

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS CITY COUNCIL  
REGULAR MEETING OF MONDAY, JANUARY 26, 2026**

**CALL TO ORDER**

**Mayor Linnartz called the meeting to order at 6:01 p.m.**

**CALL OF ROLL: CITY SECRETARY**

**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: MAYOR PRO TEM SPRADLEY**

**Mayor Pro Tem Spradley 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.**

**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: Cody Ackeroyd**

**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 January 12, 2026 city council executive and regular meeting minutes.
- B) Approval of an Interlocal Agreement between the City of New Braunfels and Comal County for the use of general office space, training space, and the Emergency Operations Center located within the Church Hill Annex at 1345 Church Hill Drive in New Braunfels, Texas.
- C) Approval of the City Manager's appointment of Kelly Minor for an unexpired seat for the Civil Service Commission with a term ending 11-30-2028.
- D) Approval of the appointments on the Water & Wastewater Impact Fee Advisory Committee of Garrett Mechler, Mark Gibson, and Hayden Fowlkes for three seats with terms expiring 11-30-2027, Michael Meek and Amber Brown for two seats with terms expiring 11-30-28.
- E) Approval of a proposal for a Simulcast project between the City of New Braunfels and LCRA (Lower Colorado River Authority)
- F) Approval of seven (7) appointments to the Downtown Parking Revenue Advisory Standing Committee to include: Fred Heimer (term expires 11/30/27) and Angie Martinez (term expires 11/30/26) to the City Resident seats, Lindsey Gillum (term expires 11/30/26) and Peter Landerman (term expires 11/30/27) to the Downtown Property/Business Owner seats, Sammie Martinek (term expires 11/30/26) as the Chamber/CVB Representative seat, Jennifer Wilson (term expires 11/30/27) to the Downtown Association Board Representative seat, and Chris Snider (term expires 11/30/26) to the Downtown Board Representative Seat.
- G) Approval of an Interlocal Agreement between the City of New Braunfels Police Department and Hill Country Community MHMR Center to provide city mental health support services.
- H) Approval of an escrow deposit in the amount of \$109,056.24 in lieu of sidewalk construction along Loop 337 with the development of Lot 1, Perron Business Park Subdivision.
- I) Approval of a recommendation by the New Braunfels Economic

Development Corporation (NBEDC) approving a project expenditure of up to \$175,000 to the City of New Braunfels for the Streets and Utility Design Standards Master Plan, pursuant to Section 501.103 of the Texas Local Government Code.

- J) Approval of the issuance of an invitation for Competitive Sealed Proposals for the construction of the Citywide Pedestrian Improvements Phase 1, Coll Street Drainage Improvements, Dry Comal Creek Trail Segment 1, Golf Course Bunkers, and W. Zipp Rd & Old Zipp Rd Intersection Improvements projects.
- K) Approval of a settlement agreement among the City of New Braunfels, Texas and Y.C. Partners, Ltd. d/b/a Yantis Company, C3 Environmental Specialties, L.P. and Halff Associates, Inc., and authorizing the City Manager to execute the agreement.
- L) Approval of a Professional Services Agreement with Kimley-Horn and Associates, Inc. for development of the City of New Braunfels Streets and Utility Design Master Plan.

#### *Resolutions*

- M) Approval of a resolution recommended by the New Braunfels Economic Development Corporation to approve an expenditure, of up to \$300,000, to support maintenance and operations of parks facilities funded by the NBEDC, pursuant to Section 505.152 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.)*

- N) Approval of the first reading of an ordinance amending the New Braunfels Code of Ordinances, Chapter 100-20, changing the membership composition of the Roadway Impact Fee Advisory Committee in compliance with S.B. 1883.

### **Approval of the Consent Agenda**

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

**Councilmember Ryan motioned 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) Discuss and consider the approval of a resolution authorizing the city manager to execute a Ch. 380 Agreement with Early Matters - New Braunfels, and containing necessary findings pursuant to the Ch. 380 Economic Development Program Policy.

**Mayor Linnartz read the aforementioned item.**

Mike Crowley of the Greater New Braunfels Chamber of Commerce presented this item to council using a powerpoint and answered questions. Mark Larson from Early Matters San Antonio was also introduced and answered questions.

The following individuals spoke at this time: Cordell Bunch, Rusty Brockman, Kathleen Krueger, Alice Jewell

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

- B) Public hearing and first reading of an ordinance, requested by Vincent Huebinger of Vincent Gerard & Assoc. Inc, to rezone approximately 0.1 of an acre out of the Oak Run School 2 Subdivision, Block 1, Lot 2B, from R-1 (Single-Family District) to R-1 SUP (Single Family District with a Special Use Permit to allow a Telecommunications Tower), currently addressed at 2212 Alyssa Way.

**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 passed unanimously.**

- C) Discuss and consider the second and final reading of an ordinance, at the request of Ashley Farrimond of Killen, Griffin & Farrimond, PLLC, on behalf of Brandy Worley, to rezone approximately 6 acres out of Billie and Ed Miles Subdivision Unit 2, Block 1, Lots 1A, 1B, and 2,

from C-1A (Neighborhood Commercial District) and R-3 SUP (Multifamily District with a Special Use Permit to allow bed and breakfast and retail) to C-4A (Resort Commercial District), currently addressed at 830, 832, and 870 Gruene Road.

**Mayor Linnartz read the aforementioned item.**

**Christopher Looney presented this item to council using a powerpoint presentation.**

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

**Opposed:**

Councilmember Carter

D) Discuss and consider the second and final reading of an ordinance, at the request of Chad Fletcher, to rezone approximately 0.2 of an acre out of the Baus Addition Subdivision, Block D, East part of Lots 1 & 2, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed at 385 West Faust Street.

**Mayor Linnartz read the aforementioned item.**

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

**Councilmember Edwards motioned to approved this item. Councilmember Capizzi seconded the motion which passed.**

**Opposed:**

Councilmember Carter

E) Discuss and consider the first reading of an ordinance appointing the initial Board of Directors to the City of New Braunfels Tax Increment Reinvestment Zone Number Two ("River Mill"), naming the place designations of the appointed Directors, establishing term dates, and declaring an effective date.

**Mayor Linnartz read the aforementioned item.**

**Gayle Wilkinson presented this item to council.**

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

F) Discuss and consider the first reading of an ordinance appointing the initial Board of Directors to the City of New Braunfels Tax Increment Reinvestment Zone Number Four - Zipp Park, naming the place designations of the appointed Directors, establishing term dates, and declaring an effective date.

**Mayor Linnartz read the aforementioned item.**

**Gayle Wilkinson presented this item to council.**

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

G) Discuss and consider the first reading of an ordinance appointing the initial Board of Directors to the City of New Braunfels Tax Increment Reinvestment Zone Number Five - West End, naming the place designations of the appointed Directors, establishing term dates, and declaring an effective date.

**Mayor Linnartz read the aforementioned item.**

**Gayle Wilkinson presented this item to council.**

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

**Opposed:**

Councilmember Carter

### **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, including but not limited to:

- Legal issues and interpretation of ordinances related to boards and commissions.

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

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 the meeting at 7:30 p.m.

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

Attest:

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