

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, OCTOBER 27, 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

Edwards

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 EDWARDS

Councilmember Edwards 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) Wurstfest

Mayor Linnart read the aforementioned proclamation.

Members of Wurstfest accepted the proclamation and addressed
council.

B) National Chiropractic Health Month

Mayor Linnartz read the aforementioned proclamation.

Representatives from the National Chiropractic Health Month accepted
the proclamation.

C) Flocktober

Mayor Linnartz read the aforementioned proclamation.

Representatives from the Pink Warrior Advocates accepted the proclamation and addressed council.

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: George Wilbarger Beken, Jim Holster, and Ryan Klaftenegger.

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 October 13, 2025 city council regular and executive session meeting minutes and the October 20, 2025 city council special meeting minutes.
- B) Approval of annual routine recurring expenditures for FY 2026 in accordance with City Charter Section 9.17.
- C) Approval of annual routine recurring expenditures with Siddons Martin Fire Apparatus for FY 2025 close-out in accordance with City Charter Section 9.17.
- D) Approval of a recommendation by the New Braunfels Economic Development Corporation (NBEDC) approving an administrative support and professional services contract, not to exceed \$455,386,

with the City of New Braunfels for FY 2026.

- E) Approval of a contract modification with Pape Dawson Engineers Inc. for the completion of a schematic design and roadway summary for Conrads Lane from FM 1102 to the Union Pacific Railroad tracks.
- F) Approval to amend the number of Park & Recreation full-time equivalent (FTE's) as adopted in the FY 2026 Budget from 157.0 to 157.75 by changing the classification of the Zipp Family Sports Park Maintenance Workers (3 positions) from part-time regular to full-time.
- G) Approval of the City of New Braunfels Transit Asset Management Plan.
- H) Approval of the acceptance of a 0.11-acre tract of land described as Lot 904, Block 26, Town Creek Subdivision Phase 3 PDD, from the Town Creek Texas Property Owners Association.

Resolutions

- I) Approval of a resolution and ratification for submission of a grant application to the Alamo Area Council of Governments' FY 2026 & FY 2027 Regional Solid Waste Management Grants Program, and authorization for the City Manager to accept funds and to execute all contract documents associated with the grant, if awarded.
- J) Approval of a resolution adopting the Investment Policy for the City of New Braunfels including the Authorized Broker/Dealer list.
- K) Approval of a resolution recommended by the New Braunfels Economic Development Corporation to approve an economic development agreement with Worth & Associates, for the transfer of electrical infrastructure equipment, pursuant to Section 505.155 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.)

- L) Approval of the second and final reading of an ordinance, in accordance with adopted agreements with the property owner, to annex for limited purposes Lot 1, Block 115, Mayfair - Parcel E-15 Subdivision, consisting of 19.99 acres
- M) Approval of the second and final reading of an ordinance designating a

geographic area within the City of New Braunfels as a reinvestment zone for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code to be known as Tax Increment Reinvestment Zone Number Five - West End ("TIRZ 5: West End"), City of New Braunfels, describing the property parcels included in the zone, containing findings and provisions related to the creation of the zone, providing a termination date, providing the zone take effect immediately upon passage of the ordinance, providing a severability clause, providing for publication, and declaring an effective date.

Approval of the Consent Agenda

Mayor Linnartz read into record the aforementioned resolutions and ordinances on the consent agenda.

Councilmember Edwards made a motion to approve the consent agenda. 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, discussion, and possible action approving the first reading of an ordinance designating a geographic area within the City of New Braunfels as a reinvestment zone for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code to be known as Tax Increment Reinvestment Zone Number Four - Zipp Park ("TIRZ 4: Zipp Park"), City of New Braunfels, describing the property parcels included in the zone, containing findings and provisions related to the creation of the zone, providing a termination date, providing the zone take effect immediately upon passage of the ordinance, providing a severability clause, providing for publication, and declaring an effective date.

Mayor Linnartz read the aforementioned item.

Jordan Matney presented this item providing a PowerPoint and addressed questions.

The following individual spoke at this time: Sarah Teal

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

- B) Public hearing and first reading of an ordinance requested by Beverly Davidek, on behalf of Richard L. and JoAnn Rothfelder, to rezone approximately 0.4 of an acre out of the John Thompson Survey No. 21, Abstract 608, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit to allow a Short Term Rental), currently addressed at 1731 Kuehler Avenue

Mayor Linnarz read the aforementioned item.

Matthew Simmont presented this item providing a PowerPoint and addressed questions. Applicant, Beverly Davidek, also spoke providing additional information concerning the property.

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

- C) Public hearing and first reading of an ordinance regarding a proposed rezoning requested by James Ingalls of INK Civil, on behalf of Audrey Raley of HAW Properties 1863, LLC, of approximately 0.75 of an acre out of the L. Salinas Survey No. 458 Abstract No. 531, from APD (Agricultural Predevelopment District) to C-1A (Neighborhood Commercial District), currently addressed as 160 FM 1863

Mayor Linnartz read the aforementioned item.

Chris Looney presented this item providing a PowerPoint and addressed questions. James Ingalls added additional information about this project.

Councilmember Ryan moved 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 the appointment, evaluation, duties, discipline, or removal of the Municipal Court Judge and the City Attorney in accordance with Section 551.074 of the Texas Government Code.

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

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

ADJOURNMENT

Mayor Linnartz adjourned the meeting at 6:49 p.m.