



CITY COUNCIL WORKSHOP

City Hall
January 5, 2023

CITY OF NEW BRAUNFELS
PROPOSED
BOND 2023



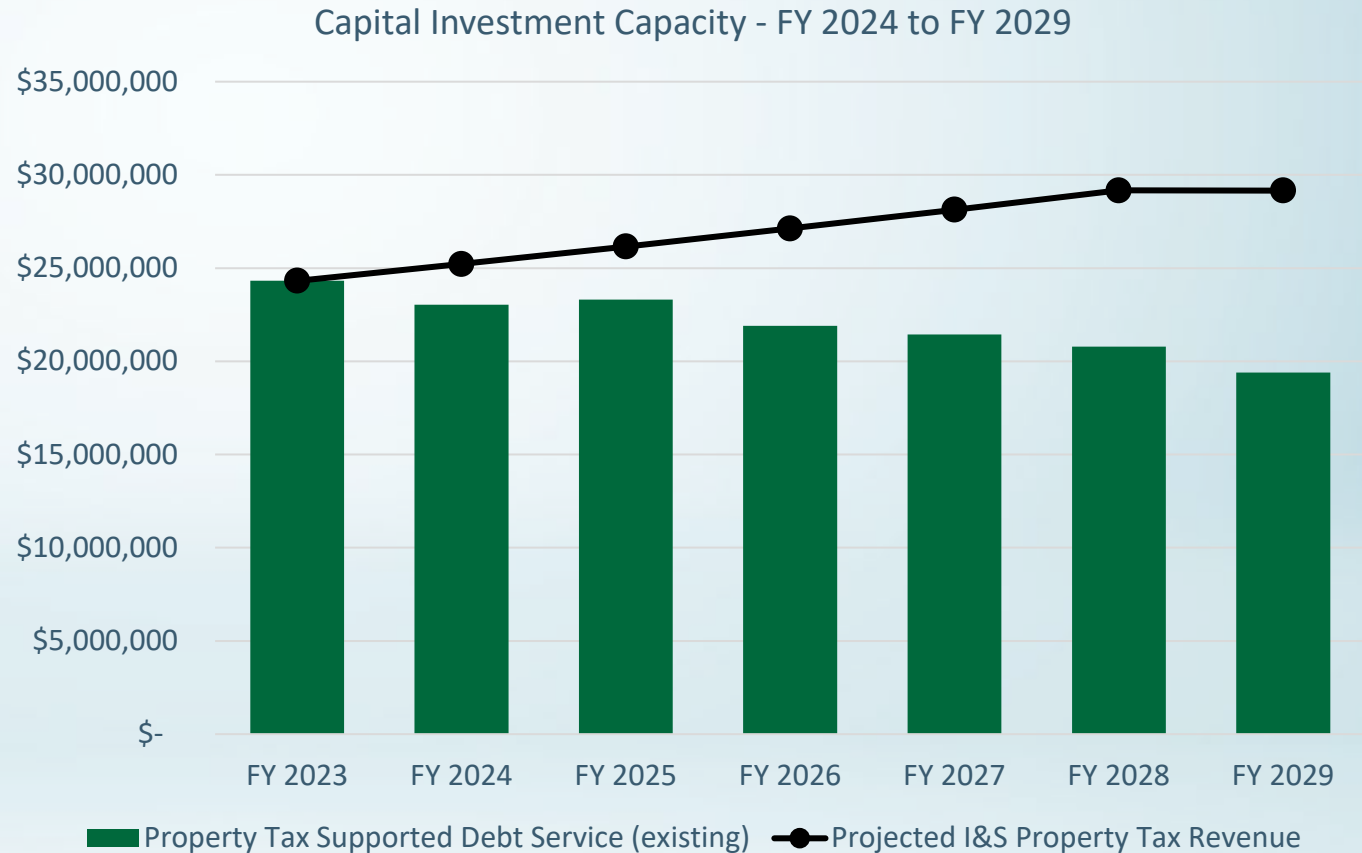
PROJECTED CAPITAL INVESTMENT CAPACITY

FY 2024 – FY 2029

I&S Portion of the tax rate remains at current level (20.89 cents)

Property Values increase 4% annually from FY 2024-FY 2028. No growth assumed for FY 2029 and beyond

As the graph illustrates, capacity is also generated through the full repayment of existing property tax supported debt service



PROJECTED CAPITAL INVESTMENT CAPACITY

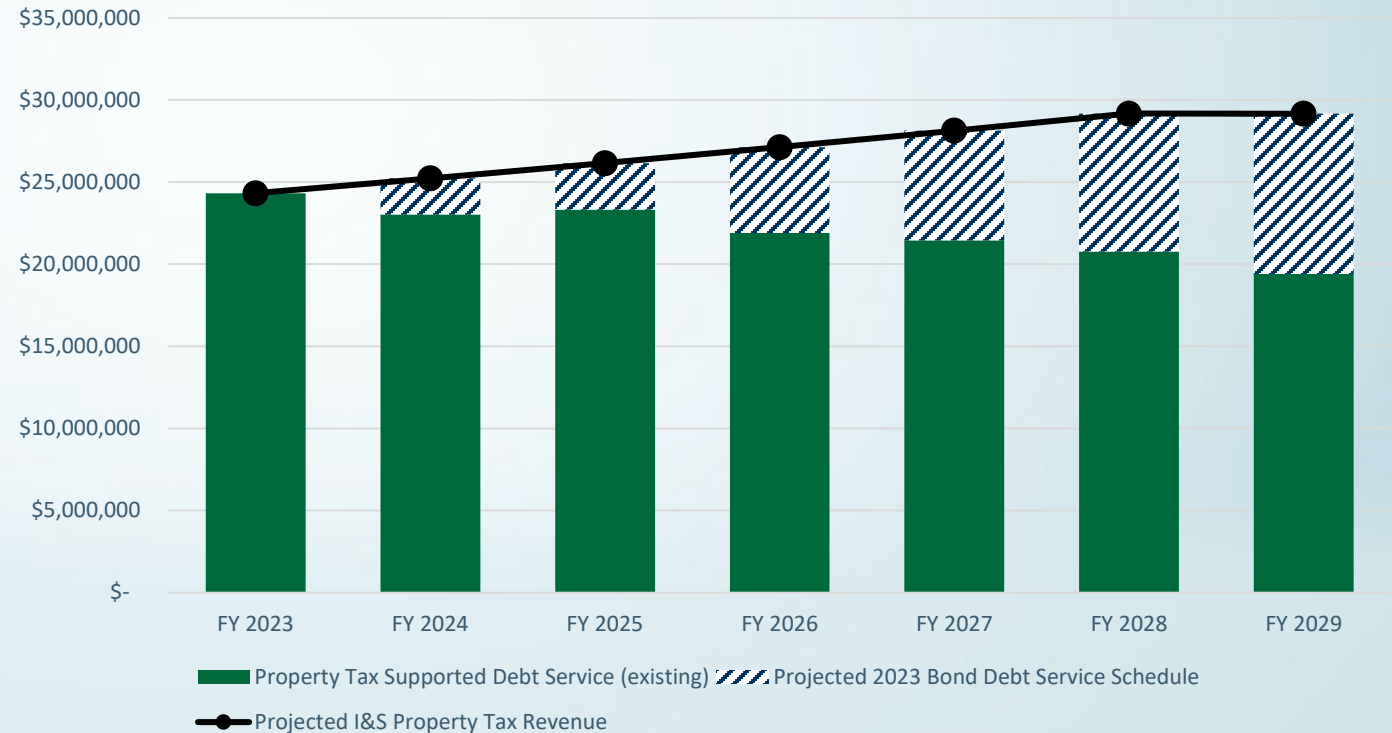
PROPOSED 2023 BOND PROGRAM - \$140 MILLION

Assuming all propositions were approved by voters, 2023 bonds planned to be issued from 2023 - 2028

Bonds tentatively scheduled to be issued in four tranches with projected interest rates of 5%-6.5%

Various factors will impact issuance schedule such as: project delivery schedule, interest rate environment and annual borrowing capacity

Capital Investment Capacity - 2023 Bond Program



Tentative Bond Issuance Schedule	Amount	Interest Rate
Series 2023	\$ 25,000,000	5.00%
Series 2025	\$ 40,000,000	5.50%
Series 2027	\$ 40,000,000	6.00%
Series 2028	\$ 35,000,000	6.50%

DECEMBER 15, 2022 NBEDC WORKSHOP

- Reviewed NBEDC project priorities and direction
 - Adopted list of proposed 2023 bond projects to financially support once and if funds are available
 - Annually evaluate funding capacity and determine what projects and project phases to support
 - No direct financial commitment to the 2023 Bond Program given the potential impact of revenues from the CCPD creation
- Presented priority project details and next project phase
- Consensus to fund next phase

NBEDC PROJECT PRIORITIES

Project	EDC Ranking	BAC Ranking	Funding Recommendation
Castell Ave Phase 1 – Drainage	1	14	\$5,905,000
Common St Pedestrian Improvements	2	3	\$1,615,000
Citywide Pedestrian Improvements Phase 1 (Six locations)	3/4	10	\$3,179,635
Downtown ROW Enhancements Phase 1 (City streets)	5	NA	\$4,191,759
Kohlenberg Rd (IH 35 - FM 1101)	6	6	\$15,932,000
West Alligator Creek Trail	14	12	\$3,541,000
Landa Lake Dam & Spillway	NA	8	\$1,180,000
Comal River Improvements – Last Tubers Exit	NA	12	\$944,100
Dry Comal Creek Trail Segment 2 (LP 337 – Walnut Ave)	NA	17	\$300,000
		Total	\$36,788,494

NBEDC PROJECT NEXT PHASE

Project	Funding Recommendation	Next Project Phase	Next Project Phase Estimate
Castell Ave Phase 1 – Drainage	\$5,905,000	Final Design	\$590,000
Common St Pedestrian Improvements	\$1,615,000	Construction	\$1,615,000
Citywide Pedestrian Improvements Phase 1 (Six locations)	\$3,179,635	Final Design	\$320,000
Downtown ROW Enhancements Phase 1 (City streets)	\$4,191,759	Final Design	\$420,000
Kohlenberg Rd (IH 35 - FM 1101)	\$15,932,000	Final Design	\$1,600,000
West Alligator Creek Trail	\$3,541,000	Construction	\$3,541,000
Landa Lake Dam & Spillway	\$1,180,000	Final Design	\$180,000
Comal River Improvements – Last Tubers Exit	\$944,100	Final Design	\$150,000
Dry Comal Creek Trail Segment 2 (LP 337 – Walnut Ave)	\$300,000	Feasibility & Conceptual Design	\$300,000
	\$36,788,494	Total	\$8,716,000

NBEDC IMPACT TO BOND SCENARIOS

- Fund the next phase and lower construction cost improvements of NBEDC priority projects
 - Remove eight projects from proposed bond scenarios
 - Reduce Kohlenberg Rd funding need to \$14.3M
- Continue project development and necessary permitting
- Construction (or next phase) costs and timeline dependent on final design and NBEDC funding capacity

OTHER IMPACTS TO BOND SCENARIOS

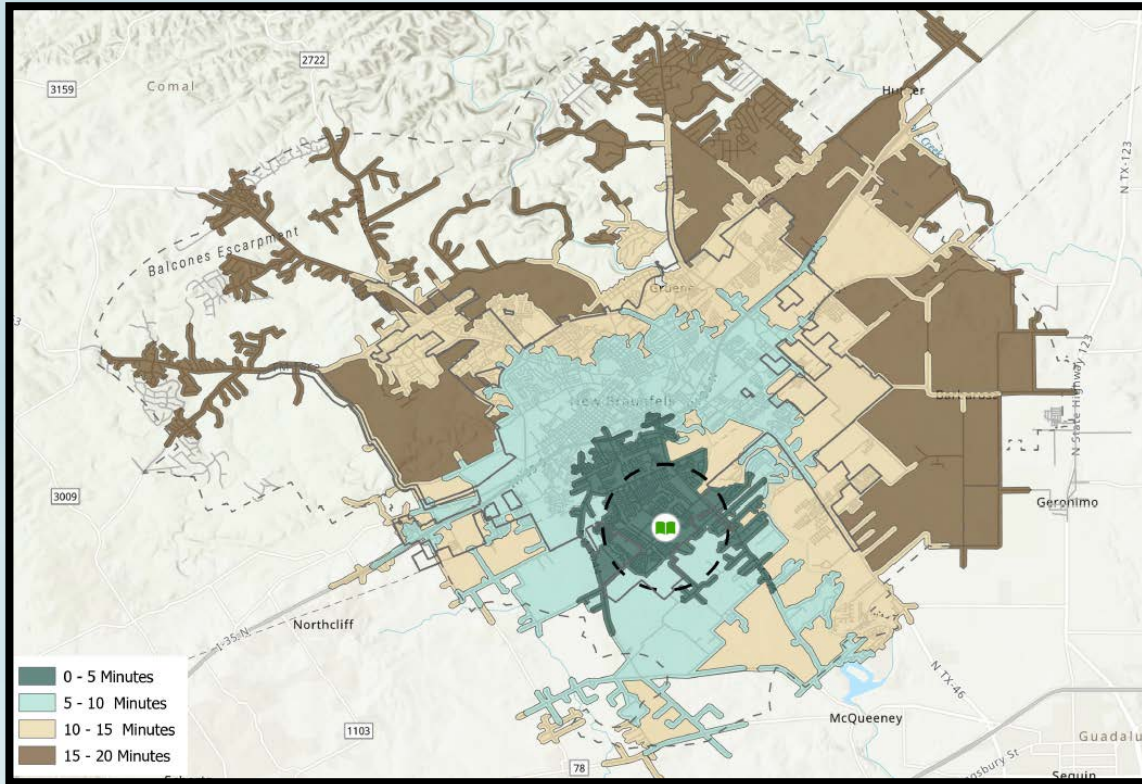
- Creekside TIRZ has taken preliminary action to contribute \$4.5 Million to the Barbarosa Rd/Saur Ln project
 - Reduce funding need to \$7,625,000
 - Starting final design in early 2023/Construction in 2027
 - AAMPO may cover cost increases for awarded projects
- Note: Plan to submit Gruene Rd and select intersection and pedestrian improvements to TxDOT and AAMPO for transportation alternatives (ped & bike) funding in early 2023

PROJECT & PROPOSITION SCENARIOS

- Removed NBEDC priority projects except Kohlenberg Rd
- Reduced Kohlenberg Rd with NBEDC funding final design
- Reduced Barbarosa Rd/Saur Ln with TIRZ contribution
- Prepared 6 scenarios including
 - Transportation
 - Southeast Library Branch
 - Mission Hill Park Phase 2 full project and site infrastructure
 - Opportunity to add Landa Park Circulation transportation phases

SOUTHEAST LIBRARY BRANCH

Project Location Map



Project Scope

New branch library

Serves fast growing area

Strong youth and family focus

Six schools within walking distance

SOUTHEAST LIBRARY BRANCH

Proposed Site Plan



Exterior Rendering



SOUTHEAST LIBRARY BRANCH

Cost Summary

Cost Estimate

Construction Costs (Site and Building)	\$17,600,000
Furnishings and Signing	\$1,100,000
Architect/Engineer Design	\$3,300,000
Owner Direct Costs (technology, collection, testing, etc.)	\$2,200,000
SUBTOTAL	\$24,200,000
Construction Management	\$544,000
Inflation	\$3,816,000
TOTAL	\$28,560,000

MISSION HILL PARK

PHASE 2

Project Location Map



Project Scope

- Observation towers and natural surface trails
- Overflow parking and restrooms
- Exterior deck and elevated boardwalk
- Educational exhibits

MISSION HILL PARK

PHASE 2

Phasing

Site Infrastructure - \$6,855,000

- Parking, trails, & education space
- Site utilities (current and future)

Tower - \$3,900,000

- Three story observation tower
- Restrooms, classroom, & elevator

Elevated Boardwalk – \$1,400,000

- Steel frame structures

Cost Estimate

\$12,155,000

Tower Revisions

May be able to reduce costs
Requires redesign and coordination

Phasing Risks

Construction equipment on permanent
drive aisle and parking area

LANDA PARK CIRCULATION IMPROVEMENTS

Project Location Map



Project Scope

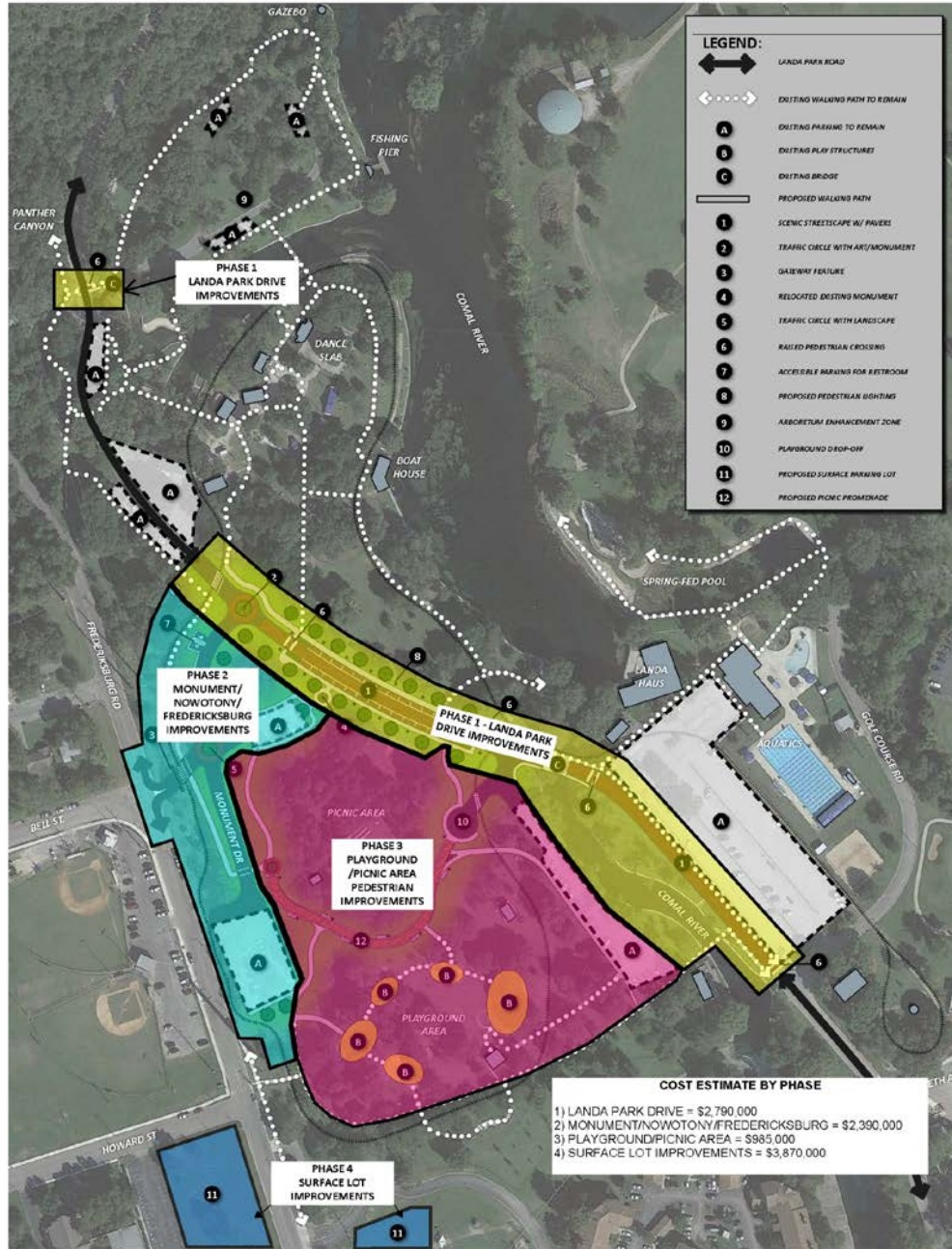
Enhanced roadways to improve pedestrian safety and mobility

Roadway realignment

Pedestrian pathways

Improved intersection and crossings

LANDA PARK CIRCULATION IMPROVEMENTS - PHASING



Cost Estimate

\$10,035,000

Phase 1 – Landa Park Drive

\$2,790,000

Phase 2 – Monument/Nowotny/Fredericksburg

\$2,390,000

Phase 3 – Playground Area

\$985,000

Phase 4 – Surface Parking Lot Improvements

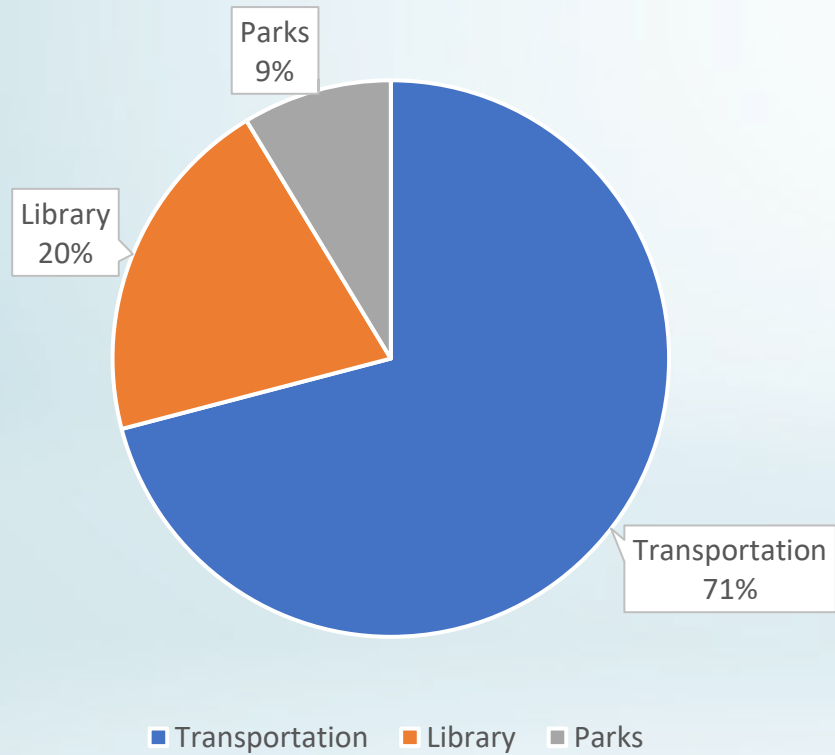
\$3,870,000

SCENARIOS 1 & 2

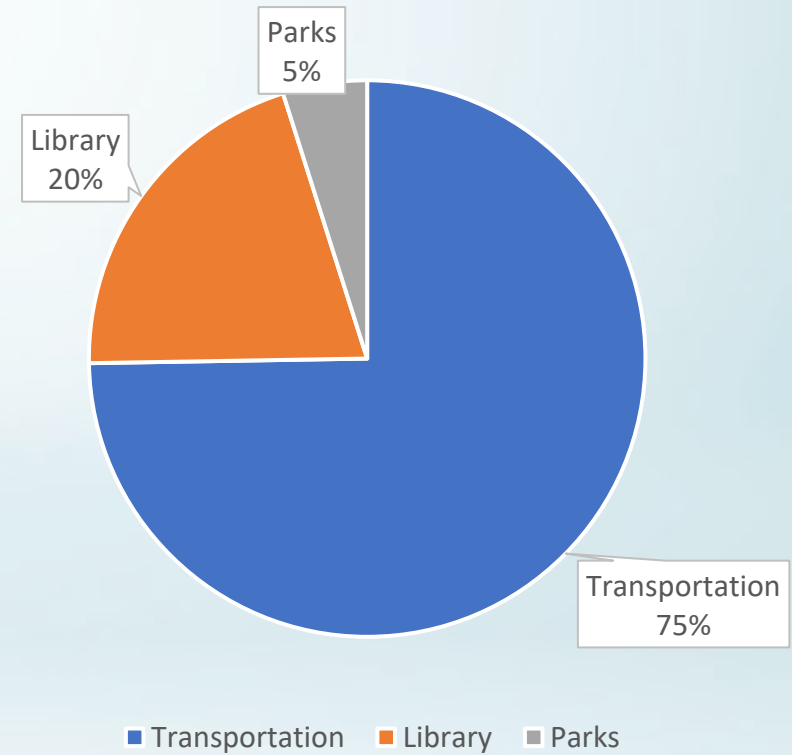
- Bond Advisory Committee top 8 ranked projects
- Includes (9) Southeast Library Branch
- Includes (11) Kowald Ln
- Includes (15) Mission Hill Park Phase 2
 - Scenario 1 – Full project at \$12,155,00 & (18) Solms Rd
 - Scenario 2 – Site infrastructure at \$6,855,000 & (16) Orion Dr

SCENARIOS 1 & 2

Scenario 1



Scenario 2



SCENARIO 1

BAC Rank	Project	Category	Funding Recommendation
1	Barbarosa Rd/Saur Ln (FM 1101 - Saengerhalle Rd)	Transportation	\$7,625,000
2	Citywide Street Improvements Option 2 (19 lane miles)	Transportation	\$20,000,000
4	Common St (Loop 337 - FM 306)	Transportation	\$24,783,000
5	Conrads Ln (Goodwin Ln - FM 1102)	Transportation	\$11,802,000
6	Kohlenberg Rd (FM 1101 - IH 35)	Transportation	\$14,332,000
7	Citywide Intersection Improvements Phase 1	Transportation	\$5,210,656
9	Southeast Library Branch	Library	\$28,560,000
11	S Kowald Lane (FM 1101 - IH 35)	Transportation	\$10,739,000
15	Mission Hill Park Phase 2	Parks	\$12,155,000
18	Solms Rd (IH 35 - FM 482)*	Transportation	\$4,839,000
	Total	Program	\$140,045,656
*	16 – Orion Dr (Goodwin Ln – FM 1102) at \$10.3M		

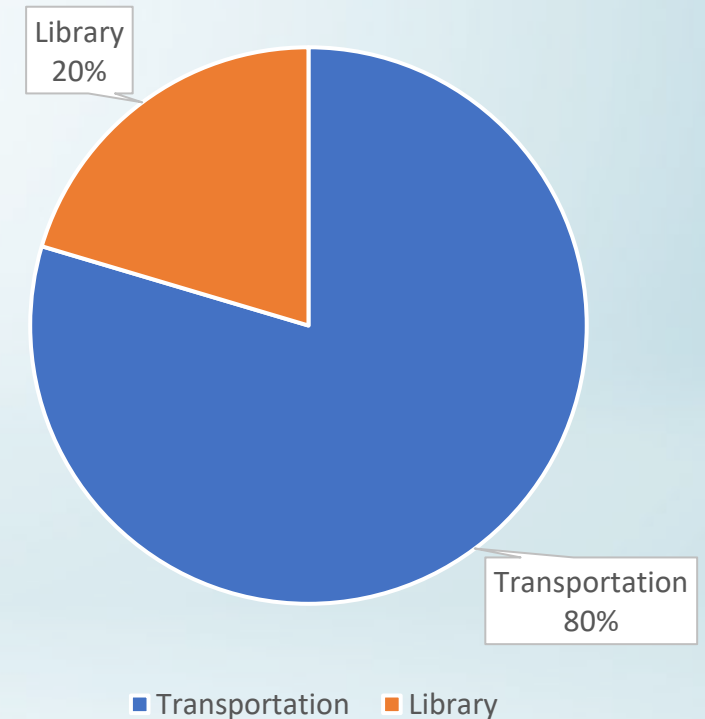
SCENARIO 2

BAC Rank	Project	Category	Funding Recommendation
1	Barbarosa Rd/Saur Ln (FM 1101 - Saengerhalle Rd)	Transportation	\$7,625,000
2	Citywide Street Improvements Option 2 (19 lane miles)	Transportation	\$20,000,000
4	Common St (Loop 337 - FM 306)	Transportation	\$24,783,000
5	Conrads Ln (Goodwin Ln - FM 1102)	Transportation	\$11,802,000
6	Kohlenberg Rd (FM 1101 - IH 35)	Transportation	\$14,332,000
7	Citywide Intersection Improvements Phase 1	Transportation	\$5,210,656
9	Southeast Library Branch	Library	\$28,560,000
11	S Kowald Lane (FM 1101 - IH 35)	Transportation	\$10,739,000
15	Mission Hill Park Phase 2 Site Infrastructure*	Parks	\$6,855,000
16	Orion Dr (Goodwin Ln - FM 1102)	Transportation	\$10,267,000
Total		Program	\$140,173,656

* 15 – Mission Hill Park Phase 2 reduced to Site Infrastructure

SCENARIO 3

- Bond Advisory Committee top 8 ranked projects
- Includes (9) Southeast Library Branch
- Includes (11) Kowald Ln
- Does not include (15) Mission Hill Park Phase 2
- Includes (16) Orion Dr and (18) Solms Rd
- \$1.8 Million available for transportation

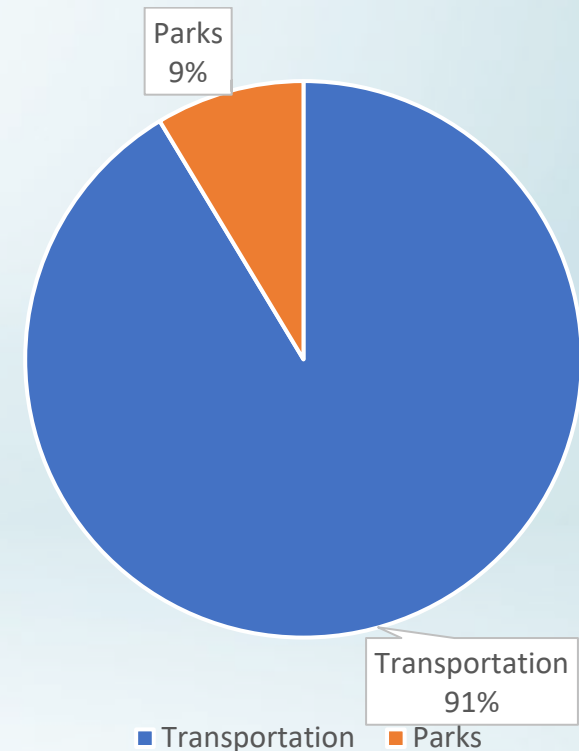


SCENARIO 3

BAC Rank	Project	Category	Funding Recommendation
1	Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd)	Transportation	\$7,625,000
2	Citywide Street Improvements Option 2 (19 lane miles)	Transportation	\$20,000,000
4	Common St (Loop 337 - FM 306)	Transportation	\$24,783,000
5	Conrads Ln (Goodwin Ln - FM 1102)	Transportation	\$11,802,000
6	Kohlenberg Rd (FM 1101 - IH 35)	Transportation	\$14,332,000
7	Citywide Intersection Improvements Phase 1	Transportation	\$5,210,656
9	Southeast Library Branch	Library	\$28,560,000
11	S Kowald Lane (FM 1101 - IH 35)	Transportation	\$10,739,000
16	Orion Dr (Goodwin Ln - FM 1102)	Transportation	\$10,267,000
18	Solms Rd (IH 35 - FM 482)	Transportation	\$4,839,000
	Total	Program	\$138,157,656
*	\$1.8M available for transportation programs		

SCENARIO 4

- Bond Advisory Committee top 6 ranked projects
- Does not include (9) Southeast Library Branch
- Includes (15) Mission Hill Park Phase 2
- Includes (16) Orion Dr, (18) Solms Rd, and
 - (19) Landa Park Circulation Phase 1
 - (22) Gruene Road Phases 1 & 2
 - (26) Citywide Intersection Improvements
 - Citywide Pedestrian Improvements

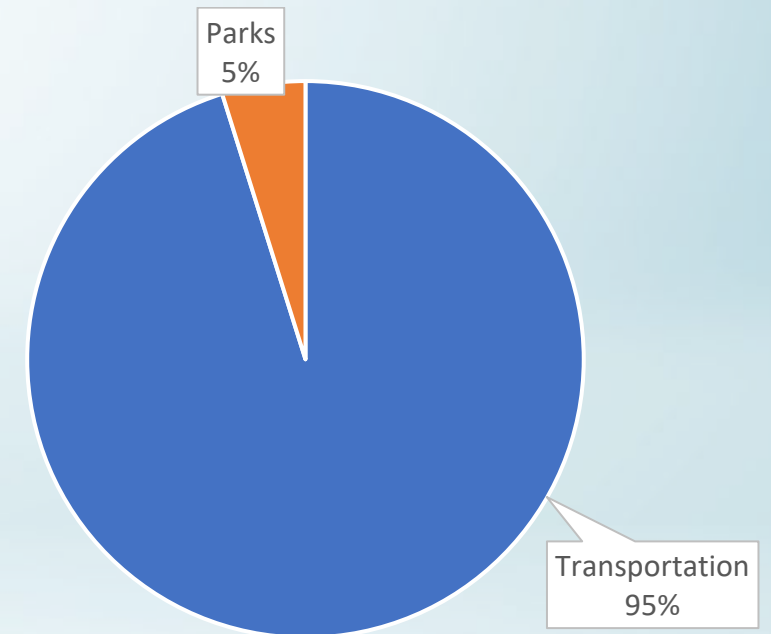


SCENARIO 4

BAC Rank	Project	Category	Funding Recommendation
1	Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd)	Transportation	\$7,625,000
2	Citywide Street Improvements Option 2 (19 lane miles)	Transportation	\$20,000,000
4	Common St (Loop 337 - FM 306)	Transportation	\$24,783,000
5	Conrads Ln (Goodwin Ln - FM 1102)	Transportation	\$11,802,000
6	Kohlenberg Rd (FM 1101 - IH 35)	Transportation	\$14,332,000
7	Citywide Intersection Improvements Phase 1	Transportation	\$5,210,656
11	S Kowald Lane (FM 1101 - IH 35)	Transportation	\$10,739,000
15	Mission Hill Park Phase 2	Parks	\$12,155,000
16	Orion Dr (Goodwin Ln - FM 1102)	Transportation	\$10,267,000
18	Solms Rd (IH 35 - FM 482)	Transportation	\$4,839,000
19	Landa Park Circulation Improvements Phase 1 – Landa Park Dr	Transportation	\$2,790,000
22	Gruene Rd (New Braunfels St - Rock St) Phase 1 – Sidewalks/Path	Transportation	\$4,490,000
	Gruene Rd (New Braunfels St - Rock St) Phase 2 – Intersection	Transportation	\$1,175,000
26	Citywide Intersection Improvements Phase 2	Transportation	\$6,591,344
	Citywide Pedestrian Improvements Phase 2	Transportation	\$3,901,385
	Total	Program	\$140,700,385

SCENARIO 5

- Bond Advisory Committee top 6 ranked projects
- Does not include (9) Southeast Library Branch
- Includes (15) Mission Hill Park Phase 2 Site Infrastructure
- Adds
 - Landa Park Circulation Improvements
 - Transportation Phases (2 and 4)

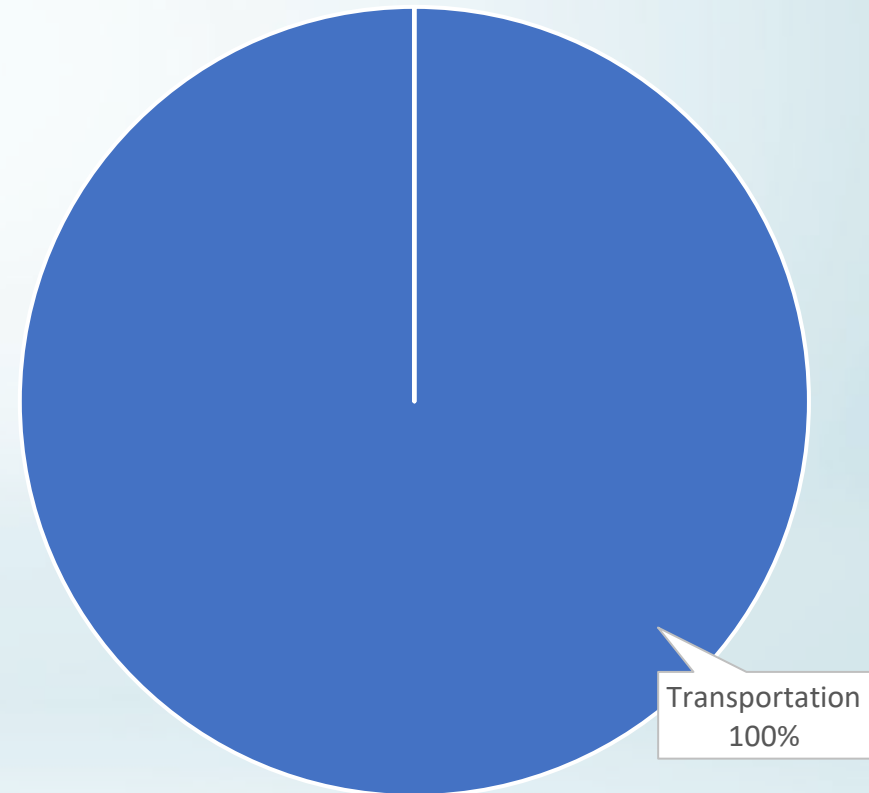


SCENARIO 5

BAC Rank	Project	Category	Funding Recommendation
1	Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd)	Transportation	\$7,625,000
2	Citywide Street Improvements Option 2 (19 lane miles)	Transportation	\$20,000,000
4	Common St (Loop 337 - FM 306)	Transportation	\$24,783,000
5	Conrads Ln (Goodwin Ln - FM 1102)	Transportation	\$11,802,000
6	Kohlenberg Rd (FM 1101 - IH 35)	Transportation	\$14,332,000
7	Citywide Intersection Improvements Phase 1	Transportation	\$5,210,656
11	S Kowald Lane (FM 1101 - IH 35)	Transportation	\$10,739,000
15	Mission Hill Park Phase 2 Site Infrastructure	Parks	\$6,855,000
16	Orion Dr (Goodwin Ln - FM 1102)	Transportation	\$10,267,000
18	Solms Rd (IH 35 - FM 482)	Transportation	\$4,839,000
19	Landa Park Circulation Improvements Phase 1 – Landa Park Dr	Transportation	\$2,790,000
	Landa Park Circulation Improvements Phase 2 – Monument Dr/Fredericksburg Rd	Transportation	\$2,390,000
	Landa Park Circulation Improvements Phase 4 – New Parking	Transportation	\$3,870,000
22	Gruene Rd (New Braunfels St - Rock St) Phase 1 – Sidewalks/Path	Transportation	\$4,490,000
	Gruene Rd (New Braunfels St - Rock St) Phase 2 – Intersection	Transportation	\$1,175,000
26	Citywide Intersection Improvements Phase 2	Transportation	\$6,591,344
	Citywide Pedestrian Improvements Phase 2	Transportation	\$3,901,385
	Total	Program	\$141,660,385

SCENARIO 6

- Transportation
- Increases Citywide Street Improvements to \$25M
 - Approximately 26 lane miles



SCENARIO 6

BAC Rank	Project	Category	Funding Recommendation
1	Barbarosa Rd/Saur Ln Phase 1 (FM 1101 - Saengerhalle Rd)	Transportation	\$7,625,000
2	Citywide Street Improvements Option 1 (26 lane miles)	Transportation	\$25,000,000
4	Common St (Loop 337 - FM 306)	Transportation	\$24,783,000
5	Conrads Ln (Goodwin Ln - FM 1102)	Transportation	\$11,802,000
6	Kohlenberg Rd (FM 1101 - IH 35)	Transportation	\$14,332,000
7	Citywide Intersection Improvements Phase 1	Transportation	\$5,210,656
11	S Kowald Lane (FM 1101 - IH 35)	Transportation	\$10,739,000
16	Orion Dr (Goodwin Ln - FM 1102)	Transportation	\$10,267,000
18	Solms Rd (IH 35 - FM 482)	Transportation	\$4,839,000
19	Landa Park Circulation Improvements Phase 1 – Landa Park Dr	Transportation	\$2,790,000
	Landa Park Circulation Improvements Phase 2 – Monument Dr/Fredericksburg Rd	Transportation	\$2,390,000
	Landa Park Circulation Improvements Phase 4 – New Parking	Transportation	\$3,870,000
22	Gruene Rd (New Braunfels St - Rock St) Phase 1 – Sidewalks/Path	Transportation	\$4,490,000
	Gruene Rd (New Braunfels St - Rock St) Phase 2 – Intersection	Transportation	\$1,175,000
26	Citywide Intersection Improvements Phase 2	Transportation	\$6,591,344
	Citywide Pedestrian Improvements Phase 2	Transportation	\$3,901,385
	Total	Program	\$139,805,385

SCENARIO DISCUSSION

Scenario	Transportation	SE Library Branch	Mission Hill Park P2
1	71%	20%	9%
2	75%	20%	5%
3	80%	20%	
4	91%		9%
5	95%		5%
6	100%		

Decision on the Southeast Library Branch and Mission Hill Park Phase 2 (full project or site infrastructure) will guide the final projects and budget for the Proposed 2023 Bond

NEXT MEETING

Continue Discussion on Project Scenarios/Propositions

Wednesday, January 18, 2023, 5:00 PM

City Hall

550 Landa St, New Braunfels, TX 78130

www.newbraunfels.gov/bond