

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, SEPTEMBER 8, 2025**

CALL TO ORDER

Mayor Linnartz called the meeting to order at 6:00 p.m.

CALL OF ROLL: CITY SECRETARY

Present: 6 - Mayor Neal Linnartz, Councilmember Toni Carter, Councilmember Michael Capizzi, Mayor Pro Tem Lawrence Spradley, Councilmember Mary Ann Labowski, and Councilmember April Ryan

Absent: 1 - Councilmember D. Lee Edwards

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

INVOCATION: MAYOR LINNARTZ

Mayor Linnartz 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) Constitution Week

Mayor Linnartz read the aforementioned proclamation.

Members from the Daughters of the American Revolution accepted the proclamation and addressed council.

B) National Night Out

Mayor Linnartz read the aforementioned proclamation.

Chief Flores and Chief Lozano accepted the proclamation and addressed council.

C) Hunger Action Month

Mayor Linnartz read the aforementioned proclamation.

Members from the New Braunfels and San Antonio Food Bank 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, Cathleen Sieczkowski, Bob King, Brad Porter.

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 August 21, 2025 special budget workshop meeting minutes and the August 25, 2025 regular meeting minutes.
- B) Approval of a contract between the City of New Braunfels and the Humane Society of the New Braunfels Area for FY 2026.
- C) Approval of water connection fees on the Zipp Family Sports Park to Green Valley Special Utility District.
- D) Approval of the donation of two surplus 2017 Ford Police Interceptor Utility police vehicles to the NBISD Criminal Justice CTE program.
- E) Approval of the purchase of new equipment with Ewald Kubota, Hill Country Outdoor Power and Professional Turf Products for the Parks & Recreation Department.

Ordinances

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

- F) Approval of the second reading of an ordinance regarding the

proposed abandonment of a 0.972-acre portion of East Bridge Street Right-of-Way, located between the terminus of East Bridge Street and the Comal River.

- G) Approval of the second and final reading of an ordinance to amend New Braunfels Code of Ordinances, Appendix D by updating and codifying fees related to services provided by the New Braunfels National Airport.
- H) Approval of the second and final reading of an ordinance to amend New Braunfels Code of Ordinances Article IV- Sec. 138-93 and Appendix D by adopting new fees for EMS Rates, restructuring of the Licensed Hospital Inspection Fee, and moving fees to Appendix D.
- I) Approval of the second and final reading of an ordinance to amend New Braunfels Code of Ordinances, Appendix D by updating and codifying fees related to services provided by the Neighborhood & Community Planning Department.
- J) Approval of the second and final reading of an ordinance to amend New Braunfels Code of Ordinances, Appendix D by updating and codifying fees related to services provided by the New Braunfels Civic/Convention Center.

Approval of the Consent Agenda

Mayor Linnartz read the aforementioned ordinances of the consent agenda.

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

Absent:

Councilmember Edwards

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 rezone approximately 0.6 acres out of the Frank Real Subdivision, Block 1, Lot 2, from R-2 SUP (Single Family and Two-Family District with a Special Use Permit to allow Short Term Rental) to R-3L SUP (Multifamily Low-Density District with a Special Use permit to allow

multiple dwelling units with alternative design standards), currently addressed at 846 Ewelling Lane

Mayor Linnartz read the aforementioned item.

Matthew Simmont presented this item to council using a powerpoint presentation and answered questions.

Matthew introduced Ashley Fairmond, a representative of the applicant, who presented to council with a powerpoint presentation and answered questions.

The following individuals spoke at this time: Lisa McElroy, Julie S.

Wes Peoples, the applicant, answered questions from council.

Mayor Pro Tem Spradley motioned to approve this item. Councilmember Labowski seconded the motion which failed for a lack of super majority.

Opposed:

Councilmember Carter, and Councilmember Capizzi

Absent:

Councilmember Edwards

- B) Discuss and consider approval of the second and final reading of an ordinance adopting the FY 2026 Operating Budget and Plan of Municipal Services.

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 proposed a budget for FY 2026. The City intends to adopt its budget on September 8, 2025.

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 proposed
budget and proposed tax rate that the New Braunfels City Council will
discuss at its public hearing on September 4th, 2025. The proposed
budget and the proposed tax rate may each be amended by the City
Council before it's adoption on September 8, 2025.

Mayor Linnartz read the aforementioned item.

**Karrie Cook presented this item to council using a powerpoint
presentation and answered questions.**

The following individuals spoke at this time: Jim Holster

Councilmember Labowski motioned to approve the second and final reading of an ordinance adopting the FY 2026 Operating Budget and Plan of Municipal Services, including the Budget Order. Mayor Pro Tem Spradley seconded the motion which passed unanimously.

Absent:

Councilmember Edwards

- C) Discuss and consider a resolution of the City of New Braunfels ratifying the increase in revenue generated by the 2025 property tax rate included in the FY 2026 Annual Budget.

Mayor Linnartz read the aforementioned item.

Karrie Cook presented this item to council using a powerpoint presentation and answered questions.

Councilmember Ryan motioned to ratify the property tax revenue increase reflected in the Fiscal Year 2026 Operating Budget and Plan of Municipal Services. Councilmember Capizzi seconded the motion which passed unanimously.

Absent:

Councilmember Edwards

- D) Discuss and consider approval of the second reading of an ordinance adopting the 2025 ad valorem tax rates.

Mayor Linnartz read the aforementioned item.

Karrie Cook stated that all information regarding this item was mentioned during item C.

Mayor Pro Tem Spradley motioned that the property tax rate be decreased by the adoption of a tax rate of .408936 per \$100 of assessed taxable valuation, which is effectively a 0.1% decrease in the tax rate, with .193888 for debt service and .215048 cents for operations and maintenance. Councilmember Capizzi seconded the motion which passed unanimously.

Absent:

Councilmember Edwards

- E) Discuss and consider the second and final reading of an ordinance to amend New Braunfels Code of Ordinances, Chapter 86, Article IV, Section 86-94 by adopting updated admission fees at the New

Braunfels Landa Park Aquatic Center and adding all related fees to Appendix D, updating and codifying fees related to Camp Minnehaha and Fischer Park in Appendix D, and amending ordinance 2020-82 to update the scope of fees related to Das Rec and adding that language to Appendix D.

Mayor Linnartz read the aforementioned item.

Jordan Matney spoke to council and requested this item be postponed until the September 22nd council meeting due to a mistype made on this agenda packet.

Councilmember Capizzi motioned to postpone this item until September 22nd. Councilmember Ryan seconded the motion which passed unanimously.

Absent:

Councilmember Edwards

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 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:

a. Discuss Legal Options Relating to Status of New Braunfels Utilities Real Estate Negotiations to Secure Easements Regarding the HW14 Feeder to FM 3009 Extension Phase 2 Project:

i. a 0.386 Acre Electric Utility Easement, situated in the J. Doehne Survey No. 912, Abstract 971 in Comal County, Texas and out of that 15.105 acre tract conveyed to Stephen J. Clayton by deed recorded in Document No. 202306039904 of the Official Public Records of Comal County, Texas. (Comal County Parcel No. 106509)

ii. a 0.043 Acre Electric Utility Easement, situated in the J. Doehne Survey No. 912, Abstract 971 in Comal County, Texas and out of that called 19.602 acre tract conveyed to Craig E. Johnson and Cynthia D. Johnson, Trustees of the Johnson Living Trust Dated July 11, 2005,

recorded in Document No. 200506033503 of the Official Public
Records of Comal County, Texas. (Comal County Parcel No. 108345)

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

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

No action was taken at this time.

ADJOURNMENT

Mayor Linnartz adjourned at 6:58 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY