



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



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

MONDAY, JANUARY 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: MAYOR PRO TEM SPRADLEY

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

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 January 12, 2026 city council executive [26-66](#) and regular meeting minutes.
Natalie Baker, Deputy City Secretary
- B) Approval of an Interlocal Agreement between the City of [26-70](#) New Braunfels and Comal County for the use of general office space, training space, and the Emergency Operations Center located within the Church Hill Annex at 1345 Church Hill Drive in New Braunfels, Texas.
Robert Church, Emergency Management Coordinator
- C) Approval of the City Manager's appointment of Kelly [26-73](#) Minor for an unexpired seat for the Civil Service Commission with a term ending 11-30-2028.
Gayle Wilkinson, City Secretary
- D) Approval of the appointments on the Water & [26-74](#) Wastewater Impact Fee Advisory Committee of Garrett Mechler, Mark Gibson, and Hayden Fowlkes for three seats with terms expiring 11-30-2027, Michael Meek and Amber Brown for two seats with terms expiring 11-30-28.
Gayle Wilkinson, City Secretary
- E) Approval of a proposal for a Simulcast project between [26-77](#) the City of New Braunfels and LCRA (Lower Colorado River Authority)
Ruy Lozano, Fire Chief
- F) Approval of seven (7) appointments to the Downtown [25-1568](#) Parking Revenue Advisory Standing Committee to include: Fred Heimer (term expires 11/30/27) and Angie Martinez (term expires 11/30/26) to the City Resident seats, Lindsey Gillum (term expires 11/30/26) and Peter Landerman (term expires 11/30/27) to the Downtown Property/Business Owner seats, Sammie Martinek (term expires 11/30/26) as the Chamber/CVB Representative seat, Jennifer Wilson (term expires 11/30/27) to the Downtown Association Board Representative seat, and Chris Snider (term expires 11/30/26) to the Downtown Board Representative Seat.
Gayle Wilkinson, City Secretary
- G) Approval of an Interlocal Agreement between the City of [26-65](#)

New Braunfels Police Department and Hill Country Community MHMR Center to provide city mental health support services.

Osbaldo Flores, Chief of Police

- H) Approval of an escrow deposit in the amount of [26-50](#) \$109,056.24 in lieu of sidewalk construction along Loop 337 with the development of Lot 1, Perron Business Park Subdivision.

Matthew Simmont, AICP, Planning Manager

- I) Approval of a recommendation by the New Braunfels Economic Development Corporation (NBEDC) approving a project expenditure of up to \$175,000 to the City of New Braunfels for the Streets and Utility Design Standards Master Plan, pursuant to Section 501.103 of the Texas Local Government Code.

Garry Ford, Transportation and Construction Services Director

- J) Approval of the issuance of an invitation for Competitive [26-43](#) Sealed Proposals for the construction of the Citywide Pedestrian Improvements Phase 1, Coll Street Drainage Improvements, Dry Comal Creek Trail Segment 1, Golf Course Bunkers, and W. Zipp Rd & Old Zipp Rd Intersection Improvements projects.

Barbara Coleman, Purchasing Manager

Scott McClelland, Assistant Transportation and Construction Services Director

- K) Approval of a settlement agreement among the City of [26-78](#) New Braunfels, Texas and Y.C. Partners, Ltd. d/b/a Yantis Company, C3 Environmental Specialties, L.P. and Halff Associates, Inc., and authorizing the City Manager to execute the agreement.

Valeria M. Acevedo, City Attorney

- L) Approval of a Professional Services Agreement with [26-63](#) Kimley-Horn and Associates, Inc. for development of the City of New Braunfels Streets and Utility Design Master Plan.

Scott McClelland, Assistant Transportation and Construction Services Director

Resolutions

- M) Approval of a resolution recommended by the New [25-1580](#) Braunfels Economic Development Corporation to

approve an expenditure, of up to \$300,000, to support maintenance and operations of parks facilities funded by the NBEDC, pursuant to Section 505.152 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.)

- N) Approval of the first reading of an ordinance amending [26-59](#) the New Braunfels Code of Ordinances, Chapter 100-20, changing the membership composition of the Roadway Impact Fee Advisory Committee in compliance with S.B. 1883.

Nathan Brown, Senior Assistant City Attorney

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) Discuss and consider the approval of a resolution [26-14](#) authorizing the city manager to execute a Ch. 380 Agreement with Early Matters - New Braunfels, and containing necessary findings pursuant to the Ch. 380 Economic Development Program Policy.

Mike Crowley, VP, Greater New Braunfels Chamber of Commerce

- B) Public hearing and first reading of an ordinance, [26-35](#) requested by Vincent Huebinger of Vincent Gerard & Assoc. Inc, to rezone approximately 0.1 of an acre out of the Oak Run School 2 Subdivision, Block 1, Lot 2B, from R-1 (Single-Family District) to R-1 SUP (Single Family District with a Special Use Permit to allow a Telecommunications Tower), currently addressed at 2212 Alyssa Way.

Christopher J. Looney, AICP, Planning Director

Applicant: Vincent Gerard & Assoc. Inc

Owner: City of New Braunfels

- C) Discuss and consider the second and final reading of an [26-53](#) ordinance, at the request of Ashley Farrimond of Killen, Griffin & Farrimond, PLLC, on behalf of Brandy Worley, to rezone approximately 6 acres out of Billie and Ed

Miles Subdivision Unit 2, Block 1, Lots 1A, 1B, and 2, from C-1A (Neighborhood Commercial District) and R-3 SUP (Multifamily District with a Special Use Permit to allow bed and breakfast and retail) to C-4A (Resort Commercial District), currently addressed at 830, 832, and 870 Gruene Road.

Christopher J. Looney, AICP, Planning Director

Applicant: Killen, Griffin & Farrimond, PLLC

Owner: Brandy Worley

- D) Discuss and consider the second and final reading of an ordinance, at the request of Chad Fletcher, to rezone approximately 0.2 of an acre out of the Baus Addition Subdivision, Block D, East part of Lots 1 & 2, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 385 West Faust Street. [26-54](#)

Matthew Simmont, AICP, Planning Manager

Applicant/Owner: Chad Fletcher

- E) Discuss and consider the first reading of an ordinance appointing the initial Board of Directors to the City of New Braunfels Tax Increment Reinvestment Zone Number Two ("River Mill"), naming the place designations of the appointed Directors, establishing term dates, and declaring an effective date. [25-1550](#)

Gayle Wilkinson, City Secretary

- F) Discuss and consider the first reading of an ordinance appointing the initial Board of Directors to the City of New Braunfels Tax Increment Reinvestment Zone Number Four - Zipp Park, naming the place designations of the appointed Directors, establishing term dates, and declaring an effective date. [25-1551](#)

Gayle Wilkinson, City Secretary

- G) Discuss and consider the first reading of an ordinance appointing the initial Board of Directors to the City of New Braunfels Tax Increment Reinvestment Zone Number Five - West End, naming the place designations of the appointed Directors, establishing term dates, and declaring an effective date. [25-1552](#)

Gayle Wilkinson, City Secretary

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 [26-31](#) 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, including but not limited to:
- Legal issues and interpretation of ordinances related to boards and commissions.

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.