

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, MAY 11, 2026**

CALL TO ORDER

Mayor Linnartz called the meeting to order at 8:24 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 CAPIZZI

Councilmember Capizzi 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) Historic Preservation Month

Mayor Linnartz read the aforementioned proclamation.

Katie Totman and members from the Historic Landmark Commission and the Comal County Historic Commissioners accepted the proclamation and addressed council.

PRESENTATIONS:

A) Presentation and recognition of the New Braunfels National Airport being named the 2026 National / Regional Airport of the Year by the Texas Aviation Advisory Committee.

Mayor Linnartz read the aforementioned item.

Jeff Jewell presented this item to council and introduced the New Braunfels Airport Staff and their National/Regional Airport of the Year by the Texas Aviation Advisory Committee.

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.

Mayor addressed council and made a statement regarding the most recent election.

The following individuals spoke at this time: Julie King, Jim Holster, Randy Hensen, Esther Sandoval, Angela Allen, Steven Hogue, Katie Nelson, Stacey Clifford, Cheryl Fuller

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 April 27, 2026 city council regular and executive session meeting minutes.
- B) Approval of a contract with Lonestar Civil for site cleanup and removal services for the Northwest Park primitive trails project, along with authorization for the City Manager to execute change orders up to the contingency amount.
- C) Approval of a contract with Sportsman Solutions for sponsorship solicitation and agreements at the Zipp Family Sports Park.
- D) Approval of annual contracts with DD Concrete, E-Z Bell Construction, LLC and HJD Capital Electric, Inc. to provide road construction work on an as needed basis.
- E) Approval of the appointment of Larry Guerra to the Tax Increment Reinvestment Zone #1 (TIRZ #1) for the unexpired Comal Independent School District Representative seat with a term ending 11-30-2028.

Resolutions

- F) Approval of a resolution giving consent to the issuance of Contract Revenue Bonds (Water, Sewer, and Drainage Facilities), Series 2026, by Comal County Water Improvement District No. 3 Master District.
- G) Approval of a resolution in support of obtaining National Register of Historic Places designation for the Dittlinger Family Residential Historic District, including 372 Magazine Avenue and 581 West Coll Street.
- H) Approval of resolutions supporting the submission of projects to the U.S. Department of Transportation Safe Streets and Roads for All grant and approval of a resolution supporting the submission of a project to the U.S. Department of Transportation Railroad Crossing Elimination Grant Program.

Ordinances

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

- I) Approval of the first reading of an ordinance amending section 86-8 “Glass containers prohibited in park areas and on rivers, lakes and streams”, section 86-10 Prohibition of alcoholic beverages in city parks and city-owned property”, section 86-12 “Prohibition of sale or advertising of goods, wares or services in city parks”, section 86-17 “San Antonio Street bridge safety zone”, and section 86-97 “Landa Park miniature golf and paddle boat fees” of the New Braunfels code of ordinances to match department policy.
- J) Approval of the second and final reading of an ordinance amending Chapter 138 of the City of New Braunfels Code of Ordinances, related to the New Braunfels Police Department’s rotation list system for incident management tows and updating fees charged by tow companies to the vehicle owners.
- K) Approval of the second and final reading of an ordinance, requested by Monica Mason, on behalf of Brett Baer, to rezone approximately 0.2 of an acre out of the City Block Subdivision 5068, Lot 5, from R-3 (Multifamily District) to R-3 SUP (Multifamily District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 226 North Liberty Avenue.

- L) Approval of the second and final reading of an ordinance, requested by Nicolas Vargas, to rezone approximately 0.25 of an acre out of the City Block Subdivision 1073, Lot 11, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 182 Perryman Street.

Approval of the Consent Agenda

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

Councilmember Ryan made a motion to approve the consent agenda. Councilmember Edwards 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 an ordinance declaring the canvass and result of the General Election held on May 2, 2026, to elect two councilmembers and a mayor of the New Braunfels City Council; containing a savings clause; declaring an effective date upon one reading.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson presented this item to council and read the election results into the record.

The following individuals spoke at this time: David Warmke, Richard Kelsheimer, Kristen Carten, Shane Slattery, Larry Lane, Penny Pereboom, Angela Allen, Teresa Byrne, Destin Singleton

Charles Zech presented to council using a powerpoint presentation during citizens comment and answered questions

Robert Camareno addressed council and gave his remarks.

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

Opposed:

Councilmember Carter

- B) Discuss and consider the approval of an ordinance ordering a Runoff election to be held in the City of New Braunfels on June 13, 2026, to elect a Councilmember for City Council District 6 and the Mayoral seat; and establish Early Voting Locations and Polling Places for this Election; and making provisions for the conduct of the election; declaring an effective date upon one reading.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson presented this item to council.

The following individuals spoke at this time: David Warmke

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

Opposed:

Councilmember Carter

- C) Discuss and consider approval of the second and final reading of an ordinance, requested by Killen, Griffin & Farrimond, PLLC on behalf of Farmers Mutual Fire, Leslie Lammers and Tom Tumlinson, Melvin Nolte, Jr, Chad L. Nolte, Sandra J. Nolte, Comal Properties, LLC, and Qdream, LLC, to rezone approximately 2.112 acres out of City Blocks 2004, 2007, and 2014, from C-2 (General Business District), M-1 (Light Industrial District), and M-1 SUP (Light Industrial District with a Special Use Permit for STR) to MU-B SUP (High Intensity Mixed Use District with a Special Use Permit), currently addressed at 342, 352, & 353 East Bridge Street, 343 & 353 East Mill Street, 218, 232, 266, & 288 North Market Avenue, and 309 & 351 East San Antonio Street.

Mayor Linnartz read the aforementioned item.

Mayor Linnartz recused himself at 10:24 p.m. and left council chambers.

Jordan Matney presented this item to council using a powerpoint presentation. A representative from the applicant, Ashley Farrimond, also presented to council using a powerpoint presentation and answered questions.

The following individuals spoke at this time: David Warmke, Julie King, Johnathan Allorta, Angela Allen

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

Mayor Linnartz returned to the council chambers at 10:57 p.m.

Opposed:

Councilmember Carter

Abstain:

Mayor Linnartz

D) Discuss and consider approval of the second and final reading of an ordinance, requested by John Holler, to rezone approximately 1.5 acres out of the Baystone Subdivision, Lots 1 and 2, from R-2 AH (Single-Family and Two-Family Airport Hazard Overlay District) and R-2 AH SUP (Single-Family and Two-Family Airport Hazard Overlay District with a Special Use Permit for Multifamily Use) to C-1A AH (Neighborhood Business Airport Hazard Overlay District), currently addressed at 222 and 224 Alves Lane.

Mayor Linnartz read the aforementioned item.

Matthew Simmont presented this item to council using a powerpoint presentation and answered questions. The applicant, John Holler, also addressed council.

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

Opposed:

Councilmember Carter, and Councilmember Labowski

E) Discuss and consider the approval of the Downtown Parking Revenue Reinvestment Annual Plan as recommended by the New Braunfels Downtown Board.

Mayor Linnartz read the aforementioned item.

Councilmember Ryan motioned to postpone this item to the May 18th special meeting. Councilmember Labowski seconded the motion which passed unanimously.

- F) Discuss and consider approval of an Ordinance Authorizing the Issuance of “City of New Braunfels, Texas, Utility System Revenue and Refunding Bonds, Series 2026”; Pledging the Net Revenues of the City’s Waterworks, Sanitary Sewer and Electric Light and Power Systems to the Payment of the Principal of and Interest on Said Bonds; Enacting Provisions Incident and Related to the Issuance, Payment, Security, Sale and Delivery of Said Bonds; Establishing Procedures for the Sale and Delivery of Said Bonds; Delegating Matters Relating to the Sale and Issuance of Said Bonds to Authorized City and Systems Officials and Providing an Effective Date.

Mayor Linnartz read the aforementioned item.

Jessica Williams presented this item to council using a powerpoint presentation.

Councilmember Edwards motioned to approved this item. Councilmember Ryan seconded the motion which passed unanimously.

- G) Discuss and consider approval of an Ordinance Authorizing the Issuance of “City of New Braunfels, Texas, Utility System Revenue Bonds, Taxable Series 2026A (Texas Water Development Board - Drinking Water State Revolving Fund Lead Service Line Replacement Program)”; Pledging the Net Revenues of the City’s Waterworks, Sanitary Sewer and Electric Light and Power Systems to the Payment of the Principal of and Interest on Said Bonds; Specifying the Terms and Conditions of Such Bonds; Resolving Other Matters Incident and Related to the Issuance, Payment, Security, Sale and Delivery of Said Bonds, Including the Approval and Execution of a Paying Agent/Registrar Agreement and an Escrow Agreement; and Providing an Effective Date.

Mayor Linnartz read the aforementioned item.

Jessica Williams presented this item to council using a powerpoint presentation.

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

- H) Discuss and consider approval of a Resolution Relating to the Principal Forgiveness Agreement with the Texas Water Development

Board in the Amount of \$510,000 and Resolving Other Matters Incident and Related Thereto.

Mayor Linnartz read the aforementioned item.

Jessica Williams presented this item to council using a powerpoint presentation.

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

- I) Discuss and consider approval of an Ordinance Authorizing the Issuance of "City of New Braunfels, Texas, Utility System Revenue Commercial Paper Notes, Series 2026A and Series 2026B" in an Aggregate Principal Amount of Not to Exceed \$125,000,000 to Provide Interim Financing to Pay Project Costs for Eligible Project for the City's Utility System, Approving and Authorizing the Execution of Agreements to be Entered into in Connection with the Commercial Paper Notes and Resolving Other Matters Incident and Related Thereto.

Mayor Linnartz read the aforementioned item.

Jessica Williams presented this item to council using a powerpoint presentation.

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

- J) Discuss and consider approval of a Resolution Authorizing an Application to the Texas Water Development Board's Water Supply and Infrastructure Grant Program and Resolving Other Matters Incident and Related Thereto.

Mayor Linnartz read the aforementioned item.

Jessica Williams presented this item to council using a powerpoint presentation.

Councilmember Labowski motioned to approve this item. Councilmember Edwards 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 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, specifically:

a. Discuss City Charter, ordinances, Texas Constitution, state statutes and conflict of laws related to majority and plurality voting requirements

B) Deliberate the appointment, evaluation, duties, discipline, or removal of the City Attorney in accordance with Section 551.074 of the Texas Government Code.

The aforementioned items 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 at 11:15 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY