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

- Project Idea!
- Feasibility Study
- Conceptual Design
- Preliminary Design
- Final Design
- ROW/Agreements
- Utilities
- Construction
- Project Delivered!
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. ✔
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

<table>
<thead>
<tr>
<th>Date</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>May 2, 2022</td>
<td>City Council Workshop ✔</td>
</tr>
<tr>
<td>May 9, 2022</td>
<td>City Council Meeting – Approve projects for preliminary design ✔</td>
</tr>
<tr>
<td>May 23, 2022</td>
<td>City Council Meeting – Approve professional contracts for preliminary design ✔</td>
</tr>
<tr>
<td>May – September 2022</td>
<td>Professionals conduct preliminary design ✗</td>
</tr>
<tr>
<td>September – October 2022</td>
<td>Bond Advisory Committee reviews preliminary design and funding capacity, and recommends projects to be included in 2023 Bond Program ✗</td>
</tr>
<tr>
<td>November – December 2022</td>
<td>City Council reviews preliminary design, funding capacity, and Bond Advisory Committee recommendations</td>
</tr>
<tr>
<td>January 2023</td>
<td>City Council finalizes projects and calls for an election</td>
</tr>
<tr>
<td>May 2023</td>
<td>Bond Election</td>
</tr>
</tbody>
</table>
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 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 3 – Parks & Recreation
$20 Million
- Das Rec Community Recreation Center
- Sports Complex Land Acquisition
- Morningside Park

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
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
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
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

www.newbraunfels.gov/bond
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 23rd
- Includes 3rd Party Cost Estimator
PROPOSED PROJECTS OVERVIEW

Transportation
Drainage
Library Facilities
Parks & Recreation
Economic Development

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

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

# LIBRARY FACILITIES

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost (2021)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Main Library Expansion</td>
<td>$41,993,000</td>
</tr>
<tr>
<td>Southeast Branch</td>
<td>$20,123,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$62,116,000</strong></td>
</tr>
</tbody>
</table>
# PARKS & RECREATION

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

#### Project Estimated Cost (2021)

<table>
<thead>
<tr>
<th>Project</th>
<th>Estimated Cost (2021)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Castell Ave Corridor</td>
<td>$30,286,000</td>
</tr>
<tr>
<td>Downtown Parking Facilities</td>
<td>$22,842,000</td>
</tr>
<tr>
<td>Downtown Right-of-Way Enhancements</td>
<td>$3,102,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$56,230,000</strong></td>
</tr>
</tbody>
</table>

### ADDITIONAL PROJECT CONSIDERATIONS

- Comal River Improvements (Tube Chute, Weir Dam #2, Last Tuber’s Exit)
- Dry Comal Creek Trail (Loop 337 – Walnut Ave)
# Project Summary

<table>
<thead>
<tr>
<th>Category</th>
<th>Estimated Cost (2021)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation</td>
<td>$160,801,000</td>
</tr>
<tr>
<td>Drainage</td>
<td>$30,987,000</td>
</tr>
<tr>
<td>Library Facilities</td>
<td>$62,116,000</td>
</tr>
<tr>
<td>Parks &amp; Recreation</td>
<td>$88,479,000</td>
</tr>
<tr>
<td>Economic Development</td>
<td>$56,230,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$398,613,000</strong></td>
</tr>
</tbody>
</table>
• Project deliverables due September 23rd
  • 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
• 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?
Project Details

Monday, October 3, 2022, 6:00 PM
New Braunfels Police Department Headquarters
3030 W. San Antonio St, New Braunfels, TX 78130

www.newbraunfels.gov/bond