

**DRAFT - MINUTES  
OF THE NEW BRAUNFELS CITY COUNCIL  
REGULAR MEETING OF MONDAY, SEPTEMBER 22, 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, 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 LABOWSKI**

Councilmember Labowski 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) Emergency Medical Services Day

Mayor Linnartz read the aforementioned proclamation.

Chief Hayes and members of the New Braunfels Fire Department accepted the proclamation and addressed council.

B) Living Legends of New Braunfels

Mayor Linnartz read the aforementioned proclamations for the living legends.

Wilfred Schlather, Carol Johnson, and Michael Meek accepted their proclamations.

**PRESENTATIONS**

A) Presentation, discussion, and possible direction to staff regarding transit service and third-party microtransit contract.

Mayor Linnartz read the aforementioned item.

**Julie Sitton presented this item to council and introduced Thomas De Ridder and Sarish Kasat, who continued the presentation and answered questions.**

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

**B) Presentation, discussion and possible action approving a resolution giving consent to the issuance of up to \$5,000,000 in Unlimited Tax Road Bonds by Comal County Water Improvement District No. 3A.**

**Mayor Linnartz read the aforementioned item.**

**Jeff Jewell presented this item to council using a powerpoint presentation, and introduced Nancy Carter and David Smalling, who continued the presentation and answered questions.**

**The following individuals spoke at this time: Anna Nunez**

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

### **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: Anna Nunez, Bob King.**

#### **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 September 4, 2025 special meeting minutes, the September 8, 2025 executive and regular meeting minutes, and the September 15, 2025 special meeting minutes.
- B) Approval of a contract with Freese and Nichols, Inc. for engineering services for remapping the Dry Comal Creek Floodplain.
- C) Approval of a purchase from Kraftsman Commercial Playgrounds and Water Parks for new trash receptacles and from Texas Longhorn BBQ Pits, LLC for barbeque grills for the City of New Braunfels park system.
- D) Approval of a contract with STV, Inc. for the final plans, specifications, and estimates for Solms Road from IH35 frontage to FM482.
- E) Approval to renew the following annual contracts, as allowed for by their contract language and in accordance with City Charter Section 9.17: Bound Tree Medical LLC, Siddons Martin, Texas Municipal League, AV Fuel Corp, Kahlig Enterprise dba Bluebonnet Motors and United Rentals

#### *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 first reading of an ordinance amending Chapter 110, Appendix X of the Code of Ordinances relating to the implementation of the next phase of Solid Waste commercial rate adjustments.
- G) Approval of the second and final reading of an ordinance establishing the number of positions in each classification in the New Braunfels Fire Department and Police Department pursuant to Local Government Code, Chapter 143.

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

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

**Councilmember Ryan 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 and first reading of an ordinance amending Ordinance No. 2024-90 that designated Reinvestment Zone No. 2024-01 for tax abatement purposes, by correcting the property description in Exhibit A.

**Mayor Linnartz read the aforementioned item.**

**Jeff Jewell presented this item to council using a powerpoint presentation.**

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

- B) Public hearing and first reading of an ordinance requested by Alba Henriquez, on behalf of Luciano Henriquez, to rezone approximately 0.3 of an acre out of the A M Esnaurizar Survey 1, Abstract 1, 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 as 1160 Dunlap Drive

**Mayor Linnartz read the aforementioned item.**

**Christopher Looney presented this item to council using a powerpoint presentation, and introduced applicant Alba Henriquez, who also presented to council and answered questions.**

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

- C) Public hearing and first reading of an ordinance requested by Evelyn Orr Westfahl, on behalf of June Orr, to rezone approximately 0.2 of an acre out of City Block 2013, part of Lots 234 and 235, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit to allow Short Term Rental of a residence), currently addressed as 341 North Market Avenue

**Mayor Linnartz read the aforementioned item.**

**Matthew Simmont presented this item to council using a powerpoint presentation and introduced June Orr, a representative for the applicant, who also addressed council and answered questions.**

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

- D) 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.

**Mayor Linnartz read the aforementioned item.**

**Jordan Matney presented this item to council using a powerpoint presentation and answered questions.**

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

- E) Discuss and consider approval of a resolution for nomination(s) to the Guadalupe County Appraisal District Board of Directors for a four (4) year term ending 2029.

**Mayor Linnartz read the aforementioned item.**

**Gayle Wilkinson presented this item to council and informed council of the potential nomination for the Guadalupe County Appraisal District Board of Directors.**

**Councilmember Capizzi motioned to postpone this item to the October 13th council meeting. Councilmember Labowski seconded the motion which passed unanimously.**

- F) Discuss and consider approval of a resolution for nomination(s) to the Comal County Appraisal District Board of Directors.

**Mayor Linnartz read the aforementioned item.**

**Gayle Wilkinson presented this item to council and informed council of the potential nomination for the Comal County Appraisal District Board of Directors.**

**Councilmember Ryan motioned to postpone this item to the October**

13th council meeting. 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:

Continental Autonomous Mobility US, LLC (Aumovio)

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 7:32 p.m.

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

Attest:

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