



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



**CITY HALL - TEJAS ROOM
550 LANDA STREET**

MONDAY, OCTOBER 13, 2025 at 6:00 PM

Neal Linnartz, Mayor
Toni L. Carter, Councilmember (District 1)
Michael Capizzi, Councilmember (District 2)
D. Lee Edwards, Councilmember (District 3)

Lawrence Spradley, Mayor Pro Tem (District 4)
Mary Ann Labowski, Councilmember (District 5)
April Ryan, Councilmember (District 6)
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 CARTER

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- A) Hill Country Night Sky Month [25-1015](#)
- B) Native Plant Week [25-1071](#)
- C) Unplug Texas Day [25-1129](#)

PRESENTATIONS

- A) Presentation by the Texas State Fire Marshals Office [25-1058](#) recognizing the New Braunfels Fire Department for maintaining an Insurance Services Office (ISO) Class 1 rating.
Ruy Lozano, Fire Chief

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 September 22, 2025 regular and [25-1221](#) executive session meeting minutes.
Natalie Baker, Deputy City Secretary
- B) Approval of transitioning the TIRZ 1 Advisory Board from [25-1196](#) Spring-appointed to Fall-appointed and extending all existing members' terms from May 31 to November 30 of each respective year.
Gayle Wilkinson, City Secretary
- C) Approval of transitioning the TIRZ 3 Advisory Board from [25-1142](#) Spring-appointed to Fall-appointed and extending all existing members' terms from May 31 to November 30 of each respective year.
Jeff Jewell, Economic and Community Development Director
- D) Approval of a recommendation by the Tax Increment [25-1197](#) Reinvestment Zone #1 Board nominating a Chair and Vice Chair for the remainder of the term ending December 31, 2025.
Gayle Wilkinson, City Secretary
- E) Approval of a recommendation by the Tax Increment [25-1143](#) Reinvestment Zone #3 Board nominating a Chair and Vice Chair for a one-year term to begin January 1, 2026
Jeff Jewell, Economic and Community Development Director
- F) Approval of the Second Amendment to the Chapter 380 [25-1160](#)

Economic Development Agreement between the City of New Braunfels and Continental Autonomous Mobility US, LLC. (Aumovio).

Jeff Jewell, Economic and Community Development Director

- G) Approval of the issuance of an invitation for competitive sealed proposals for construction of the Golf Course Road Parking Area and Biofiltration System, and the Landa Park Recreation Parking Lot and Biofiltration System and the Gruene Road / Post Road intersection improvements. [25-1180](#)

Barbara Coleman, Purchasing Manager

Scott McClelland, Assistant Transportation and Construction Services Director

- H) Approval of an expenditure to Ford Audio-Video Systems, LLC to complete audio and visual upgrades at the New Braunfels Civic and Convention Center [25-1198](#)

Jeff Jewell, Economic and Community Development Director

Julie Gohlke, Assistant Purchasing Manager

- I) Approval of an amendment to an Interlocal Agreement with Comal County Emergency Services District No. 7 regarding the use of fire trucks purchased by Comal County Emergency Services District No. 7. [25-1216](#)

Ruy Lozano, Fire Chief

- J) Approval of the acceptance of a 15.03-acre tract of land described as Lot 901, Block 1, Arroyo Verde Subdivision Unit 4, from the New Braunfels Parks Foundation. [25-1248](#)

Matthew Eckmann, Assistant Director of Public Works

- K) Approval of the acceptance of a 46-acre tract of land described as Lot 908, Block K, Oak Creek Subdivision Unit 4, from the New Braunfels Parks Foundation. [25-1249](#)

Matthew Eckmann, Assistant Director of Public Works

- L) Approval of a lease agreement between the City of New Braunfels and Skyler and Kameron Koepp, for farming on approximately 62.6 acres out of the O Russell Survey No. 2, Abstract 485, Comal County, Texas. [25-1250](#)

Matthew Eckmann, Assistant Director of Public Works

Resolutions

- M) Approval of a resolution recommended by the New Braunfels Economic Development Corporation approving [25-1157](#)

a Second Amendment to the contract with Continental Autonomous Mobility US, LLC., to modify the employment condition, eliminate the “two-year rolling average” methodology, and provide alternate methods for measuring compliance.

Jeff Jewell, Economic and Community Development Director

- N) Approval of a resolution recommended by the New Braunfels Economic Development Corporation approving an economic development agreement with Continental Autonomous Mobility US, LLC., for a project expenditure, of up to \$300,000, pursuant to Section 501.101 of the Texas Local Government Code. [25-1159](#)

Jeff Jewell, Economic and Community Development Director

- O) Approval of a resolution of the City Council of the City of New Braunfels, Texas, renewing and amending the Meet and Confer Agreement between the City and the New Braunfels Professional Fire Fighters Association, Local 3845 of the International Association of Fire Fighters, for a term ending on September 30, 2027. [25-1243](#)

Becca Miears, Director of Human Resources

Ordinances

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

- P) Approval of the first 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. [25-1031](#)

Christopher J. Looney, AICP, Neighborhood and Community Planning Director

- Q) Approval of the second and final 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. [25-1107](#)

Jeff Jewell, Economic and Community Development Director

- R) Approval of the second and final 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 [25-1217](#)

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.

Matthew Simmont, AICP, Planning Manager

APPLICANT: Evelyn Orr Westfahl

- S) Approval of the second and final reading of an ordinance [25-1218](#) 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.

Christopher J. Looney, AICP, Planning Director

APPLICANT: Alba Henriquez

- T) Approval of the second and final reading of an ordinance [25-1226](#) amending Chapter 110, Appendix X of the Code of Ordinances relating to the implementation of the next phase of Solid Waste commercial rate adjustments.

Matthew Eckmann, Assistant Director of Public Works

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 approval of a joint-bid contract [25-1236](#) between the City of New Braunfels and New Braunfels Utilities, with Capital Excavation Company for the construction of the San Antonio / Water Lane Project as part of the 2023 Bond Citywide Streets Program, along with authorization for the City Manager to execute change orders up to the contingency amount, and authorization of a contract for construction materials testing with ECS Southwest, LLP for construction materials testing.

Scott McClelland, Assistant Transportation and Construction Services Director

- B) Discuss and consider approval of a contract with River [25-1233](#) North Transit, LLC a wholly owned subsidiary of Via Transportation, Inc. for microtransit services to the New

Braunfels Urban Transit District.

Julie Sitton, Transit Manager

Garry Ford, Transportation and Construction Services Director

- C) Public hearing, discussion, and possible action [25-1074](#) approving a tax abatement agreement with applicant and property owner Continental Autonomous Mobility US, LLC.

Jeff Jewell, Economic and Community Development Director

- D) Public hearing, discussion, and possible action [25-1163](#) 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 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.

Jeff Jewell, Economic and Community Development Director

- E) Discuss and consider approval of a resolution for [25-1219](#) nomination(s) to the Guadalupe County Appraisal District Board of Directors for a four (4) year term ending 2029.

Gayle Wilkinson, City Secretary

- F) Discuss and consider approval of a resolution for [25-1220](#) nomination(s) to the Comal County Appraisal District Board of Directors.

Gayle Wilkinson, City Secretary

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, [25-1242](#) or removal of the Municipal Court Judge in accordance with Section 551.074 of the Texas Government Code.
- B) Deliberate issues regarding economic development [25-1237](#)

negotiations in accordance with Section 551.087 of the Texas Government Code:

1. The Neue
2. Project Maiden

- C) Deliberate pending/contemplated litigation, settlement [25-1244](#) 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:

a. Discuss Legal Options Relating to the Status of Real Estate Negotiations to Secure Necessary Right-of-Way for the Kohlenberg Road Improvements Project:

i. a 2.309 Acre (100,568 square foot) tract of land in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas and being out of the called 239.708 acre tract conveyed to Frederick Frueholz Jr., recorded in Document No. 201306045302 of the Official Public Records of Comal County, Texas; and being more specifically out of the called 49.64 acre 1st Parcel of said 239.708 acres recorded as Volume 78, Page 399 - Tr. 2, Official Public Records of Comal County, Texas. (Comal County Parcel No. 71628)

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.