

**FINAL - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, MARCH 23, 2026**

CALL TO ORDER

Mayor Linnartz called the meeting to order at 6:00 p.m.

CALL OF ROLL: CITY SECRETARY

Present: 6 - Mayor Neal Linnartz, Councilmember Toni Carter, Councilmember Michael Capizzi, Councilmember D. Lee Edwards, Councilmember Mary Ann Labowski, and Councilmember April Ryan

Absent: 1 - Mayor Pro Tem Lawrence Spradley

REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.

INVOCATION: MAYOR LINNARTZ

Mayor Linnartz 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.

PROCLAMATIONS:

A) Arbor Day: "Grow Green with New Braunfels Parks and Recreation and Headwaters at the Comal"

Mayor Linnartz read the aforementioned proclamation.

Members from the New Braunfels Parks and Recreation Department and Headwaters at the Comal accepted the proclamation and addressed council.

B) America 250 Commemoration Proclamation

Mayor Linnartz read the aforementioned proclamation.

Joan Sabol, member of the Daughters of the American Revolution, accepted the proclamation and addressed council.

PRESENTATION

A) Recognition of Fire Lieutenant Arlon Hansmann's retirement.

Mayor Linnartz read the aforementioned item.

Chief Ruy Lozano addressed city council and introduced Lieutenant Arlon Hansmann, who is celebrating his retirement and his 36 years of service.

B) Presentation of the New Braunfels Police Department 2025 annual report.

Mayor Linnartz read the aforementioned item.

Chief Osbaldo Flores presented this item to council using a powerpoint presentation and answered questions.

The following individuals spoke at this time: Susie Mitchell, Jim Holster

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.

The following individuals spoke at this time: Randy Hensen, Jim 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 purchase of replacement Self-Contained Breathing Apparatuses (SCBA) for the New Braunfels Fire Department from HEAT Safety Equipment LLC.

- B) Approval of a contract amendment with Collaborative Solutions, LLC an affiliate of Cognizant Worldwide Limited (“Cognizant”) for professional services related to continued support and consulting services of Workday software.
- C) Approval of a resolution establishing public purpose and for the conveyance of 0.844 acres, being Lots 213 and 214, New City Block 3001, in the City of New Braunfels, addressed as 407 West Mill to New Braunfels Youth Collaborative.
- D) Approval of an FY 2025 budget amendment for the Self-Insurance Fund.

Resolutions

- E) Approval of a resolution recommended by the New Braunfels Economic Development Corporation (NBEDC) approving a project expenditure of \$26,800 for the option to extend the project feasibility period for an additional 90 days per the Purchase Contract between Mildred V. Bartels, Jerald D. Voges, and the NBEDC, pursuant to Section 505.102 of the Texas Local Government Code.

Ordinances

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

- F) Approval of the first reading of an ordinance establishing the number of positions in each classification and allowing over hires in the Police Department pursuant to Local Government Code, Chapter 143.
- G) Approval of the first reading of an ordinance amending the Code of Ordinances, Chapter 126, Sec. 126-381(b), related to the river area parking zones by adding exceptions to enforcement for disabled parking plates and placards.
- H) Approval of the first reading of an ordinance repealing Section 2-121, of Chapter 2 of the New Braunfels Code of Ordinances, eliminating references to the Downtown Development Board.
- I) Approval of the first reading of an ordinance amending the Code of Ordinances, Chapter 86, Section 86-4 to prohibit public entry to the Comal River Old Channel from City owned property.

Approval of the Consent Agenda

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

Councilmember Capizzi made a motion to approve the consent agenda. Councilmember Ryan 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 requested by KB Homes and Killen, Griffin & Farrimond, PLLC, on behalf of Alice Schwanz, to rezone approximately 38 acres out of the R Perez Survey 28, Abstract 460, and the J Stark Survey 277, Abstract 530, from R-1 (Single Family District) and APD (Agricultural/Pre-Development District) to R-1A-6.6 (Single Family Residential District), located northwest of the property currently addressed at 2815 State Highway 46 West.

Mayor Linnartz read the aforementioned item.

Councilmember Edwards left council chambers at 7:35 pm and recused himself from this item.

Christopher Looney presented this item to council using a powerpoint presentation and answered questions. He introduced Ashley Fairmond, a representative for the applicant, and presented using a powerpoint presentation. Ashley Fairmond requested a postponement of this item until a future meeting in May.

The following individuals spoke at this time: Ryan Outlaw, Sarah Venslauskas, Susie Mitchell, Michelle Smith, Teresa Fisher, Don Poindexter

Councilmember Carter motioned to deny the postponement of this item. The motion died for lack of a second.

Councilmember Capizzi motioned for the item to be postponed until the May 11, 2026 council meeting. Councilmember Ryan seconded the motion which failed with a 3/2 vote.

Opposed: Councilmember Carter, Councilmember Labowski

Mayor Linnartz asked if Christopher Looney or Ashley Fairmond had anything else to add with their presentation on this item. Ashley Fairmond introduced Sean McFarland, a representative of KB Homes, and presented to council using a powerpoint presentation.

The following individuals spoke at this time: Ryan Outlaw, Ben Pratt, David Bear, Susie Mitchell, Colette Ruppert, Sarah Venslauskas, Susie La Canu, Angela Allen, Teresa Telle, Marsha Stewart, Andrew Reimund

Councilmember Carter motions to deny this item. The motion dies for lack of a second.

Councilmember Capizzi motioned to approve this item. Councilmember Ryan seconded the motion which failed with a 3/2 vote.

Opposed:

Councilmember Carter, and Councilmember Labowski

Absent:

Mayor Pro Tem Spradley

Recused:

Councilmember Edwards

- B) Public hearing and first reading of an ordinance, requested by Tarrah Stewart, on behalf of Allen and Jillian Beck, to rezone approximately 0.2 of an acre out of City Block 4045, Lot 10, 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 1329 Jackson Street.**

Mayor Linnartz called for a recess at 8:51 p.m.

Mayor Linnartz resumed the meeting at 8:57 p.m.

Mayor Linnartz read the aforementioned item.

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

Councilmember Edwards motioned to approve this item. Councilmember Capizzi seconded the motion which failed.

Opposed: Councilmember Carter, Mayor Linnartz, Councilmember Labowski, Councilmember Ryan.

Councilmember Ryan motioned to deny this item. Councilmember Carter seconded the motion which passed.

Opposed:

Councilmember Capizzi, and Councilmember Edwards

Absent:

Mayor Pro Tem Spradley

C) Public hearing and first reading of an ordinance to City Council, requested by Henry Espinoza, to rezone approximately 2.3 acres out of the AM Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), currently addressed at 1752 and 1756 Saur Lane.

Mayor Linnartz read the aforementioned item.

Christopher Looney presented this item to council using a powerpoint presentation. The applicant, Henry Espinoza, also addressed council and answered questions.

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

Absent:

Mayor Pro Tem Spradley

D) Public hearing and approval of a resolution to authorize the creation of a Tourism Public Improvement District (TPID).

Mayor Linnartz read the aforementioned item.

Jared Werner presented this item to council using a powerpoint presentation, and introduced Scott Joslove, who also presented to council.

The following individuals spoke at this time: Jay Patel, Tony Patel, Maryanne Navickas, Sarah Shea, Jennifer Wilson, Paul Wukasch, Daniel Pinkerton, Clinton Griffin, Helen McKinnon.

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

Absent:

Mayor Pro Tem Spradley

- E) Public hearing and approval of the first reading of an ordinance in consideration of the Tourism Public Improvement District (TPID) assessment; approving the service plan for the district; authorizing an agreement between the City , The Greater New Braunfels Chamber of Commerce, Inc., and the New Braunfels Tourism Public Improvement District Corporation regarding the management of the district; and appropriating \$320,000 in revenue to the district for 2026; and amending the FY 2026 Adopted Budget to create the new Tourism Public Improvement District Special Revenue Fund.

Mayor Linnartz read the aforementioned item.

Jared Werner presented this item to council using a powerpoint.

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

Absent:

Mayor Pro Tem Spradley

- F) Public hearing and first reading of an ordinance abandoning a 0.302-acre portion of right-of-way for a water lane, located between West San Antonio Street and Loop 337.

Mayor Linnartz read the aforementioned item.

Matt Eckmann presented this item to council using a powerpoint presentation.

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

Absent:

Mayor Pro Tem Spradley

- G) Discuss and consider the acceptance of the FY 2025 Audit and Annual Comprehensive Financial Report performed by Crowe, LLP.

Mayor Linnartz read the aforementioned item. Councilmember

Sandy Paulos presented this item to council and introduced Cory Lee, a representative of Crowe, LLC, who presented to council using a powerpoint presentation.

Ryan motioned to approve this item. Councilmember Labowski seconded the motion which passed via the following unanimously.

Absent:

Mayor Pro Tem Spradley

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 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:

a. Discuss Legal Options Relating to Status of New Braunfels Utilities Real Estate Negotiations to Secure Easements Regarding the Western Downtown to Morningside Pressure Zone Conversion Project:

i. a 0.386 Acre Electric Utility Easement, situated in the J. Doehne Survey No a 0.005 Acre (220 sq. ft) Permanent Utility Easement and a 0.042 Acre (1,821 sq. ft) Temporary Construction Easement all being situated out of the remainder of Lot 13, Pleasant View Subdivision in 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, Michael Hernandez and Yvonne Hernandez Garcia by deed recorded in Document No. 202006016641 of the Official Public Records of Comal County Texas, also known as Comal County Parcel No. 44948

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

No action was taken at this time.

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

ADJOURNMENT

Mayor Linnartz adjourned at 9:46 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY