



# BOND ADVISORY COMMITTEE

New Braunfels City Hall  
September 19, 2022

CITY OF NEW BRAUNFELS  
PROPOSED  
**BOND 2023**



# PURPOSE AND ROLE OF THE COMMITTEE

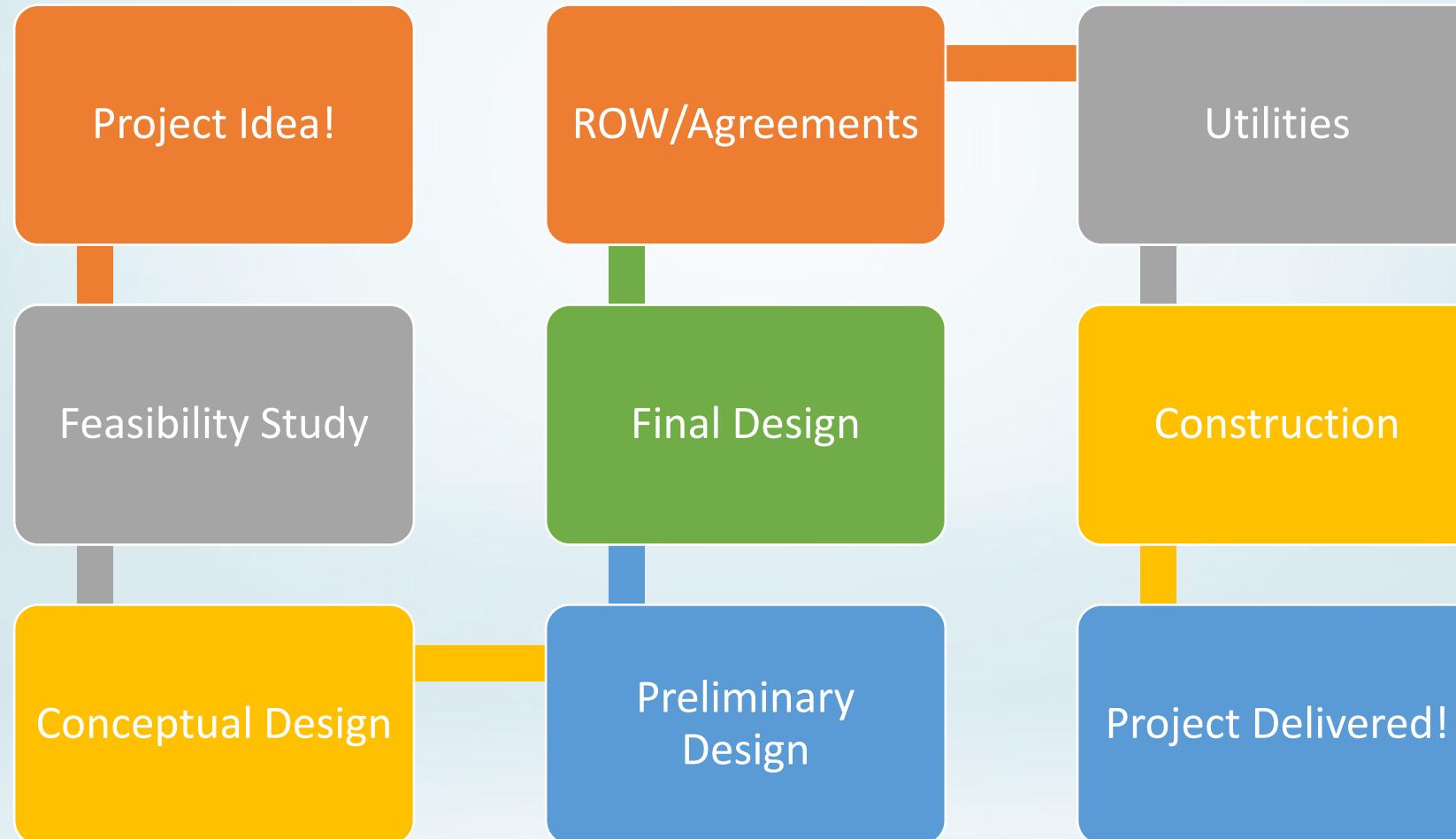
- Assess data related to community input and needs
- Understand municipal bond capacity and tax rate
- Review information on proposed future capital projects
- Prioritize proposed projects within funding capacity
- Consider and recommend capital projects to City Council for 2023 Bond Election

# WHAT IS A CAPITAL PROJECT?

- Maintains or improves a City asset or infrastructure
- New construction, expansion, renovation, or replacement
- Typically have a useful life of greater than 10 years



# CAPITAL PROJECT LIFE CYCLE



# BOND PROGRAM DEVELOPMENT PROCESS

1. Staff provides information about proposed capital projects gathered from adopted plans, studies, and community requests and needs. ✓
2. Staff prepares project objectives, initial scope and cost estimates, and identifies external funding, stakeholders, and project risks. ✓
3. Staff prioritizes capital projects in each project category. ✓
4. Staff obtains public input on CIP through online survey. ✓

# BOND PROGRAM DEVELOPMENT PROCESS

5. Committee reviews project details, staff prioritization, and survey data and brings forward other projects for consideration. ✓
6. Committee prioritizes projects according to an agreed upon criteria and recommends to City Council projects for preliminary design. ✓
7. Committee evaluates project preliminary design information to finalize recommended projects within funding capacity. ←
8. Committee recommends projects to be included in a proposed 2023 Bond Program. ←

# BOND PROGRAM PROCESS & SCHEDULE

Date	Action
May 2, 2022	City Council Workshop ✓
May 9, 2022	City Council Meeting – Approve projects for preliminary design ✓
May 23, 2022	City Council Meeting – Approve professional contracts for preliminary design ✓
May – September 2022	Professionals conduct preliminary design ←
September – October 2022	Bond Advisory Committee reviews preliminary design and funding capacity, and recommends projects to be included in 2023 Bond Program ←
November – December 2022	City Council reviews preliminary design, funding capacity, and Bond Advisory Committee recommendations
January 2023	City Council finalizes projects and calls for an election
May 2023	Bond Election

# 2013 BOND PROGRAM – COMPLETE

## Prop 1 – Street Improvements

\$37.5 Million

- Klein Rd (FM 1044 – Walnut Ave)
- Solms Rd/Morningside Dr/Rueckle Rd
- Citywide Streets

## Prop 3 – Parks & Recreation

\$20 Million

- Das Rec Community Recreation Center
- Sports Complex Land Acquisition
- Morningside Park

## Prop 2 – Drainage & Flood Control

\$24.5 Million

- Alves Ln
- Blieders Creek/German Creek Study
- Live Oak Ave Bridge/Katy St Drainage
- Panther Canyon Erosion Control
- Wood Rd/Landa St Study

## Prop 4 – Economic Development

\$4 Million

- Central Texas Technology Center Expansion

# 2019 BOND PROGRAM – STATUS

## Prop 1 – Transportation

\$44.5 Million

- Klein Rd – Utility Relocation
- Goodwin Ln/Conrads Ln – Final Design
- Citywide Streets – Ongoing
- Barbarosa Rd – Partial AAMPO Funding
- North/South Collector – Partial ROW

## Prop 2 – Parks & Recreation

\$16.5 Million

- All Abilities Enhancements – Complete
- Sports Complex – Final Design/Utilities
- Comal Cemetery Bank Stabilization - Complete

## Prop 3 – Public Safety

\$50.4 Million

- Fire Station #2 – Substantial Complete
- Fire Station #3 – Substantial Complete
- Police Headquarters – Substantial Complete
- Veterans Memorial – Substantial Complete

## Prop 4 – Library Facilities

\$5.5 Million

- Westside Library - Construction

# KEY ONGOING CAPITAL PROJECTS

## Transportation

- Barbarosa Rd/Saur Ln – Final Design
- Common St Sidewalks – Final Design
- Citywide Traffic Signals – Five locations in Final Design & Construction
- San Antonio St/Spur St – Corridor Study
- Citywide Wayfinding Signs Update
- Transit Development Plan (FY23)
- City Multimodal Transportation Plan (FY23)
- ADA Transition Plan

## Drainage & Flood Control

- Landa Lake Dam – Preliminary Design
- Drainage Area Master Plan

## Parks & Recreation

- Mission Hill Park (Phase 1) – Construction
- Dry Comal Trail (Segment 1) – Final Design
- Comal River Improvements – Preliminary Design
- Alligator Creek Trail – Study & Design
- Landa Park Aquatics Center Parking - Construction

## Economic Development

- Castell Ave Corridor – Preliminary Design
- Downtown Parking – Study & Preliminary Design
- Downtown ROW Enhancements – Pilot Study

## Facilities

- Fire Station #7 – Construction
- Fire Training Facility – Final Design

# LOCAL TXDOT TRANSPORTATION PROJECTS

- Loop 337 & River Road Overpass
- IH 35 (Kohlenberg Rd/Conrads Ln – Comal/Hays County Line)
- IH 35 & FM 725/Seguin Ave Interchange Improvements
- Highway Safety Improvement Program
  - County Line Rd & Walnut Ave
  - County Line Rd & Dove Crossing/Fischer Park
  - Hanz Dr & Gruene Rd
  - Barbarosa Rd & FM 1101
- FM 725 (County Line Rd – Zipp Rd) – FY24
- Landa Park Drive Mill Pond Bridge Replacement – FY24

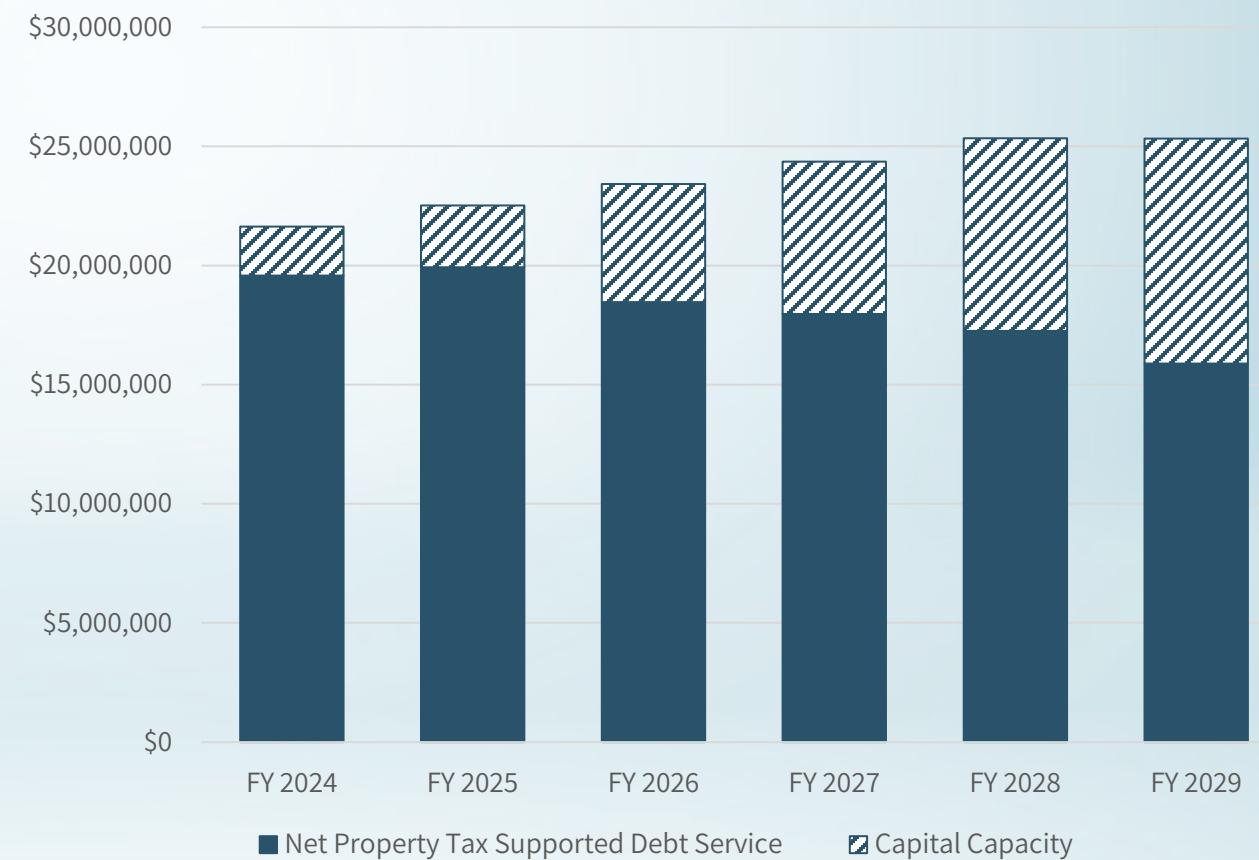


County Line Rd & Walnut Ave  
Safety Improvements

# PROJECTED CAPITAL FINANCING CAPACITY

- Approximately **\$140 million** Capital Financing Capacity FY 2024 – FY 2029
  - I&S rate assumed to remain at current level (.2280)
  - 5% growth in FY 2023
  - 4% growth in FY 2024 - FY 2028 (annual)
  - Capacity generated through conservative bond refunding (refinancing) opportunities in 2021 and 2022
  - No growth projected beyond FY 2028
  - Capacity would continue to be analyzed between now and potential 2023 bond election
  - Like the 2013 and 2019 bond programs, alternative funding sources and partnerships would be evaluated

Capital Financing Capacity - FY 2024 to FY 2029



# COMMUNITY PROJECTS

Transportation

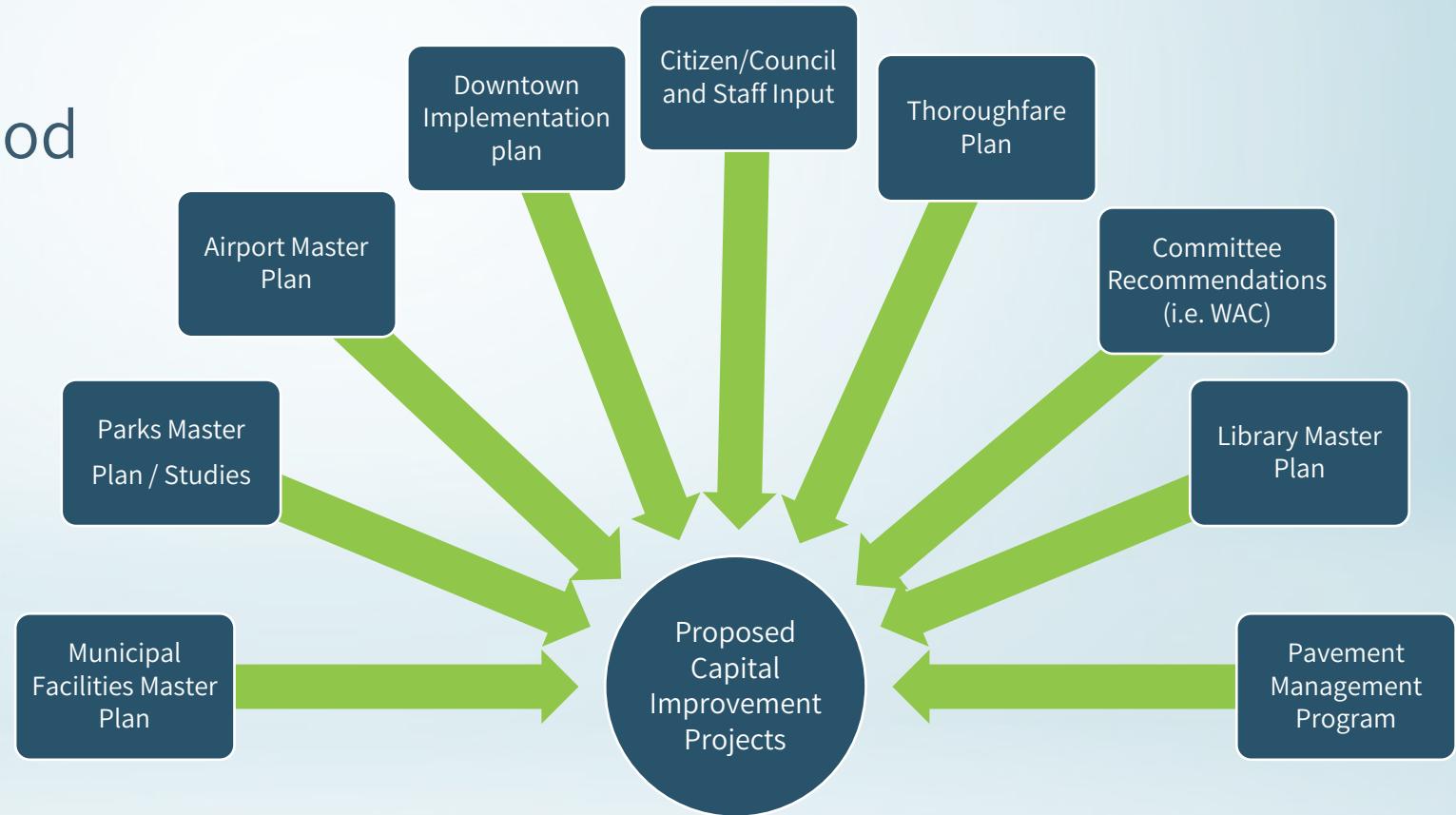
Watershed, Drainage & Flood Control

Parks & Recreation

Public Safety

Municipal Facilities

Economic Development



# PROJECT DEVELOPMENT PROCESS

- Gather proposed capital projects from adopted plans, studies, and community requests and needs
- Prepare project objectives, initial scope, and cost estimates (2021)
- Identify external funding opportunities, stakeholders, and risks
- Review “project readiness”
  - Can the project be delivered in the proposed bond funding timeframe?
  - What are the right-of-way needs?
  - What are the environmental and utility considerations?

# BOND ADVISORY COMMITTEE WORK

- Staff presented an initial list and overview of proposed projects
- Discussed project priorities, details, and phasing opportunities
- Public input throughout the process
- Opportunities for the committee to submit other projects
  - Comal River Improvements
  - Dry Comal Creek Greenway Trail
  - LP 337 & Borchers Blvd/NBHS Pedestrian Crossing
- Recommendation to City Council on what projects move to the preliminary design phase

# PREVIOUS MEETINGS

**Tuesday, January 18, 2022**  
*Kick-Off*

**Monday, January 31, 2022**  
*Community Needs, Survey, & Project Overview*

**Monday, February 7, 2022**  
*Library, Transportation, & Drainage/Watershed*

**Monday, February 21, 2022**  
*Parks, Public Safety, & Economic Dev*

**Saturday, February 26, 2022**  
*Projects Tour*

**Monday, March 7, 2022**  
*Public Input*

**Monday, March 21, 2022**  
*Project Priority*

**Monday, April 4, 2022**  
*Recommendations for Prelim Design*

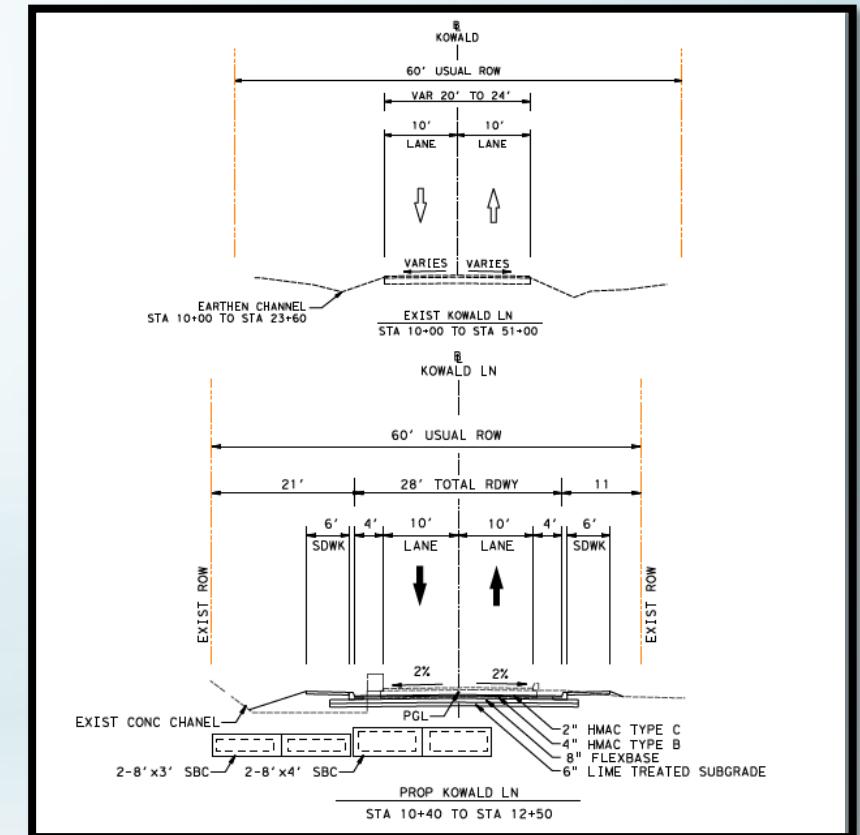
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# PRELIMINARY DESIGN PHASE

- City Council targeted \$180M in capital projects for preliminary design or an update
- Projects targeted were based on available design funds, *not proposed bond capacity*
- Contracted professional services
- Phase scheduled May through September 2022

# PRELIMINARY DESIGN

- Project scope, limits, and design concepts
- Feasibility and constraints
- Phasing opportunities
- Public input meeting ✓
- Detailed cost estimates
- Alternate funding opportunities
- **Deliverables Due September 23<sup>rd</sup>**
- **Includes 3<sup>rd</sup> Party Cost Estimator**



# PROPOSED PROJECTS OVERVIEW

Transportation

Drainage

Library Facilities

Parks & Recreation

Economic Development

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Public Safety - Funded by Tax Note

# TRANSPORTATION

<b>Project</b>	<b>Estimated Cost (2021)</b>
Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd)	\$17,940,000
Citywide Intersection Improvements	\$18,562,000
Citywide Pedestrian Improvements	\$5,000,000
Citywide Street Improvements	\$25,000,000
Common St (Loop 337 - FM 306)	\$17,600,000
Common Street Pedestrian Improvements (Liberty Ave - Loop 337)	\$2,207,000
Conrads Ln (Goodwin Ln - City Limit)	\$8,804,000
Gruene Rd (New Braunfels St - Rock St)	\$2,845,000
Hill Country Dr (SH 46 - City Limit)	\$14,468,000
Kohlenberg Rd (FM 1101 - IH 35)	\$7,826,000
North-South Collector Phase 1 (IH 35 - FM 1101)	\$6,917,000
Orion Dr (Goodwin Ln - City Limit)	\$5,648,000
River Rd (Lakeview Blvd - Loop 337)	\$10,916,000
S Kowald Lane (FM 1101 - IH 35)	\$9,350,000
Solms Rd (IH 35 - FM 482)	\$4,080,000
Waterway Ln (Gruene Rd - Common St)	\$3,638,000
<b>Total</b>	<b>\$160,801,000</b>

# DRAINAGE

<b>Project</b>	<b>Estimated Cost (2021)</b>
Blieders-German Creek Channel	\$13,009,000
Faust St / Nacogdoches Ave Improvement	\$13,900,000
Landa Lake Dam and Spillway Improvements	\$3,078,000
Wood Rd-Landa St Regional Detention Study	\$1,000,000
<b>Total</b>	<b>\$30,987,000</b>

# LIBRARY FACILITIES

<b>Project</b>	<b>Estimated Cost (2021)</b>
Main Library Expansion	\$41,993,000
Southeast Branch	\$20,123,000
<b>Total</b>	<b>\$62,116,000</b>

# PARKS & RECREATION

<b>Project</b>	<b>Estimated Cost (2021)</b>
Alligator Creek Linear Park & Trail (West Section)	\$4,395,000
Callen's Castle Park	\$5,241,000
Community Park Development (NW Area)	\$15,474,000
Guadalupe River Park	\$5,929,000
HEB Soccer Field Renovation	\$2,281,000
Landa Park Circulation Improvements	\$4,605,000
Landa Park Parking Improvements	\$9,893,000
Mission Hill Park Phase 2	\$7,790,000
Spring Fed Pool Improvements	\$11,793,000
Zipp Family Sports Park Phase 2	\$21,078,000
<b>Total</b>	<b>\$88,479,000</b>

# ECONOMIC DEVELOPMENT

<b>Project</b>	<b>Estimated Cost (2021)</b>
Castell Ave Corridor	\$30,286,000
Downtown Parking Facilities	\$22,842,000
Downtown Right-of-Way Enhancements	\$3,102,000
<b>Total</b>	<b>\$56,230,000</b>

## ADDITIONAL PROJECT CONSIDERATIONS

<b>Project</b>
Comal River Improvements (Tube Chute, Weir Dam #2, Last Tuber's Exit)
Dry Comal Creek Trail (Loop 337 – Walnut Ave)

# PROJECT SUMMARY

<b>Category</b>	<b>Estimated Cost (2021)</b>
Transportation	\$160,801,000
Drainage	\$30,987,000
Library Facilities	\$62,116,000
Parks & Recreation	\$88,479,000
Economic Development	\$56,230,000
<b>Total</b>	<b>\$398,613,000</b>

# PROJECT UPDATES

- Project deliverables due September 23<sup>rd</sup>
  - Updated cost estimates
  - Phasing opportunities
  - Risks, constraints, and project development needs
  - Anticipated schedule
- Project details will be presented at next meeting

# PROPOSED PROCESS & SCHEDULE

**Monday, September 19, 2022**

*Proposed 2023 Bond Process, Project Overview, Project Recommendation Process and Schedule*

**Monday, October 3, 2022**

*Project Details*

**Thursday, October 6, 2022 \*Tentative**

*Public Input and Project Ranking Direction*

**Wednesday, October 12, 2022 \*Tentative**

*Project Rankings Due to Staff*

**Monday, October 17, 2022**

*Present Initial Project Rankings, Discussion and Consensus on Projects to Bond Funding*

**Tuesday, October 25, 2022 \*Tentative**

*Recommendations for 2023 Bond*

**Thursday, October 27, 2022 \*Tentative**

*Additional meeting, if needed*

# INITIAL PROJECT RANKING DISCUSSION

- Proposed task after Public Input meeting
- Ranking exercise – Rank all projects 1-37
  - *Electronic or paper?*
- Budget exercise – Select projects within set budget
- Recommend Ranking exercise – Process in 2019 Bond
- Other considerations...
  - Ranking project phases
  - Ranking citywide program amounts

# PROJECT RANKING CONSENSUS

- Present initial project rankings and distribution
- Establish budget threshold for project discussion
- Focus discussion on remaining projects with the goal of reaching the \$140M bond funding
- *Other considerations?*

# NEXT MEETING

## Project Details

Monday, October 3, 2022, 6:00 PM

New Braunfels Police Department Headquarters

3030 W. San Antonio St, New Braunfels, TX 78130

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**QUESTIONS/COMMENTS?**

