



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



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

MONDAY, OCTOBER 27, 2025 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

PROCLAMATIONS:

- | | |
|---------------------------------------|--------------------------------|
| A) Wurstfest | <u>25-1115</u> |
| B) National Chiropractic Health Month | <u>25-1224</u> |
| C) Flocktober | <u>25-1131</u> |

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.

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 13, 2025 city council regular and [25-1323](#) executive session meeting minutes and the October 20, 2025 city council special meeting minutes.
Natalie Baker, Deputy City Secretary
- B) Approval of annual routine recurring expenditures for FY [25-1270](#) 2026 in accordance with City Charter Section 9.17.
Julie Gohlke, Assistant Purchasing Manager
- C) Approval of annual routine recurring expenditures with [25-1272](#) Siddons Martin Fire Apparatus for FY 2025 close-out in accordance with City Charter Section 9.17.
Barbara Coleman Purchasing Manager
- D) Approval of a recommendation by the New Braunfels [25-1246](#) Economic Development Corporation (NBEDC) approving an administrative support and professional services contract, not to exceed \$455,386, with the City of New Braunfels for FY 2026.
Jeff Jewell, Economic and Community Development Director
- E) Approval of a contract modification with Pape Dawson [25-1296](#) Engineers Inc. for the completion of a schematic design and roadway summary for Conrads Lane from FM 1102 to the Union Pacific Railroad tracks.
Scott McClelland, Assistant Director Transportation & Construction Services
- F) Approval to amend the number of Park & Recreation [25-1310](#) full-time equivalent (FTE's) as adopted in the FY 2026 Budget from 157.0 to 157.75 by changing the classification of the Zipp Family Sports Park Maintenance Workers (3 positions) from part-time regular to full-time.
Ken Wilson, Parks & Recreation Director
- G) Approval of the City of New Braunfels Transit Asset [25-1298](#) Management Plan.
Julie Sitton, Transit Manager

- H) Approval of the acceptance of a 0.11-acre tract of land [25-1340](#) described as Lot 904, Block 26, Town Creek Subdivision Phase 3 PDD, from the Town Creek Texas Property Owners Association.

Matthew Eckmann, Assistant Director of Public Works

Resolutions

- I) Approval of a resolution and ratification for submission of [25-1354](#) a grant application to the Alamo Area Council of Governments' FY 2026 & FY 2027 Regional Solid Waste Management Grants Program, and authorization for the City Manager to accept funds and to execute all contract documents associated with the grant, if awarded.

Matthew Eckmann, Assistant Director of Public Works

- J) Approval of a resolution adopting the Investment Policy [25-1181](#) for the City of New Braunfels including the Authorized Broker/Dealer list.

Carren Ridge, Accounting & Treasury Manager

- K) Approval of a resolution recommended by the New [25-1258](#) Braunfels Economic Development Corporation to approve an economic development agreement with Worth & Associates, for the transfer of electrical infrastructure equipment, pursuant to Section 505.155 of the Texas Local Government Code.

Jeff Jewell, Economic and Community Development 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.)

- L) Approval of the second and final reading of an [25-1273](#) ordinance, in accordance with adopted agreements with the property owner, to annex for limited purposes Lot 1, Block 115, Mayfair - Parcel E-15 Subdivision, consisting of 19.99 acres

Christopher J. Looney, AICP, Planning Director

- M) Approval of the second and final reading of an ordinance [25-1179](#) 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 Five - West End ("TIRZ 5: West End"), 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.

Jeff Jewell, Economic and Community Development 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, discussion, and possible action [25-1162](#) approving the first 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.

Jeff Jewell, Economic and Community Development Director

- B) Public hearing and first reading of an ordinance [25-1271](#) 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

Matthew Simmont, AICP Planning Manager

Applicant: Beverly Davidek

Owner: JoAnn and Richard Rothfelder

- C) Public hearing and first reading of an ordinance [25-1274](#) 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

Christopher J. Looney, AICP, Planning Director

Applicant: James Ingalls, P.E.

Owner: HAW Properties 1863, LLC (Audrey Raley)

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, [25-1342](#) or removal of the Municipal Court Judge and 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.

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.