

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS CITY COUNCIL  
REGULAR MEETING OF MONDAY, MAY 12, 2025**

**AGENDA AMENDED 05-09-2025**

**CALL TO ORDER**

Mayor Linnartz called the meeting to order at 6:08 p.m.

**CALL OF ROLL: CITY SECRETARY**

Councilmember Willis arrived at 8:25 p.m.

**Present:** 6 - Mayor Neal Linnartz, Mayor Pro Tem Andres Campos,  
Councilmember Christopher Willis, Councilmember D. Lee  
Edwards, Councilmember Mary Ann Labowski, and  
Councilmember April Ryan

**Absent:** 1 - Councilmember Lawrence Spradley

**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) National Music Week

Mayor Linnartz read the aforementioned proclamation.

Members from the New Braunfels Music Study Club accepted the  
proclamation and addressed council.

B) Building Safety Month

Mayor Linnartz read the aforementioned proclamation.

Members from the New Braunfels Planning and Development Services  
Department accepted the proclamation.

C) Market Plaza - Texas Historical Commission Marker

Mayor Linnartz read the aforementioned proclamation.

**Members from the Comal County Historic Commission, Parks Foundation, and the New Braunfels Parks Department 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: Joeylynn Mesaros, Steve Sey, Marty Hiles, Billy Franklin, Mike Murphy, Jim Holster, Teresa Gould, Jude A.**

### **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 28, 2025 special and regular council meeting minutes.
- B) Approval to amend the number of full-time equivalent (FTE's) as adopted in the FY 2024-2025 budget for the Library from 29.75 FTE to 29.25 FTE.
- C) Approval of a contract modification with Pape-Dawson Engineers, LLC. for final plans, specifications, and estimates for the reconfiguration of the West Coll Street/South Castell Avenue parking lot.
- D) Approval of annual contracts with Asphalt Inc DBA Lonestar Paving, Intermountain Slurry Seal, Inc, Concrete Enterprise, E-Z Bel Construction, LLC, D&D Contractors, Inc to provide road construction work, on an as-needed basis.

- E) Approval of an annual multi-award contract with Big League Carwash, Watershed Carwash and Water Works Express to provide car washing services for the City of New Braunfels.
- F) Approval of annual routine recurring expenditures for FY 2025 in accordance with City Charter Section 9.17.
- G) Approval of a FY 2025 Budget Amendment totaling \$481,000 for the Fire Station #5 Renovation project to be funded by the 2019 Bond Fund.
- H) Approval of an expenditure with Cobb, Fendley & Associates for right-of-way acquisition services as part of the Common Street Improvements Project.

#### *Resolutions*

- I) Approval of a resolution recommended by the New Braunfels Economic Development Corporation of an amendment to an existing economic development agreement with Headwaters at the Comal
- J) Approval of a resolution recommended by the New Braunfels Economic Development Corporation approving a project expenditure, of up to \$2,300,000, to the Headwaters at the Comal for the completion of construction, pursuant to Section 505.152 of the Texas Local Government Code.
- K) Approval of a resolution renaming the Central Texas Technology Center Advisory Board to the Regional Workforce Education Alliance and modifications to its by-laws.

#### *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 ordinance to amend Chapter 6 of the Code of Ordinances relating to dangerous dogs and rabies control; and establishing the classification of aggressive dogs and related procedures.
- M) Approval of the second and final reading of an ordinance to rezone approximately 0.5 acres out of the A M Esnaurizar Survey, Abstract 20, from C-1 AH (Local Business District with Airport Hazard Overlay) to C-1B AH (General Business District with Airport Hazard Overlay),

currently addressed at 1655 State Hwy 46 S.

### **Approval of the Consent Agenda**

**Mayor Linnartz read the aforementioned resolutions and ordinances of the consent agenda.**

**Councilmember Edwards made a motion to approve the consent agenda. Councilmember Ryan seconded the motion which passed unanimously.**

**Absent:**

**Councilmember Willis, and Councilmember Spradley**

### **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 approval of the first reading of an ordinance amending the Code of Ordinances, Chapter 126, Sec. 126-355, related to the downtown parking zone by establishing paid parking areas, fees, and the days and times of enforcement, and repealing Secs. 126-382 to 126-395 related to parking meters and pay stations.

**Mayor Linnartz read the aforementioned item.**

**Jeff Jewell presented this item using a powerpoint presentation and answered questions.**

**Jeff also introduced Tony Janoweic of Interstate Parking, who also presented using a powerpoint presentation and answered questions.**

**The following individuals spoke at this time: Jonathan Packer, Richard Kelsheimer, Joeylynn Mesaros, Kat B., Leo Scherrer, Tim Cronin, Johnathan Alorda, Clarisa DeSanto, Ryan Shaw, Victoria Glynn.**

**Councilmember Labowski motioned to approve this item. Mayor Pro Tem Campos seconded the motion which passed unanimously.**

**Absent:**

**Councilmember Willis, and Councilmember Spradley**

- B) Discuss and Consider Approval of an Ordinance Authorizing the Issuance of "City of New Braunfels, Texas, Utility System Revenue Refunding Bonds, Series 2025", 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.

**Mayor Linnartz read the aforementioned item.**

**Dawn Schriever of New Braunfels Utilities introduced this item and Dwayne Westermen of SAMCO.**

**Both presented this item to council and answered questions.**

**The following individuals spoke at this time: Richard Kelsheimer**

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

**Absent:**

Councilmember Willis, and Councilmember Spradley

C) Public hearing and first reading of an ordinance to amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to revise no parking zones on Butcher Street.

**Mayor Linnartz read the aforementioned item.**

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

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

**Absent:**

Councilmember Willis, and Councilmember Spradley

D) Discuss and consider approval of an ordinance declaring the canvass and result of the General Election held on May 3, 2025, to elect two members of the New Braunfels City Council; containing a savings clause; declaring an effective date upon one reading.

**Mayor Linnartz read the aforementioned item.**

**Gayle Wilkinson presented this item to council and read the official election results.**

**Councilmember Labowski motioned to approve this item. Mayor Pro Tem Campos seconded the motion which passed unanimously.**

**Absent:**

**Councilmember Willis, and Councilmember Spradley**

### **PRESENTATIONS**

**A) Presentation, discussion, and possible staff direction on the proposed bikeway improvements on Comal Avenue and E Faust Street.**

**Mayor Linnartz read the aforementioned item.**

**Garry Ford introduced this item and Carly Farmer who presented to council with a powerpoint and answered questions.**

**The following individuals spoke at this time: Jody Baker, Johnathan Alorda, Leo Scherrer, David Wallace, Paul Giese, Lynn Novill, Debbie Elliot, Maria Romero, Wayne Peters, Jonni Doeppenschmidt, Cindy Wallace.**

**No direction to staff was made at this time.**

### **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 and consider the purchase, exchange, lease, contract terms, due diligence, or value of real property in accordance with Section 551.072 of the Texas Government Code:**

**· Coco Lane Property**

**B) 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:**

**- Rafael Marfil, et al. v. City of New Braunfels**

Mayor Linnartz read the aforementioned executive session items.

Mayor Linnartz adjourned into closed session at 9:13 p.m.

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

City Council did not reconvene back into open session.

No action was taken at this time.

**ADJOURNMENT**

Mayor Linnartz adjourned at 9:27 p.m.

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

Attest:

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