



BOND ADVISORY COMMITTEE KICK-OFF MEETING

New Braunfels Civic/Convention Center
January 18, 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



KEY TERMS

Capital Improvement Plan (CIP)

Community planning and fiscal management tool for city capital projects that extend five years

Preliminary Design

Defines general project scope, design concepts, and constraints to determine feasibility and cost estimates and improve project decision-making.

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 2023 Bond Program

BOND PROGRAM PROCESS & SCHEDULE

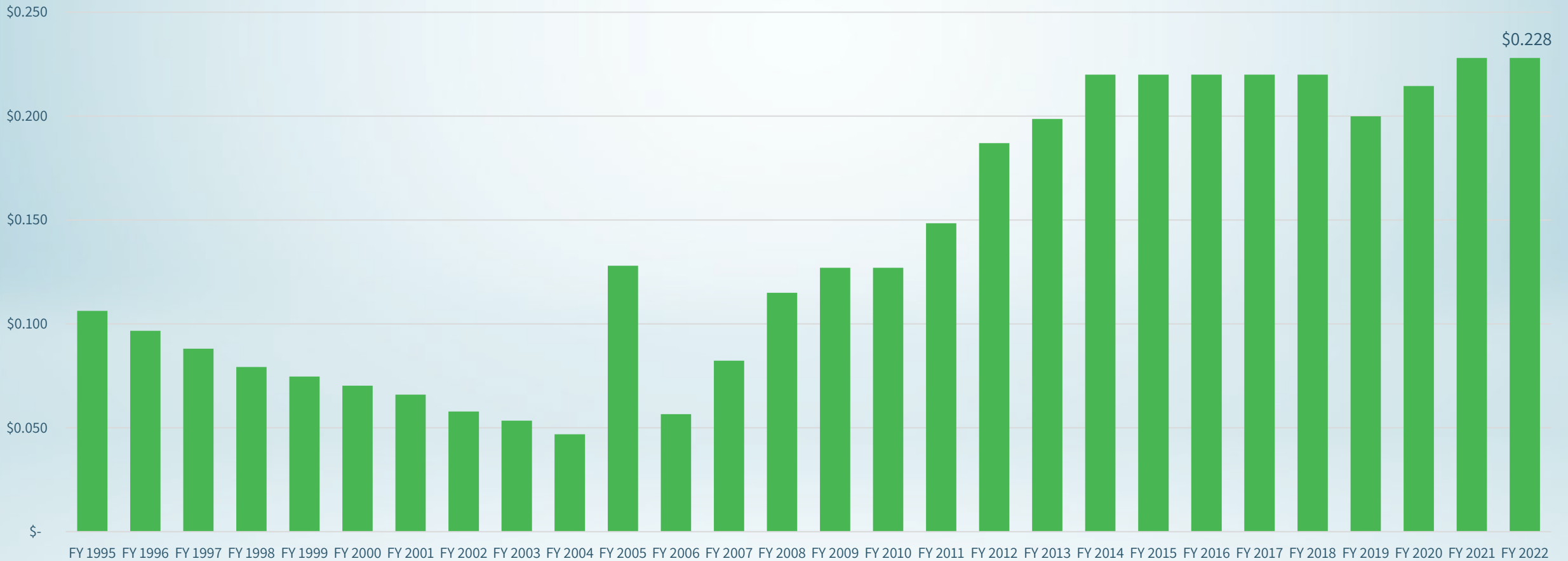
Date	Action
July 2021	Capital Improvement Plan (CIP) Kickoff ✓
July 2021 – January 2022	Staff develops and prioritizes proposed CIP projects ✓
October – November 2021	Staff administers CIP community survey ✓
December 2021	City Council appoints Bond Advisory Committee (BAC) ✓
January – April 2022	BAC reviews and recommends projects for preliminary design ←
April – May 2022	City Council approves projects for preliminary design
May – September 2022	Consultants conduct preliminary design
Fall 2022	BAC reviews preliminary design and funding capacity, and recommends projects to be included in 2023 Bond Program
January 2023	City Council finalizes projects and calls for an election
May 2023	Bond Election

CAPITAL INVESTMENT HISTORY

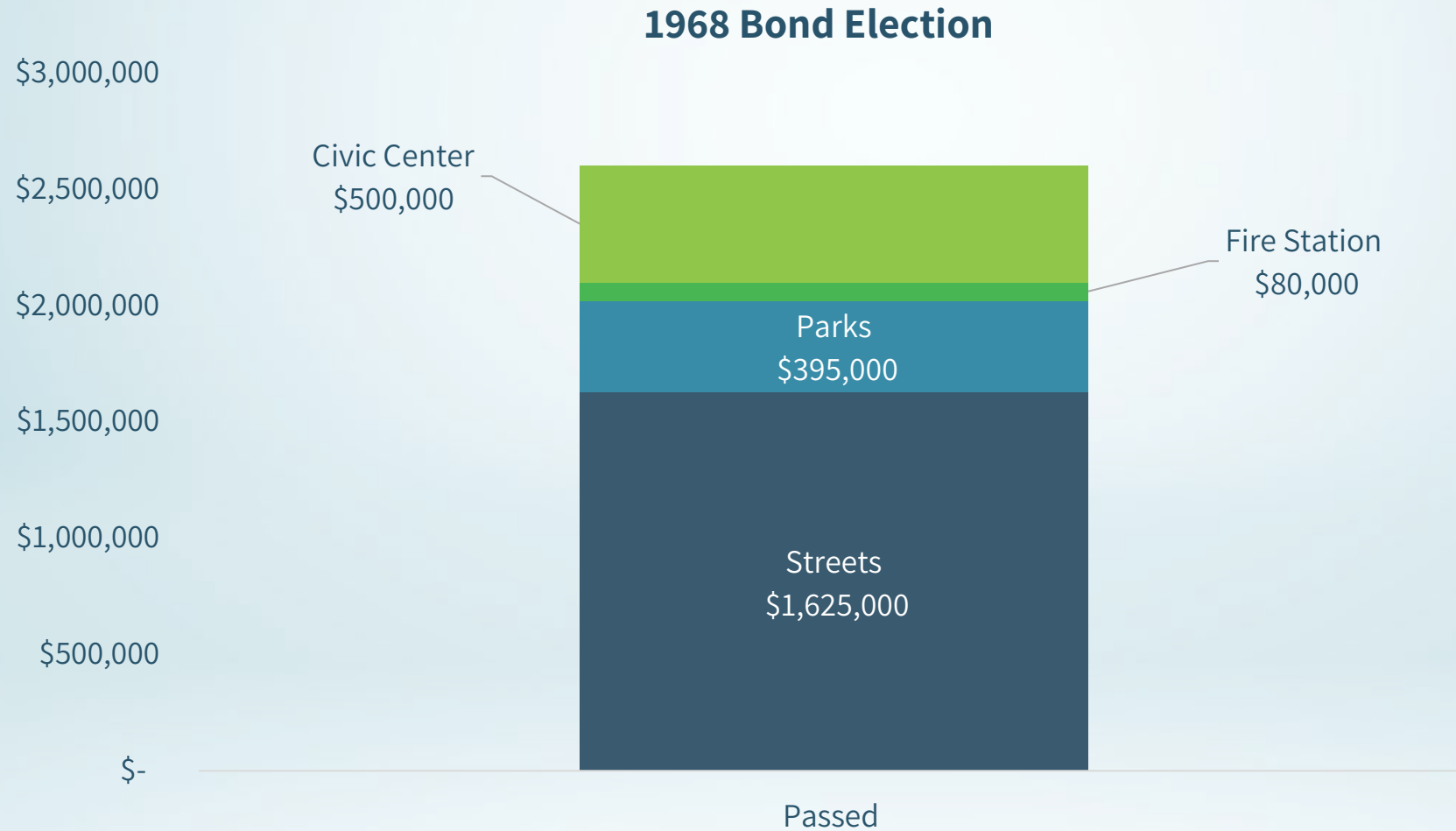
- Three bond elections from 1968 to 2000
- Consistent capital investment began in approximately 2004, primarily through certificates of obligation
- Beginning in 2013, capital investment has been tied almost entirely to voter approved bond elections, most recently in 2013 and 2019

CAPITAL INVESTMENT HISTORY

Debt Service Tax Rate

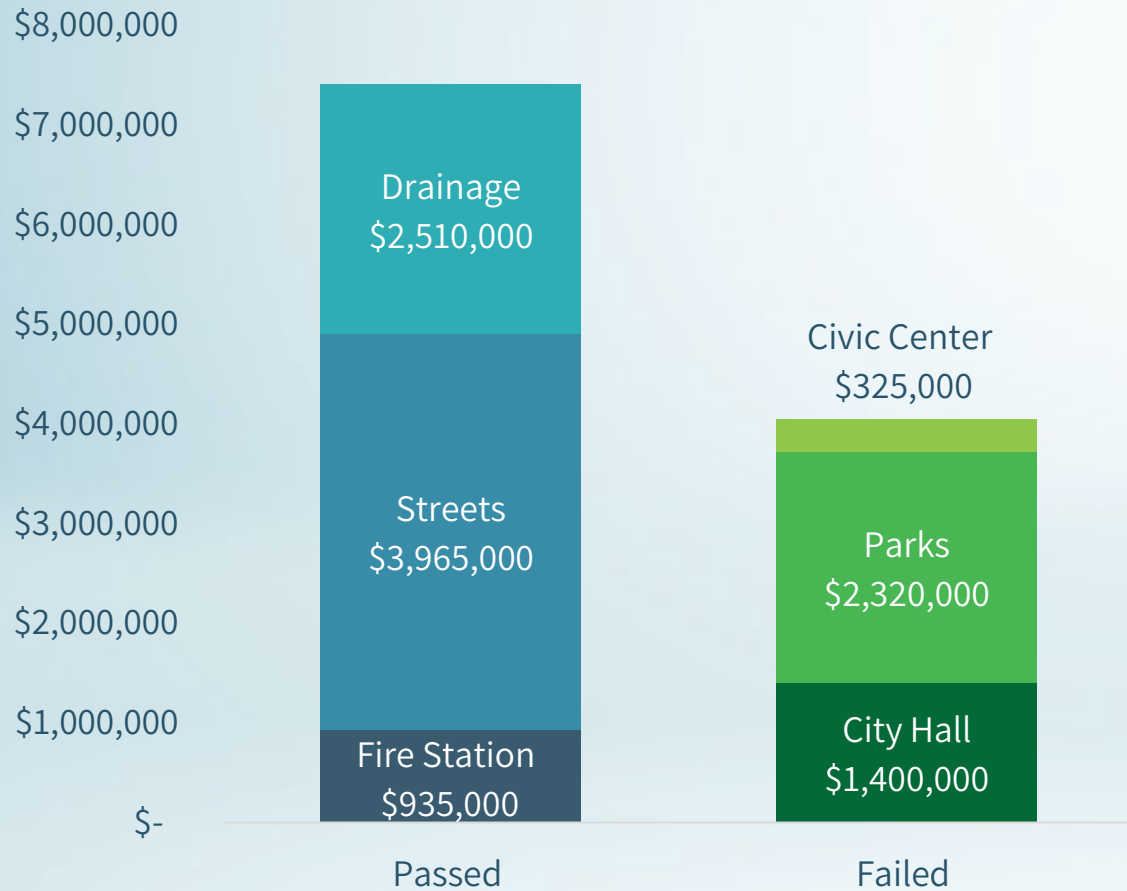


CAPITAL INVESTMENT HISTORY

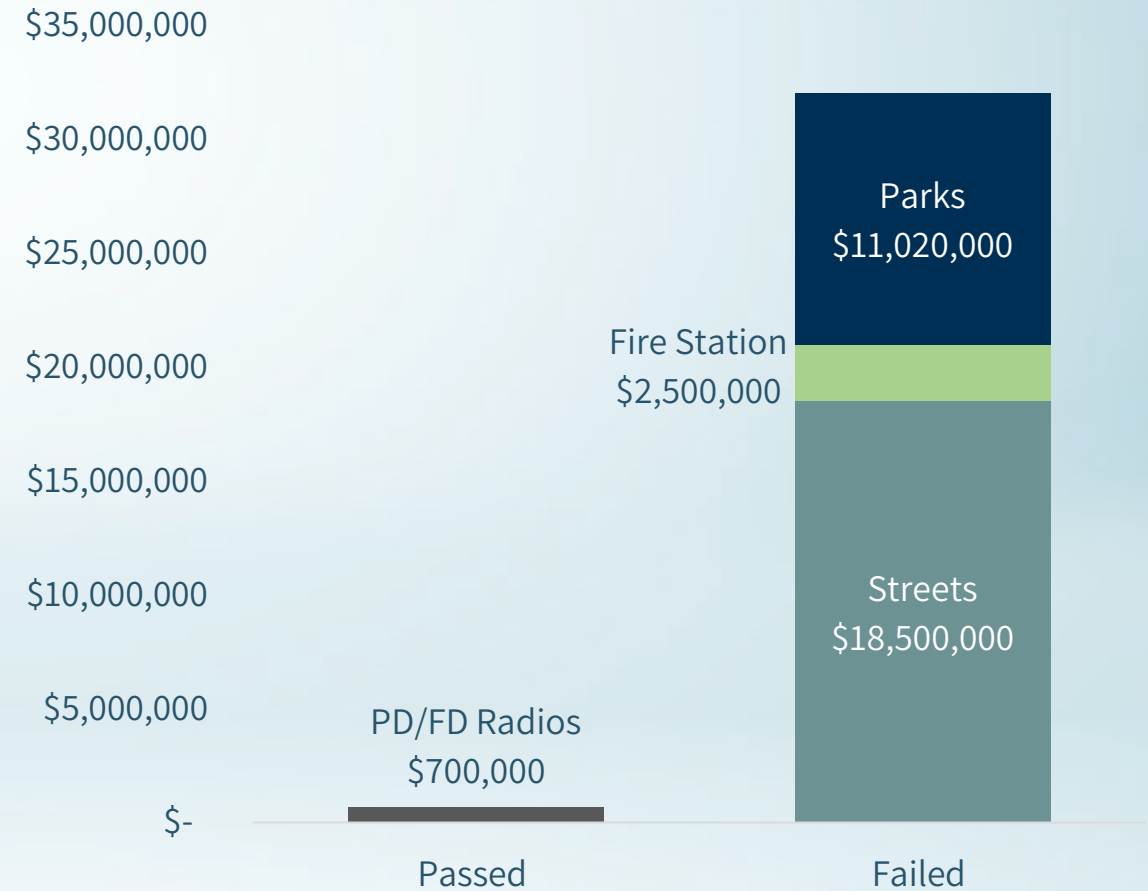


CAPITAL INVESTMENT HISTORY

1985 Bond Election



2000 Bond Election



CAPITAL INVESTMENT HISTORY

Project Examples:

- Main Library Construction
- Gruene Road Improvements
- Fire Station #4 and #6 Construction
- North Tributary Flood Control Project
- South Tributary Flood Control Project
- Walnut Avenue Widening
- Public Safety Equipment
- Walnut Avenue Extension
- Fischer park land acquisition and construction
- Landa Park Riverfront Rehabilitation
- Railroad Quiet Zones
- City Hall Acquisition and Renovation
- Public Safety radio system replacement
- Many other street, drainage, park and public safety investments

Certificates of Obligation



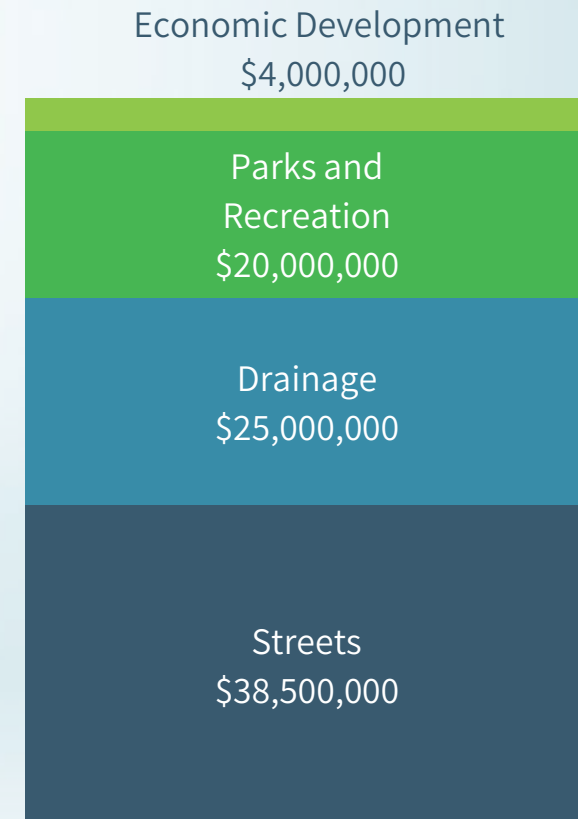
CAPITAL INVESTMENT HISTORY

2013 Bond Program

- All four bond propositions passed
 - Originally projected a tax rate increase of up to 8.8 cents
- \$86 million included in the bond propositions with an additional \$1.5 million in roadway impact fees committed upfront
- Nearly \$8 million in alternative funding sources secured after voters approved the projects
 - \$1 million – Economic Development Administration Grant to support the CTTC project
 - \$7 million secured from NBEDC (\$5.8 million) and NBISD (\$1.2 million) to expand the footprint of the recreation center (Das Rec)

\$100,000,000
 \$90,000,000
 \$80,000,000
 \$70,000,000
 \$60,000,000
 \$50,000,000
 \$40,000,000
 \$30,000,000
 \$20,000,000
 \$10,000,000
 \$0

2013 Bond Program



CAPITAL INVESTMENT HISTORY

2019 Bond Program

- All four bond propositions passed – no overall tax rate impact was projected
- \$117 million included in the bond propositions with an additional \$26 million in alternative funding sources
 - \$15 million from the NBEDC for the Sports Complex Project
 - \$8 million in Roadway Impact Fees
 - \$3 million in preliminary engineering
 - In total, current investment for the 2019 bond program is \$143,000,000

\$160,000,000
 \$140,000,000
 \$120,000,000
 \$100,000,000
 \$80,000,000
 \$60,000,000
 \$40,000,000
 \$20,000,000
 \$0

2019 Bond Program (Total Investment)



2019 BOND PROGRAM

Fiscal Progress – 2013 vs 2019 Bond Program



This graph illustrates the fiscal progress of the 2013 and 2019 bond programs two years after their respective election dates.

Our ability to begin work on the 2023 bond program is not only an outcome of growth in property values and bonds issued thus far, but also driven by our capability to deliver capital projects more efficiently and timely.

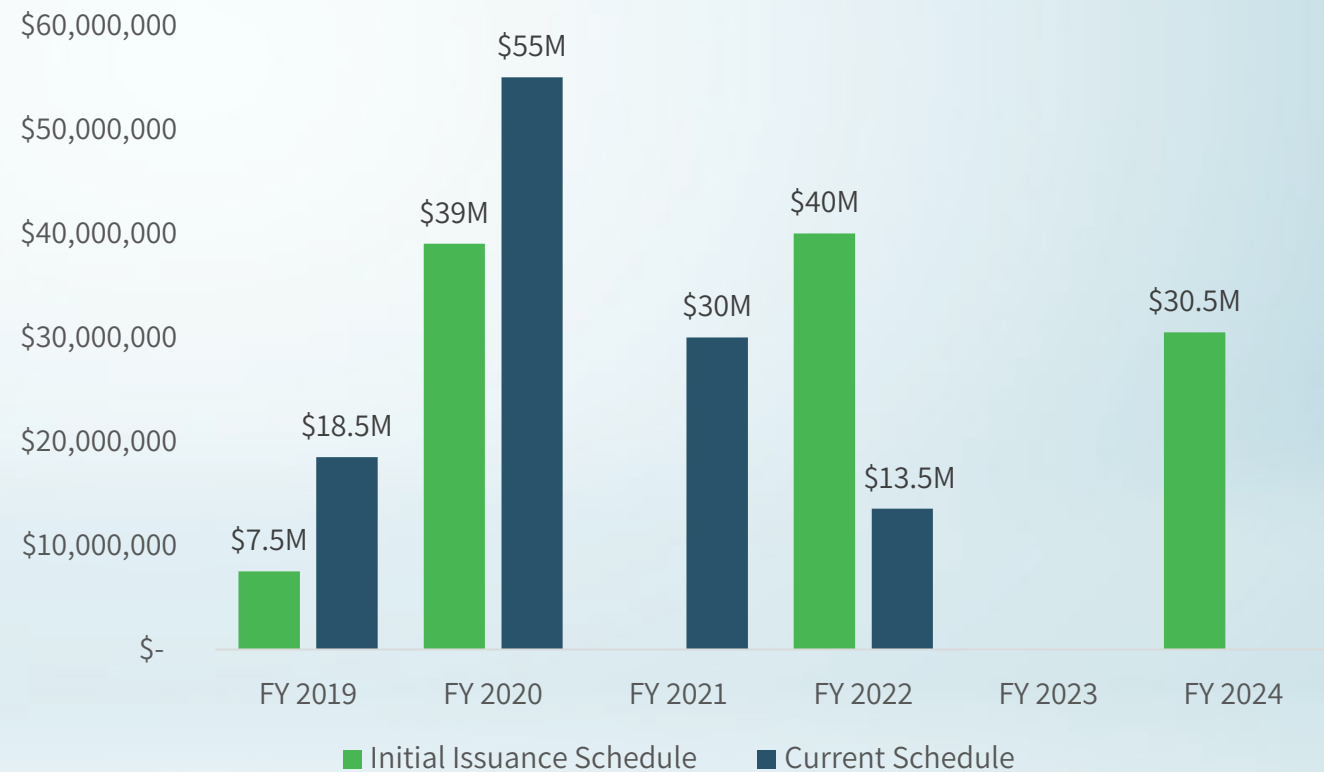


DEBT SERVICE FUND

2019 Bond Issuance Schedule

- Since the 2019 bond passed, property values (new and existing) have increased higher than projections
- In addition, the I&S portion of the rate was increased due to the required reduction in the O&M (General Fund) portion of the rate
- As a result, the issuance schedule to support the 2019 bond projects has been expedited significantly

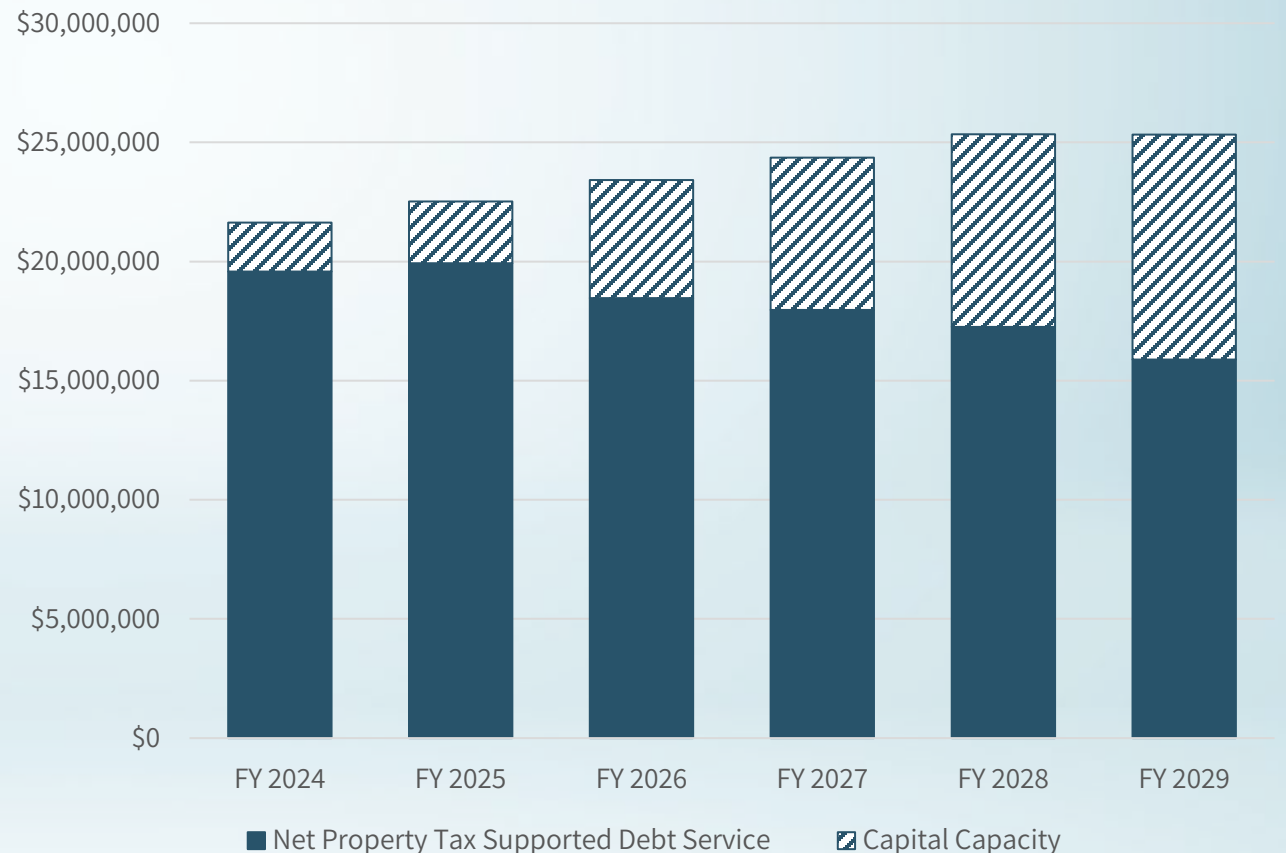
Initial vs. Current 2019 Bond Issuance Schedule



PROJECTED CAPITAL FINANCING CAPACITY

- 2019 Bond Program
 - Remaining \$13 million in outstanding bonds will be issued in FY 2022
- 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



2013 BOND PROGRAM – COMPLETE*

Prop 1 – Street Improvements

\$37.5 Million

- Klein Rd (**Substantially Complete*)
- Solms Rd/Morningside Dr/Rueckle Rd (**Substantially Complete*)
- 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 – Awaiting Funding

Prop 2 – Parks & Recreation

\$16.5 Million

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

Prop 3 – Public Safety

\$50.4 Million

- Fire Station #2 – Construction
- Fire Station #3 – Construction
- Police Headquarters – Construction
- Veterans Memorial – Construction

Prop 4 – Library Facilities

\$5.5 Million

- Westside Library - Construction

COMMUNITY PROJECTS

Transportation

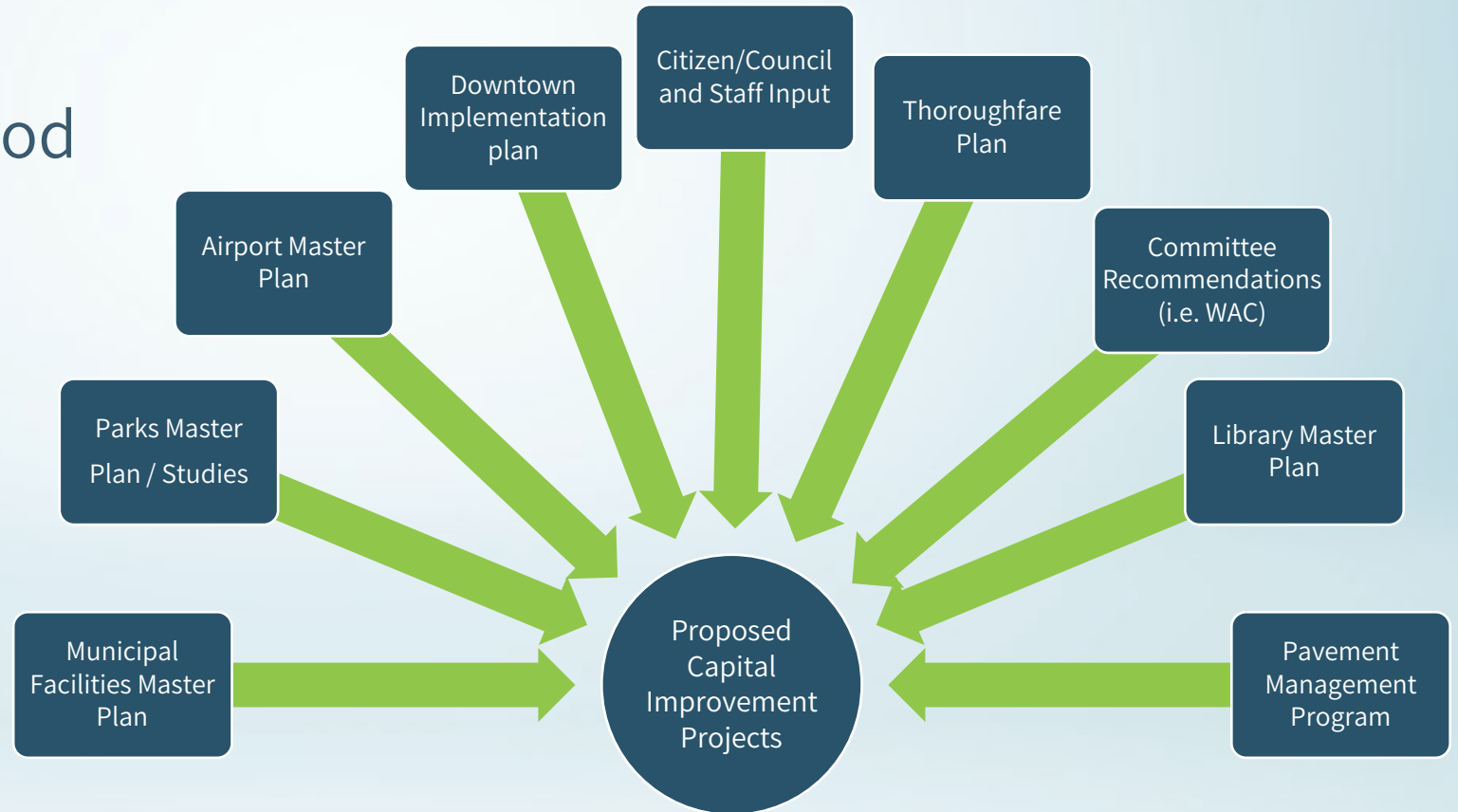
Watershed, Drainage & Flood Control

Parks & Recreation

Public Safety

Municipal Facilities

Economic Development





FUTURE MEETING TOPICS

**Community Needs, CIP Survey Results, and
Projects Overview**

Transportation, Drainage, and Watershed Projects

Parks & Recreation

**Public Safety, Municipal Facilities, and Economic
Development**

Projects Tour

Committee Public Input and Project Discussion

**Project Priority and Recommendations for
Preliminary Design**

PROPOSED MEETING SCHEDULE

Tuesday, January 18, 2022 ←

Kick-Off

6:30pm, Civic Center

Monday, January 31, 2022

Community Needs, Survey, & Project Overview

6:00pm, Civic Center

Monday, February 7, 2022

Transportation, Drainage, & Watershed

6:00pm, Civic Center

Monday, February 21, 2022

Parks, Public Safety, Facilities, & Economic Dev

6:00pm, TBD

Saturday, February 26, 2022

Projects Tour

10:00am, City Hall

Monday, March 7, 2022

Public Input & Project Discussion

6:00pm, Civic Center

Monday, March 21, 2022

Project Priority

6:00pm, Civic Center

Monday, April 4, 2022

Recommendations for Prelim Design

6:00pm, TBD



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QUESTIONS?

