



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



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

MONDAY, JULY 27, 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: MAYOR PRO TEM CAPIZZI

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

A) National Hire a Veteran Day

[26-831](#)

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 13, 2026 regular and [26-813](#) executive session meeting minutes, and the July 17, 2026 and July 20, 2026 special meeting minutes.
Natalie Baker, Deputy City Secretary
- B) Approval of a contract with Siddons-Martin Emergency [26-561](#) Group for Preventive Maintenance of Pierce emergency apparatus equipment and repairs as needed to support the Fire Department.
Ruy Lozano, Fire Chief
- C) Approval of the City of New Braunfels FY 2026 Second [26-756](#) Quarter Investment Report.
Carren Ridge - Accounting and Treasury Manager
- D) Approval of amendment to Development Agreement with [26-779](#) AG Sunflower Ridge, LLC
Jeff Bransford, Assistant Director of Parks and Recreation
- E) Approval of an expenditure in the amount of \$223,160.00 [26-826](#) for the purchase of a modular building for the Parks Operations Division from Mobile Modular Management Corporation and authorization for the City Manager to execute all necessary documents.

Matthew Eckmann, Assistant Director of Public Works

- F) Approval of a budget amendment for the FY 2026 [26-844](#)
Special Revenue Fund.

Becky Wiatrek, Assistant Director of Finance

- G) Approval of an Interlocal Agreement with the University of [26-830](#)
Texas Regional Security Operations Center for
CyberSecurity Services at no cost to the City.

Tony Gonzalez, Director of Information Technology

- H) Approval of an amendment to the lease agreement [26-849](#)
between the City of New Braunfels and Sammie Lynn
Dietz, individually and doing business as Dietz Gun Shop
and Range and authorization for the City Manager to
execute all necessary agreements.

Matthew Eckmann, Assistant Director of Public Works

Resolutions

- I) Approval of a resolution giving consent to the issuance of [26-789](#)
Contract Revenue Bonds (Road Facilities), Series 2026,
by Comal County Water Improvement District No. 3
Master District (Mayfair).

Jeff Jewell, Economic and Community Development Director

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, [26-797](#)
requested by Will Baker of Awe Be Ltd., to rezone
approximately 0.3 of an acre out of the Starlight Terrace
Subdivision Unit 1, Block 2, Lot 9, from M-1 (Light
Industrial District) to R-2A (Single-Family and
Two-Family District), currently addressed at 1038 and
1042 Seidel Street.

Matthew Simmont, AICP, Planning Manager

Applicant/Owner: Will Baker with Awe Be Ltd.

- B) Public hearing and first reading of an ordinance, [26-798](#)
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) Public hearing and first reading of an ordinance, [26-804](#) requested by Miles Payne, on behalf of Samantha Richards, Executor of the Estate of John William Turner, to rezone approximately 2 acres out of City Block 3022, from M-1 (Light Industrial District) to M-1 SUP (Light Industrial District with a Special Use Permit for one residence with an allowance for short term rental), currently addressed at 474 North Guenther Avenue.

Matthew Simmont, AICP, Planning Manager

Applicant: Miles Payne

Owner: Samantha Richards, Executor of the Estate of John William Turner

- D) Discuss and consider approval of a resolution [26-815](#) authorizing proceeding with issuance of Certificates of Obligations and further directing the publication of Notice of Intention to issue City of New Braunfels, Texas Combination Tax and Revenue Certificates of Obligation, Series 2026.

Jared Werner, Assistant City Manager

- E) Discuss and Consider approval of a resolution relating to [26-816](#) establishing the City's intention to reimburse itself for the prior lawful expenditure of funds relating to street and drainage improvements from the proceeds of tax-exempt obligations to be issued by the City for authorized purposes; authorizing other matters incident and related thereto; and providing an effective date.

Jared Werner, Assistant City Manager

- F) Discuss and consider the appointment of three [26-778](#) Councilmembers to an Ad Hoc Committee concerning the Boards and Commissions.

Natalie Baker, Deputy City Secretary

3. **PRESENTATIONS**

- A) Presentation, update, and possible direction to staff on [26-886](#) the 2019 Bond Project - Police Department

Headquarters.

Jordan Matney, Deputy City Manager

Robert Camareno, 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 issues regarding economic development [26-783](#)
negotiations in accordance with Section 551.087 of the
Texas Government Code:

1. Gruene 16

- B) Deliberate pending/contemplated litigation, settlement [26-818](#)
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:

a. Discuss Legal Options Relating to the Status of Real
Estate Negotiations by New Braunfels Utilities to Secure
a Necessary Easement for the IH 35 Interceptor Upgrade
Rio Bar Screen Project:

· a 0.7402-Acre Permanent Utility Easement Out of the
A.M. Esnaurizar Survey, Abstract 98, Comal County,
Texas, Being All of Lot 8, Block 4, Resubdivision of Villa
Rio, According to the Plat of Record in Volume 129,
Page 312, of the Deed Records of Comal County, Texas,
Located at 470 Rio Drive, New Braunfels, Texas 78130,
and Assigned Comal Appraisal District Property ID 67480

b. Discuss Legal Options Relating to the Status of Real
Estate Negotiations to Secure Necessary Right-of-Way
and Utility Easement for the Barbarosa Road
Improvements Project:

· a 0.4592-acre ROW and 0.158-acre Utility Easement

out the Antonio Maria Esnaurizar Survey, Abstract 20, Guadalupe County, Texas, out of Lot 2A, Timmerman Subdivision as recorded in Volume 5, Page 393 A & B, Map and Plat Records of Guadalupe County, Texas Located at 2241 Westmeyer Road, New Braunfels, Texas 78130, and Assigned Guadalupe County Appraisal District Property ID 43773

c. Cause No. 2026CV0238, City of New Braunfels v. Lynn K. Wohlfahrt

d. City of New Braunfels v. Stoddard Construction Management, Inc., and Swiss Re Corporate Solutions America Insurance Corporation.

- C) Deliberate the appointment and employment of a City [26-684](#) Attorney, including matters related to the search and selection of candidates, pursuant to Texas Government Code Section 551.074 (Personnel Matters).

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.