FINAL - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, NOVEMBER 10, 2025

CALL TO ORDER

Mayor Linnartz called the meeting to order at 6:03 p.m.

CALL OF ROLL: CITY SECRETARY

Present: 6 - Mayor Neal Linnartz, Councilmember Toni Carter, Councilmember Michael Capizzi, Councilmember D. Lee Edwards, Mayor Pro Tem Lawrence Spradley, and Councilmember Mary Ann Labowski

Absent: 1 - Councilmember April Ryan

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

INVOCATION: MAYOR PRO TEM SPRADLEY

Mayor Pro Tem Spradley provided the invocation.

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

Mayor Linnartz led the Pledge of Allegiance and the Salute to the Texas Flag.

PROCLAMATIONS:

A) Type 1 Diabetes Awareness Month

Mayor Linnartz read the aforementioned proclamation.

Members from the BreakthroughT1D organization accepted the proclamation.

B) National Hunger & Homelessness Awareness Week

Mayor Linnartz read the aforementioned proclamation.

Members from the NB Housing Partners, Crisis Center of Comal County, Hill Country MHDD, Family Promise, Acacia Medical Mission, Connections Individual and Family Services, New Braunfels Food Bank, and SOS Food Bank accepted the proclamation and addressed council.

C) Geography Awareness Week / GIS Day

Mayor Linnartz read the aforementioned proclamation.

Members from the City of New Braunfels GIS department accepted the proclamation and addressed council.

CITIZENS COMMUNICATIONS

This time is for citizens to address the City Council on issues and items of concerns 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.

The following individuals spoke at this time: Jim Holster, Danielle Edwards, Cody Akeroyd

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 October 27, 2025 city council regular and executive session meeting minutes.

B) Approval of the appointment of Christopher Willis for the Heritage Commission (a Spring Board) for an unexpired city resident seat with a term ending 05-31-2028.

C) Approval of the purchase of vehicles from Bluebonnet Motors Ford and Lake Country Chevrolet for various City Departments, and approval to declare the replaced units as surplus.

D) Approval of purchases of a chassis and the remounting of the EMS body with Frazer, for the Fire Department and approval to declare replaced unit as surplus.

E) Approval of an expenditure of up to $90,000 for the acquisition of the necessary right-of-way for the Oak Run Intersection Improvements

Project and authorization for the City Manager to execute all necessary conveyance documents.

F) Approval to authorize the City Manager to execute a Memorandum of Understanding Agreement with the Brownsville Independent School District in accordance with TX Government Code 791 for the sale of City surplus vehicles to the Brownsville ISD. And, to declare the vehicles being sold as surplus.

G) Approval of an Interlocal Agreement between the City of New Braunfels and Comal County for the installation of special tree lighting system in downtown.

Resolutions

H) Approval of a resolution recommended by the New Braunfels Economic Development Corporation (NBEDC) approving an expenditure, of up to $250,000, to the SPARK Small Business Center to assist with the operation of an economic development program, pursuant to Section 505.102 of the Texas Local Government Code.

Ordinances

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

I) Approval of the first reading of an ordinance, in accordance with adopted agreements with the property owner, to annex for limited purposes Lots 1R, 2R, and 3, Block 81, Mayfair - Parcel EA-3 Subdivision, consisting of approximately 8.7 acres.

J) Approval of the first reading of an ordinance amending Chapter 14, Section 14-27, International Building Code, and Sec. 14-29-International Residential Code of the City of New Braunfels Code of Ordinances, pertaining to fence regulations.

K) Approval of the second and final reading of an ordinance designating a geographic area within the City of New Braunfels as a reinvestment zone for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code to be known as Tax Increment Reinvestment Zone Number Four - Zipp Park ("TIRZ 4: Zipp Park"), City of New Braunfels, describing the property parcels included in the zone, containing findings and provisions related to the creation of the zone, providing a termination date, providing the zone take effect immediately upon passage of the ordinance, providing a severability clause, providing for publication, and declaring an effective date.

L) Approval of the second and final reading of an ordinance regarding a proposed rezoning requested by James Ingalls of INK Civil, on behalf of Audrey Raley of HAW Properties 1863, LLC, of approximately 0.75 of an acre out of the L. Salinas Survey No. 458 Abstract No. 531, from APD (Agricultural Predevelopment District) to C-1A (Neighborhood Commercial District), currently addressed as 160 FM 1863

M) Approval of the second and final reading of an ordinance requested by Beverly Davidek, on behalf of Richard L. and JoAnn Rothfelder, to rezone approximately 0.4 of an acre out of the John Thompson Survey No. 21, Abstract 608, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit to allow a Short Term Rental), currently addressed at 1731 Kuehler Avenue.

Approval of the Consent Agenda

Mayor Linnartz read the aforementioned ordinance and resolutions of the consent agenda.

Mayor Pro Tem Spradley made a motion to approve the consent agenda. Councilmember Labowski seconded the motion which passed unanimously.

Absent:
Councilmember Ryan

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 to amend the City's Code of Ordinances: Chapter 144-5.3, regarding fences.

Mayor Linnartz read the aforementioned item.

Christopher Looney presented this item to council using a powerpoint presentation and answered questions.

Councilmember Capizzi motioned to approve this item. Councilmember Labowski seconded the motion which passed unanimously.

Absent:
Councilmember Ryan

B) Discuss and consider a resolution to cast 495 votes toward the election of a member of the Comal Appraisal District Board of Directors.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson presented this item to council and answered questions.

Mayor Pro Tem Spradley motioned to cast all 495 votes to Case Brown. Councilmember Labowski seconded the motion which passed unanimously.

Absent:
Councilmember Ryan

C) Discuss and consider a resolution to cast 53 votes toward the election of a member/members of the Guadalupe Appraisal District Board of Directors.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson presented this item to council.

Councilmember Edwards motioned to cast all 53 votes to Letticia Sever. Mayor Pro Tem Spradley seconded the motion which passed unanimously.

Absent:
Councilmember Ryan

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 the appointment, evaluation, duties, discipline, or removal of the City 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.**

The aforementioned executive session item took place at 5:00 p.m.

No action was taken at this time.

ADJOURNMENT

Mayor Linnartz adjourned the meeting at 6:40 p.m.

By: ________________________________

NEAL LINNARTZ, MAYOR

Attest:

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GAYLE WILKINSON, CITY SECRETARY