



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



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

MONDAY, AUGUST 24, 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

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: COUNCILMEMBER CARTER

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

A) National Payroll Week

[26-698](https://www.newbraunfels.gov/26698)

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 August 3, 2026 special [26-980](#) meeting minutes and the August 11, 2026 special meeting minutes.

Natalie Baker, Deputy City Secretary

- B) Approval of a contract with Rucoba & Maya [26-785](#) Construction, LLC for the construction of the Alamo Area Metropolitan Planning Organization Citywide Pedestrian Improvement Project Phase 1.

Garry Ford, Transportation and Construction Services Director

- C) Approval to authorize the City Manager to execute an [26-965](#) Interlocal Agreement with the Josuha Independent School District in accordance with Chapter 791 of the Texas Government Code for goods and services.

Shane Knudson, Fleet Manager

- D) Approval of lease agreement with River Hofbrau NB LLC [26-916](#) for concession services at Landa Park Golf Course.

Ken Wilson, Director of Parks and Recreation

- E) Approval of a Budget Amendment for the FY 2026 Airport [26-987](#) Fund.

Becky Wiatrek, Assistant Director of Finance

Resolutions

- F) Approval of a resolution of the City Council of the City of [26-1008](#) New Braunfels, Texas, amending the Meet and Confer Agreement between the City and the New Braunfels Police Officers' Association (NBPOA) for a term ending on September 30, 2028.

Becca Miears, Director of Human Resources

- G) Approval of a resolution authorizing the City Manager to [26-950](#) enter into an Advance Funding Agreement between the City of New Braunfels and the Texas Department of Transportation for the Alamo Area Metropolitan Planning

Organization Citywide Pedestrian Improvements Project
Phase 2.

Garry Ford, Transportation and Construction Services 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, [26-963](#)
requested by Patrick W. Christensen, on behalf of Karma Enterprises NB LLC, to rezone approximately 2.7 acres out of the Bentwood Commercial Unit Three, Lot 3, from APD SUP (Agricultural/Pre-development District with a Special Use Permit to allow a retail development with specific uses) to C-1A (Neighborhood Business District), currently addressed at 2009 South Walnut Avenue.

Matthew Simmont, AICP, Planning Manager

Applicant: Patrick W. Christensen

Owner: Karma Enterprises NB LLC

- C) Discuss and consider the second reading of an ordinance to amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to prohibit parking on both sides of Divine Way from the intersection with Fayette Drive southwesterly and northeasterly for approximately 60 feet.

Garry Ford, Transportation and Construction Services Director

- D) Presentation and possible direction to staff to amend the City's Code of Ordinances regarding data centers. [26-979](#)

Michael French, New Braunfels Mayor

Matthew Simmont, Planning Manager

- E) Discuss and consider the second and final reading of an [26-1012](#)

ordinance amending Chapter 130, Article IV, Divisions 3,5,6, and of the City's Code of Ordinances to adjust residential and landscape irrigation drought surcharges; revise drought stage destinations and triggers; clarify definitions and related provisions; repeal conflicting ordinance; provide a savings clause; and establish an effective date.

Ryan Kelso, NBU Chief Executive Officer

- F) Discuss and consider approval of a Resolution [26-901](#) recommending the New Braunfels Utilities (NBU) Board of Directors exempt capital impact and recovery fees - per the NBU Impact Fee Waiver Policy - in an amount up to \$500,000 for the Park at Dogwood, a qualified affordable housing project in the City of New Braunfels.

Jeff Jewell, Economic and Community Development Director

- G) Discuss and consider the following Mayfair-related amendments, requested by Thad Rutherford, President and CEO, Southstar at Mayfair Developer, LLC:
- a) Public hearing and consideration of proposed amendments to the Mayfair Development and Design Control Document (DDCD): and
 - b) Proposed amendments to the Mayfair Development Agreement.

Matt Greene, Principal Planner

Thad Rutherford, President and CEO of Southstar at Mayfair Developer, LLC

- H) Discuss and consider approval of a resolution of the City [26-993](#) of New Braunfels, Texas, authorizing the use of eminent domain proceedings for the acquisition of right-of-way that is necessary to advance and achieve the public use of improving Barbarosa Road and Saur Lane to meet the existing and future needs of the City, in the event negotiations are unsuccessful:
- a. a 0.4592-acre ROW and 0.158-acre Utility Easement out of 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

Matthew Eckmann, Assistant Director of Public Works

- I) Discuss and consider approval of a contract with BRW [26-984](#) Architects to provide final plans, specifications, estimates, and construction-phase services for a live fire training facility and approval to issue a competitive sealed proposal solicitation as the procurement method for construction of improvements associated with the live fire training facility.

Garry Ford, Transportation and Construction Services Director

Ruy Lozano, Fire Chief

- J) Discuss and consider the approval of an ordinance [26-909](#) authorizing the issuance of City of New Braunfels, Texas Tax Notes, Series 2026; levying an ad valorem tax in support of the notes; awarding the sale of the notes; approving an official statement, a paying agent/registrar agreement and other agreements relating to the sale and issuance of the notes; and ordaining other matters relating to the issuance of the notes.

Jared Werner, Assistant City Manager

3. PRESENTATIONS:

- A) Presentation on New Braunfels Airport Safety. [26-1017](#)
Toni Carter, New Braunfels Councilmember District 1

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 pending/contemplated litigation, settlement [26-1011](#) 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. Cause No. 2026CV0238, City of New Braunfels v. Lynn K. Wohlfahrt

- B) Deliberate the appointment and employment of a City [26-684](#)

Attorney and City Manager, 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 FY 2026.

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.

Taxpayer Impact Statement 2027

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 proposed a budget for FY 2027.

2025 Value of Median-Valued

Homestead Property in Comal County.....\$287,080

2025 Property Tax Bill for the Current Fiscal Year (\$0.0.408936).....\$1,174

2026 Value of Median-Valued

Homestead Property in Comal County.....\$281,180

Estimated 2026 Property Tax Bill for the Upcoming
Fiscal Year if the City Adopts the Proposed Budget
and Tax Rate (\$0.408936 per \$100 of value).....\$1,150

Estimated 2026 Property Tax Bill for the Upcoming
Fiscal Year if the City Adopts a Balanced Budget Funded
at the No-New-Revenue Tax Rate (\$.415613 per \$100 of value).....\$1,169

2025 Value of Median-Valued

Homestead Property in Guadalupe County.....\$246,910

2025 Property Tax Bill for the Current Fiscal Year (\$0.0.408936).....\$1,010

2026 Value of Median-Valued

Homestead Property in Guadalupe County.....\$237,372

Estimated 2026 Property Tax Bill for the Upcoming
Fiscal Year if the City Adopts the Proposed Budget
and Tax Rate (\$0.408936 per \$100 of value).....\$971

Estimated 2026 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts
a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$.415613 per
\$100 of value).....\$987

The estimates in this Impact Statement are valid only for the FY 2027 proposed budget and tax rate.

