



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



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

MONDAY, JULY 13, 2026 at 6:00 PM

Michael French, Mayor	Lawrence Spradley, Councilmember (District 4)
Toni L. Carter, Councilmember (District 1)	Mary Ann Labowski, Councilmember (District 5)
Michael Capizzi, Mayor Pro Tem (District 2)	Nikki Shaw, 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: MARY ANN LABOWSKI

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

A) Parks & Recreation Month

[26-629](#)

CITIZENS COMMUNICATIONS

We will now open Citizens Communications, our public comment period where our citizens are heard. In the interest of time and structure, this period is specifically for individuals to address the City Council on issues and items of concern that are not listed on this agenda. There will be no City Council action at this time. Citizens will be provided the right to speak on posted agenda items, which we will recognize later when those specific items are called. In the interest of protecting the City's network and data security, we cannot accept flash drives or electronic files at the podium. (You do need to upload your digital files to the City Secretary's online form two hours prior to the meeting). Please use hard copies on our overhead projector for the Council to view. Individuals desiring to speak, please line up behind the podium and be ready. This is your time to address your City Council. We only ask that you remain respectful and courteous to everyone in the room. When you reach the podium, please state your name and whether you are a resident of New Braunfels, a non-resident, or live within our ETJ. Thank you.

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 June 8th and June 22nd, 2026 special [26-760](#) and regular city council meeting minutes.
Natalie Baker, Deputy City Secretary
- B) Approval of a contract award for the construction of the [26-745](#) Gruene Road and Post Road Intersection and the Zipp Road and Old Zipp Road Intersection to E-Z Bel Construction and authorization for the City Manager to execute any change orders and project expenditures up to the contingency amount.
Garry Ford, Transportation and Construction Services Director
- C) Approval of a professional services agreement with [26-742](#) Freese and Nichols, Inc. for the completion of the plans, specifications, and cost estimates of the Alamo Area Metropolitan Planning Organization Citywide Pedestrian Improvement Phase 2 Project.
Garry Ford, Transportation and Construction Services Director
- D) Approval of Natalie Thamm and Daniel Jones as contract [26-764](#) municipal prosecutors under the existing contract with Denton Navarro Rodriguez Bernal Santee & Zech, P.C..
Nathan Brown, City Attorney's Office
- E) Approval of the purchase of vehicles and equipment from [26-714](#) Lake Country Chevrolet and Holt Truck Center for Public Works and New Braunfels Police Department, and approval to declare replaced units as surplus.
Shane Knudson, Fleet Manager
- F) Approval of a budget amendment for the FY 2026 [26-769](#) General Fund - City Attorney Department Budget.
Becky Wiatrek, Assistant Director of Finance
- G) Approval of a modification to the annual contracts with [26-702](#) Roadway Striping, Inc and Interstate Barricades & Markings, Inc for pavement marking services on an

as-needed basis for the City.

Greg Malatek, Public Works Director

- H) Approval of an adjustment to the authorized Citywide full [26-777](#)
time equivalent from 907.5 to 907.75.

Becca Miears, Director of Human Resources

Resolutions

- I) Approval of a resolution renewing a Memorandum of [26-732](#)
Understanding (MOU) between Texas Parks and Wildlife
Department (TPWD) and the New Braunfels Fire
Department for prescribed live-fire training.

Ruy Lozano, Fire Chief and Tyler Hindman, Division Chief

- J) Approval of a resolution recommended by the New [26-655](#)
Braunfels Economic Development Corporation forgiving
the New Braunfels National Airport loan remaining
balance of \$644,770, pursuant to 501.103 of the Texas
Local Government Code.

Jeff Jewell, Director of Economic & Community Development

Ordinances

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

- K) Approval of the first reading of an ordinance requested [26-622](#)
by Pamela Johnson granting the historic rehabilitation tax
incentive for a period of 10 years for the property at 941
Lee Street, a locally designated historic landmark.

Katie Totman, Historic Preservation Officer

Applicant/Owner: Pamela Johnson

2. PRESENTATIONS

- A) Presentation, update, and possible direction to staff on [26-803](#)
the 2019 Bond Project - Police Department
Headquarters.

Jordan Matney, Deputy City Manager

Robert Camareno, City Manager

- B) Discussion and possible direction regarding amending [26-805](#)
the downtown paid parking program, to include three
hours of free parking for Resident River Parking permit
holders.

Michael French, Mayor of New Braunfels

3. 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 consideration of amendments to the [26-730](#)
Mayfair Master Framework Plan requested by Thad
Rutherford of Southstar at Mayfair Developer, LLC.
Christopher J. Looney, AICP, Neighborhood and Community Planning Department Director
Applicant/Owner: Thad Rutherford, President & CEO Southstar at Mayfair Developer, LLC
- B) Discuss and consider the approval of the submission of [26-665](#)
the Community Development Block Grant Annual Action
Plan, and its associated funding recommendations, for
Program Year 2026 to the U.S. Department of Housing
and Urban Development.
Christopher Greenwell, Grants Coordinator
- C) Discuss and consider the approval of a resolution [26-704](#)
recommended by the New Braunfels Economic
Development Corporation approving an expenditure of
up to \$2.4M for additional construction and financing
costs of Castell Avenue Phase 1 - Coll Street Drainage
Improvement, pursuant to Section 501.103 of the Texas
Local Government Code.
Jordan Matney, Deputy City Manager
- D) Discuss and consider a joint-bid contract between the [26-768](#)
City of New Braunfels and New Braunfels Utilities, with
Pesado Construction Company, Inc. for construction of
the Castell Avenue Phase 1 - Coll Street Improvements
along with authorization for the City Manager to execute
change orders up to the contingency amount, and
construction-related expenditures within the project
budget.
Jordan Matney, Deputy City Manager
- E) Discuss and consider a resolution recommended by the [26-654](#)
New Braunfels Economic Development Corporation
approving a project expenditure of up to \$700,000 to the
City of New Braunfels for the construction of Alamo Area
Metropolitan Planning Organization Citywide Pedestrian
Improvements Phase 1, pursuant to 505.152 of the
Texas Local Government Code.

Jordan Matney, Deputy City Manager

- F) Discuss and consider a contract amendment to the [26-738](#) professional services agreement with Freese and Nichols, Inc. for Construction Administration Services for the Alamo Area Metropolitan Planning Organization Citywide Pedestrian Improvement Phase 1 Project.

Jordan Matney, Deputy City Manager

4. 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 and employment of a City [26-776](#) Attorney, including matters related to the search and selection of candidates, pursuant to Texas Government Code Section 551.074 (Personnel Matters).
- B) Deliberate the appointment, reassignment, evaluation, [26-802](#) duties, discipline, or removal of the Interim City Attorney in accordance with Section 551.074 of the Texas Government Code.

5. 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.

TAXPAYER IMPACT STATEMENT:

TAXPAYER IMPACT STATEMENT

Comal County & Guadalupe County

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 (\$.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 (\$.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.