



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



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

MONDAY, MAY 11, 2026 at 6:00 PM

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| 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 CAPIZZI

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- A) Historic Preservation Month [26-475](#)

PRESENTATIONS:

- A) Presentation and recognition of the New Braunfels National Airport being named the 2026 National / Regional Airport of the Year by the Texas Aviation Advisory Committee. [26-516](#)
Jeff Jewell, Director of Economic & Community Development

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 April 27, 2026 city council regular and [26-520](#) executive session meeting minutes.
Natalie Baker, Deputy City Secretary
- B) Approval of a contract with Lonestar Civil for site cleanup [26-481](#) and removal services for the Northwest Park primitive trails project, along with authorization for the City Manager to execute change orders up to the contingency amount.
Scott McClelland, Assistant Transportation and Construction Services Director
- C) Approval of a contract with Sportsman Solutions for [26-503](#) sponsorship solicitation and agreements at the Zipp Family Sports Park.
Ken Wilson, Parks and Recreation Director
- D) Approval of annual contracts with DD Concrete, E-Z Bell [26-508](#) Construction, LLC and HJD Capital Electric, Inc. to provide road construction work on an as needed basis.
John Cox, Streets and Drainage Manager
- E) Approval of the appointment of Larry Guerra to the Tax [26-547](#) Increment Reinvestment Zone #1 (TIRZ #1) for the unexpired Comal Independent School District Representative seat with a term ending 11-30-2028.
Gayle Wilkinson, City Secretary

Resolutions

- F) Approval of a resolution giving consent to the issuance of [26-488](#) Contract Revenue Bonds (Water, Sewer, and Drainage Facilities), Series 2026, by Comal County Water Improvement District No. 3 Master District.
Jeff Jewell, Economic and Community Development Director
- G) Approval of a resolution in support of obtaining National [26-572](#) Register of Historic Places designation for the Dittlinger Family Residential Historic District, including 372 Magazine Avenue and 581 West Coll Street.
Katie Totman, Historic Preservation Officer
- H) Approval of resolutions supporting the submission of [26-502](#) projects to the U.S. Department of Transportation Safe Streets and Roads for All grant and approval of a resolution supporting the submission of a project to the U.S. Department of Transportation Railroad Crossing Elimination Grant Program.
Scott McClelland, Assistant Transportation and Construction Services 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.)

- I) Approval of the first reading of an ordinance amending [26-495](#) 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.
Ken Wilson, Parks and Recreation Director
- J) Approval of the second and final reading of an ordinance [26-524](#) amending Chapter 138 of the City of New Braunfels Code of Ordinances, related to the New Braunfels Police Department’s rotation list system for incident management tows and updating fees charged by tow companies to the vehicle owners.
Osbaldo Flores, Chief of Police

- K) Approval of the second and final reading of an [26-529](#) ordinance, requested by Monica Mason, on behalf of Brett Baer, to rezone approximately 0.2 of an acre out of the City Block Subdivision 5068, Lot 5, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 226 North Liberty Avenue.

Christopher J. Looney, AICP, Planning Director

Applicant: Monica L Mason

Owner: Brett Baer

- L) Approval of the second and final reading of an [26-530](#) ordinance, requested by Nicolas Vargas, to rezone approximately 0.25 of an acre out of the City Block Subdivision 1073, Lot 11, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 182 Perryman Street.

Matthew Simmont, AICP, Planning Manager

Applicant/Owner: Nicolas Vargas

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 an ordinance [26-522](#) declaring the canvass and result of the General Election held on May 2, 2026, to elect two councilmembers and a mayor of the New Braunfels City Council; containing a savings clause; declaring an effective date upon one reading.

Gayle Wilkinson, City Secretary

- B) Discuss and consider the approval of an ordinance [26-573](#) ordering a Runoff election to be held in the City of New Braunfels on June 13, 2026, to elect a Councilmember for City Council District 6 and the Mayoral seat; and establish Early Voting Locations and Polling Places for this Election; and making provisions for the conduct of the election; declaring an effective date upon one reading.

Gayle Wilkinson, City Secretary

- C) Discuss and consider approval of the second and final [26-386](#) reading of an ordinance, requested by Killen, Griffin & Farrimond, PLLC on behalf of Farmers Mutual Fire, Leslie Lammers and Tom Tumlinson, Melvin Nolte, Jr, Chad L. Nolte, Sandra J. Nolte, Comal Properties, LLC, and Qdream, LLC, to rezone approximately 2.112 acres out of City Blocks 2004, 2007, and 2014, from C-2 (General Business District), M-1 (Light Industrial District), and M-1 SUP (Light Industrial District with a Special Use Permit for STR) to MU-B SUP (High Intensity Mixed Use District with a Special Use Permit), currently addressed at 342, 352, & 353 East Bridge Street, 343 & 353 East Mill Street, 218, 232, 266, & 288 North Market Avenue, and 309 & 351 East San Antonio Street.

Jordan Matney, Deputy City Manager

Applicant: Killen, Griffin & Farrimond, PLLC

- D) Discuss and consider approval of the second and final [26-528](#) reading of an ordinance, requested by John Holler, to rezone approximately 1.5 acres out of the Baystone Subdivision, Lots 1 and 2, from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) and R-2 AH SUP (Single-Family and Two-Family Airport Hazard Overlay District with a Special Use Permit for Multifamily Use) to C-1A AH (Neighborhood Business Airport Hazard Overlay District), currently addressed at 222 and 224 Alves Lane.

Matthew Simmont, AICP, Planning Manager

Applicant/Owner: John Holler

- E) Discuss and consider the approval of the Downtown [26-434](#) Parking Revenue Reinvestment Annual Plan as recommended by the New Braunfels Downtown Board.

Jeff Jewell, Director of Economic & Community Development

- F) Discuss and consider approval of an Ordinance [26-194](#) Authorizing the Issuance of "City of New Braunfels, Texas, Utility System Revenue and Refunding Bonds, Series 2026"; Pledging the Net Revenues of the City's Waterworks, Sanitary Sewer and Electric Light and

Power Systems to the Payment of the Principal of and Interest on Said Bonds; Enacting Provisions Incident and Related to the Issuance, Payment, Security, Sale and Delivery of Said Bonds; Establishing Procedures for the Sale and Delivery of Said Bonds; Delegating Matters Relating to the Sale and Issuance of Said Bonds to Authorized City and Systems Officials and Providing an Effective Date.

Jessica Williams, Chief Financial Officer (NBU)

- G) Discuss and consider approval of an Ordinance [26-195](#) Authorizing the Issuance of "City of New Braunfels, Texas, Utility System Revenue Bonds, Taxable Series 2026A (Texas Water Development Board - Drinking Water State Revolving Fund Lead Service Line Replacement Program)"; Pledging the Net Revenues of the City's Waterworks, Sanitary Sewer and Electric Light and Power Systems to the Payment of the Principal of and Interest on Said Bonds; Specifying the Terms and Conditions of Such Bonds; Resolving Other Matters Incident and Related to the Issuance, Payment, Security, Sale and Delivery of Said Bonds, Including the Approval and Execution of a Paying Agent/Registrar Agreement and an Escrow Agreement; and Providing an Effective Date.

Jessica Williams, Chief Financial Officer (NBU)

- H) Discuss and consider approval of a Resolution Relating [26-517](#) to the Principal Forgiveness Agreement with the Texas Water Development Board in the Amount of \$510,000 and Resolving Other Matters Incident and Related Thereto.

Jessica Williams, Chief Financial Officer (NBU)

- I) Discuss and consider approval of an Ordinance [26-518](#) Authorizing the Issuance of "City of New Braunfels, Texas, Utility System Revenue Commercial Paper Notes, Series 2026A and Series 2026B" in an Aggregate Principal Amount of Not to Exceed \$125,000,000 to Provide Interim Financing to Pay Project Costs for Eligible Project for the City's Utility System, Approving and Authorizing the Execution of Agreements to be

Entered into in Connection with the Commercial Paper Notes and Resolving Other Matters Incident and Related Thereto.

Jessica Williams, Chief Financial Officer (NBU)

- J) Discuss and consider approval of a Resolution [26-519](#) Authorizing an Application to the Texas Water Development Board's Water Supply and Infrastructure Grant Program and Resolving Other Matters Incident and Related Thereto.

Jessica Williams, Chief Financial Officer (NBU)

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 [26-574](#) 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 City Charter, ordinances, Texas Constitution, state statutes and conflict of laws related to majority and plurality voting requirements

- B) Deliberate the appointment, evaluation, duties, discipline, [26-579](#) 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.

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.