

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, JUNE 9, 2025**

CALL TO ORDER

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

CALL OF ROLL: CITY SECRETARY

Present: 6 - Mayor Neal Linnartz, Councilmember Toni Carter, Councilmember Michael Capizzi, Councilmember D. Lee Edwards, Mayor Pro Tem Lawrence Spradley, and Councilmember April Ryan

Absent: 1 - Councilmember Mary Ann Labowski

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

INVOCATION: COUNCILMEMBER CARTER

Councilmember Carter 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) Tourette Syndrome Awareness Day

Mayor Linnartz read the aforementioned proclamation.

Members from the Tourette Syndrome Texas Support Group of New Braunfels accepted the proclamation.

B) Juneteenth

Mayor Linnartz read the aforementioned proclamation.

George Green accepted the proclamation and addressed council.

C) Make Music Day

Mayor Linnartz read the aforementioned proclamation

Members from the New Braunfels CVB 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: Julie King, Hal Wolff, Phyllis Kyle, Joeylynn Mesaros, Michael Murphy, Richard Kelsheimer, Wayne Rudolph, Jim Holster

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 May 27, 2025 regular City Council meeting minutes.
- B) Approval of the Mayoral appointments of John Malik, Mark St. John, and Scott Morehouse to the three (3) City Resident seats with terms ending May 31, 2027, for the Reinvestment Zone No. 1 (TIRZ).
- C) Approval of district 2 Councilmember's appointment of Kyle Swaner to the Ethics Commission with a term ending May 31, 2028.
- D) Approval to renew the following annual contracts, as allowed for by their contract language and in accordance with City Charter Section 9.17: Southwest Tx Regional Advisory Council (STRAC), Diamond R, Stripe it Up, Roadway Striping Inc, Cartegraph-OpenGov, Crowe, LLP and Tyler Technologies.
- E) Approval to authorize the City Manager to execute an Interlocal Agreement with the City of Brownsville.
- F) Approval of a purchase with NextGen Security for video surveillance

and access control systems including installation at Mission Hill Park Phase 2 and authorization for the City Manager to execute any change orders up to the contingency amount.

- G) Approval of 2 year term limits for four Board of Adjustment (BOA) recently appointed members to the (2) At Large and (2) Alternate seats, with terms ending 05-31-2027.
- H) Approval of project expenditures to New Braunfels Utilities (NBU) for water and wastewater impact and connection fees for Mission Hill Park Phase 2.
- I) Approval of a contract with Sullivan Contracting Services for the installation of handrails and driveway modifications on McQueeney Road.
- J) Approval of the first amendment to the Weltner Farms Development Agreement with SDC Development, LLC, for improvements on Weltner Road and associated offsets and credits against roadway impact fees.

Resolutions

- K) Approval a resolution supporting the City of New Braunfels' application to the Texas Department of Transportation's 2025 Transportation Alternatives Set-Aside (TA) call for projects.

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 Section 126-346 of the Code of Ordinances of the City of New Braunfels to revise no parking zones on Butcher Street.
- M) Approval of the second and final reading of an ordinance to rezone approximately 7 acres out of the J M Veramendi Survey, Abstract 2, from R-2 (Single-Family and Two-Family District), R-2 SUP (Single-Family and Two-Family District with an SUP to allow Commercial Uses), and C-1B (General Business District) to C-1B (General Business District), currently addressed at 2944 and 2956 Loop 337.
- N) Approval of the second and final reading of an ordinance to rezone approximately 0.1 acres out of the Church of Christ Subdivision, Block 1, Lot 1, and the Alyssa Way Subdivision, Block 1, Lot 1, from R-1

(Single-Family District) to C-1B (General Business District), located at the northeast corner of Alyssa Way and the State Highway 46 West intersection.

- O) Approval of the second and final reading of an ordinance to rezone approximately 0.21 acres out of the City Block 1059 Subdivision, Block 1059, Lot 7, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short Term Rental), currently addressed at 380 Kessler Street.

Approval of the Consent Agenda

Mayor Linnartz read the aforementioned resolution and ordinances of the consent agenda.

Mayor Pro Tem Spradley made a motion to approve the consent agenda. Councilmember Ryan seconded the motion which passed unanimously.

Absent:

Councilmember Labowski

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) Public hearing and first reading of an ordinance regarding the proposed rezoning of approximately 35 acres consisting of Lot 1, Block 1 of the FM 1102 35-Acre Tract Subdivision, from R-1A-6.6 AH (Single-Family District with Airport Hazard Overlay) and M-1A AH (Light Industrial District with Airport Hazard Overlay) to R-3L AH SUP (Multifamily Low Density District with Airport Hazard Overlay and a Type 1 Special Use Permit to allow multiple single-family dwelling units with alternate design standards), currently bounded by Hunter Road to the north and FM 1102 to the south, and situated at the intersection of Hunter Road and Rolling Field.

Mayor Linnartz read the aforementioned item.

Matt Greene presented this item using a powerpoint presentation and answered questions.

Representing the applicant, Shannon Mattingly presented to council using a powerpoint presentation and answered questions.

Mayor Linnartz asked City Attorney Val Acevedo to read the zoning ordinance sections that are pertinent to the item presented.

The following individuals spoke at this time: Bob Moore, Jim Holster, Jack Leonard, Kristen Neimeier, Victoria Glenn, Nicole Stevenson, Bill Cavanaugh

Shannon Mattingly requested for postponement of this item until the July 14th city council meeting.

Councilmember Edwards motioned to approve the postponement of this item until July 14, 2025. Mayor Pro Tem Spradley seconded the motion which passed.

Opposed:

Mayor Linnartz, and Councilmember Carter

Absent:

Councilmember Labowski

B) Discuss and consider a resolution proposing the acquisition and renovation of the historic Mary B. Erskine Building located at 216 East College Street, Seguin, Texas for a future headquarters for the Guadalupe Appraisal District.

Mayor Linnartz read the aforementioned item.

Peter Snaddon presented this item using a powerpoint presentation and answered questions.

Mayor Pro Tem Spradley motioned to approve this item. Councilmember Carter seconded the motion which passed unanimously.

Absent:

Councilmember Labowski

C) Discuss and consider the second and final reading of an ordinance to rezone approximately 0.30 acres out of the Villa Rio Subdivision, Block 1, Lot 2 from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed as 463 Barcelona Drive.

Mayor Linnartz read the aforementioned item.

Matt Greene presented this item using a powerpoint presentation.

Representing the applicant, Ivan Aguirre addressed council and answered questions.

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

Absent:

Councilmember Labowski

D) Discuss and consider the appointment of one Councilmember to the Finance and Audit Committee with an unexpired term ending May 31, 2027.

Mayor Linnartz read the aforementioned item.

The following individuals spoke at this time: Richard Kelsheimer, Jim Holster

Councilmember Capizzi motioned to appoint Councilmember Carter to the Finance and Audit Committee. Councilmember Edwards seconded the motion which passed unanimously.

Absent:

Councilmember Labowski

E) Discuss and consider approval of a resolution naming an alternate to the Alamo Area Council of Governments Board of Directors.

Mayor Linnartz read the aforementioned item.

Mayor Pro Tem Spradley spoke on this item.

Councilmember Ryan motioned to nominate Councilmember Labowski as the alternate. Mayor Pro Tem Spradley seconded the motion which passed unanimously.

Absent:

Councilmember Labowski

F) Discuss and consider the appointment of a primary member and an alternate member to the Alamo Area Metropolitan Planning Organization Transportation Policy Board.

Mayor Linnartz read the aforementioned item.

Councilmember Ryan motioned to nominate Councilmember Edwards as the primary member and Councilmember Capizzi as the alternate. Mayor Pro Tem Spradley seconded the motion which passed unanimously.

Absent:

Councilmember Labowski

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 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:
- City of New Braunfels v. Stoddard Construction Management, Inc. and Swiss Re Corporate Solutions America Insurance Corp.; C2024-1777D

The aforementioned item took place during Executive Session.

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

No action was taken at this time.

ADJOURNMENT

Mayor Linnartz adjourned the meeting at 8:14 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY