



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



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

**MONDAY, FEBRUARY 10, 2025 at 6:00 PM**

Neal Linnartz, Mayor  
Andres Campos, Mayor Pro Tem (District 1)  
Christopher Willis, Councilmember (District 2)  
D. Lee Edwards, Councilmember (District 3)  
Lawrence Spradley, Councilmember (District 4)  
Mary Ann Labowski, Councilmember (District 5)  
April Ryan, Councilmember (District 6)  
Robert Camareno, City Manager

***MISSION STATEMENT***

***The City of New Braunfels will add value to our community  
by planning for the future, providing quality services, encouraging  
community involvement and being responsive to those we serve.***

**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) Career and Technical Education Month [25-103](#)
- B) Engineers Week [25-75](#)
- C) National LULAC Week [25-102](#)

**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.

**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 January 27, 2025 minutes to the regular [25-147](#) and executive session council meeting.  
Gayle Wilkinson, City Secretary
- B) Approval of a FY 2025 budget amendment for the [25-138](#) General Fund and the 2013 Bond Fund to reallocate the purchase of heavy equipment.  
Karrie Cook, Budget Manager
- C) Approval of an Option and Lease Agreement between [25-121](#) the City and The Towers, LLC for the installation of a cellular communications tower located on approximately 2,180 square feet out of the 2.327 acre parcel addressed as 2210 Alyssa Way.  
Matthew Eckmann, Assistant Director of Public Works
- D) Approval of an Option and Lease Agreement between [25-123](#) the City and The Towers, LLC for the installation of a cellular communications tower located on approximately 2,500 square feet out of the 4.99-acre parcel addressed as 155 South Water Lane.  
Matthew Eckmann, Assistant Director of Public Works
- E) Approval of a purchase with EZ-Go RXV for (64) Golf [25-151](#) Carts, EZ-Go RXV Passenger golf cart (1), EZ-Go Utility Hauler (1) for the Landa Park Golf Course through a Buy Board Contract and the associated budget amendment, and to declare the equipment being traded in as surplus.  
Chad Donegan, Parks and Recreation Director
- F) Approval of a purchase with SHI, Inc for new for [25-162](#) time-keeping software, timeclock hardware (including one year of warranty and support services), as well as integration and implementation services with the City's new ERP software, to include a SaaS contract with ZKT for the timeclock software, and to declare the trade-in equipment as surplus.

Tony Gonzalez, Director of Information Technology

- G) Approval of the issuance of an invitation for competitive sealed proposals for a perimeter fence at the New Braunfels National Airport. [25-179](#)

Barbara Coleman, Purchasing Manager

Scott McClelland, Assistant Transportation and Capital Improvements Director

- H) Approval of a FY 2025 Budget Amendment totaling \$160,000 for the River Activities Fund to support projects in preparation for the 2025 River Season. [25-161](#)

Amy Niles, River and Watershed Manager

#### *Resolutions*

- I) Approval of a resolution authorizing the City Manager to enter into an Advance Funding Agreement between the City of New Braunfels and the Texas Department of Transportation for the North Solms Road improvements project. [25-142](#)

Garry Ford, Transportation and Capital Improvements Director

#### *Ordinances*

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

- J) Approval of the first and final reading of an ordinance ordering a Regular Election to be held in the City of New Braunfels on May 3, 2025, for the Regular City Officers; and establishing Early Voting Locations and Election Day Polling Places for this Election; and making provisions for the conduct of the Election. [25-07](#)

Gayle Wilkinson, City Secretary

- K) Approval of the second and final reading of an ordinance regarding an amendment to Chapter 118 Subdivision Platting, Section 118-30. - Certificates and statements. [25-139](#)

Christopher J. Looney, AICP, Planning and Development Services Director

- L) Approval of the second and final reading of an ordinance to rezone approximately 17 acres out of the Freiheit 2 Subdivision, Block 4, Lots 2, 3, and 4, from R-2 AH (Single Family and Two-Family Airport Hazard Overlay District) to MU-B AH SUP (High-Intensity Mixed Use Airport Hazard Overlay District with a Special Use Permit [25-140](#)

to allow Industrial and Commercial Uses), currently addressed at 622 South Kowald Lane.

Matthew Simmont, AICP, Planning Manager

- M) Approval of the second and final reading of an ordinance [25-149](#) to rezone approximately 10.43 acres out of the Orilla Russell Survey, Abstract No. 485, from APD AH (Agricultural/Pre-development Airport Hazard Overlay District) to M-1A AH (Light Industrial Airport Hazard Overlay District), currently addressed at 3137 FM 1102.

Matthew Simmont, AICP, Planning Manager

- N) Approval of the second and final reading of an ordinance [25-141](#) to rezone 0.55 acres out of the Unicorn Heights Subdivision, Extension 4, Lot 13, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Auto Body Repair), currently addressed at 950 IH 35 South.

Matthew Simmont, AICP Planning Manager

## 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 of an ordinance to [25-166](#) amend Section 126-354 of the Code of Ordinances of the City of New Braunfels to establish a new parking by permit area on a portion of South Academy Avenue and West Cross Street.

Garry Ford, Transportation and Capital Improvements Director

- B) Discuss and consider the approval of a resolution [25-11](#) requesting financial assistance from the Texas Water Development Board in an amount not to exceed \$25,000,000 to provide costs related to the Lead Service Line Replacement Program and resolving other matters incident and related thereto.

Jessica Coleman, NBU Finance and Risk Manager

- C) Public hearing and first reading of an ordinance [25-148](#) amendment adding childcare allowances to Chapter 144 Zoning, Sec. 144-3.4-17, C-O commercial office district and Sec. 144-4.2, Land Use Matrix.

Christopher J. Looney, AICP, Planning and Development Services Director

- D) Discuss and consider the approval of an Interlocal [25-128](#) Agreement between the City of New Braunfels and Comal County Water Improvement District No. 3 relating to the District's Waiver of an amount equal to a portion of its sales tax receipts.

Jordan Matney, Deputy City Manager

- E) Discuss and consider the approval of a Chapter 380 [25-127](#) Economic Development Agreement between the City of New Braunfels, Texas and Costco Wholesale Corporation in an amount up to \$1.5 million of the City's share of the sales tax generated from the Costco property over a term not to exceed 8 years.

Jordan Matney, Deputy City Manager

- F) Discuss and consider the approval of a Chapter 380 [25-129](#) Economic Development Agreement between the City of New Braunfels, Texas and Costco Wholesale Corporation in an amount equal to up to \$6.3 million of the Comal County Water Improvement District No. 3's share of the sales tax generated from the Costco property over a term not to exceed 20 years.

Jordan Matney, Deputy City Manager

### 3. **PRESENTATIONS**

- A) Presentation and discussion on potential transportation [25-165](#) projects for federal and state funding opportunities.

Garry Ford, Transportation and Capital Improvements Director

- B) Presentation regarding amending the city's ordinance for [24-1569](#) dangerous dogs and rabies control.

Bryan V. Ruiz, Neighborhood Services Manager

- C) Presentation, update and possible direction on the Land [25-154](#) Development Ordinance.

Christopher J. Looney, AICP, Planning & Development Services Director

### 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 and consider the purchase, exchange, lease, [25-163](#)

or value of real property, in accordance with Section 551.072 of the Texas Government Code:

- Recreational Facilities
- A-154 SUR-34 H FOSTER - ACRES: 0.942, 1.169, 1.14, 1.0, and 2.437

- B) Deliberate pending/contemplated litigation, settlement [25-195](#) 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:
- Federal Telecommunications Act

**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.

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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.