



# CITY COUNCIL WORKSHOP

City Hall  
January 5, 2023

CITY OF NEW BRAUNFELS  
PROPOSED  
**BOND 2023**

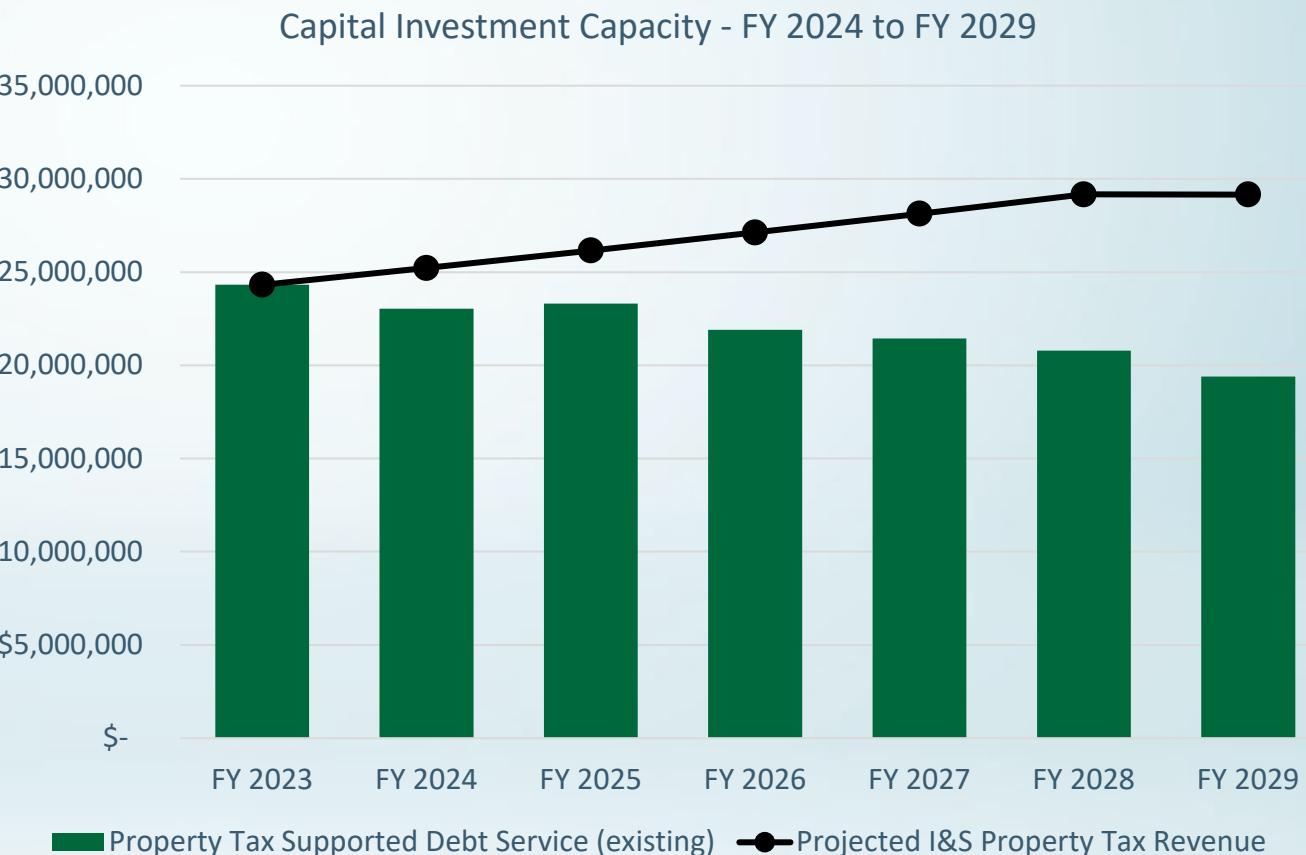
# PROJECTED CAPITAL INVESTMENT CAPACITY

## 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

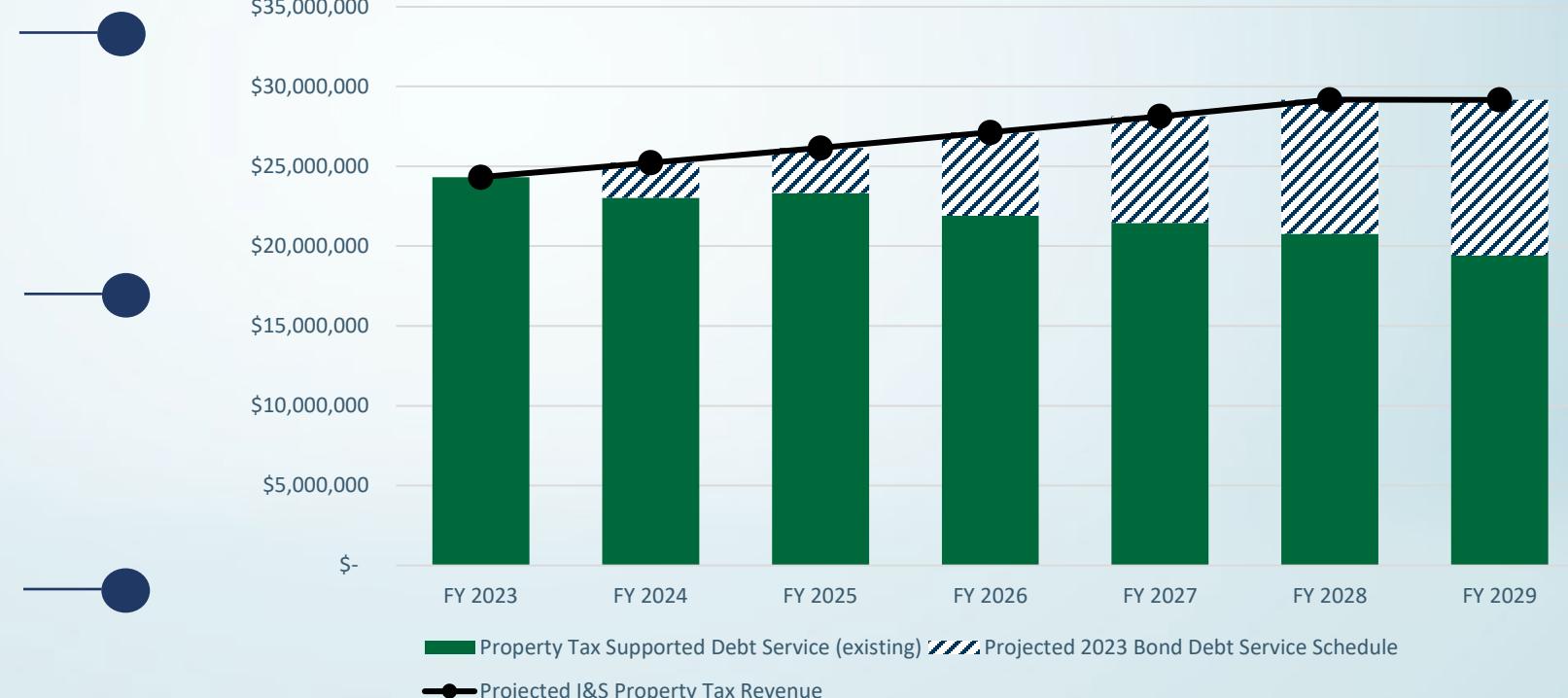


# PROJECTED CAPITAL INVESTMENT CAPACITY PROPOSED 2023 BOND PROGRAM - \$140 MILLION

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



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
<b>Total</b>			<b>\$36,788,494</b>

# 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
	<b>\$36,788,494</b>	<b>Total</b>	<b>\$8,716,000</b>

# 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

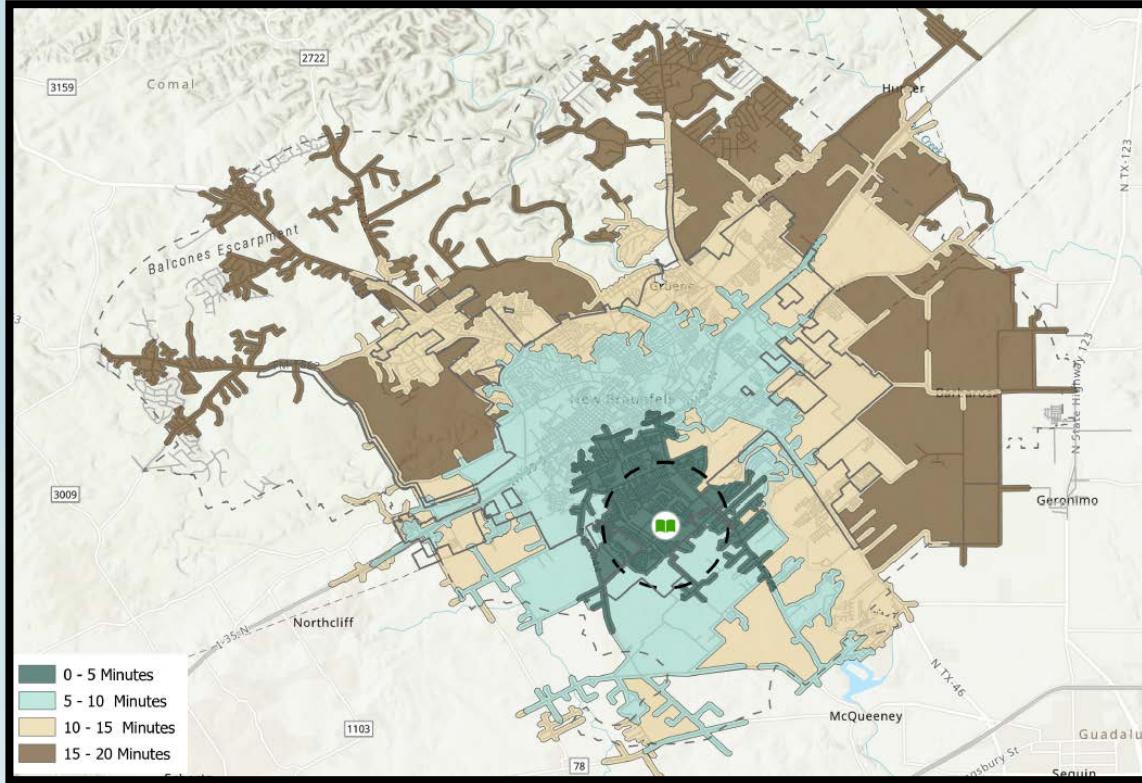
- Creekside TIRZ has taken preliminary action to contribute \$4.5 Million to the Barbarosa Rd/Saur Ln project
  - Reduce funding need to \$7,625,000
  - Starting final design in early 2023/Construction in 2027
  - AAMPO may cover cost increases for awarded projects
- Note: Plan to submit Gruene Rd and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

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<b>Cost Summary</b>	<b>Cost Estimate</b>
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
	<b>SUBTOTAL</b>
	<b>\$24,200,000</b>
Construction Management	\$544,000
Inflation	\$3,816,000
	<b>TOTAL</b>
	<b>\$28,560,000</b>

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# 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



# 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*

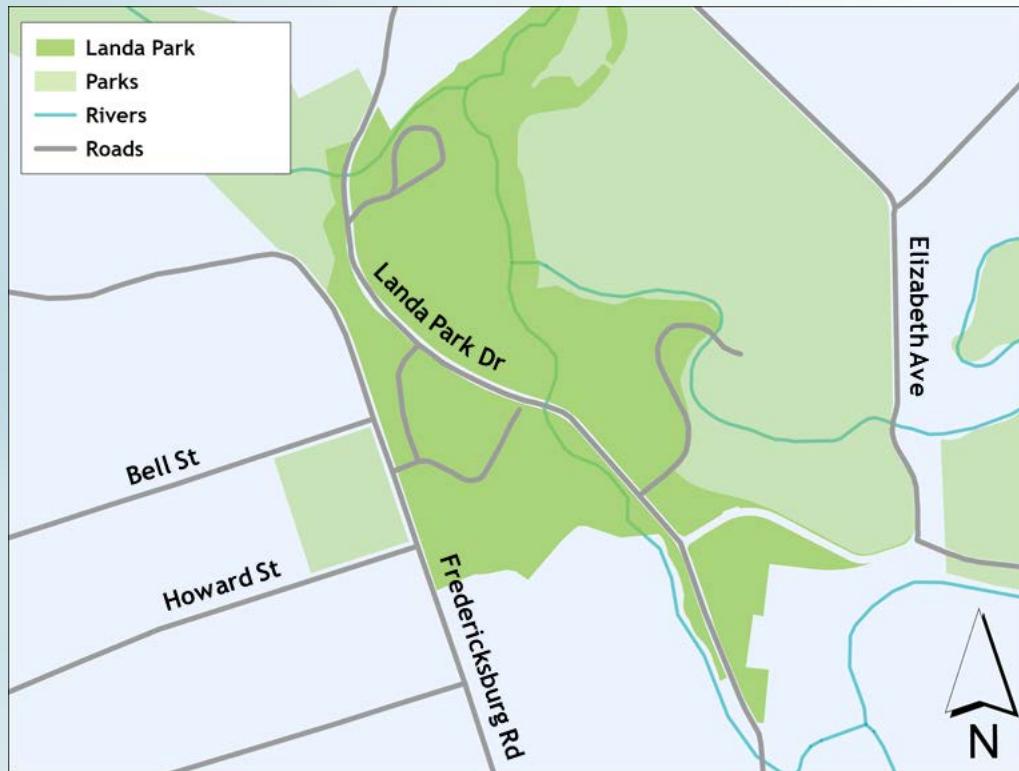
May be able to reduce costs  
Requires redesign and coordination

### *Phasing Risks*

Construction equipment on permanent  
drive aisle and parking area

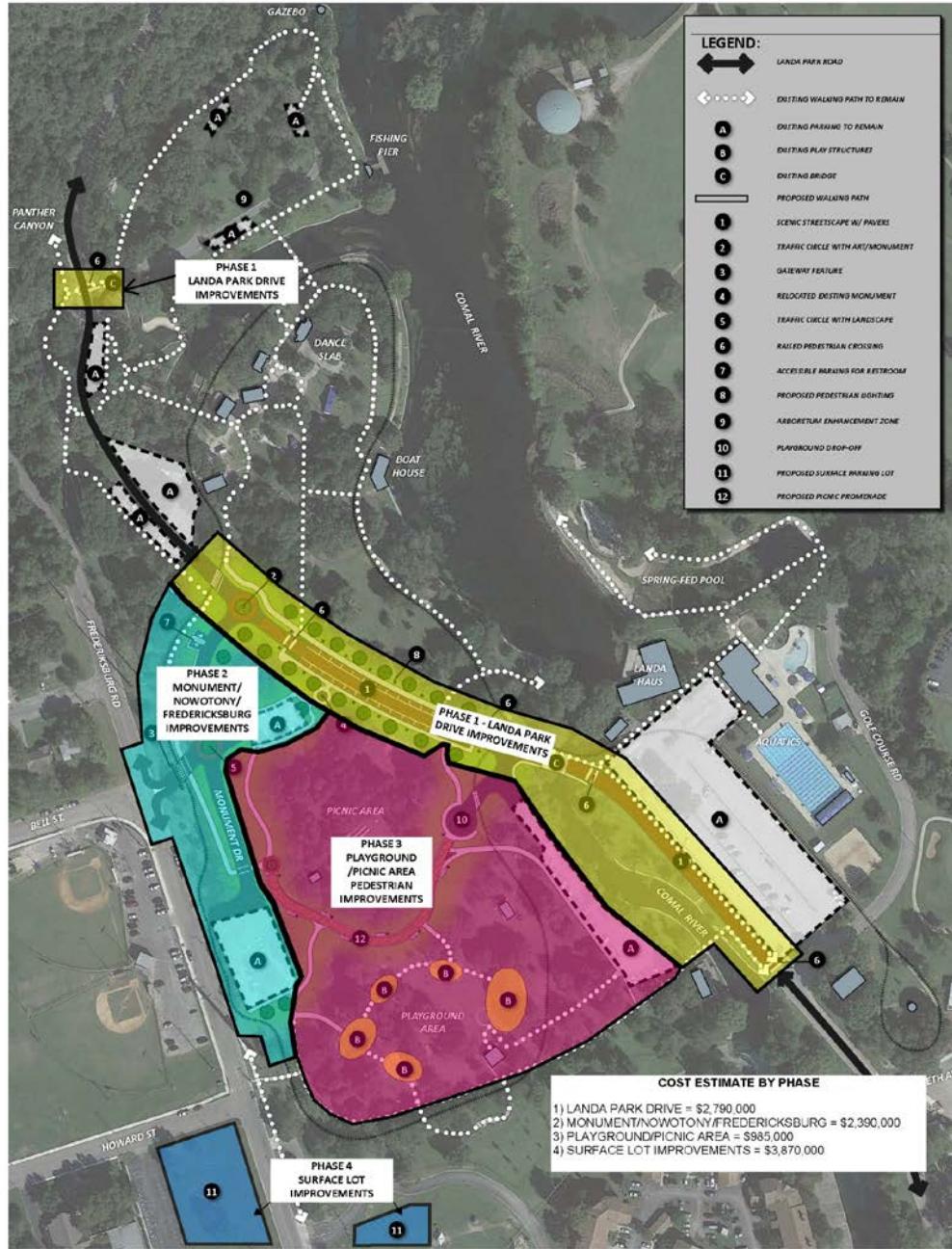
# LANDA PARK CIRCULATION IMPROVEMENTS

## *Project Location Map*



## *Project Scope*

Enhanced roadways to improve pedestrian safety and mobility  
Roadway realignment  
Pedestrian pathways  
Improved intersection and crossings



SEPTEMBER, 2022



# 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**

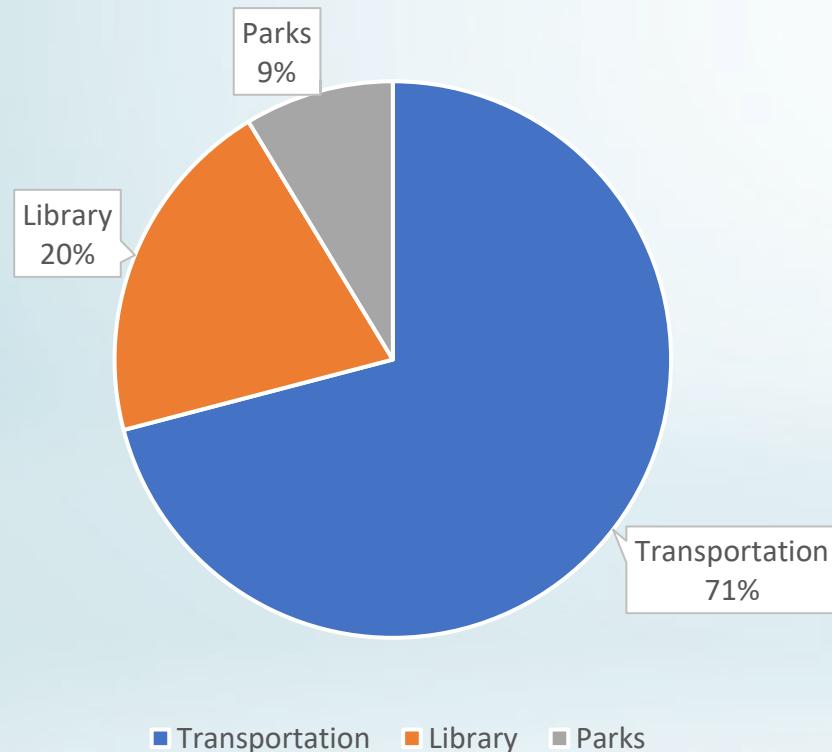
**\$3,870,000**

# SCENARIOS 1 & 2

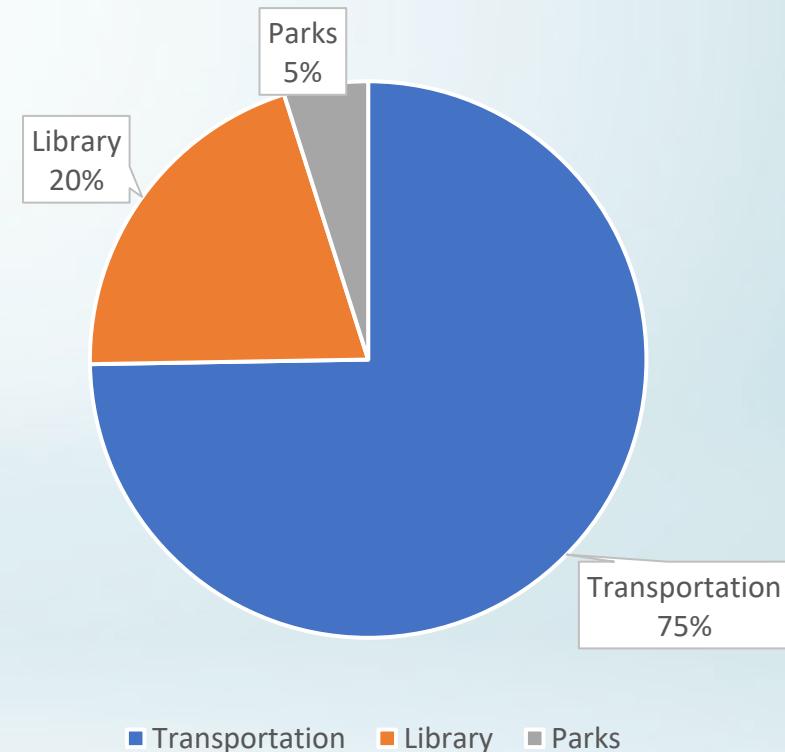
- Bond Advisory Committee top 8 ranked projects
- Includes (9) Southeast Library Branch
- Includes (11) Kowald Ln
- Includes (15) Mission Hill Park Phase 2
  - Scenario 1 – Full project at \$12,155,00 & (18) Solms Rd
  - Scenario 2 – Site infrastructure at \$6,855,000 & (16) Orion Dr

# SCENARIOS 1 & 2

*Scenario 1*



*Scenario 2*



# SCENARIO 1

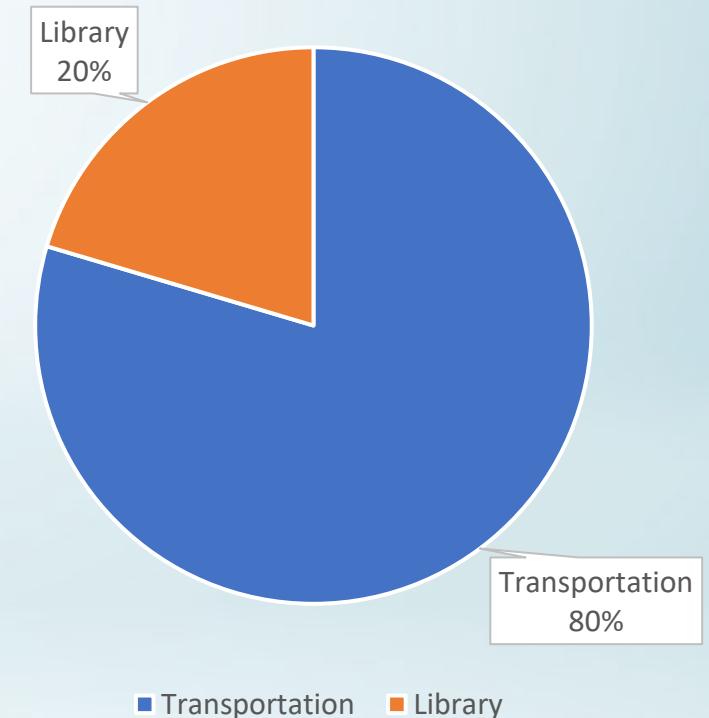
BAC Rank	Project	Category	Funding Recommendation
1	Barbarosa Rd/Saur Ln (FM 1101 - Saengerhalle Rd)	Transportation	\$7,625,000
2	Citywide Street Improvements Option 2 (19 lane miles)	Transportation	\$20,000,000
4	Common St (Loop 337 - FM 306)	Transportation	\$24,783,000
5	Conrads Ln (Goodwin Ln - FM 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

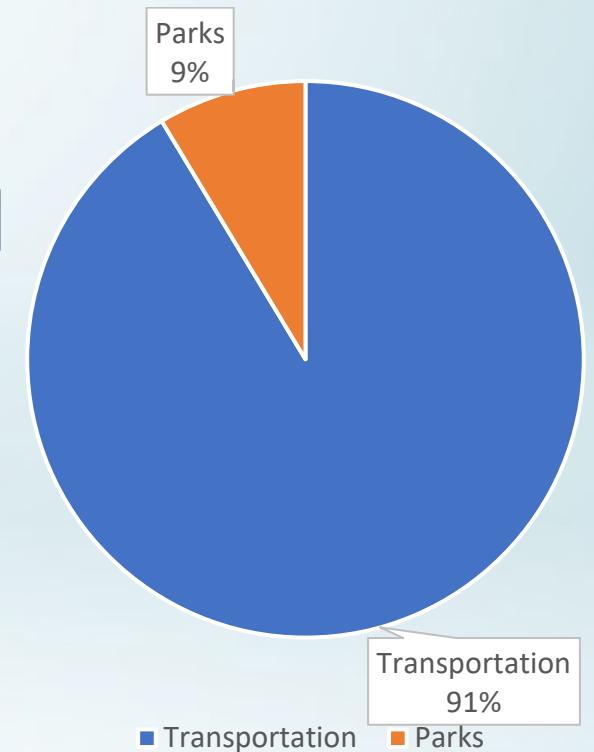


# SCENARIO 3

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	<b>\$138,157,656</b>
*	\$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

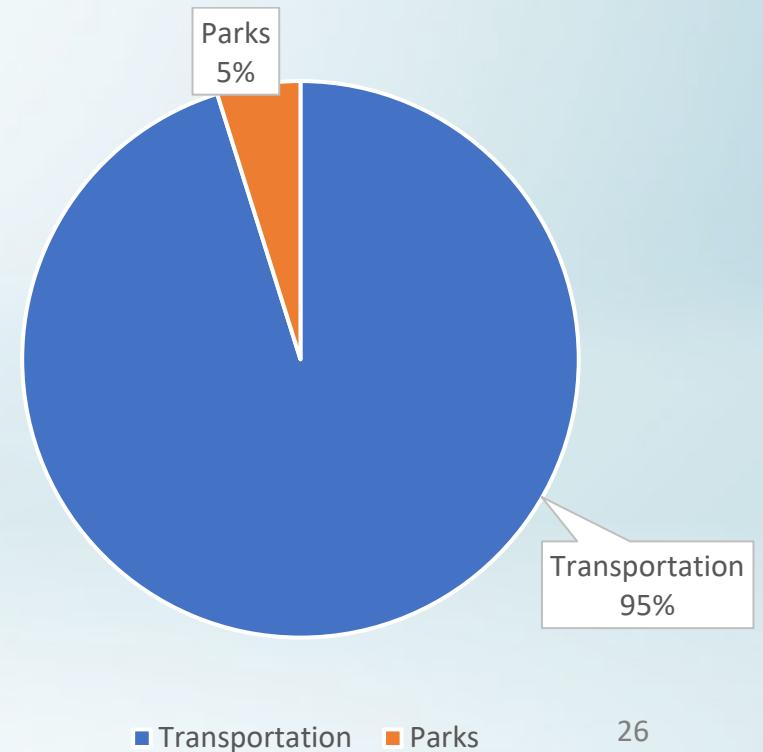


# SCENARIO 4

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)

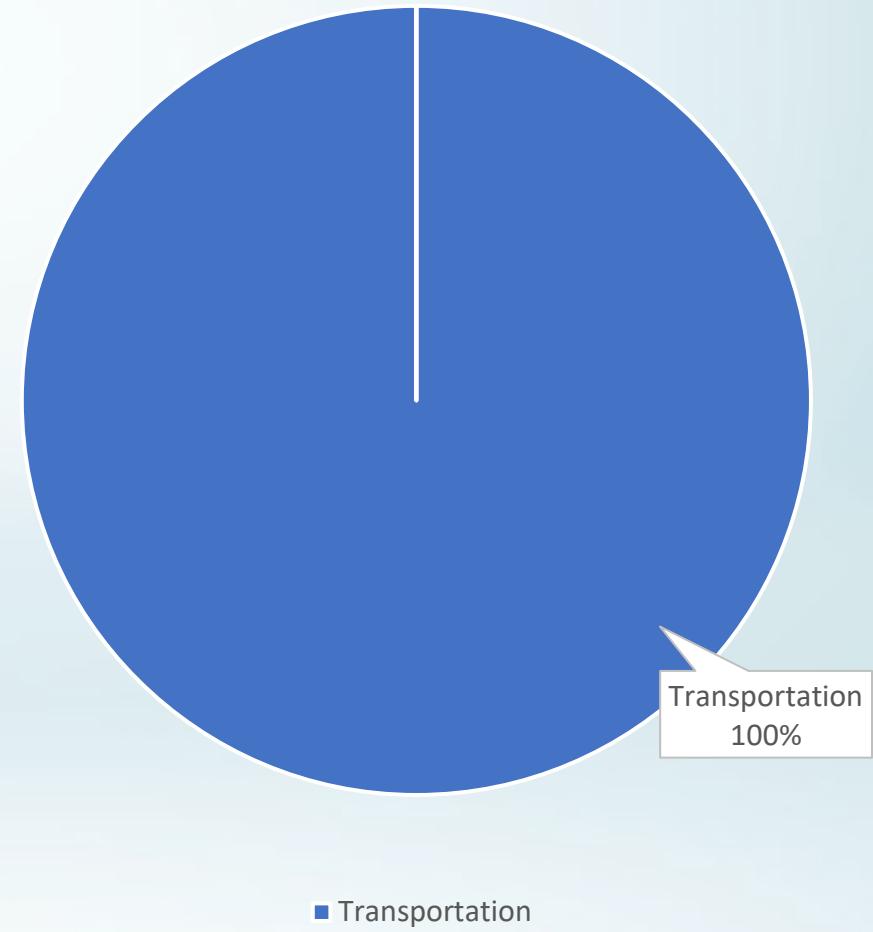


# SCENARIO 5

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
	<b>Total</b>	<b>Program</b>	<b>\$141,660,385</b>

# 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	\$139,805,385
		Program	

# SCENARIO DISCUSSION

<b>Scenario</b>	<b>Transportation</b>	<b>SE Library Branch</b>	<b>Mission Hill Park P2</b>
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](http://www.newbraunfels.gov/bond)