551.074 of the Texas Government Code.

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

ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Gayle Wilkinson, 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 (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.

TAXPAYER IMPACT STATEMENT:

TAXPAYER IMPACT STATEMENT

Comal County & Guadalupe County

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

The City of New Braunfels has adopted a budget for FY2026.

2024 Value of Median-Valued Homestead Property in Comal County	\$ 349,106
2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)	\$ 1,428
2025 Value of Median-Valued Homestead Property in Comal County	\$ 354,783
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.408936 per \$100 of value)	\$ 1,451
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$.409475 per \$100 of value)	\$ 1,453

2024 Value of Median-Valued Homestead Property in Guadalupe County	\$ 331,133
2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)	\$ 1,354
2025 Value of Median-Valued Homestead Property in Guadalupe County	\$ 311,795
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.408936 per \$100 of value)	\$ 1,275
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$.409475 per \$100 of value)	\$ 1,277

The estimates in this Impact Statement are valid only for the FY 2026 adopted budget and tax rate.