

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, JULY 28, 2025**

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

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 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.

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: Marty Hills, Mike Murphy, Bob King, and James 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 July 14, 2025 executive and regular city council meeting minutes and the July 21, 2025 special city council meeting minutes.
- B) Approval of the appointments of Dr. Christopher Dayley, and Christy Rohlf to the Regional Workforce Education Alliance for two (2) At Large seats with unexpired terms ending May 31, 2027.
- C) Approval of a recommendation by the Tax Increment Reinvestment Zone #3 Board awarding Business Improvement and Preservation Grants to Altar Space Crystals in an amount up to \$1,739.25 and to the New Braunfels Elks Lodge #2279 in an amount up to \$11,225.
- D) Approval of a ground lease agreement between the City of New Braunfels and Natural Bridge Caverns, Inc. for a billboard sign located at 2932 Interstate 35 South.
- E) Approval of a three-year software maintenance agreement for Cityworks PLL software through Azteca Systems, LLC, a Trimble Company.
- F) Approval of an additional project contingency for the Landa Park Aquatic Complex bathhouse renovation project and authorization for the City Manager to execute any change orders and project expenditures up to the contingency amount.
- G) Approval of a contract with PGAL for the New Braunfels National Airport Terminal Feasibility and Planning Study.
- H) Approval of the submission of the Community Development Block Grant 2025-2029 Consolidated Plan, Fair Housing Plan, and Annual Action Plan, including funding recommendations for Program Year 2025 to the U.S. Department of Housing and Urban Development.

Resolutions

- I) Approval of a resolution authorizing the submission of an application to the Texas Parks & Wildlife Department for the Local Park Grant Program for improvements to Neighborhood Park on West Coll Street.
- J) Approval of a resolution recommended by the New Braunfels Economic Development Corporation approving a Third Amendment to the Contract between the New Braunfels Economic Development Corporation and HD Supply Facilities Maintenance, Ltd., to modify the percentage of sales taxes rebated and extend the existing contract term, pursuant to Section 501.101 of the Texas Local Government Code.
- K) Approval of a resolution amending the Chapter 380 Economic Development Agreement between the City of New Braunfels, TX and HD Supply Facilities Maintenance, Ltd.

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 first 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.

Approval of the Consent Agenda

Mayor Linnartz read the aforementioned consent agenda with the exception of item C 25-829 which was pulled by staff.

Mayor Pro Tem Spradley moved to accept the consent agenda with the exception of item C 25-829. 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) Public hearing and first reading of an ordinance to amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to

restrict parking on the northeast side of Old FM 306 from Hunter Road to Common Street.

Mayor Linnartz read the aforementioned item.

Carly Farmer presented this item providing a PowerPoint and addressed questions.

The following individuals spoke at this time: Ronald Savage, and Karen Wiggington

Councilmember Ryan moved to approve this item. Councilmember Carter seconded the motion which passed 5/2.

Opposed:

Councilmember Capizzi, and Councilmember Edwards

B) Public hearing and first reading of an ordinance to amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to restrict parking on both sides of Arroyo Verde from Goodwin Lane to Arroyo del Sol.

Mayor Linnartz read the aforementioned item.

Carly Farmer presented this item providing a PowerPoint and addressed questions.

The following individuals spoke at this time: Ronald Savage, Barry Davidson, and Juan Materne

Councilmember Ryan moved to approve this item. Councilmember Capizzi seconded the motion which passed 6/1.

Opposed:

Councilmember Labowski

C) Public hearing and first reading of an ordinance to amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to restrict parking on Kentucky Boulevard and Canyon Drive.

Mayor Linnartz read the aforementioned item.

Carly Farmer presented this item providing a PowerPoint and addressed questions.

The following individuals spoke at this time: Ronald Savage

Councilmember Edwards moved to approve this item. Councilmember Ryan seconded the motion which passed unanimously.

D) Discuss and consider the first reading of an ordinance to create Section 126-154 of the Code of Ordinances of the City of New Braunfels to set the speed limit on W Klein Road.

Mayor Linnartz read the aforementioned item.

Carly Farmer presented this item providing a PowerPoint and addressed questions.

The following individuals spoke at this time: Larry Lane

Councilmember Ryan moved to approve this item. Councilmember Labowski seconded the motion which passed unanimously.

E) Discuss and consider approval of the Neighborhood Traffic Calming Policy to replace the current Speed Hump Policy.

Mayor Linnartz read the aforementioned item.

Carly Farmer presented this item providing a PowerPoint and addressed questions.

The following individuals spoke at this time: Larry Lane

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

F) Public hearing and first reading of an ordinance regarding the proposed rezoning of 0.25 acres out of the Mission Oaks Unit 5 Subdivision, Block 14, Lot 11, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit for Short Term Rental), currently addressed at 13 & 15 Moss Rock Drive.

Mayor Linnartz read the aforementioned item.

Matthew Simmont presented the item providing a PowerPoint and addressed questions.

Mayor Pro Tem moved to deny this item. Councilmember Labowski seconded the motion which passed unanimously to deny.

- G) Public hearing and first reading of an ordinance to rezone approximately 0.3 acres out of Kuehler Addition Subdivision, New City Block 1055, Lot 9 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 as 1070 Sanger Avenue.

Mayor Linnartz read the aforementioned item.

Matthew Simmont presented this item providing a PowerPoint and addressed questions. The applicants representative, Sarah Griffin, addressed additional questions from council.

Councilmember Ryan moved to approve this item with recommended conditions. Councilmember Labowski seconded the motion which passed unanimously.

- H) Public hearing, discussion, and possible action on a resolution reauthorizing the City of New Braunfels Tax Abatement Policy.

Mayor Linnartz read the aforementioned item.

Jeff Jewell presented this item providing a PowerPoint and addressed question.

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

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.

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

There were no executive session items.

No action was taken at this time.

ADJOURNMENT

Mayor Linnartz adjourned the meeting at 7:35 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY