

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS CITY COUNCIL  
REGULAR MEETING OF MONDAY, FEBRUARY 24, 2025**

**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, Mayor Pro Tem Andres Campos, Councilmember Christopher Willis, Councilmember D. Lee Edwards, Councilmember 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 WILLIS**

Councilmember Willis 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.

**INDIVIDUAL ITEM FOR CONSIDERATION**

A) Discuss and consider the confirmation of the City Manager's appointment of the Chief of Police of the New Braunfels Police Department.

Mayor Linnartz read the aforementioned item.

Robert Camareno presented this item to council and recommended his appointment of Osbaldo Flores for Police Chief of the City of New Braunfels.

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

B) Administration of the Oath of Office to the Police Chief of the New Braunfels Police Department.

Mayor Linnartz read the aforementioned item.

Judge Zamora administered the oath of office to Osbaldo Flores.

**Chief Flores addressed council, the audience and expressed his gratitude towards his appointment.**

**PROCLAMATIONS:**

A) George Washington Day Proclamation

**Mayor Linnartz read the proclamation.**

**A representative from the William Hightower Chapter accepted the proclamation and addressed council.**

**PRESENTATIONS:**

A) Presentation and recognition of Gilbert Molina, Sr's retirement.

Mayor Linnartz read the aforementioned item.

John Cox presented this item to council

**Mayor Linnartz recognized John Cox who spoke in recognition of Gilbert Molina Sr.'s career with the city and presented Gilbert with a city street sign.**

**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: David Warmke, Cheryl Fuller**

**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 February 10, 2025, regular and executive session minutes and the February 13 and 17, 2025 special meeting minutes.
- B) Approval of a lease agreement between the City of New Braunfels and the Alamo Area Council of Government for the lease of the parking and office space located at 424 S. Castell Avenue
- C) Approval of a contract award to Waste Specialties, LLC for services and materials required to repair and refurbish commercial solid waste containers.
- D) Approval of an agreement with Next Gen Security for video surveillance and access control systems including installation at the Fire Training Center and authorization for the City Manager to execute any change orders up to the contingency amount.
- E) Approval of a third amendment to lease agreement between the City of New Braunfels and NCWPCS MPL 25 - Year Sites Tower Holdings, LLC for a communications tower located at 350 S. Castell Ave.

**This item was pulled by Councilmember Willis.**

#### *Resolutions*

- F) Approval of a resolution; ratification for the submission of a grant application to the U.S. Department of Homeland Security, State Homeland Security Program - Law Enforcement Terrorism Prevention Activities grant for Program Year 2025 to request funding towards the purchase of a tactical robot, and authorization for the City Manager to act on behalf of the City in all matters related to the grant if awarded.
- G) Approval of a resolution; ratification for the submission of a grant application to the U.S. Department of Homeland Security, State Homeland Security Program - Regular Projects grant for Program Year 2025 to request funding for the purchase of a transport trailer, and authorization for the City Manager to act on behalf of the City in all matters related to the grant if awarded.
- H) Approval of a resolution; ratification for the submission of a grant application to the Office of the Governor, Criminal Justice Division's 2026 State and Local Cybersecurity Grant Program - Assessment and Evaluation objective to request funds for cybersecurity network testing, and authorization for the City Manager to act on behalf of the City in all matters related to the grant if awarded.

- I) Approval of a resolution; ratification for the submission of a grant application to the Office of the Governor, Criminal Justice Division's 2026 State and Local Cybersecurity Grant Program - Workforce Development objective to request funds for cybersecurity training for the Information Technology department; and authorization for the City Manager to act on behalf of the City in all matters related to the grant if awarded.

*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 second and final reading of an ordinance 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.

Approval of the Consent Agenda

**Mayor Linnartz read the aforementioned consent agenda with the exception of item E.**

**Councilmember Ryan made a motion to approve the consent agenda with the exception of item E. 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.

- E-1) Approval of a third amendment to lease agreement between the City of New Braunfels and NCWPCS MPL 25 - Year Sites Tower Holdings, LLC for a communications tower located at 350 S. Castell Ave.

**Councilmember Willis pulled this item for individual consideration.**

**Mayor Linnartz read the aforementioned item.**

**Matt Eckmann presented this item to council and answered questions.**

**Staff recommends for lease agreement to be extended for 1 year with an optional 6 month extension that will not exceed by June 2027.**

**Councilmember Edwards motioned to approve with staff recommendations. Councilmember Willis seconded the motion which**

**passed unanimously.**

- A) Discuss and consider approval of a contract with Interstate Parking Company for Parking Management services in select City parks and in Downtown New Braunfels.

**Mayor Linnartz read the aforementioned item.**

**Jeff Jewell presented this item using a powerpoint presentation and answered questions.**

**Tony Genewieck of Interstate Parking was introduced to council and answered questions.**

**The following individuals spoke at this time: David Warmke, Richard Kelsheimer, Clarissa DeSanto.**

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

- B) Public hearing and first reading of an ordinance to rezone approximately 5 acres, being the Frank Real Subdivision, Block 1, Lot 1, from R-2 (Single-Family and Two-Family District) to R-3L SUP (Multifamily Low-Density District with a Type 1 Special Use Permit to allow multiple dwelling units with alternative design standards), currently addressed at 850 Ewelling Ln.

**Mayor Linnartz read the aforementioned item.**

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

**Chris introduced Ashley Fairmond of West People Homes and presented using a powerpoint presentation.**

**Councilmember Spradley motioned to approve this item. Councilmember Ryan seconded the motion which passed unanimously.**

- C) Public hearing and first reading of an ordinance to rezone 0.21 acres out of the Highland Park Subdivision, Block 1, Lot 17, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow a Short-Term Rental of a residence), currently addressed at 1668 West San Antonio Street

**Mayor Linnartz read the aforementioned item.**

**Matthew Simmont presented this item using a powerpoint presentation.**

**Applicants addressed council and answered questions.**

**Mayor Pro Tem Campos motioned to approve this item. Councilmember Ryan seconded the motion which passed unanimously.**

- D) Public hearing and first reading of an ordinance to rezone approximately 25 acres out of the Oakwood Baptist Church Subdivision, Block 1, Lot 1R, from APD (Agricultural/Pre-development District) and C-1 (Local Business District) to C-1B (General Business District), currently addressed at 2154 Loop 337

**Mayor Linnartz read the aforementioned item.**

**Matthew Simmont presented this item to council using a powerpoint presentation and answered questions.**

**Applicant Drake Thompson from Bold Mission presented to council using a powerpoint presentation.**

**The following individuals spoke at this time: David Warmke**

**Councilmember Spradley motioned to approve this 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.

- A) Deliberate issues regarding economic development negotiations in

accordance with Section 551.087 of the Texas Government Code:

- Project Shoot
- B) 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, including but not limited to:
- Federal Telecommunications Act
- C) Deliberate and consider the purchase, exchange, lease, contract terms, due diligence, or value of real property in accordance with Section 551.072 of the Texas Government Code:
- 350 South Seguin Avenue

**The aforementioned items took place in executive session.**

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

**No action was taken at this time.**

**ADJOURNMENT**

Mayor Linnartz adjourned at 7:46 p.m.

By: \_\_\_\_\_  
NEAL LINNARTZ, MAYOR

**Attest:**

\_\_\_\_\_  
GAYLE WILKINSON, CITY SECRETARY