

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, FEBRUARY 9, 2026**

CALL TO ORDER

Mayor Linnartz called the meeting to order at 6:01 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 CARTER

Councilmember Carter 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) Entrepreneurship Week

Mayor Linnartz read the aforementioned proclamation.

Mike Crowley of the New Braunfels Chamber accepted the proclamation and addressed council.

B) Career and Technical Education Month

Mayor Linnartz read the aforementioned proclamation.

Members from the New Braunfels Chamber, Comal ISD, and New Braunfels ISD accepted the proclamation and addressed council.

PRESENTATIONS:

A) Recognition of Battalion Chief Donnie Obuch's retirement.

Mayor Linnartz read the aforementioned item.

Chief Ruy Lozano presented to council and introduced Battalion Chief Donnie Obuch and recognized his 31 years of service with the New

Braunfels Fire Department.

Battalion Chief Obuch addressed council and spoke on his years of service.

A representative from Senator Donna Campbell's office gifted a flag to Battalion Chief Obuch that was flown over the State Capital on February 6th, 2026.

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: Bob King, Michael French, Justin Meadows, Cody Ackeroyd

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 January 20, 2026 special meeting minutes, and the January 26, 2026 executive session and regular council meeting minutes.
- B) Approval of the appointment of Patrick Carreon for the unexpired position on the Community Development Advisory Committee with a term ending 11-30-28.
- C) Approval of a contract with ESRI's ArcGIS Enterprise Software for a three-year software license agreement for a total cost of \$270,900.
- D) Approval for the purchase of two vehicles with Bluebonnet Motors

Ford for the Police Department.

- E) Approval of a contract with Byrne Construction Services for Construction Manager at Risk services for the Southeast Library Project.

Resolutions

- F) Approval of a Resolution to consent to the creation of the Botanical Farm Municipal Utility District (MUD) within the City's Extraterritorial Jurisdiction (ETJ) in Guadalupe County, consisting of approximately 250 acres, and authorizing the City Manager to execute a development agreement between the City of New Braunfels and O Union Wine Rd, LLC.
- G) Approval of a Resolution authorizing the submission of an application for funding under the U.S. Department of Justice, Bureau of Justice Assistance, Edward Byrne Memorial Justice Assistance Grant Program as administered by the office of the Governor, Public Safety Office, Criminal Justice Division's FY 2027 Criminal Justice Program Grant and authorizing the City Manager, or their designee, to act on behalf of the City of New Braunfels in all matters related to this grant, including execution of all required documentation associated with any resulting award, and designating the Director of Finance, or their designee, as the financial officer for this grant as awarded.
- H) Approval of a Resolution of the City Council of the City of New Braunfels, authorizing the City Manager to act on behalf of the City of New Braunfels and the New Braunfels National Airport in all matters related to application for funding through the Airport Infrastructure Grant program for the New Braunfels National Airport Pavement Rehabilitation Engineering and Design Project and pledging that the City of New Braunfels will comply with the grant requirements of the Texas Department of Transportation.
- I) Approval of a Resolution authorizing the submission of an application for funding provided by the Office of the Governor, Public Safety Office, Criminal Justice Division's Rifle Resistant Body Armor Grant Program FY 2027, and authorizing the City Manager, or their designee, to act on behalf of the City of New Braunfels in all matters related to this grant, including execution of all required documentation associated with any resulting award, and designating the Director of Finance, or their designee, as the Financial Officer for this grant as

awarded.

- J) Approval of a Resolution of the City Council of the City of New Braunfels authorizing the City Manager to act on behalf of the City of New Braunfels and the New Braunfels National Airport in all matters regarding the application to the Fiscal Year (FY) 2026 Infrastructure Investment and Jobs Act (IIJA) competitive Federal Aviation Administration (FAA) Contract Tower (FCT) grant program, and pledging that the City of New Braunfels will comply with the grant requirements of the Texas Department of Transportation.

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 and final reading of an ordinance ordering a Regular Election to be held in the City of New Braunfels on May 2, 2026, for Regular City Officers; and establishing Early Voting Locations and Polling Places for this Election; and making provisions for the conduct of the Election.
- L) Approval and first reading of an ordinance amending park operating hours Sec. 86-3 - Rules and regulations for control of park and recreation areas.
- M) Approval of the first reading of an ordinance to amend the City's Code of Ordinances, Chapter 66 Historic Preservation, Section 66-57.1, Incentives.
- N) Approval of a second and final reading of an ordinance appointing the initial Board of Directors to the City of New Braunfels Tax Increment Reinvestment Zone Number Two ("River Mill"), naming the place designations of the appointed Directors, establishing term dates, and declaring an effective date.
- O) Approval of a second and final reading of an ordinance appointing the initial Board of Directors to the City of New Braunfels Tax Increment Reinvestment Zone Number Four - Zipp Park, naming the place designations of the appointed Directors, establishing term dates, and declaring an effective date.
- P) Approval of the second and final reading of an ordinance amending the New Braunfels Code of Ordinances, Chapter 100-20, changing the membership composition of the Roadway Impact Fee Advisory

Committee in compliance with S.B. 1883.

- Q) Approval of the second and final reading of an ordinance, requested by Vincent Huebinger of Vincent Gerard & Assoc. Inc, to rezone approximately 0.1 of an acre out of the Oak Run School 2 Subdivision, Block 1, Lot 2B, from R-1 (Single-Family District) to R-1 SUP (Single Family District with a Special Use Permit to allow a Telecommunications Tower), currently addressed at 2212 Alyssa Way.

Approval of the Consent Agenda

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

Mayor Pro Tem Spradley 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 adopting the Youth Program Standards of Care for the Parks and Recreation Department.

Mayor Linnartz read the aforementioned item.

Stephanie Chelar presented this item to council using a powerpoint presentation.

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

- B) Public hearing and first reading of an ordinance amending City of New Braunfels Code of Ordinances Section 118-46(y) Traffic Impact Analysis.

Mayor Linnartz read the aforementioned item.

Carly Farmer presented this item to council using a powerpoint presentation and answered questions.

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

- C) Discuss and consider the first reading of an ordinance amending Appendix D of the New Braunfels Code of Ordinances to adopt new fees for Traffic Impact Analysis Services.

Mayor Linnartz read the aforementioned item.

Jordan Matney introduced this item to council and Carly Farmer presented using a powerpoint presentation and answered questions.

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

- D) Discuss and consider the first reading of an ordinance to amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to restrict parking on Willowbrook.

Mayor Linnartz read the aforementioned item.

Carly Farmer presented this item to council using a powerpoint presentation.

The following individuals spoke at this time: Karen Fraleigh, Isela Crowley

Questions were asked by Councilmember Carter to the two individuals who spoke during citizens comment.

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

- E) Discuss and consider approval of a resolution of the City of New Braunfels, Texas, authorizing the use of eminent domain proceedings for the acquisition of right-of-way that is necessary to advance and achieve the public use of improving Kohlenberg Road to meet the existing and future needs of the City, in the event negotiations are unsuccessful:

- a. Property owned by Lynn K. Wohlfahrt, a 1.034 Acre (45,040 square foot) tract of land and a in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of the remainder of the called 92.49 acre tract recorded in Document No. 200306025956 of the Official Public Records (O.P.R.) of Comal County, Texas (Comal County Parcel No. 71705).

b. Property owned by Lynn K. Wohlfahrt, a 0.581 acre (25,301 square foot) temporary construction easement in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of the remainder of the called 92.49 acre tract recorded in Document No. 200306025956 of the Official Public Records (O.P.R.) of Comal County, Texas (Comal County Parcel No. 71705).

c. Property owned by Lynn K. Wohlfahrt, a 0.576 Acre (25,077 square foot) tract of land in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of the remainder of the called 92.49 acre tract recorded in Document No. 200306025956 of the Official Public Records (O.P.R.) of Comal County, Texas (Comal County Parcel No. 428468).

Mayor Linnartz read the aforementioned item.

Matthew Eckmann presented this item to council using a powerpoint presentation.

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

F) Discuss and consider the approval of a second and final reading of an ordinance appointing the initial Board of Directors to the City of New Braunfels Tax Increment Reinvestment Zone Number Five - West End, naming the place designations of the appointed Directors, establishing term dates, and declaring an effective date.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson presented this item to council.

The following individuals spoke at this time: Joeylynn Mesaros, Ashley Allsup, Kayla Winsell, Stuart Blythe, Chase Taylor, Andres Campos, Roberto Morales

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

Opposed:

Councilmember Carter

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

i. a 1.034 Acre (45,040 square foot) tract of land and a 0.581 acre (25,301 square foot) temporary construction easement in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of the remainder of the called 92.49 acre tract recorded in Document No. 200306025956 of the Official Public Records (O.P.R.) of Comal County, Texas (Comal County Parcel No. 71705).

ii. a 0.576 Acre (25,077 square foot) tract of land in the A.M. Esnaurizar Survey No. 98, of Comal County, Texas, and being out of the remainder of the called 92.49 acre tract recorded in Document No. 200306025956 of the Official Public Records (O.P.R.) of Comal County, Texas (Comal County Parcel No. 428468).

B) Deliberate and consider the purchase, exchange, lease, contract terms, due diligence, or value of real property in accordance with Section 551.072 of the Texas Government Code:

· Connections Lease

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 the meeting at 8:04 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY