



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



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

MONDAY, APRIL 13, 2026 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

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 LABOWSKI

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- A) Apraxia Awareness [26-339](#)
- B) Child Abuse Awareness & Prevention Month [26-232](#)
- C) Sexual Assault Awareness Month [26-377](#)

CITIZENS COMMUNICATIONS

This time is for citizens to address the City Council on issues and items of concern 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 city council March 9, 2026 regular and [26-324](#) executive session meeting minutes, and the March 23, regular and executive session meeting minutes.
Natalie Baker, Deputy City Secretary
- B) Approval of an FY 2026 budget amendment for the [26-317](#) General Fund- Communications and Non-Departmental Departments.
Karrie Cook, Budget Manager
- C) Approval of an FY 2026 budget amendment for the [26-341](#) General Fund- Parks Department.
Karrie Cook, Budget Manager
- D) Approval of a contract award for the Landa Park Golf [26-343](#) Course Bunker Renovation Project to Landscapes Unlimited, LLC.
Scott McClelland, Assistant Transportation and Construction Services Director
- E) Approval of an expenditure of up to \$1,300,000 for the [26-357](#) acquisition of the necessary right-of-way and easements as part of the Common Street Project and authorization for the City Manager to execute all necessary conveyance documents.
Matthew Eckmann, Assistant Director of Public Works
- F) Approval of an amendment to the lease agreement [26-358](#) between the City of New Braunfels and New Braunfels Waterpark, LLC.
Matthew Eckmann, Assistant Director of Public Works
- G) Approval of the second amendment between the City of [26-292](#) New Braunfels and CEMEX Construction Materials South, LLC, a Delaware limited liability company, and CEMEX Construction Materials Pacific, LLC, a Delaware limited liability company to include additional properties in the Industrial District Agreement.
Jeff Jewell, Economic and Community Development Director

- H) Approval of the purchase of vehicles and Equipment with [26-379](#)
Bluebonnet Motors Ford, United Ag & Turf, Hill Country
Outdoor Power, Ewald Kubota, Doggett Freightliner of
Austin, and North Texas Trailers for the Drainage
Division in the Public Works Department.
Shane Knudson, Fleet Manager
- I) Approval of an expenditure of up to \$600,000 for the [26-380](#)
acquisition of the necessary right-of-way and easements
as part of the Kohlenberg Road Project and authorization
for the City Manager to execute all necessary
conveyance documents.
Matthew Eckmann, Assistant Director of Public Works
- J) Approval of a recommendation by the Tax Increment [26-406](#)
Reinvestment Zone #3 Board awarding Business
Improvement and Preservation Grants to Bootleggers
Pizza Parlor in an amount up to \$2,767.66 and to Red
Stag in an amount up to \$17,000.
Jeff Jewell, Economic and Community Development Director

Resolutions

- K) Approval of a resolution supporting a collaborative effort [26-306](#)
between the City of New Braunfels, the City of Seguin,
and Texas State University for a Workforce Study in
Comal and Guadalupe Counties.
Jeff Jewell, Economic and Community Development Director
- L) Approval of a resolution suspending for 45 days the [26-307](#)
effective date of the gas utility rate increase under the
Gas Reliability Infrastructure Program proposed by
CenterPoint Energy Resources Corp., d/b/a CenterPoint
Energy Entex and CenterPoint Energy Texas Gas -
South Texas Division; and authorizing the City's
continued participation in the Alliance of CenterPoint
Municipalities.
Valeria M. Acevedo, City Attorney
- M) Approval of a resolution of the City Council of the City of [26-375](#)
New Braunfels, Texas, renewing and 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

- N) Approval of a resolution authorizing the reallocation of [26-376](#) \$202,500 in funding from the U.S. Department of the Treasury's Coronavirus State and Local Fiscal Recovery Funds Program under the American Rescue Plan Act to support existing Public Transportation and Pedestrian Mobility projects, due to a nonprofit grantee's requested withdrawal, and authorizing the City Manager to act on behalf of the City in all related matters

Christopher Greenwell, Grants Coordinator

- O) Approval of a resolution of the City Council of the City of [26-342](#) New Braunfels, Texas approving participation in a settlement agreement between the State of Texas and six regional distributors/dispenser defendants (Remnant Defendants Settlement): Associated Pharmacies, Inc. (and American Associated Pharmacies); J M Smith Corporation; Louisiana Wholesale Drug Company, Inc.; Morris and Dickson Co.; North Carolina Mutual Wholesale Drug Company, Inc.; and United Natural Foods, Inc. (including its subsidiaries SuperValu and Advantage Logistics); and authorizing the city manager to execute the Combined Subdivision Participation and Release Form.

Valeria Acevedo, City Attorney

- P) Approval of a resolution authorizing the City Manager to [26-344](#) enter into an amended Advanced Funding Agreement between the City of New Braunfels and Texas Department of Transportation for the Barbarosa Road/Saur Lane Improvement project funded by the Alamo Area Metropolitan Planning Organization Surface Transportation Block Grant fund.

Scott McClelland, PE, Assistant Transportation and Construction Services Director

Ordinances

(In accordance with Section 3.10 of the City Charter, a descriptive caption of each ordinance shall be read on two separate days.)

- Q) Approval of the first reading of an ordinance updating [26-106](#) Section 86-3, "Rules and Regulations for Control of Park and Recreation Areas" of the New Braunfels Code of

Ordinances authorizing the city manager to set operating hours for city parks facilities and park concessions.

Ken Wilson, Parks and Recreation Director

- R) Approval of the first reading of an ordinance, in [26-346](#) accordance with adopted agreements with the property owner, to annex for limited purposes Lots 1, 2, and 900, Block 2, Mayfair - South Ransom Commercial Subdivision, consisting of approximately 10 acres.

Christopher J. Looney, AICP, Planning Director

Applicant: Comal County WID #3 (Southstar/Mayfair)

- S) Approval of the second and final reading of an ordinance [26-363](#) requested by Henry Espinoza, to rezone approximately 2.3 acres out of the AM Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), currently addressed at 1752 and 1756 Saur Lane.

Christopher J. Looney, AICP, Planning Director

Applicant/Owner: Henry Espinoza

- T) Approval of the second and final reading of an ordinance [26-374](#) establishing the number of positions in each classification and allowing over hires in the Police Department pursuant to Local Government Code, Chapter 143.

Becca Miears, Director of Human Resources

- U) Approval of the second and final reading of an ordinance [26-296](#) abandoning a 0.302-acre portion of right-of-way for a water lane, located between West San Antonio Street and Loop 337.

Matthew Eckmann, Assistant Director of Public Works

- V) Approval of the second and final reading of an ordinance [26-330](#) in consideration of the Tourism Public Improvement District (TPID) assessment; approving the service plan for the district; authorizing an agreement between the City, The Greater New Braunfels Chamber of Commerce, Inc., and the New Braunfels Tourism Public Improvement District Corporation regarding the management of the district; and appropriating \$320,000 in revenue to the district for 2026; and amending the FY

2026 Adopted Budget to create the new Tourism Public Improvement District Special Revenue Fund.

Jared Werner, Assistant City Manager

Tanya Pence, President Convention and Visitors Bureau

- W) Approval of the second and final reading of an ordinance [26-387](#) repealing Section 2-121, of Chapter 2 of the New Braunfels Code of Ordinances, eliminating references to the Downtown Development Board.

Valeria Acevedo, City Attorney

- X) Approval of the second and final reading of an ordinance [26-388](#) amending the Code of Ordinances, Chapter 126, Sec. 126-381(b), related to the river area parking zones by adding exceptions to enforcement for disabled parking plates and placards.

Amy Niles, River and Watershed Manager

- Y) Approval of the second and final reading of an ordinance [26-389](#) amending the Code of Ordinances, Chapter 86, Section 86-4 to prohibit public entry to the Comal River Old Channel from City owned property.

Amy Niles, River and Watershed 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) Discuss and consider a resolution declaring expectation [26-393](#) to reimburse expenditures with proceeds of future debt for the acquisition, construction, and equipping of the new headquarter buildings and facilities to be occupied and used by New Braunfels Utilities. The maximum principal amount of obligations expected to be issued for the project is \$190,000,000.

Jessica Williams, Chief Financial Officer (NBU)

PRESENTATIONS

- A) Presentation and Recommended Revisions to the [26-409](#) Towing Ordinance.

Osbaldo Flores, Chief of Police

TAXPAYER IMPACT STATEMENT

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 (\$0.409475 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 (\$0.409475 per \$100 of value).....	\$ 1,277

The estimates in this Impact Statement are valid only for the FY 2026 adopted budget and tax rate.

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 [26-450](#) 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:

· Cause No. 2025CV0719; City of New Braunfels v. Joe Henry Tays, Individually and as Independent Executor of the Estate of Frederick Frueholz, Jr. (Deceased)

B) Deliberate issues regarding economic development [26-367](#) negotiations in accordance with Section 551.087 of the Texas Government Code:

1. Project Casa

C) Deliberate the appointment, evaluation, duties, discipline, [26-438](#) or removal of 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.

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.