

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS CITY COUNCIL  
REGULAR MEETING OF MONDAY, JANUARY 13, 2025**

**AGENDA**

**CALL TO ORDER**

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

**CALL OF ROLL: CITY SECRETARY**

**Present:** 7 - Mayor Neal Linnartz, Mayor Pro Tem Andres Campos, Councilmember Christopher Willis, Councilmember D. Lee Edwards, Councilmember Lawrence Spradley, Councilmember Mary Ann Labowski, and Councilmember April Ryan

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

**INVOCATION: COUNCILMEMBER WILLIS**

Councilmember Willis 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.

**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.

**The following individuals spoke at this time: David Warmke**

**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.

**David Warmke pulled item N for individual consideration.**

*Action Items*

- A) Approval of the December 9, 2024, regular and special agenda minutes.
- B) Approval to cancel the second December regular City Council meeting on December 22, 2025, the special council meeting on January 20th, 2025 (Martin Luther Kings Birthday), and the regular council meeting on May 26, 2025 (Memorial Day).
- C) Approval of the appointment of Kevin Stone for an unexpired term for the Library Advisory Board with a term ending November 30, 2025.
- D) Approval of the City of New Braunfels FY 2024 Fourth Quarter Investment Report.
- E) Approval of a FY 2024 Budget Amendment to the newly established Economic Development Corporation Capital Fund to properly account for the purchase of property on 263 Main Plaza and Parkland.
- F) Approval of FY 2024 budget amendments for the General Fund, Transit Fund, Debt Service Fund and Fleet Fund.
- G) Approval of the purchase of vehicles and equipment with Bluebonnet Motors Ford, United Ag & Turf, Hill Country Outdoor Power, and Professional Turf Products for various City Departments and approval to declare replaced units as surplus.
- H) Approval to renew the following annual contracts, as allowed for by their contract language and in accordance with City Charter Section 9.17.
- I) Approval of the re-appointment of Rusty Brockman to the Bexar Metro 9-1-1 Network Board of Managers for a two-year term.
- J) Approval to authorize the City Manager to execute an Interlocal Cooperative Purchasing Agreement with the City of Addison, Texas in accordance with the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code for goods and services.
- K) Approval of a Second Amendment to a lease between the City of New Braunfels and New Braunfels Presbyterian Church for the lease of the parking lot addressed as 345 Howard Street.

- L) Approval of an expenditure of up to \$1,450,000 for the acquisition of the necessary right-of-way and easements as part of the Barbarosa Road/Saur Lane Project and authorization for the City Manager to execute all necessary conveyance documents.
- M) Approval of an expenditure of up to \$353,395.00 with Cobb, Fendley & Associates for right-of-way acquisition services as part of the Barbarosa Road/Saur Lane Project.
- N) Approval of the Roadway Impact Fee Report for April 1, 2024, through September 30, 2024.

**This item was pulled for individual consideration by David Warmke.**

- O) Approval of an additional project contingency for the McQueeney Road Improvements Project and authorization for the City Manager to execute any change orders and project expenditures up to the contingency amount.
- P) Approval of a contract with Pape Dawson Engineers, Inc. for the final plans, specifications, and estimates for Conrads Lane from Goodwin Lane to the Union Pacific Railroad tracks.
- Q) Approval of a modification to the Professional Services Agreement with Kimley-Horn and Associates, Inc. for final design plans, specifications, and estimates of the Downtown Right-of-Way Enhancements Project.
- R) Approval of a contract with Kimley-Horn and Associates, Inc., for final design plans, specifications, and estimates of Citywide Pedestrian Improvement - Phase 2.
- S) Approval of a contract with Progressive Commercial Aquatics, a Landmark Aquatic Company, for the renovation of the Landa Park Aquatic Complex and authorization for the City Manager to execute change orders up to the contingency amount.

#### *Resolutions*

- T) Approval of the resolutions for the Arts Commission's recommendations for allocating hotel occupancy tax (HOT) grant funds to community arts organizations and authorizing the City Manager to execute related grant award contracts.
- U) Approval of the resolutions for the Heritage Commission's recommendations for allocating hotel occupancy tax grant funds to

community heritage organizations and authorizing the City Manager to execute related grant award contracts.

- V) Approval of a resolution recommended by the New Braunfels Economic Development Corporation approving a project expenditure, of up to \$90,000, for the final design of Citywide Pedestrian Improvements - Phase 2, pursuant to Section 505.152 of the Texas Local Government Code.
- W) Approval of a resolution recommended by the New Braunfels Economic Development Corporation approving a project expenditure, of up to \$200,000, for the final design of Downtown Right-of-Way Enhancements - Landscaping, Pedestrian Lighting, and Underground Conversion, pursuant to Section 505.152 of the Texas Local Government Code.
- X) Approval of a resolution recommended by the New Braunfels Economic Development Corporation approving a project expenditure, of up to \$1,500,000, for design and construction of the Kohlenberg Road Intersection Improvement project, pursuant to Section 501.103 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.)*

- Y) Approval of the second and final reading of an ordinance to amend Section 126-149 of the Code of Ordinances of the City of New Braunfels to revise the bounds of a school zone on FM 1863.
- Z) Approval of the second and final reading of an ordinance regarding the proposed rezoning of approximately 66 acres out of the Edwardo Hernandez Survey No.454, Abstract 263, from R-1A-6.6 (Single-Family District) to Hueco Springs Ranch Planned Development District (HSRPD), currently addressed as 392 Hueco Springs Loop Rd.

Approval of the Consent Agenda

**Mayor Linnartz read the aforementioned consent agenda with the exception of item N.**

**Councilmember Spradley made a motion to approve the consent agenda with the exception of Item N. Councilmember Labowski seconded the motion which passed unanimously.**

## **2. INDIVIDUAL ITEMS FOR CONSIDERATION**

N-1) Approval of the Roadway Impact Fee Report for April 1, 2024, through September 30, 2024.

**David Warmke pulled this item for individual consideration.**

**Mayor Linnartz read the aforementioned item.**

**David Warmke spoke.**

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

A) Public hearing and first reading of an ordinance to amend Section 126-346 and Section 126-369 of the Code of Ordinances of the City of New Braunfels to revise no parking and loading zones in the Cotton Crossing subdivision.

**Mayor Linnartz read the aforementioned item.**

**Carly Farmer presented the item to council using a powerpoint and answered questions.**

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

B) Public hearing and first reading of an ordinance to rezone 0.15 acres out of the Jahn Addition Subdivision, New City Block 1022, Block 11, Lot 1, from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for a Telecommunications Tower), currently addressed at 514 S Castell Ave.

**Mayor Linnartz read the aforementioned item.**

**Christopher Looney indicated the applicant is requesting a postponement.**

**The applicant requested a postponement to the next regularly scheduled city council meeting on January 27th, 2025.**

**Councilmember Edwards motioned to postpone this item to the January 27th, 2025 Council Meeting. Councilmember Ryan seconded the motion which passed unanimously.**

C) Public hearing and first reading of an ordinance regarding the proposed rezoning of approximately 1.7 acres out of the Tri-Acres Subdivision, Lots 2 and 3, from C-1A AH (Neighborhood Business District with Airport Hazard Overlay) and R-3 AH (Multifamily District with Airport Hazard Overlay) to C-1B AH SUP (General Business District with Airport Hazard Overlay and a Type 1 Special Use Permit), currently addressed at 1182 & 1212 Old FM 306.

**Mayor Linnartz read the aforementioned item.**

**Christopher Looney presented the item to council using a powerpoint and answered questions.**

**The following individuals spoke at this time: James Ingalls, Paul Williams, Karen Riggington, John Cranford, Jill Bateman, Paul Raymacher**

**James Ingalls answered questions from council.**

**Councilmember Spradley motioned to approve this item with the staff recommendations. Councilmember Labowski seconded the motion which passed unanimously.**

D) Public hearing and first reading of an ordinance to rezone 0.22 acres out of the Parkview Estates Subdivision, Unit 1, Block 1, Lot 8, from C-1 (Local Business District) to C-1 SUP (Local Business District with a Special Use Permit for a Short-Term Rental of a residence), currently addressed at 443 Lockener Ave.

**Mayor Linnartz read the aforementioned item.**

**Matthew Simmont presented the item to council using a powerpoint and answered questions.**

**Councilmember Edwards motioned to approve this item. Councilmember Ryan seconded the motion which passed.**

**Opposed:**

Councilmember Labowski

### **3. EXECUTIVE SESSION**

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551, 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.

**There were no executive session items at this time.**

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

**ADJOURNMENT**

Mayor Linnartz adjourned at 6:50 p.m.

By: \_\_\_\_\_  
NEAL LINNARTZ, MAYOR

**Attest:**

\_\_\_\_\_  
GAYLE WILKINSON, CITY SECRETARY