



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



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

**MONDAY, JUNE 8, 2026 at 6:00 PM**

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: MAYOR LINNARTZ**

**PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG**

**PROCLAMATIONS:**

- A) Make Music Day [26-548](#)
- B) Responsible Fatherhood Month [26-286](#)
- C) National Safety Month [26-505](#)

**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 May 26, 2026, city council regular and [26-635](#) executive session meeting minutes.  
Natalie Baker, Deputy City Secretary
- B) Approval of an agreement with Pape-Dawson Consulting [26-630](#) Engineers, LLC to collect, analyze, and prioritize right-of-way data to be used with the City's Americans with Disabilities Act Self-Evaluation and Transition Plan.  
Scott McClelland, Assistant Transportation & Construction Services Director
- C) Approval of a contract with Denton Navarro Rodriguez [26-631](#) Bernal Santee & Zech, P.C., the approval of Justin Plescha as contract municipal prosecutor and the appropriate budget amendment  
Nathan Brown, City Attorney's Office
- D) Approval of the Roadway Impact Fee report for the [26-419](#) period April 1, 2025 to September 30, 2025 as recommended by the Roadway Impact Fee Advisory Committee  
Scott McClelland, Assistant Transportation and Construction Services Director
- E) Approval of a contract with Charter Communications [26-651](#) Operating, LLC (Spectrum) for fiber internet and enterprise TV services.  
Justin Kneupper, Assistant Director of Information Technology
- F) Approval of a license agreement between the City of [26-670](#) New Braunfels and the Neue, LLC for encroachments in the public right-of-way of West San Antonio Street.  
Matthew Eckmann, Assistant Director of Public Works

*Resolutions*

- G) Approval of a resolution granting the authority to New [26-636](#) Braunfels Utilities to sell a 1.043 acre tract of land located at 156 Texas Avenue, New Braunfels, Texas, 78130, Comal County Property ID No. 151576 and authorizing the New Braunfels Utilities Board of Trustees or designee of such Board to negotiate and execute all

necessary documents in connection therewith  
Bruce Haby, Real Estate Manager, New Braunfels Utilities  
Matthew Eckmann, Assistant Director of Public Works

*Ordinances*

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

- H) Approval of the second and final reading of an ordinance, of the City Council of the City of New Braunfels, Texas, accepting and approving an Annual Service Plan Update to the Service and Assessment Plan and updated Assessment Roll for the Solms Landing Public Improvement District; making and adopting findings; providing a cumulative repealer clause; and providing an effective date. [26-553](#)

Sandy Paulos, Director of Finance

**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 an Ordinance Authorizing the Issuance of "City of New Braunfels, Texas, Utility System Revenue Program Notes, Taxable Series" in an Aggregate Principal Amount of Not to Exceed \$25,005,000 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 Program Notes and Resolving Other Matters Incident and Related Thereto. [26-642](#)

Jessica Williams, Chief Financial Officer, New Braunfels Utilities (NBU)

- B) Discuss and consider approval of a resolution of the City of New Braunfels, Texas, authorizing the use of eminent domain proceedings by New Braunfels Utilities (NBU) for the acquisition of easements that are necessary to advance and achieve the public use of expanding the New Braunfels Utilities' Water System to increase water capacity to meet existing and future needs and ensure reliability, in the event negotiations are unsuccessful:  
a. a permanent utility easement of 0.005 acres and a temporary construction easement of 0.042 acres being situated out of Lot 13, Pleasant View Subdivision in [26-298](#)

Comal County, Texas according to the plat thereof recorded in Volume 4, Page 54 of the Map and Plat Records of Comal County, Texas, as conveyed to Leonardo Hernandez III, Herman G. Hernandez, Yvette Hernandez Rodriguez, Yvonne Hernandez Garcia and Michael R. Hernandez by Gift Deed recorded in Document No. 201706012849, Official Public Records, Comal County, Texas, as it may have been modified by Affidavit of Correction Concerning Instrument recorded in Document No. 202006016641, Official Public Records, Comal County Texas, also known as Comal County Parcel No. 44948

Bruce Haby, Real Estate Manager, New Braunfels Utilities

Matthew Eckmann, Assistant Director of Public Works

- C) Discuss and consider the second and final reading of an [26-627](#) ordinance requested by Paul Paniagua of approximately 0.3 acres out of the City Block Subdivision 3007, Lot 4, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit to allow Short-Term Rental of a Residence), currently addressed at 1258 West San Antonio Street.

Christopher J. Looney, AICP, Neighborhood & Community Planning Department Director

Applicant/Owner: Paul Paniagua

- D) Discuss and consider the second and final reading of an [26-628](#) ordinance requested by Maria Chavez of approximately 0.2 acres out of the City Block Subdivision 1072, Lot 10, 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 284 Perryman Street.

Christopher J. Looney, AICP, Neighborhood & Community Planning Department Director

Applicant/Owner: Maria Chavez

- E) Discuss and consider approval of the composition and [26-680](#) selection process for the proposed Charter Review Commission.

Robert Camareno, City Manager

**3. PRESENTATIONS:**

- A) Presentation and update on the Street Safety Action [26-626](#) Plan progress and Vision Zero.

Elizabeth Dupont, Transportation Planner

**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.

**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 <b>Comal County</b>	\$ 349,106
2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)	\$ 1,428
2025 Value of Median-Valued Homestead Property in <b>Comal County</b>	\$ 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 <b>Guadalupe County</b>	\$ 331,133
2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)	\$ 1,354
2025 Value of Median-Valued Homestead Property in <b>Guadalupe County</b>	\$ 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.