



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



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

MONDAY, SEPTEMBER 8, 2025 at 6:00 PM

Neal Linnartz, Mayor	Lawrence Spradley, Mayor Pro Tem (District 4)
Toni L. Carter, Councilmember (District 1)	Mary Ann Labowski, Councilmember (District 5)
Michael Capizzi, Councilmember (District 2)	April Ryan, Councilmember (District 6)
D. Lee Edwards, Councilmember (District 3)	Robert Camareno, City Manager

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) Constitution Week | <u>25-898</u> |
| B) National Night Out | <u>25-1081</u> |
| C) Hunger Action Month | <u>25-1082</u> |

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.

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 August 21, 2025 special budget [25-1094](#) workshop meeting minutes and the August 25, 2025 regular meeting minutes.
Natalie Baker, Assistant City Secretary
- B) Approval of a contract between the City of New Braunfels and the Humane Society of the New Braunfels Area for FY 2026. [25-1019](#)
Becky Wiatrek, Assistant Director of Finance
- C) Approval of water connection fees on the Zipp Family Sports Park to Green Valley Special Utility District. [25-1045](#)
Scott McClelland, Assistant Transportation and Capital Improvements Director
- D) Approval of the donation of two surplus 2017 Ford Police Interceptor Utility police vehicles to the NBISD Criminal Justice CTE program. [25-1097](#)
Shane Knudson, Fleet Manager
- E) Approval of the purchase of new equipment with Ewald Kubota, Hill Country Outdoor Power and Professional Turf Products for the Parks & Recreation Department. [25-1096](#)
Shane Knudson, Fleet Manager

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 second reading of an ordinance [25-1101](#) regarding the proposed abandonment of a 0.972-acre portion of East Bridge Street Right-of-Way, located between the terminus of East Bridge Street and the Comal River.
Matthew Eckmann, Assistant Director of Public Works
- G) Approval of the second and final reading of an ordinance [25-1064](#) to amend New Braunfels Code of Ordinances, Appendix D by updating and codifying fees related to services provided by the New Braunfels National Airport.
Karrie Cook, Budget Manager
- H) Approval of the second and final reading of an ordinance [25-1075](#) to amend New Braunfels Code of Ordinances Article IV-Sec. 138-93 and Appendix D by adopting new fees for

EMS Rates, restructuring of the Licensed Hospital Inspection Fee, and moving fees to Appendix D.

Karrie Cook, Budget Manager

- I) Approval of the second and final reading of an ordinance [25-1077](#) to amend New Braunfels Code of Ordinances, Appendix D by updating and codifying fees related to services provided by the Neighborhood & Community Planning Department.

Karrie Cook, Budget Manager

- J) Approval of the second and final reading of an ordinance [25-1091](#) to amend New Braunfels Code of Ordinances, Appendix D by updating and codifying fees related to services provided by the New Braunfels Civic/Convention Center.

Karrie Cook, Budget 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) Public hearing and first reading of an ordinance to [25-800](#) rezone approximately 0.6 acres out of the Frank Real Subdivision, Block 1, Lot 2, from R-2 SUP (Single Family and Two-Family District with a Special Use Permit to allow Short Term Rental) to R-3L SUP (Multifamily Low-Density District with a Special Use permit to allow multiple dwelling units with alternative design standards), currently addressed at 846 Ewelling Lane

Matthew Simmont, AICP, Planning Manager

- B) Discuss and consider approval of the second and final [25-1065](#) reading of an ordinance adopting the FY 2026 Operating Budget and Plan of Municipal Services.

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 proposed a budget for FY 2026. The City intends to adopt its budget on September 8, 2025.

2024 Value of Median-Valued Homestead Property in Comal County: \$349,106

2024 Property Tax Bill for the Current Fiscal Year (\$0.0408936)

\$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 (\$0.0408936)

\$ 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 proposed budget and proposed tax rate that the New Braunfels City Council will discuss at its public hearing on September 4th, 2025. The proposed budget and the proposed tax rate may each be amended by the City Council before it's adoption on September 8, 2025.

Karrie Cook, Budget Manager

- C) Discuss and consider a resolution of the City of New Braunfels ratifying the increase in revenue generated by the 2025 property tax rate included in the FY 2026 Annual Budget. [25-1073](#)

Karrie Cook, Budget Manager

- D) Discuss and consider approval of the second reading of an ordinance adopting the 2025 ad valorem tax rates. [25-1066](#)

Karrie Cook, Budget Manager

- E) Discuss and consider the second and final reading of an ordinance to amend New Braunfels Code of Ordinances, Chapter 86, Article IV, Section 86-94 by adopting updated admission fees at the New Braunfels Landa Park Aquatic Center and adding all related fees to Appendix D, updating and codifying fees related to Camp Minnehaha and Fischer Park in Appendix D, and amending ordinance 2020-82 to update the scope of fees related to Das Rec and adding that language to Appendix D. [25-1079](#)

Jordan Matney, Deputy City Manager

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 [25-1068](#)

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 HW14 Feeder to FM 3009 Extension Phase 2 Project:

i. a 0.386 Acre Electric Utility Easement, situated in the J. Doehne Survey No. 912, Abstract 971 in Comal County, Texas and out of that 15.105 acre tract conveyed to Stephen J. Clayton by deed recorded in Document No. 202306039904 of the Official Public Records of Comal County, Texas. (Comal County Parcel No. 106509)

ii. a 0.043 Acre Electric Utility Easement, situated in the J. Doehne Survey No. 912, Abstract 971 in Comal County, Texas and out of that called 19.602 acre tract conveyed to Craig E. Johnson and Cynthia D. Johnson, Trustees of the Johnson Living Trust Dated July 11, 2005, recorded in Document No. 200506033503 of the Official Public Records of Comal County, Texas. (Comal County Parcel No. 108345)

4. **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.

