

**FINAL - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, JANUARY 12, 2026**

AGENDA AMENDED 01-06-2026

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, Councilmember Toni Carter, Councilmember Michael Capizzi, Councilmember D. Lee Edwards, Mayor Pro Tem 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 EDWARDS

Councilmember Edwards 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.

PRESENTATIONS:

A) Recognition of Dr. Fred Willard.
Mayor Linnartz read the aforementioned item.

Ken Wilson and Jeff Bransford presented this item to council and recognized Dr. Fred Willard and presented a token of gratitude for the donation of Willard Canyon.

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: Bob Moore, Alita Meyer, Joeylynn Mesaros

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 December 8, 2025 regular and executive session minutes.
- B) Approval of a Professional Services Agreement with Arcadis for the design of a biofiltration system to be located adjacent to Landa Park Drive and authorizing the City Manager to execute the Agreement.
- C) Approval of Interlocal Agreement between Comal County Emergency Services District 7 (ESD 7) and the City of New Braunfels for the funding of LCRA Radio Communications Project.
- D) Approval of a contract with Consolidated Traffic Control, Inc. for the installation of Opticom emergency preemption equipment to support the City of New Braunfels Fire Department.
- E) Approval of a professional service agreement with Pape Dawson Engineers, Inc. to develop and implement a citywide traffic signal optimization plan as part of the Alamo Area Metropolitan Planning Organization Carbon Reduction Program.

- F) Approval to renew the following annual contracts, as allowed for by their contract language and in accordance with City Charter Section 9.17: National CineMedia, Insight Public Sector-Avolve, Landscape Commander, Bio-West, FleetCor Technologies-Fuel Cards, Cingl Telecommunications, Pristine Rivers, Spillman Technologies/Motorola
- G) Approval of an FY 2025 budget amendment for the Debt Service Fund.
- H) Approval of the appointment of Raika Rowe as Assistant City Attorney/Municipal Court Prosecutor.
- I) Approval of an Interlocal Agreement between Comal County Emergency Services District 7 (ESD 7) and the City of New Braunfels for the funding of the final phase additions to the fire training facility.
- J) Approval of a contract award for the construction of the Golf Course Road Parking Area and Biofiltration System to Jerdon Enterprise, LP and authorization for the City Manager to execute any change orders and project expenditures up to the contingency amount.

Resolutions

- K) Approval of a resolution of participation in the Guadalupe County Master Drainage Plan under the Texas Water Development Board Flood Infrastructure Fund.
- L) 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.
- M) Approval of the resolutions for the Arts Commission's recommendations for allocating hotel occupancy tax grant funds to community art organizations and authorizing the City Manager to execute related grant award contracts.
- N) Approval of a resolution of the New Braunfels City Council to ratify the submission of an application for funding provided by the Office of the Governor, Public Safety Office Bullet Resistant Door Panels for Law Enforcement Vehicles, FY 2026, and authorizing the City Manager to act on behalf of the City in all matters related to the grant if awarded.
- O) Approval of a resolution; approval authorizing the submission of a grant application to the U.S. Department of Homeland Security under

the State Homeland Security Program (SHSP) - Regular Projects Grant, Program Year 2026, to request funding for security enhancements at Fire Stations #1, #4, #5, and #6; authorizing the City Manager, or their designee, to act on behalf of the City in all matters related to the grant; and designating the Director of Finance as the Finance Officer for this grant, if awarded.

Ordinances

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

- P) Approval of the second and final reading of an ordinance, in accordance with adopted agreements with the property owner, to annex for limited purposes Lots 1-9, and Lot 900, Block 1, Veramendi Precinct 11A Subdivision, and Lot 109, Block 19, Veramendi Precinct 11B Subdivision, consisting of approximately 45 acres.
- Q) Approval of the second and final reading of an ordinance, in accordance with adopted agreements with the property owner, to annex for limited purposes Lots 1, 2, 3, and 4, Block 1, Mayfair - North Ransom Commercial Subdivision, consisting of approximately 25 acres.

Approval of the Consent Agenda

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

Councilmember Ryan motioned to approve the consent agenda. Councilmember Labowski seconded the motion which passed unanimously.

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 a resolution supporting the City of New Braunfels' application to the Texas Department of Transportation's 2025 Off-System Rail Grade Separation State Fund Program.

Mayor Linnartz read the aforementioned item.

Garry Ford presented this item to council using a powerpoint presentation.

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

- B) Public hearing and first reading of an ordinance, at the request of Ashley Farrimond of Killen, Griffin & Farrimond, PLLC, on behalf of Brandy Worley, to rezone approximately 6 acres out of Billie and Ed Miles Subdivision Unit 2, Block 1, Lots 1A, 1B, and 2, from C-1A (Neighborhood Commercial District) and R-3 SUP (Multifamily District with a Special Use Permit to allow bed and breakfast and retail) to C-4A (Resort Commercial District), currently addressed at 830, 832, and 870 Gruene Road.

Mayor Linnartz read the aforementioned item.

Christopher Looney presented this item to council using a powerpoint presentation and introduced Ashley Fairmond, a representative of the applicant, who also presented to council and answered questions.

The following individuals spoke at this time: John LaBonte, Edgar Miles, Mike Blahnik, Joeylynn Mesaros, Rob Mimms, James Engle, Melissa Nairn

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

Opposed:

Councilmember Carter

- C) Public hearing and first reading of an ordinance, at the request of Simms Samonte, on behalf of RBHP Texas, LLC, to rezone approximately 0.18 of an acre out of City Block 5103, West portion of Lot 23, 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 160 East Klingemann Street.

Mayor Linnartz read the aforementioned item.

Christopher Looney presented this item to council using a powerpoint presentation.

The following individuals spoke at this time: Melvin Nolte, Jodi McCall

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

- D) Public hearing and first reading of an ordinance, at the request of Phong Tien Nguyen, to rezone approximately 0.7 of an acre out of the A M Esnaurizar Survey, Abstract 1, from C-3 AH (Commercial, Airport Hazard Overlay District) to C-3 AH SUP (Commercial, Airport Hazard Overlay District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 1092 State Highway 46 South.

Mayor Linnartz read the aforementioned item.

Matthew Simmont presented this item to council using a powerpoint presentation and answered questions.

Councilmember Edwards motioned to approve this item with the condition of a parking site plan being submitted to city staff for review and approval. Councilmember Capizzi seconded the motion which failed for lack of super majority.

Opposed:

Councilmember Carter, and Councilmember Ryan

- E) Public hearing and first reading of an ordinance, at the request of Chad Fletcher, to rezone approximately 0.2 of an acre out of the Baus Addition Subdivision, Block D, East part of Lots 1 & 2, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 385 West Faust Street.

Mayor Linnartz read the aforementioned item.

Matthew Simmont presented this item to council using a powerpoint presentation and introduced Chad Fletcher, who also presented to council and answered questions.

Councilmember Ryan motioned to deny this item. Councilmember Carter seconded the motion which failed with a 2/5 vote.

Opposed: Councilmember Capizzi, Councilmember Edwards, Mayor Pro Tem Spradley, Councilmember Labowski, and Mayor Linnartz

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

Opposed:

Councilmember Carter, and Councilmember Ryan

PRESENTATIONS:

- A) Presentation and discussion of modifications to the City's Chapter 380 Economic Development Program Policy

Mayor Linnartz read the aforementioned item.

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

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

No action was taken 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 issues regarding economic development negotiations in accordance with Section 551.087 of the Texas Government Code:
1. Project Maiden
- 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:
· Cause No. 2014-0522A; Y.C. Partners Ltd. dba Yantis Company v. City of New Braunfels v. Halff Associates, Inc.

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

The aforementioned items took place during executive session at 5:00 p.m.

No action was taken at this time.

ADJOURNMENT

Mayor Linnartz adjourned the meeting at 7:39 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY