



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



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

MONDAY, AUGUST 10, 2026 at 6:00 PM

Michael French, Mayor	Lawrence Spradley, Councilmember (District 4)
Toni L. Carter, Councilmember (District 1)	Mary Ann Labowski, Councilmember (District 5)
Michael Capizzi, Mayor Pro Tem (District 2)	Nikki Shaw, Councilmember (District 6)
D. Lee Edwards, Councilmember (District 3)	Robert Camareno, City Manager

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members will be physically present at the location noted.

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

CITIZENS COMMUNICATIONS

We will now open Citizens Communications, our public comment period where our citizens are heard. In the interest of time and structure, this period is specifically for individuals to address the City Council on issues and items of concern that are not listed on this agenda. There will be no City Council action at this time. Citizens will be provided with the right to speak on posted agenda items, which we will recognize later when those specific items are called. In the interest of protecting the City's network and data security, we cannot accept flash drives or electronic files at the podium. (You do need to upload your digital files to the City Secretary's online form two hours prior to the meeting). Please use hard copies on our overhead projector for the Council to view. Individuals desiring to speak, please line up behind the podium and be ready. This is your time to address your City Council. We only ask that you remain respectful and courteous to everyone in the room. When you reach the podium, please state your name and whether you are a resident of New Braunfels, a non-resident, or live within our ETJ. Thank you.

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 city council July 27, 2026 regular and [26-908](#) executive session meeting minutes.
Natalie Baker, Deputy City Secretary
- B) Approval of the authorization for the City Manager to [26-799](#) execute a Proposal with intent to purchase a Pumper Truck and Aerial Truck.
Ruy Lozano, Fire Chief
- C) Approval of contract expenditures for annual routine [26-894](#) recurring expenditures for FY 2026 in accordance with City Charter Section 9.17.
Barbara Coleman, Purchasing Manager
- D) Approval of a budget amendment for the following FY [26-853](#) 2026 Special Revenue Funds: Cemetery Improvement Fund, Child Safety Fund, Facilities Maintenance Fund, Community Development Block Grant (CDBG), and Edwards Aquifer Habitat Conservation Plan (EAHCP) Fund.
Becky Wiatrek, Assistant Director of Finance
- E) Approval of a contract between the City of New [26-955](#) Braunfels and the Humane Society of the New Braunfels

Area for FY 2027.

Jared Werner, Assistant City Manager

Resolutions

- F) Approval of a Resolution of the City Council of the City of [26-854](#) New Braunfels, approving the submission of a grant application to the Texas Department of Transportation, and authorizing the City Manager to act on behalf of the City of New Braunfels and the New Braunfels National Airport in all matters related to application for funding through the Airport Infrastructure Grant program for the New Braunfels National Airport Pavement Rehabilitation Construction Project and pledging that the City of New Braunfels will comply with the grant requirements of the Texas Department of Transportation.

Christopher Greenwell, Budget Manager

Ordinances

(In accordance with Section 3.10 of the City Charter, a descriptive caption of each ordinance shall be read on two separate days.)

- G) Approval of the second and final reading of an [26-708](#) ordinance, requested by Pamela Johnson, granting the historic rehabilitation tax incentive for a period of 10 years for the property at 941 Lee Street, a locally designated historic landmark.

Katie Totman, Historic Preservation Officer

Applicant/Owner: Pamela Johnson

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 first reading amending Chapter [26-949](#) 130, Article IV, Divisions 3,5,6 and of the City's Code of Ordinances to adjust residential and landscape irrigation drought surcharges; revise drought stage destinations and triggers; clarify definitions and related provisions; repeal conflicting ordinance; provide a savings clause; and establish an effective date.

Ryan Kelso, NBU Chief Executive Officer

- B) Discuss and consider approval of the second and final [26-858](#)

reading of an ordinance, requested by Elevate Permit Group, on behalf of Jeremy Coburn, to rezone approximately 0.3 of an acre out of City Block 5092, southwest part of Lot 29, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 256 East Austin Street.

Matthew Simmont, AICP, Planning Manager

Applicant: Elevate Permit Group / Owner: Jeremy Coburn

- C) Discuss and consider approval of a resolution [26-959](#) recommended by the New Braunfels Economic Development Corporation approving a project expenditure of up to \$1,400,000 to the City of New Braunfels for final design of the Alamo Area Metropolitan Planning Organization Gruene Multimodal Improvements Project, pursuant to 505.152 of the Texas Local Government Code.

Jordan Matney, Deputy City Manager

- D) Discuss and consider approval of a contract with [26-703](#) Pape-Dawson Engineers, Inc. for the final plans, specifications, and estimates of the Gruene Area Multimodal Improvements Project.

Garry Ford, Transportation and Construction Services Director

- E) Public hearing and first reading of an ordinance to [26-900](#) amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to prohibit parking on both sides of Divine Way from the intersection with Fayette Drive southwesterly for approximately 165 feet.

Garry Ford, Transportation and Construction Services Director

- F) Discuss and consider the appeal by Lennar Corporation [26-861](#) of Denial of Eligibility for Partial Reimbursement of Park Development Fees for Navarro Subdivision.

Jordan Matney, Deputy City Manager

3. **PRESENTATIONS**

- A) Presentation and update on the 2019 Bond Project - [26-915](#) Police Department Headquarters.

Jordan Matney, Deputy City Manager

4. 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 and employment of a City [26-684](#) Attorney and City Manager, including matters related to the search and selection of candidates, pursuant to Texas Government Code Section 551.074 (Personnel Matters).
- B) Deliberate and consider the purchase, exchange, lease, [26-904](#) contract terms, due diligence, or value of real property in accordance with Section 551.072 of the Texas Government Code:
 - Connections Lease

5. 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.

TAXPAYER IMPACT STATEMENT:

TAXPAYER IMPACT STATEMENT

Comal County & Guadalupe County

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

The City of New Braunfels has adopted a budget for FY2026.

2024 Value of Median-Valued Homestead Property in Comal County	\$ 349,106
2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)	\$ 1,428
2025 Value of Median-Valued Homestead Property in Comal County	\$ 354,783
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.408936 per \$100 of value)	\$ 1,451
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$.409475 per \$100 of value)	\$ 1,453

2024 Value of Median-Valued Homestead Property in Guadalupe County	\$ 331,133
2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)	\$ 1,354
2025 Value of Median-Valued Homestead Property in Guadalupe County	\$ 311,795
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.408936 per \$100 of value)	\$ 1,275
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$.409475 per \$100 of value)	\$ 1,277

The estimates in this Impact Statement are valid only for the FY 2026 adopted budget and tax rate.