



**CITY OF NEW BRAUNFELS, TEXAS
CITY COUNCIL MEETING**



**CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET**

MONDAY, JUNE 22, 2026 at 6:00 PM

Neal Linnartz, Mayor	Lawrence Spradley, Mayor Pro Tem (District 4)
Toni L. Carter, Councilmember (District 1)	Mary Ann Labowski, Councilmember (District 5)
Michael Capizzi, Councilmember (District 2)	April Ryan, Councilmember (District 6)
D. Lee Edwards, Councilmember (District 3)	Robert Camareno, City Manager

OUR MISSION

The City of New Braunfels serves the community by planning for the future, responding to community needs, and preserving our natural beauty and unique heritage.

AGENDA

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.

INVOCATION: MAYOR PRO TEM SPRADLEY

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

ELECTION ACTIONS:

- A) Complete and issue certificate of election to the Mayor - [26-716](#)
elect, Michael Alexander French for the Mayoral position.
Gayle Wilkinson, City Secretary
- B) Complete and issue Certificate of election to the [26-717](#)
Councilmember - elect, Nikki L. Shaw for District 6.
Gayle Wilkinson, City Secretary
- C) Administer the oath of office to Mayor - elect, Michael [26-718](#)
Alexander French.
Gayle Wilkinson, City Secretary
- D) Administer the oath of office to District 6 Councilmember [26-720](#)
- elect, Nikki L. Shaw.
Gayle Wilkinson, City Secretary
- E) Presentation and recognition of the public service [26-721](#)

rendered by Neal Linnartz as the Mayor of New Braunfels, Texas.

Robert Camareno, City Manager

- F) Presentation and recognition of the public service [26-722](#) rendered by Councilmember April Ryan as District Six Councilmember.

Robert Camareno, City Manager

- G) Discuss and consider the election of a Mayor Pro Tem. [26-697](#)

Gayle Wilkinson, City Secretary

CITIZENS COMMUNICATIONS

This time is for citizens to address the City Council on issues and items of concern not on this agenda. There will be no City Council action at this time. In the interest of protecting the City's network and data, the City is not accepting flash drives or electronic files for use during Citizens Communications. Please use hard copies, the overhead projector or access the City's online digital form to upload electronic files you would like the Mayor and Council to view. The digital form would need to be uploaded two (2) hours prior to the City Council meeting. A link to this form can be accessed on the City Secretary's website. Individuals desiring to speak at citizen's communications should line up behind the podium and be ready to speak.

1. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business. Citizens must be present to pull an item.

Action Items

- A) Approval of the June 8, 2026 special and regular city [26-681](#) council meeting minutes.

Natalie Baker, Deputy City Secretary

- B) Approval of a lease agreement with Ricoh USA for the [26-692](#) Citywide rental of multi-function devices.

Barbara Coleman, Purchasing Manager

- C) Approval of a budget amendment for the FY 2026 [26-694](#) Equipment Replacement Fund.

Karrie Cook, Budget Manager

- D) Approval of additional contract spend with [26-706](#) Siddons-Martin Emergency Group for preventive maintenance of Pierce emergency apparatus equipment and repairs as needed, and an FY 2026 Budget

Amendment to the General Fund- Fire Department to support the costs of the contract.

Ruy Lozano, Fire Chief

- E) Approval of a budget amendment for the FY 2026 [26-679](#)
Parking Fund.

Karrie Cook, Budget Manager

Resolutions

- F) Approval of a resolution to consent to the addition of a [26-678](#)
1.735-acre tract of land to the Comal County Water Improvement District No. 3A (WID 3A).

2. INDIVIDUAL ITEMS FOR CONSIDERATION

Individuals desiring to speak to any individual item should line up behind the podium and be ready to speak when public comment is recognized.

- A) Discuss and consider the approval of a contract award [26-664](#)
to Randall Scott Architects, Inc. for the Feasibility Study & Site Assessment for a Combined Public Safety Training Center.

Garry Ford, Director of Transportation and Construction Services.

- B) Discuss and consider the approval of a resolution [26-653](#)
recommended by the New Braunfels Economic Development Corporation approving a project expenditure of up to \$405,000 to the City of New Braunfels for final design of Alamo Area Metropolitan Planning Organization Citywide Pedestrian Improvements Phase 2, pursuant to 505.152 of the Texas Local Government Code.

Garry Ford, Director of Transportation & Construction Services

- C) Discuss and consider the approval of a resolution [26-654](#)
recommended by the New Braunfels Economic Development Corporation approving a project expenditure of up to \$700,000 to the City of New Braunfels for the construction of Alamo Area Metropolitan Planning Organization Citywide Pedestrian Improvements Phase 1, pursuant to 505.152 of the Texas Local Government Code.

Garry Ford, Director of Transportation & Construction Services

3. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the City Council may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

- A) Deliberate the appointment and employment of a City [26-684](#) Attorney, including matters related to the search and selection of candidates, pursuant to Texas Government Code Section 551.074 (Personnel Matters).

4. **IF NECESSARY, RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.**

ADJOURNMENT

CERTIFICATION

I hereby certify the above Notice of Meeting was posted on the bulletin board at the New Braunfels City Hall.

Gayle Wilkinson, City Secretary

NOTE: Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at (830) 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.

TAXPAYER IMPACT STATEMENT:

TAXPAYER IMPACT STATEMENT

Comal County & Guadalupe County

House Bill 1522, passed by the Texas Legislature in 2025, amends section 551.043 of the Texas Government Code to require that the notice of a meeting required to be posted under section 551.043(a) of the Texas Open Meetings Act, at which a governmental body will discuss or adopt a budget for the governmental body, must include a taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year.

The City of New Braunfels has adopted a budget for FY2026.

2024 Value of Median-Valued Homestead Property in Comal County	\$ 349,106
2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)	\$ 1,428
2025 Value of Median-Valued Homestead Property in Comal County	\$ 354,783
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.408936 per \$100 of value)	\$ 1,451
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$.409475 per \$100 of value)	\$ 1,453

2024 Value of Median-Valued Homestead Property in Guadalupe County	\$ 331,133
2024 Property Tax Bill for the Current Fiscal Year (\$0.0.408936)	\$ 1,354
2025 Value of Median-Valued Homestead Property in Guadalupe County	\$ 311,795
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts the Proposed Budget and Tax Rate (\$0.408936 per \$100 of value)	\$ 1,275
Estimated 2025 Property Tax Bill for the Upcoming Fiscal Year if the City Adopts a Balanced Budget Funded at the No-New-Revenue Tax Rate (\$.409475 per \$100 of value)	\$ 1,277

The estimates in this Impact Statement are valid only for the FY 2026 adopted budget and tax rate.

6/22/2026

Agenda Item No. A)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Complete and issue certificate of election to the Mayor - elect, Michael Alexander French for the Mayoral position.

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: City-wide

BACKGROUND INFORMATION:

The Texas Election Code requires the preparation and issuance of a certificate of election "for each candidate who is election to an office for which the official result is determined by that authority's canvass." See Sec. 67.016. No City Council action is required for the issuance of the certificate by the City Secretary once the canvassing is completed by the City Council. The canvass of the results occurred at a special City Council meeting held at on June 22, 2026.

ISSUE:

Conforming with the Election Code.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Move forward with issuing Certificate of Election.

6/22/2026

Agenda Item No. B)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Complete and issue Certificate of election to the Councilmember - elect, Nikki L. Shaw for District 6.

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: District 6

BACKGROUND INFORMATION:

The Texas Election Code requires the preparation and issuance of a certificate of election “for each candidate who is election to an office for which the official result is determined by that authority’s canvass.” See Sec. 67.016. No City Council action is required for the issuance of the certificate by the City Secretary once the canvassing is completed by the City Council. The canvass of the results occurred at a special City Council meeting held on June 22, 2026.

ISSUE:

Conforming with the Election Code.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Move forward with issuing Certificate of Election.

6/22/2026

Agenda Item No. C)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Administer the oath of office to Mayor - elect, Michael Alexander French.

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: City - Wide

BACKGROUND INFORMATION:

The Texas Constitution, Article XVI, Section 1, prescribes a written statement that all officers must sign and an oath that all officers must take before they enter upon the duties of their offices. The statement and oath are required of all elected and appointed city officers, both in general law and home-rule cities.

ISSUE:

Conforming to the Texas Constitution.

FISCAL IMPACT:

No fiscal Impact.

RECOMMENDATION:

Move forward with administering the Oath.

6/22/2026

Agenda Item No. D)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Administer the oath of office to District 6 Councilmember - elect, Nikki L. Shaw.

DEPARTMENT: City Secretary's Office

COUNCIL DISTRICTS IMPACTED: City - Wide

BACKGROUND INFORMATION:

The Texas Constitution, Article XVI, Section 1, prescribes a written statement that all officers must sign and an oath that all officers must take before they enter upon the duties of their offices. The statement and oath are required of all elected and appointed city officers, both in general law and home-rule cities.

ISSUE:

Conforming to the Texas Constitution.

FISCAL IMPACT:

No fiscal Impact.

RECOMMENDATION:

Move forward with administering the Oath.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

6/22/2026

Agenda Item No. E)

PRESENTER:

Robert Camareno, City Manager

SUBJECT:

Presentation and recognition of the public service rendered by Neal Linnartz as the Mayor of New Braunfels, Texas.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

6/22/2026

Agenda Item No. F)

PRESENTER:

Robert Camareno, City Manager

SUBJECT:

Presentation and recognition of the public service rendered by Councilmember April Ryan as District Six Councilmember.

6/22/2026

Agenda Item No. G)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Discuss and consider the election of a Mayor Pro Tem.

DEPARTMENT: City Secretary's Office**COUNCIL DISTRICTS IMPACTED:** All districts**BACKGROUND INFORMATION:**

Pursuant to the City Charter, Article III, Section 3.05 (b) Election of Mayor Pro Tem, which provides, in pertinent part: "At its first regular meeting following the meeting at which the official election returns are canvassed and the results are declared of each year, the City Council shall elect from among its members a Mayor Pro Tem who shall serve at the pleasure of the City Council, and he shall perform all the duties of Mayor in the absence or disability of the Mayor...."

ISSUE:

Conforming with the City Charter.

STRATEGIC PLAN REFERENCE:

Economic Mobility Enhanced Connectivity Community Identity
 Organizational Excellence Community Well-Being N/A

FISCAL IMPACT:

No Fiscal Impact

RECOMMENDATION:

Proceed with the election of Mayor Pro Tem.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

6/22/2026

Agenda Item No. A)

PRESENTER:

Natalie Baker, Deputy City Secretary

SUBJECT:

Approval of the June 8, 2026 special and regular city council meeting minutes.

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, JUNE 8, 2026**

CALL TO ORDER

Mayor Linnartz called the meeting to order at 6:16 p.m.

CALL OF ROLL: CITY SECRETARY

Present: 6 - Councilmember Michael Capizzi, Councilmember D. Lee Edwards, Mayor Pro Tem Lawrence Spradley, Councilmember April Ryan, Councilmember Mary Ann Labowski, and Mayor Neal Linnartz

Absent: 1 - Councilmember Toni Carter

REQUEST ALL PHONES AND OTHER DEVICES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL.

INVOCATION: MAYOR LINNARTZ

Mayor Linnartz provided the invocation.

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

Mayor Linnartz led the Pledge of Allegiance and the Salute to the Texas Flag.

PROCLAMATIONS:

A) Make Music Day

Mayor Linnartz read the aforementioned proclamation.

Members from the New Braunfels Convention & Visitors Bureau accepted the proclamation and addressed council.

B) Responsible Fatherhood Month

Mayor Linnartz read the aforementioned proclamation.

Members from the Solomon's Porch Ministries accepted the proclamation and addressed council.

C) National Safety Month

Mayor Linnartz read the aforementioned proclamation.

Members from the City of New Braunfels Risk and Safety Team accepted the proclamation and addressed council.

CITIZENS COMMUNICATIONS

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The following individuals spoke at this time: David Warmke, Thomas Campbell, Michael Murphy, Marcie Salinas, Angela Allen, Jim Holster, Jay Ryder, Lynn McCord, Rita McNeal Owens, Danae Delaney, Rosa Hopkins, David Smith, Eva Pepitone

1. CONSENT AGENDA

All items listed below are considered to be routine and non-controversial by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which case the item will be removed from the consent agenda and considered as part of the normal order of business. Citizens must be present to pull an item.

Action Items

- A) Approval of the May 26, 2026, city council regular and executive session meeting minutes.
- B) Approval of an agreement with Pape-Dawson Consulting Engineers, LLC to collect, analyze, and prioritize right-of-way data to be used with the City's Americans with Disabilities Act Self-Evaluation and Transition Plan.
- C) Approval of a contract with Denton Navarro Rodriguez Bernal Santee & Zech, P.C., the approval of Justin Plescha as contract municipal prosecutor and the appropriate budget amendment
- D) Approval of the Roadway Impact Fee report for the period April 1, 2025 to September 30, 2025 as recommended by the Roadway Impact Fee Advisory Committee
- E) Approval of a contract with Charter Communications Operating, LLC (Spectrum) for fiber internet and enterprise TV services.

- F) Approval of a license agreement between the City of New Braunfels and the Neue, LLC for encroachments in the public right-of-way of West San Antonio Street.

Resolutions

- G) Approval of a resolution granting the authority to New Braunfels Utilities to sell a 1.043 acre tract of land located at 156 Texas Avenue, New Braunfels, Texas, 78130, Comal County Property ID No. 151576 and authorizing the New Braunfels Utilities Board of Trustees or designee of such Board to negotiate and execute all necessary documents in connection therewith

Ordinances

(In accordance with Section 3.10 of the City Charter, a descriptive caption of each ordinance shall be read on two separate days.)

- H) Approval of the second and final reading of an ordinance, of the City Council of the City of New Braunfels, Texas, accepting and approving an Annual Service Plan Update to the Service and Assessment Plan and updated Assessment Roll for the Solms Landing Public Improvement District; making and adopting findings; providing a cumulative repealer clause; and providing an effective date.

Approval of the Consent Agenda

Mayor Linnartz read the aforementioned resolution and ordinance of the consent agenda.

Councilmember Ryan made a motion to approve the consent agenda. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Councilmember Carter

2. INDIVIDUAL ITEMS FOR CONSIDERATION

Individuals desiring to speak to any individual item should line up behind the podium and be ready to speak when public comment is recognized.

- A) Discuss and Consider Approval of an Ordinance Authorizing the Issuance of "City of New Braunfels, Texas, Utility System Revenue Program Notes, Taxable Series" in an Aggregate Principal Amount of Not to Exceed \$25,005,000 to Provide Interim Financing to Pay Project

Costs for Eligible Project for the City's Utility System, Approving and Authorizing the Execution of Agreements to be Entered into in Connection with the Program Notes and Resolving Other Matters Incident and Related Thereto.

Mayor Linnartz read the aforementioned item.

Jessica Williams presented this item to council using a powerpoint presentation and answered questions.

The following individuals spoke at this time: Tiffany Kelly, Richard Kelsheimer,

Councilmember Edwards motioned to approve this item. Councilmember Capizzi seconded the motion which passed unanimously.

Absent:

Councilmember Carter

- B) Discuss and consider approval of a resolution of the City of New Braunfels, Texas, authorizing the use of eminent domain proceedings by New Braunfels Utilities (NBU) for the acquisition of easements that are necessary to advance and achieve the public use of expanding the New Braunfels Utilities' Water System to increase water capacity to meet existing and future needs and ensure reliability, in the event negotiations are unsuccessful:
- a. a permanent utility easement of 0.005 acres and a temporary construction easement of 0.042 acres being situated out of Lot 13, Pleasant View Subdivision in Comal County, Texas according to the plat thereof recorded in Volume 4, Page 54 of the Map and Plat Records of Comal County, Texas, as conveyed to Leonardo Hernandez III, Herman G. Hernandez, Yvette Hernandez Rodriguez, Yvonne Hernandez Garcia and Michael R. Hernandez by Gift Deed recorded in Document No. 201706012849, Official Public Records, Comal County, Texas, as it may have been modified by Affidavit of Correction Concerning Instrument recorded in Document No. 202006016641, Official Public Records, Comal County Texas, also known as Comal County Parcel No. 44948

Mayor Linnartz read the aforementioned item.

Mike Short and Bruce Haby of New Braunfels Utilities presented this item to council using a powerpoint presentation and answered

questions.

The following individuals spoke at this time: Angela Keller

Councilmember Edwards motioned to approve this item. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Councilmember Carter

C) Discuss and consider the second and final reading of an ordinance requested by Paul Paniagua of approximately 0.3 acres out of the City Block Subdivision 3007, Lot 4, from C-2 (General Business District) to C-2 SUP (General Business District with a Special Use Permit to allow Short-Term Rental of a Residence), currently addressed at 1258 West San Antonio Street.

Mayor Linnartz read the aforementioned item.

Christopher Looney presented this item to council using a powerpoint presentation.

Councilmember Edwards motioned to approve this item. Councilmember Ryan seconded the motion which passed.

Opposed:

Mayor Pro Tem Spradley, and Councilmember Labowski

Absent:

Councilmember Carter

D) Discuss and consider the second and final reading of an ordinance requested by Maria Chavez of approximately 0.2 acres out of the City Block Subdivision 1072, Lot 10, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit to allow a Short-Term Rental of a Residence), currently addressed at 284 Perryman Street.

Mayor Linnartz read the aforementioned item.

Christopher Looney presented this item to council using a powerpoint presentation. The applicant, Maria Chavez, addressed council and answered questions.

Councilmember Labowski motioned to approve this item.

Councilmember Ryan seconded the motion which passed unanimously.

Absent:

Councilmember Carter

E) Discuss and consider approval of the composition and selection process for the proposed Charter Review Commission.

Mayor Linnartz read the aforementioned item.

Robert Camareno presented this item to council and answered questions.

Staff was given direction of composing the charter review committee to a max of seven members and to open an application process in which each council member would select their choice. Councilmember Edwards places emphasis on diversity and qualifications on the selection of the committee.

The following individuals spoke at this time: Tiffany Kelly, David Warmke, Richard Kelsheimer

No action was taken at this time.

3. PRESENTATIONS:

A) Presentation and update on the Street Safety Action Plan progress and Vision Zero.

This item was not presented to council.

4. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the City Council may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

5. IF NECESSARY, RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

There were no executive session items.

No action was taken at this time.

ADJOURNMENT

Mayor Linnartz adjourned at 8:07 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL - SPECIAL
REGULAR MEETING OF MONDAY, JUNE 8, 2026**

CALL TO ORDER

Mayor Linnartz called the meeting to order at 5:01 p.m.

CALL OF ROLL: CITY SECRETARY

Present 6 - Councilmember D. Lee Edwards, Mayor Pro Tem Lawrence Spradley, Councilmember Michael Capizzi, Councilmember April Ryan, Mayor Neal Linnartz, and Councilmember Mary Ann Labowski

Absent 1 - Councilmember Toni Carter

1. CONSENT AGENDA

Consent agenda items A-H were pulled for individual consideration by Angela Keller and Angela Allen. The consent agenda was delayed until after the regular city council meeting which began at 6:00 p.m.

City Council reconvened at 8:16 p.m.

A) Approval of the appointments to the Airport Advisory Board of Wesley Stamps and Kyle Kimmell for the two (2) City Resident seats with terms ending 05-31-2029.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson presented this item to council.

The following individuals spoke at this time: Angela Allen, Wayne Peters

Mayor Pro Tem Spradley motioned to approve this item. Councilmember Capizzi seconded the motion which passed unanimously.

Absent:

Councilmember Carter

B) Approval of the appointment to the Arts Commission of Amy Payne to the city resident seat with a term ending 05-31-2029 and Linda Gabbard to the Greater NB Arts Council seat (3) recommendation with a term ending 05-31-2029.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson presented this item to council.

Mayor Pro Tem Spradley motioned to approve this item. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Councilmember Carter

C) Approval of the appointment of Brandon Mund, Steve Quidley, and Andrea Ranft to the Board of Adjustment for three (3) At Large seats with terms ending 05-31-2028 and Adam Schneider and Brad Porter for two (2) Alternate seats with terms ending 05-31-2028.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson stated there is no new information to add other than what has been provided in the agenda packet.

The following individuals spoke at this time: Rita McNeal Owens, Angela Allen

Mayor Pro Tem Spradley motioned to approve this item. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Councilmember Carter

D) Approval of the appointments of Tammy Walden and Seth Meier to the City Resident seats for the Heritage Commission with terms ending 05-31-2029.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson stated there is no new information to add other than what has been provided in the agenda packet.

The following individuals spoke at this time: Angela Allen

Mayor Pro Tem Spradley motioned to approve this item. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Councilmember Carter

- E) Approval of appointment to the Historic Landmark Commission to Jonathon Frazier as a City Resident with a term ending 05-31-2029.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson stated there is no new information to add other than what has been provided in the agenda packet.

Mayor Pro Tem Spradley motioned to approve this item. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Councilmember Carter

- F) Approval of the appointment of Bret Bradberry and Tera Thompson to the Regional Workforce Education Alliance (RWEA) for two (2) vacant At Large seats with terms ending 05-31-2028 and Eric Kennedy for one (1) unexpired At Large seat with a term ending 05-31-2027.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson stated there is no new information to add other than what has been provided in the agenda packet.

Mayor Pro Tem Spradley motioned to approve this item. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Councilmember Carter

- G) Approval of the appointment to the Watershed Advisory Committee of Craig Wilson to the Engineer seat with a term ending 05-31-2029, Alexander Morvant to the Landscape Planner/Architect/Arborist seat with a term ending 05-31-2029, Gian Carlo Villarreal to the HOA Representative seat with a term ending 05-31-2029, and Kyle Braune as the Mayoral appointment with a term ending 05-31-2029.

Mayor Linnartz read the aforementioned item with the exception of the mayoral appointment

Gayle Wilkinson presented this item to council and addressed that the

only three appointments that are being considered in this item are the Engineer seat, the Landscape Planner/Architect/Arborist seat, and the HOA representative seat. The Mayoral appointment for this item was misstated and will be addressed at a later time.

Mayor Pro Tem Spradley motioned to approve this item without the Mayoral appointment. Councilmember Labowski seconded the motion which passed unanimously.

H) Approval of the appointments for the Downtown Board to include Gary Seals and David Kneuper for the Downtown Property/Business Owners Seats with terms ending 05-31-2029, Cheryl Fisher for the Brauntex Representative Seat with a term ending 05-31-2029, and Sarah Harper for the Schlitterbahn Representative Seat with a term ending 05-31-2029.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson stated there is no new information to add other than what has been provided in the agenda packet.

The following individuals spoke at this time: Rita McNeal Owens, Timothy Davis

Mayor Pro Tem Spradley motioned to approve this item. Councilmember Labowski seconded the motion which passed unanimously.

Absent:

Councilmember Carter

2. WORKSHOP

A) Interview applicants and appoint three (3) individuals to the New Braunfels Planning Commission for three (3) At Large seats with terms ending 05-31-2029.

Mayor Linnartz requested this item be addressed prior to the consent agenda items that were pulled for individual consideration. No objection was made to move this item first.

Mayor Linnartz read the aforementioned item.

Gayle Wilkinson presented this item to council.

Robert Camareno addressed council and gave remarks on the composition of the city's boards and commissions.

Lee Ream, the Interim City Attorney, was introduced and also spoke on this item.

The following applicants were interviewed at this time: Chad Nolte, Jessica Schaefer, Jerry Sonier, John Mathis, and Kevin Fain.

The following individuals spoke at this time: Angela Keller, Marty Hiles, Michael French, Christina French, Rita McNeal Owens, Julie King, Joyce Compton, Amy Payne, Randy Klausen, Steven Brockman, David Warmke, Angela Allen, Thomas Campbell, Lynn Thomson.

The following individuals were nominated to the Planning Commission At-Large positions ending May 21, 2029: Chad Nolte, Jerry Sonier, and John Mathis.

Councilmember Capizzi motioned to appoint the nominated applicants. Councilmember Labowski seconded the motion which passed unanimously.

Councilmember Capizzi motioned to recess. Councilmember Ryan seconded the motion which passed unanimously.

City Council recessed at 6:08 p.m.

Absent:

Councilmember Carter

3. EXECUTIVE SESSION

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551.071, the City Council may convene in a closed session to discuss any of the items listed on this agenda. Any final action or vote on any executive session item will be taken in open session.

4. IF NECESSARY, RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION RELATING TO THE EXECUTIVE SESSION AS DESCRIBED ABOVE.

There were no executive session items.

No action was taken at this time.

5. ADJOURNMENT

Mayor Linnartz adjourned at 8:42 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY

6/22/2026

Agenda Item No. B)

PRESENTER:

Barbara Coleman, Purchasing Manager

SUBJECT:

Approval of a lease agreement with Ricoh USA for the Citywide rental of multi-function devices.

DEPARTMENT: Non-Departmental**COUNCIL DISTRICTS IMPACTED:** NA**BACKGROUND INFORMATION:**

The City issued a solicitation for a lease of multifunction copier equipment from suppliers with cooperative contract pricing. Six responses were received and evaluated, looking at cost, service and function. Upon evaluation it has been determined that Ricoh USA will provide the best value to the City with proven service and competitive pricing. Staff are recommending a 5-year lease agreement with the incumbent Ricoh USA for the City fleet.

Ricoh USA has provided and serviced the city since 2016 while providing excellent service. Copier usage has declined in transition since 2020 as the city has become more digitally dependent. It has been determined based on the decreased use that some equipment can be downsized without losing functionality. Ricoh is providing cooperative contract pricing through a BuyBoard agreement. The new contract will begin October 1, 2026. A plan is being finalized for the transition of equipment.

The lease agreement will include 39 pieces of equipment with copy, scan and fax functionality. The agreement incorporates copy pools for black/White and color, and auto toner replenishment. The cost of the lease is \$92,534 per year with an aggregate of \$461,670 for the five-year agreement. This is a savings to the City of \$234,132 over a five-year term.

ISSUE:

Maintain fiscal stability of City operations.

STRATEGIC PLAN REFERENCE:

Economic Mobility Enhanced Connectivity Community Identity
 Organizational Excellence Community Well-Being N/A

FISCAL IMPACT:

The new five-year lease for multifunction equipment is estimated to save the city \$234,135 (\$46,827 annually).

The estimated annual cost for all equipment and services is \$92,334 per year (\$7,694.50/month). The cost for this equipment is included in each individual department's budget; therefore, sufficient funds are available to support this agreement.

RECOMMENDATION:

Staff recommend approval of a lease agreement with Ricoh USA for the Citywide rental of multi-function devices.

6/22/2026

Agenda Item No. C)

PRESENTER:

Karrie Cook, Budget Manager

SUBJECT:

Approval of a budget amendment for the FY 2026 Equipment Replacement Fund.

DEPARTMENT: Finance**COUNCIL DISTRICTS IMPACTED:** N/A**BACKGROUND INFORMATION:**

The Equipment Replacement Fund (ERF) supports the replacement and maintenance of General Fund assets, including light vehicles, computer equipment, software systems, and other capital needs. The fund is financed through insurance reimbursements for City vehicle and equipment repairs, interest earnings, and interfund transfer contributions from the General Fund.

The FY 2026 Adopted Budget included \$990,000 in appropriations for ERF operating and capital expenditures. However, additional budget authority is required due to higher-than-anticipated vehicle repair costs and a City Council-approved contractual increase to support the City's transition to the Workday software platform.

Budget Amendment:

Operating Expenditures: Increase \$310,000

ISSUE:

N/A

FISCAL IMPACT:

There are sufficient funds in the Equipment Replacement Fund to support this amendment.

RECOMMENDATION:

Staff recommends the approval of this budget amendment.

6/22/2026

Agenda Item No. D)

PRESENTER:

Ruy Lozano, Fire Chief

SUBJECT:

Approval of additional contract spend with Siddons-Martin Emergency Group for preventive maintenance of Pierce emergency apparatus equipment and repairs as needed, and an FY 2026 Budget Amendment to the General Fund- Fire Department to support the costs of the contract.

DEPARTMENT: Fire, Finance

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

The New Braunfels Fire Department currently has a contract with Siddons-Martin Emergency Group for the preventive maintenance of the Pierce emergency apparatus equipment and repairs as needed. This contract has an approved annual expenditure of \$600,000 for FY 2026. Staff are requesting to increase the contract for the remainder of this fiscal year to \$790,000. This increase supports a backlog of vehicles that need maintenance and repairs as well as \$120,000 for repairs to a pumper truck.

To support the additional costs of this contract, a budget amendment will be needed for the FY 2026 General Fund- Fire Department budget.

Budget Amendment

Operating Expenditures Increase- \$190,000

ISSUE:

To maintain fiscal stability and reliability of the Fire Department's apparatus to continue to ensure the protection of citizens' lives and property.

STRATEGIC PLAN REFERENCE:

- Economic Mobility Enhanced Connectivity Community Identity
- Organizational Excellence Community Well-Being N/A

FISCAL IMPACT:

With the approval of this budget amendment, the Fire Department will have sufficient funds to support the expanded costs in this contract.

RECOMMENDATION:

Staff recommends approval of additional contract spend of \$190,000 with Siddons-Martin Emergency Group for preventive maintenance of Pierce emergency apparatus equipment and the associated FY 2026 General Fund budget amendment for the Fire Department budget totaling \$190,000.

6/22/2026

Agenda Item No. E)

PRESENTER:

Karrie Cook, Budget Manager

SUBJECT:

Approval of a budget amendment for the FY 2026 Parking Fund.

DEPARTMENT: Finance, Economic & Community Development**COUNCIL DISTRICTS IMPACTED:** N/A**BACKGROUND INFORMATION:**

On May 18, 2026, City Council approved the Downtown Parking Revenue Reinvestment Annual Plan, which identified a series of Downtown improvement projects within the categories of Pedestrian Safety and Comfort, Improved Parking Experience, and Additional Parking Supply.

During development of the FY 2026 Parking Fund budget, a placeholder appropriation was included to provide limited spending authority pending Council consideration of the Reinvestment Plan. With the Plan now approved, staff is requesting a FY 2026 budget amendment in the amount of \$200,000 to provide the necessary funding for the project proposals included in the Downtown Parking Revenue Reinvestment Annual Plan thru the end of the fiscal year.

Budget Amendment:

Operating Expenditures: Increase \$200,000

ISSUE:

N/A

FISCAL IMPACT:

The proposed budget amendment will increase the allocated expenditures in the Parking Fund by \$200,000.

RECOMMENDATION:

Staff recommends approval of the proposed FY 2026 budget amendment for the Parking Fund.

Downtown New Braunfels Parking Revenue Reinvestment Annual Plan – FY 2026-2028



Summary

This document outlines the Downtown New Braunfels Parking Revenue Reinvestment Annual Plan for fiscal years 2026-2028. This plan is intended as a policy document to ensure that parking revenue is strategically reinvested to enhance the downtown area for residents, businesses, and visitors. It details the Downtown Board’s reinvestment priorities, the Downtown Beautification & Maintenance Program, the plan's alignment with city strategic goals, and the program's administration and reporting structure. The financial projections provide a current and projected forecast of anticipated revenue, expenditures, and ending balances.

Background

The City of New Braunfels launched a managed parking program in Downtown in July 2025. As part of the program, the City established a dedicated Parking Revenue Fund to ensure that parking revenue generated in Downtown was reinvested directly back into the district to enhance the parking and visitor experience, support local businesses, and improve the public realm with focused infrastructure projects.

The managed parking program was implemented to better manage a limited public resource - parking spaces - and to improve access to Downtown destinations. The program is intended to:

- Promote fairness and better use of a limited public resource
- Make convenient parking spaces available to more users
- Improve turnover and access for customers, visitors, and short-stay uses
- Reduce cruising for parking and related congestion
- Prevent the need to overbuild additional parking supply

Annual parking revenue - after program management and enforcement expenses - is projected at approximately \$370,000 per year based on net revenue received through the managed parking program from July 2025 through March 2026.

Reinvestment Priorities

To guide reinvestment decisions, the Downtown Board established a Downtown Parking Revenue Advisory Standing Committee. The committee evaluated potential uses for revenue and developed recommendations that were subsequently approved by the Downtown Board. The three priority reinvestment categories are:

Pedestrian Safety & Comfort

Example projects: crosswalk restriping and enhancements, completion of missing sidewalks, pedestrian safety improvements such as bulbouts and traffic calming improvements, seating and public gathering spaces, trees shade structures and landscaping, and ADA curb improvements

Improved Parking Experience

Example projects: restriping of parking spaces including ADA spaces, wayfinding signage and pedestrian kiosks, parking maps and digital resources, parking space striping and lot improvements, public art and placemaking features, parking education efforts, lighting improvements in parking lots and the pedestrian realm

Additional Parking Supply

Example projects: reconfiguring existing public parking lots to gain additional spaces, leasing private property for public parking opportunities, due diligence for structured parking solutions

Downtown Beautification & Maintenance Program

A new Landscaping & Maintenance Worker position was approved by the Downtown Board, working 40 hours per week in Downtown performing:

Cleaning

- Sidewalk and curb cleaning
- Trash and debris removal
- Cleaning crosswalk striping benches railings and trash receptacles
- Leaf blowing and debris removal
- Power washing as needed

Landscaping

- Tree mulching and landscape maintenance
- Tree removal and replacement
- Planting trimming and installing new landscaping

Maintenance

- Minor hardscape repairs such as resetting pavers or repairing benches
- Painting and general maintenance of public fixtures
- Maintenance of public furnishings and amenities
- Banner installation and seasonal décor
- Graffiti abatement and migratory bird abatement

These services ensure that the Downtown area remains attractive, safe, and welcoming while preserving the condition of public infrastructure.

Alignment with City Strategic Goals

This Revenue Reinvestment Plan supports the City's Strategic Plan goals of Enhanced Connectivity, Community Identity, Organizational Excellence, and Community Well-Being. Planned investments will improve walkability and pedestrian safety, enhance placemaking

through landscaping and public art, and leverage cross-department collaboration to deliver visible improvements in Downtown using diversified revenue sources. These efforts contribute to an improved quality of life for residents, businesses, and visitors while reinforcing Downtown New Braunfels as a vibrant and welcoming community destination.

Program Administration and Reporting

The Economic and Community Development (ECD) Department will oversee implementation of the Parking Revenue Reinvestment Plan. Responsibilities include:

- Hosting monthly coordination meetings with the beautification team to identify focus areas and develop work plans
- Conducting routine inspections and responding to maintenance issues as they arise
- Implementing projects within the priority categories identified by the Downtown Board
- Prioritizing projects that can be completed efficiently while delivering visible improvements
- Preparing quarterly progress reports for the Downtown Board's Parking Revenue Committee summarizing completed projects maintenance activities and reinvestment outcomes

The program will also maintain flexibility to address weather-related damage, emergency repairs, and other maintenance needs as they arise or are identified.

Financial Projections (FY 2026-2028)

The following charts provide a breakdown of projected revenue, expenditures, and balances for the Downtown New Braunfels Parking Revenue Reinvestment Plan over the next three fiscal years. All figures are estimates and subject to change based on actual revenue and project costs.

Revenue Breakdown

Fiscal Year	Revenue Available for Reinvestment
2025-2026	\$373,833
2026-2027	\$391,311
2027-2028	\$399,183

Expenditure Categories

Fiscal Year	Pedestrian Safety & Comfort	Improved Parking Experience	Parking Supply
2025-2026	\$243,750	\$45,000	\$50,000
2026-2027	\$280,000	\$65,000	\$65,000
2027-2028	\$216,500	\$75,000	\$65,000

Projected Ending Balance

Fiscal Year	Projected Ending Balance
2025-2026	\$35,083
2026-2027	\$16,394
2027-2028	\$59,077

6/22/2026

Agenda Item No. F)

PRESENTER:

Christopher J. Looney, AICP, Neighborhood and Community Planning Department Director

SUBJECT:

Approval of a resolution to consent to the addition of a 1.735-acre tract of land to the Comal County Water Improvement District No. 3A (WID 3A).

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** Outside City Limits**BACKGROUND INFORMATION:**

Petitioners: Comal County Water Improvement District No. 3A
c/o Nancy Kwon Carter, Attorney at Law, Muller Law Group
202 Century Square Blvd.
Sugarland, TX 77478

Kohlenberg Partners Retail Ltd.
Philip J. Pfeiffer, Jr. Manager
200 Concord Plaza
Suite 600
San Antonio, TX 78216

Southstar at Mayfair Kohlenberg, LLC
Thad Rutherford, President and CEO
651 Business IH 35
Suite 420
New Braunfels, TX 78131

Staff Contact: Matt Greene, Principal Planner
(830) 221-4053 | mgreene@newbraunfels.gov

Comal County Water Improvement District No. 3 was established by legislative action during the 83rd Texas Legislature and became effective on June 14, 2013, under Chapter 8489 of the Texas Special District Local Laws Code. The district was authorized through House Bill 3941 (Regular Session, 2013), which added Chapter 8489 to the Code and defined the district's governance structure, powers, and operational requirements. Created as a municipal utility district pursuant to Article XVI, Section 59 of the Texas Constitution, the legislation also established the framework for the district's operations, including provisions related to municipal consent and development agreements.

On February 9, 2024, the District's Board of Directors adopted an order to divide the District into three separate districts: Comal County Water Improvement District No. 3 Master District, Comal County Water Improvement District No. 3A (see attached WID 3A Survey), and Comal County Water Improvement District No. 3B. This action established the Master District and two subordinate districts to facilitate the governance, financing, and

provision of services within the District's service area.

The territory encompassed by the Master District is located entirely within Comal County and lies within the extraterritorial jurisdiction (ETJ) of the City of New Braunfels. Situated immediately northeast of the city limits, the Master District includes all property comprising the Mayfair development.

ISSUE:

Comal County Water Improvement District No. 3A has submitted a petition (attached) requesting the addition of approximately 1.735 acres into the District. The proposed addition is intended to allow the property to receive water and/or wastewater utility services provided by the District and to incorporate the property within the District's service area and jurisdictional boundaries (see pg. 2 of the attached December 12, 2025 Comal County WID 3A Board Meeting Minutes).

The subject property is contiguous to the District's existing boundaries and is eligible for inclusion within the District pursuant to the applicable provisions of the Texas Water Code and the District's governing legislation and organizational documents.

The subject 1.735-acre parcel comprises a portion of Lot 2, Block 115, Mayfair Parcel E-15, the majority of which is currently located within the Mayfair development. The inclusion of this parcel would result in the entirety of Lot 2 being located within both the District and the Mayfair development. This addition is intended to precede and facilitate corresponding amendments to the Mayfair Development Agreement and Master Framework Plan, which will be considered and processed following approval of the request to add the land to the District.

STRATEGIC PLAN REFERENCE:

Economic Mobility Enhanced Connectivity Community Identity
 Organizational Excellence Community Well-Being N/A

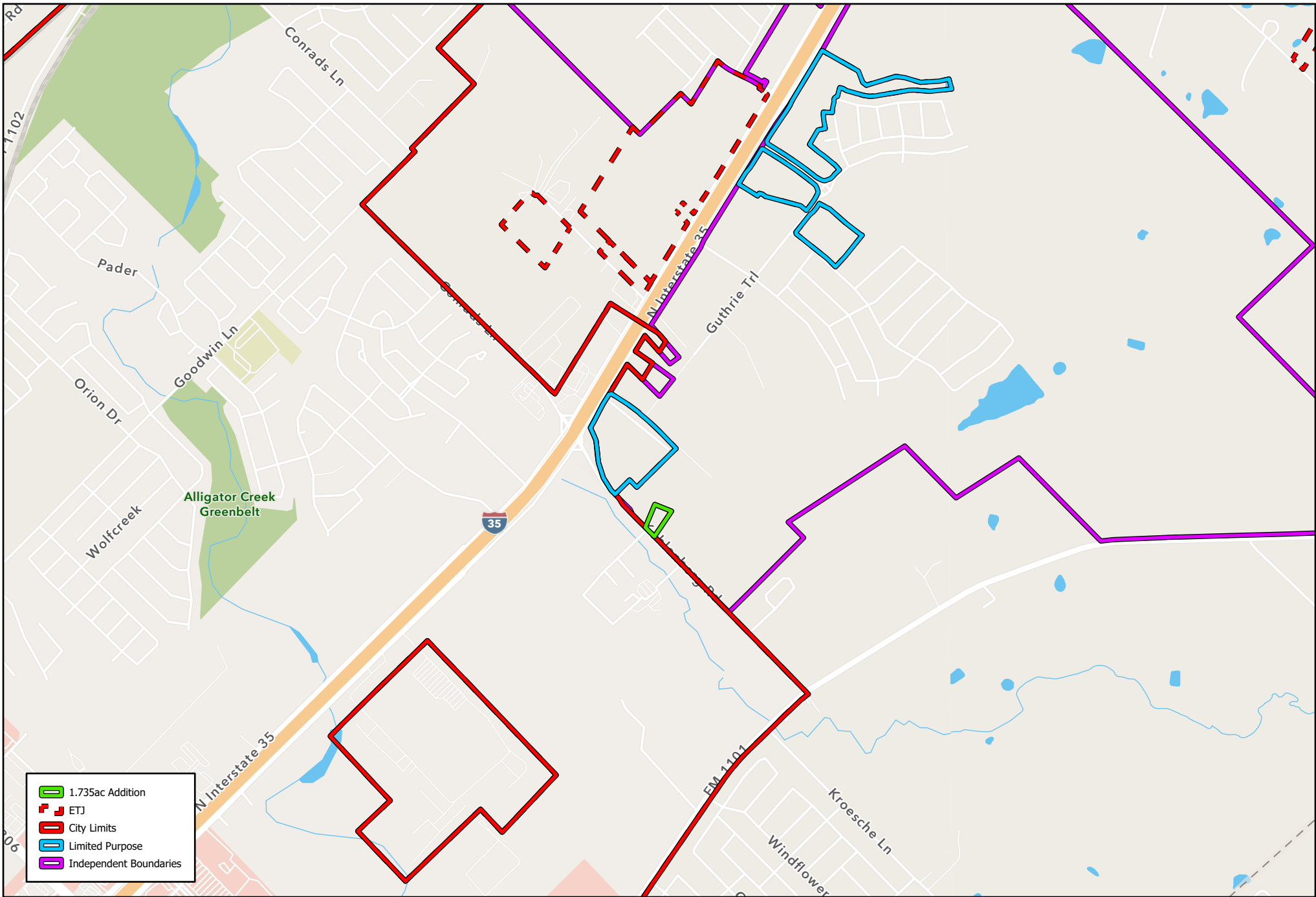
- Objective: Considering statutory and market-based factors, continue to diversify revenue streams to support long-term fiscal sustainability of the organization.

FISCAL IMPACT:

In accordance with the terms of the negotiated and adopted Strategic Partnership Agreement (SPA), the subject 1.735-acre tract will be required to undergo limited-purpose annexation (LPA) by the City upon its inclusion within the District. This LPA will enable the City to receive a portion of the sales tax generated within the tract, thereby supporting the provision of limited municipal services contemplated under the SPA.

RECOMMENDATION:

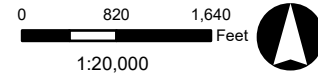
Staff recommends approval of the resolution consenting to the addition of approximately 1.735 acres of land into the Comal County Water Improvement District No. 3A, thereby incorporating the property into the District's boundaries and service area in accordance with applicable law and the District's governing documents.

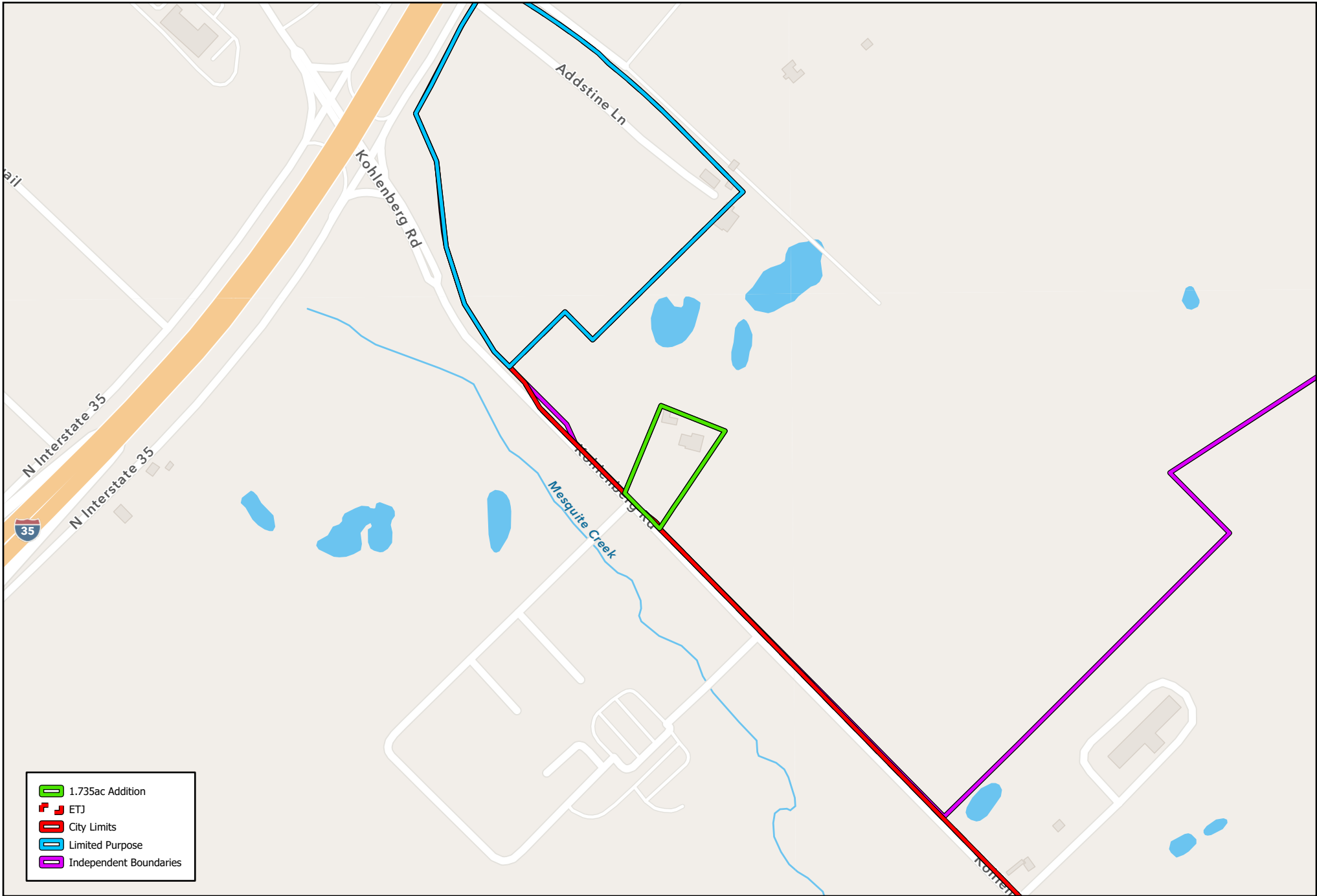







-  1.735ac Addition
-  ETJ
-  City Limits
-  Limited Purpose
-  Independent Boundaries



Addition to Comal WID #3 (257 KOHLENBERG RD)

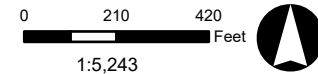




-  1.735ac Addition
-  ETJ
-  City Limits
-  Limited Purpose
-  Independent Boundaries

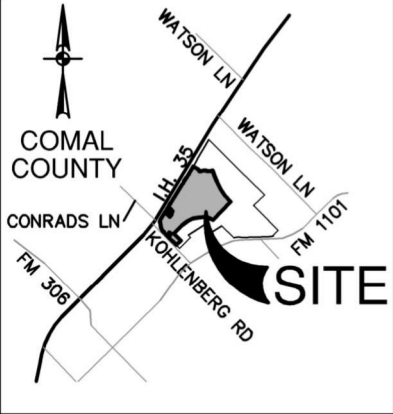


Addition to Comal WID #3 (257 KOHLENBERG RD)

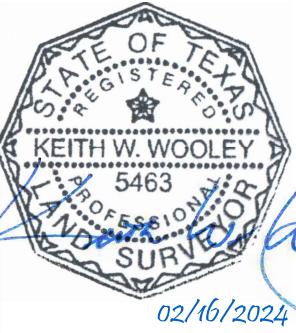


Mayfair Municipal Utility District 3A
488.148 Acres

488.148 Acres, situated in the A. M. Esnaurizar Survey Number 1, Abstract 1 Comal County, Texas, being comprised of all of Mayfair-Ransom Dr, as recorded in Document Number 202306002563, Mayfair-Guthrie Trl, as recorded in Document Number 202306002595, Mayfair-Ford Trl, as recorded in Document Number 202306002632, Mayfair-Guthrie Trl, Phase 2, as recorded in Document Number 202306002551, Mayfair - Parcel E-6, as recorded in Document Number 202306002555, Mayfair - Parcel EA-2, as recorded in Document Number 202306002558, Mayfair - Parcel EA-3, as recorded in Document Number 202306002618, Mayfair - Parcel E-8, Unit 3, as recorded in Document Number 202306002637, Mayfair - Parcel E-8, Unit 1, as recorded in Document Number 202306002324, Mayfair - Parcel E-9S, as recorded in Document Number 202306002613, Mayfair - Parcel E-9MF, as recorded in Document Number 202306002608 of the Map and Plat Records of Comal County, Texas and 0.057 Acres, described in a deed from Crystal Clear Special Utility District to Southstar at Mayfair Developer, LLC, as recorded in Document Number 202206049233 of the Official Public Records of Comal County, Texas and a portion of 778.313 Acres, described in a Deed from Southstar at Mayfair, LLC to Southstar at Mayfair Developer, LLC, as recorded in Document Number 202106037786, 453.748 Acres, designated East Tract 1, in a Deed from Southstar at Mayfair, LLC, to MNB Real Estate Investments, LLC, as recorded in Document Number 202106037787 and 20.900 Acres, described in a Deed from the State of Texas to Beaverhead NB, LLC, as recorded in Document Number 202106037785 of the Official Public Records of Comal County, Texas.



SCALE: 1" = 1,000'



A REMAINING PORTION
 778.313 ACRES
 SOUTHSTAR
 AT MAYFAIR
 DEVELOPER, LLC,
 DOC. NO.
 202106037786
 O.P.R.

453.748 ACRES
 OWNER: MNB REAL ESTATE
 INVESTMENTS, LLC
 DOC. NO. 202106037787 O.P.R.

MAYFAIR-RANSOM DR
 DOC. NO. 202306002563 M.P.R.

MAYFAIR-GUTHRIE TRL
 DOC. NO. 202306002595 M.P.R.

MAYFAIR-PARCEL
 EA-3
 DOC. NO.
 202306002618
 M.P.R.

MAYFAIR-FORD TRL
 DOC. NO.
 202306002632
 M.P.R.

MAYFAIR-PARCEL EA-2
 DOC. NO. 202306002558 M.P.R.

A REMAINING PORTION
 778.313 ACRES
 SOUTHSTAR AT MAYFAIR
 DEVELOPER, LLC,
 DOC. NO. 202106037786 O.P.R.

MAYFAIR-PARCEL
 E-8 U1
 DOC. NO.
 202306002324
 M.P.R.

MAYFAIR-PARCEL E-8 U3
 DOC. NO. 202306002637 M.P.R.

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 30050-01 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

SYMBOL LEGEND:

FOUND 1/2" I.R.(PD)
 (UNLESS OTHERWISE NOTED)

LEGEND:

M.P.R. MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
 O.P.R. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS



MAYFAIR DISTRICT 3A
488.148 ACRES

INTERSTATE HIGHWAY 35
 (VARIABLE WIDTH PUBLIC R.O.W.)

MAYFAIR-PARCEL E-9S
 DOC. NO.
 202306002613 M.P.R.

MAYFAIR-PARCEL E-9MF
 DOC. NO.
 202306002608 M.P.R.

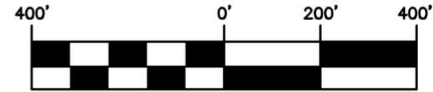
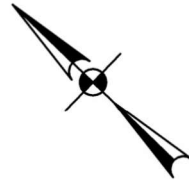
A REMAINING PORTION
 778.313 ACRES
 SOUTHSTAR AT MAYFAIR
 DEVELOPER, LLC,
 DOC. NO. 202106037786 O.P.R.

0.057 ACRES
 SOUTHSTAR AT
 MAYFAIR
 DEVELOPER, LLC
 DOC. NO.
 202206049233 O.P.R.

MAYFAIR-GUTHRIE TRL PH2
 DOC. NO. 202306002551 M.P.R.

20.900 ACRES
 BEAVERHEAD
 NB, LLC.,
 DOC. NO.
 202106037785
 O.P.R.

MATCHLINE - SEE SHEET 5



SCALE: 1" = 400'

ANTONIO MARIA ESNAURIZAR
SURVEY NO. 1, ABSTRACT 1
COMAL COUNTY, TEXAS

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

MAYFAIR
DISTRICT 3A
**488.148
ACRES**

S86°20'32"W
384.99'

R=2,500.00'
Delta=40°58'11"
CB=S65°51'26"W
CD=1,749.80'
L=1787.64'

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

REMAINING PORTION
OF 123.159 ACRES
M.W. KRAFT, JR
RAQUEL K. WERNER
JEFFREY KRAFT
VOL. 1017, PG. 50 D.R.

MAYFAIR-
PARCEL E-9S
DOC. NO.
202306002613
M.P.R.

MATCHLINE - SEE SHEET 3

MAYFAIR-
PARCEL E-9MF
DOC. NO. 2
02306002608
M.P.R.

0.057 ACRES
SOUTHSTAR AT
MAYFAIR
DEVELOPER, LLC
DOC. NO.
202206049233 O.P.R.

20.900 ACRES
BEAVERHEAD NB, LLC.,
DOC. NO. 202106037785 O.P.R.

49.164 ACRE
KEITH AND KIMBERLY WERSTERFE
DOC. NO. 201506009891 O.P.R.

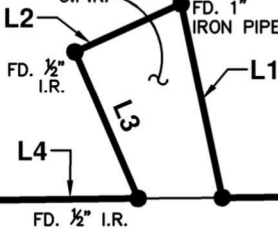
S44°37'40"E
921.08'

1.736 ACRES
JOHN DENMAN AND
JOAN ADELE SMITH
DOC. NO.
9706007790
O.P.R.

S45°22'20"W 1090.27'

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

3.008 ACRES
WORTHAM
INVESTMENTS, LLC
DOC. NO.
200606012396
O.P.R.



N44°37'40"W
983.88'

POB
FD. 1/2"
I.R. (PD)

S45°22'20"W
570.16'

POC
FD. 1/2" I.R.(PD)

N44°37'40"W 439.91'

KOHLBERG ROAD
(VARIABLE WIDTH R.O.W.)

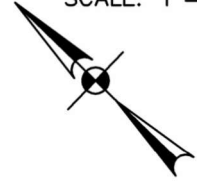
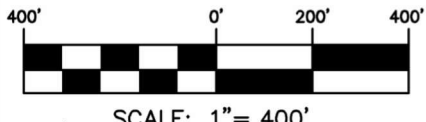


1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

FEB. 16, 2024

SHEET 2 OF 6
JOB NO. 30050-01

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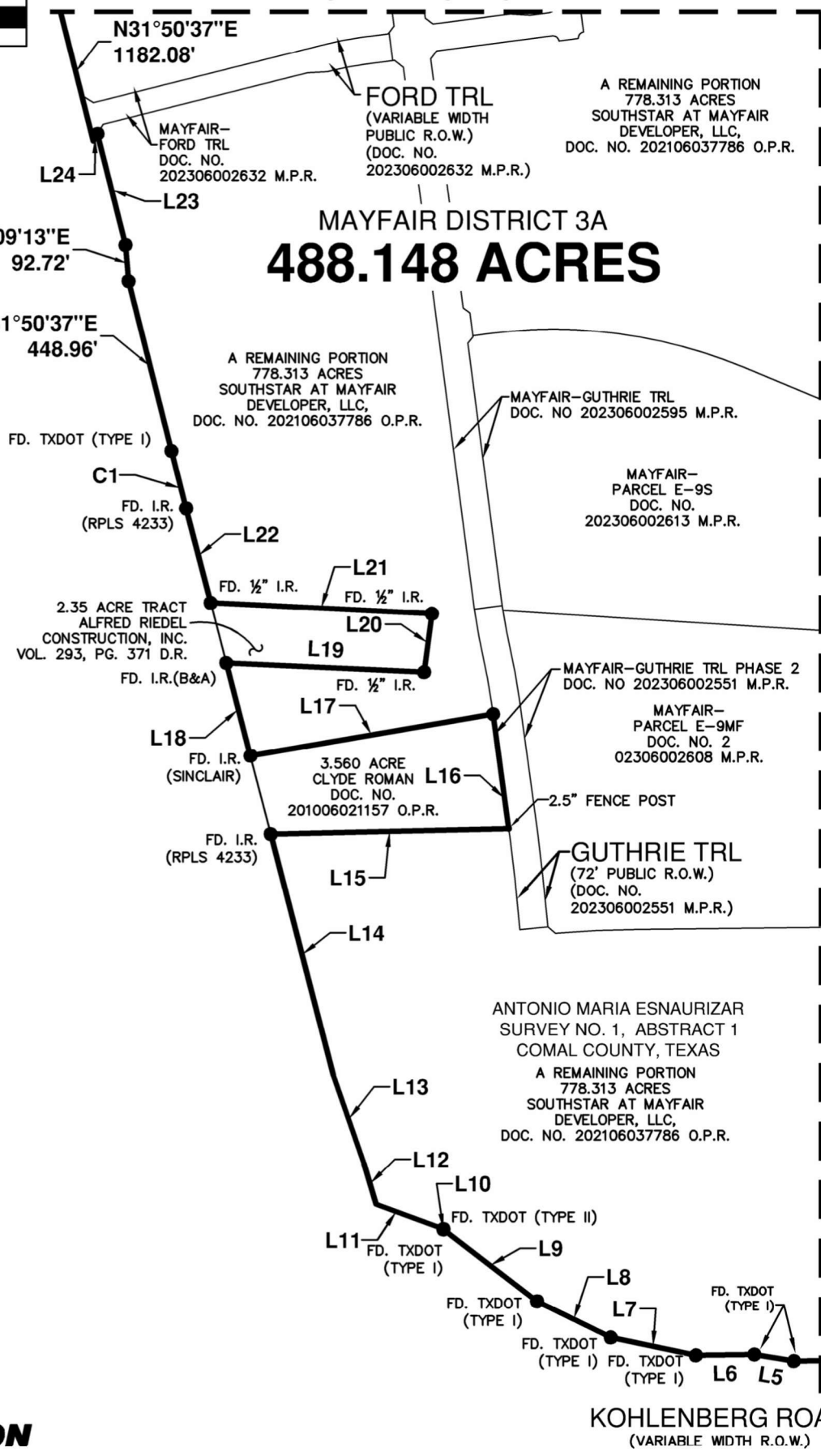


MATCHLINE - SEE SHEET 4

INTERSTATE HIGHWAY 35
 (VARIABLE WIDTH PUBLIC R.O.W.)

MAYFAIR DISTRICT 3A

488.148 ACRES



MATCHLINE - SEE SHEET 2

KOHLBERG ROAD
(VARIABLE WIDTH R.O.W.)

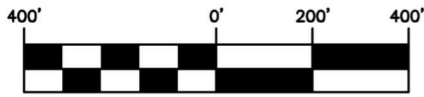


1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

FEB. 16, 2024

SHEET 3 OF 6
 JOB NO. 30050-01

Date: Feb 16, 2024, 2:03pm User ID: draugh
 File: N:\CIVIL\30050-01\30050-01_3A_SHEETS 2-6.dwg



SCALE: 1" = 400'

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

453.748 ACRES
EAST TRACT 1
OWNER: MNB REAL ESTATE
INVESTMENTS, LLC
DOC. NO. 202106037787 O.P.R.

FD. TXDOT
(TYPE III)

N30°23'16"E 223.95'

FD. TXDOT
(TYPE I)

N30°23'16"E
238.24'

N31°24'06"E
78.10'
N33°25'22"E
170.00'

N25°51'14"E
77.00'

N31°50'37"E
73.00'

L28
L27
L26

N31°50'37"E
294.00'

INTERSTATE
HIGHWAY 35
(VARIABLE WIDTH
PUBLIC R.O.W.)

N31°50'37"E
1182.08'

L36
L37

L35

L34

L33

MAYFAIR-RANSOM DR
DOC. NO.
202306002563
M.P.R.

RANSOM DR
(90' PUBLIC R.O.W.)
(DOC. NO.
202306002563
M.P.R.)

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

MAYFAIR-GUTHRIE TRL
DOC. NO 202306002595 M.P.R.

MAYFAIR-PARCEL E-6
DOC. NO. 202306002555 M.P.R.

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

MAYFAIR-PARCEL EA-2
DOC. NO.
202306002558 M.P.R.

MAYFAIR-PARCEL EA-3
DOC. NO.
202306002618 M.P.R.

MAYFAIR-PARCEL E-8 U3
DOC. NO.
202306002637
M.P.R.

MAYFAIR-PARCEL E-8 U1
DOC. NO 202306002324 M.P.R.

MAYFAIR DISTRICT 3A
488.148 ACRES

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

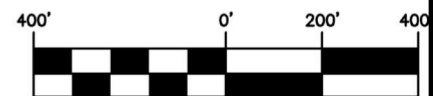
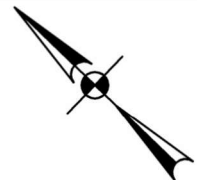


1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

FEB. 16, 2024

SHEET 4 OF 6
JOB NO. 30050-01

Date: Feb 16, 2024, 2:01pm User ID: draugh
File: N:\CIVIL\30050-01\30050-01_3A_SHEETS 2--6.dwg



SCALE: 1" = 400'

453.748 ACRES
EAST TRACT 1
OWNER: MNB REAL ESTATE
INVESTMENTS, LLC
DOC. NO. 202106037787 O.P.R.

R=5,500.00'
Delta=23°41'59"
CB=S34°10'39"E
CD=2,258.82'
L=2275.00'

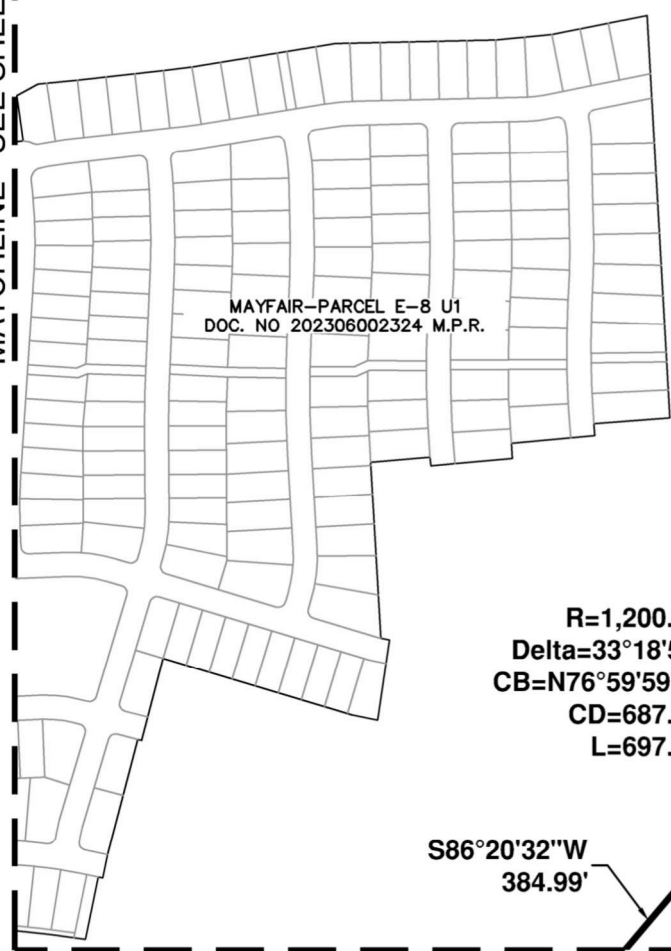
ANTONIO MARIA ESNAURIZAR
SURVEY NO. 1, ABSTRACT 1
COMAL COUNTY, TEXAS

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

MAYFAIR DISTRICT 3A 488.148 ACRES

MATCHLINE - SEE SHEET 4

S43°58'21"W 2345.43'



MAYFAIR-PARCEL E-8 U1
DOC. NO 202306002324 M.P.R.

R=1,200.00'
Delta=33°18'59"
CB=N76°59'59"W
CD=687.99'
L=697.78'

N60°20'29"W
215.04'

S86°20'32"W
384.99'

A REMAINING PORTION
778.313 ACRES
SOUTHSTAR AT MAYFAIR
DEVELOPER, LLC,
DOC. NO. 202106037786 O.P.R.

MATCHLINE - SEE SHEET 2

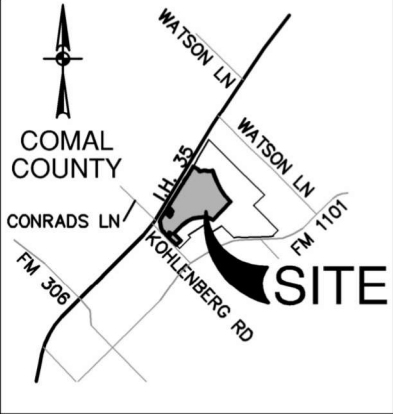


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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

FEB. 16, 2024

SHEET 5 OF 6
JOB NO. 30050-01

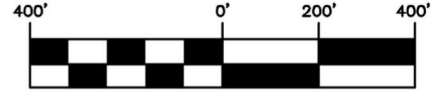
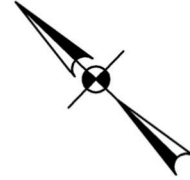
Date: Feb 16, 2024, 1:57pm User ID: draugh
File: N:\CIVIL\30050-01\30050-01_3A_SHEETS 2-6.dwg



LOCATION MAP
NOT-TO-SCALE

NOTES:

1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 30050-01 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.
3. THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



SCALE: 1" = 400'

SYMBOL LEGEND:

● FOUND 1/2" I.R.(PD)
(UNLESS OTHERWISE NOTED)

LEGEND:

M.P.R. MAP AND PLAT RECORDS OF
COMAL COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF
COMAL COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N33°59'21"E	411.71'
L2	N68°19'11"W	242.15'
L3	S22°38'26"W	332.11'
L4	N44°37'40"W	399.50'
L5	N34°42'40"W	102.61'
L6	N44°50'55"W	149.93'
L7	N32°04'07"W	223.01'
L8	N17°46'35"W	210.78'
L9	N06°33'04"W	302.20'
L10	N42°56'44"E	1.15'
L11	N23°44'21"W	183.71'
L12	N29°11'44"E	110.05'
L13	N26°53'58"E	237.51'
L14	N31°26'06"E	639.86'
L15	S45°19'42"E	610.43'
L16	N38°13'56"E	296.28'
L17	N53°45'14"W	631.50'
L18	N31°26'06"E	245.76'
L19	S41°20'00"E	507.94'
L20	N53°32'02"E	151.20'
L21	N41°10'00"W	568.01'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N31°26'06"E	249.71'
L23	N31°50'37"E	294.00'
L24	S76°50'37"W	21.21'
L25	N40°54'37"E	95.19'
L26	S76°50'37"W	21.21'
L27	N31°50'37"E	156.89'
L28	S13°09'23"E	24.24'
L29	N27°41'37"E	43.36'
L30	N35°25'22"E	50.00'
L31	S59°31'58"E	80.73'
L32	S60°48'16"E	477.83'
L33	S20°56'08"E	162.37'
L34	S51°01'31"E	60.28'
L35	N73°43'26"E	413.78'
L36	S82°37'05"E	121.51'
L37	S73°25'18"E	218.85'
L38	N86°10'46"E	255.25'
L39	N77°42'08"E	131.34'
L40	N76°27'53"E	100.00'
L41	S22°19'40"E	611.91'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	22784.30'	0°23'01"	N31°37'21"E	152.55'	152.55'
C2	23072.30'	1°21'04"	N31°15'02"E	544.10'	544.12'
C3	3000.00'	8°47'33"	S17°55'54"E	459.92'	460.37'



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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

FEB. 16, 2024

SHEET 6 OF 6
JOB No.:30050-01

Date: Feb 16, 2024, 1:53pm User ID: draugh
File: N:\CIVIL\30050-01\30050-01_3A_SHEETS 2--6.dwg

**MINUTES OF MEETING
COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A**

December 12, 2025

The Board of Directors (“Board”) of Comal County Water Improvement District No. 3A (“District”) met in regular session, open to the public, on December 12, 2025, at Pape-Dawson Engineers, Inc., 1672 Independence Drive, Suite 102, New Braunfels, Texas 78132, outside the boundaries of the District, and the roll was called of the members of the Board:

<u>Board Member</u>	<u>Position</u>
Trevor Tast	President
Gerald Cook	Vice President
Tate Johnson	Secretary
Tom Jones	Asst. Secretary
Cesar Alvarado	Asst. Secretary

and all of the above were present, except for Director Alvarado, thus constituting a quorum.

The following individuals were identified as present in-person or by videoconference for all or part of the meeting: Jocelyn Perez and Hayden Fowlkes of Pape-Dawson Engineers, Inc.; BJ Jones, Nataliya Laypa, Michael Meek, Jim Vater, and Terry Ramirez of Southstar Communities, Inc., representing Southstar at Mayfair Developer, LLC; Chelsea O’Hare of L&S District Services, LLC; David Smalling of Robert W. Baird & Co.; and Nancy Carter, Grant Murphy, and Amy N. Love of The Muller Law Group, PLLC.

PUBLIC COMMENTS

Ms. Carter opened the meeting to public comments. There being no public comments, Ms. Carter closed the meeting to public comments.

MEETING MINUTES

The Board considered approving the meeting minutes of the November 7, 2025, regular Board meeting. Director Jones moved to approve the meeting minutes of the November 7, 2025, regular Board meeting as submitted. Director Tast seconded the motion, which passed unanimously.

BOOKKEEPER’S REPORT

Ms. O’Hare presented the bookkeeper’s report, a copy of which is attached, and reviewed the bills presented for payment. Following review and discussion, Director Tast moved to approve the bookkeeper’s report, including payment of the bills as presented. Director Jones seconded the motion, which passed unanimously.

TAX MATTERS

The Board reviewed a tax report provided by the Comal County Tax Office, a copy of which is attached. No Board action was necessary.

STREETSCAPING MATTERS

There was no discussion on this agenda item.

ENGINEER'S REPORT

Ms. Perez presented the engineer's report, a copy of which is attached. Following review and discussion and based on the engineer's recommendations, Director Tast moved to approve the engineer's report, including any recommended action items listed therein. Director Cook seconded the motion, which passed unanimously.

REPORT ON DEVELOPMENT

Mr. Jones reported on the status of development. No Board action was necessary.

REGIONAL FACILITIES MATTERS

There was no discussion on this agenda item.

ANNEXATION MATTERS

Ms. Carter discussed a proposed annexation of approximately 1.735 acres ("Tracts") of land into the District and presented a Petition for Addition of Certain Land from Kohlenberg Partners Retail, Ltd. and Southstar at Mayfair Kohlenberg, LLC, requesting the addition of Tracts into the District ("Petition"). Following review and discussion, Director Jones moved to accept the Petition, pending execution by all parties. Director Tast seconded the motion, which passed unanimously.

The Board tabled action related to the engineer's feasibility report.

Ms. Carter informed the Board that the District is required to submit a Petition for City Consent to the City of New Braunfels ("City Petition") with respect to the annexation. She then requested authorization for the Board president to execute the City Petition, pending receipt of the executed Petition. Following review and discussion, Director Jones moved to authorize the Board president to execute the City Petition following receipt of the Petition. Director Tast seconded the motion, which passed unanimously.

Director Johnson joined the Board meeting.

CITY OF NEW BRAUNFELS MATTERS

Mr. Jones provided an update on matters with the City of New Braunfels. No Board action was necessary.

2026 DIRECTORS ELECTION

Ms. Carter stated that the next Directors Election will be May 2, 2026, noting that Directors Cook and Jones are up for re-election.

Ms. Carter reviewed a Resolution Designating an Agent of the Secretary of the Board of Directors During the 2026 Directors Election Period. Following review and discussion, Director Jones moved to adopt a Resolution Designating an Agent of the Secretary of the Board During the 2026 Directors Election Period appointing Amy N. Love as the agent of the Secretary of the Board of Directors to perform the duties of the District's Directors Election, and authorize the agent to post the related notice as required. Director Cook seconded the motion, which was approved by unanimous vote.

Ms. Carter reported on requirements to file a Notice of Deadline to File Applications for Place on the Ballot for the 2026 Directors Election. Following discussion, Director Jones moved to authorize the Secretary's agent to post the notice as required. Director Cook seconded the motion, which was approved by unanimous vote.

NEXT BOARD MEETING

The Board concurred to hold the next regular Board meeting on January 9, 2026, at 11:00 a.m. at the Board's regular meeting place.

There being no further business to come before the Board, the meeting was adjourned.

Tate A. Johnson

Tate A. Johnson (Feb 2, 2026 15:09:21 CST)

Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

	Minutes
	<u>Page</u>
bookkeeper's report.....	1
tax report.....	1
engineer's report.....	2

Any documents referenced in these minutes and not attached herein are retained in the District's official records in accordance with the District's Record Management Program and are available upon request.

GENERAL OPERATING ACCOUNT - Plains Capital Bank

Ending Balance from last meeting	\$	306,108.29
Add in voided check #1162 written to Director Cook	+	204.09
Add in voided check #1165 written to Director Tast	+	204.09
<u>Receipts</u>		
Transfer from Road Capital Projects Fund, reimburse Series 2025 Road Bond expenses	+	41,804.58
<u>Withdrawals</u>		
United States Treasury, payroll taxes for previous meeting	-	270.46
Checks previously approved		
1155 - Comal Appraisal District, blank check for quarterly fees, holding		
Checks presented for signatures December 12, 2025		
1175 - Cesar Alvarado, director fee for 12/12/25 - \$221.00, less taxes	-	204.10
1176 - Gerald Cook, director fee for 12/12/25 - \$221.00, less taxes	-	204.09
1177 - Tate Johnson, director fee for 12/12/25 - \$221.00, less taxes	-	204.08
1178 - Thomas Jones, director fee for 12/12/25 - \$221.00, less taxes	-	204.10
1179 - Trevor Tast, director fee for 12/12/25 - \$221.00, less taxes	-	204.09
1180 - L & S District Services, LLC., services in connection with Series 2025 Road	-	1,200.00
1181 - Matthew Bradley, P.C., legal fees through November	-	3,000.00
1182 - McCall Gibson Swedlund Barefoot PLLC, developer reimbursement audit, Series 2025 Road	-	15,000.00
1183 - Off Cinco, website expenses	-	237.50
1184 - Pape-Dawson Engineers, engineering fees - \$4,095.00, bond application report - \$18,025.83	-	22,120.83
Total Disbursements	\$	42,849.25
Ending Balance at December 12, 2025	\$	305,471.80

ROAD CAPITAL PROJECTS FUND - Central Bank

Beginning Balance	\$	0.00
<u>Receipts</u>		
Sale of Series 2025 Road Bond	+	4,242,982.91
Interest earned on account	+	693.65
<u>Withdrawals</u>		
Wire to Texas Infrastructure Program, developer reimbursement, Series 2025 Road Bond	-	4,131,403.10
Transfer to General Operating, reimburse Series 2025 Road expenses	-	41,804.58
Total Disbursements		<u>4,173,207.68</u>
Ending Balance at December 12, 2025	\$	70,468.88

ROAD DEBT SERVICE FUND - Central Bank

Beginning Balance	\$	0.00
<u>Receipts</u>		
Sale of Series 2025 Road Bond, capitalized and accrued interest	+	356,991.32
Interest earned on account	+	<u>752.62</u>
Ending Balance at December 12, 2025	\$	357,743.94
Debt Service Payment due March 1, 2026 - \$72,059.22		

3:14 PM

Comal County WID 3A General Operating Fund
Profit & Loss Budget Performance
 November 2025

12/08/25

Accrual Basis

	Nov 25	Budget	Jul - Nov 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Other Revenues					
4320 · Maintenance Taxes	0.00	0.00	0.00	0.00	425,000.00
Total Other Revenues	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>425,000.00</u>
Total Income	0.00	0.00	0.00	0.00	425,000.00
Expense					
Other Expenses					
6310 · Director Fees	1,768.00	736.00	4,641.00	3,688.00	8,840.00
6314 · Payroll Taxes	135.23	58.00	355.04	301.00	707.00
6315 · Appraisal Fees	0.00	0.00	1,198.19	2,000.00	5,000.00
6320 · Legal Fees	3,405.98	20,000.00	22,052.10	100,000.00	240,000.00
6321 · Auditing Fees	0.00	0.00	8,500.00	9,500.00	9,500.00
6322 · Engineering Fees	0.00	8,333.00	12,222.63	41,669.00	100,000.00
6325 · Election Expense	0.00	0.00	0.00	0.00	4,000.00
6333 · Bookkeeping Fees	0.00	500.00	0.00	2,500.00	6,000.00
6338 · Legal Notices/Other Publication	0.00	0.00	0.00	0.00	1,000.00
6353 · Insurance	0.00	0.00	0.00	0.00	5,925.00
6354 · Travel Expense	0.00	41.00	0.00	213.00	500.00
6357 · Website Expenses	162.50	0.00	162.50	0.00	0.00
6359 · Other Expenses	0.00	8.00	0.00	44.00	100.00
Total Other Expenses	<u>5,471.71</u>	<u>29,676.00</u>	<u>49,131.46</u>	<u>159,915.00</u>	<u>381,572.00</u>
Total Expense	5,471.71	29,676.00	49,131.46	159,915.00	381,572.00
Net Ordinary Income	<u>-5,471.71</u>	<u>-29,676.00</u>	<u>-49,131.46</u>	<u>-159,915.00</u>	<u>43,428.00</u>
Net Income	<u><u>-5,471.71</u></u>	<u><u>-29,676.00</u></u>	<u><u>-49,131.46</u></u>	<u><u>-159,915.00</u></u>	<u><u>43,428.00</u></u>

**Comal County WID 3A
 Comparison of Engineer Approved Estimates
 with Actual Costs - Series 2025 Road Bonds
 December 12, 2025**


<u>CONSTRUCTION COSTS</u>	Engineer Approved Estimates	District Expenditure	Under/(Over)
<u>Developer contribution items:</u>			
Mayfair - Parcel E-8 Unit 1 - Paving	\$ 2,126,270.00	\$ 2,126,270.00	0.00
Mayfair - Parcel E-6 - Paving	1,532,052.00	1,532,052.00	0.00
Engineering	147,566.00	147,566.00	0.00
 <u>NON-CONSTRUCTION COSTS</u>			
Legal Fees	130,000.00	130,000.00	0.00
Fiscal Agent Fees	100,000.00	100,000.00	0.00
Bond Discount	150,000.00	150,000.00	0.00
Capitalized Interest	356,991.00	356,990.64	0.36
Developer Interest	364,272.00	325,515.00	38,757.00
Attorney General Fee	5,000.00	5,000.00	0.00
Bond Issuance Expenses	51,090.00	56,831.61	(5,741.61)
Contingency	36,759.00	0.00	36,759.00
TOTAL	\$ 5,000,000.00	\$ \$4,930,225.25	\$ \$69,774.75
 Proceeds from Bond Sale	 \$ 5,000,000.00		
Interest/Bank service charge	694.13		
Expenditures from Bond Sale Proceeds	<u>(4,930,225.25)</u>		
 Remaining funds from Series 2025 Road	 \$ 70,468.88		



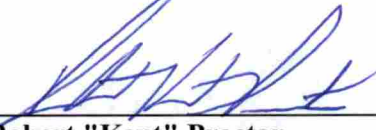
Report of Monthly Tax Collections
Stuart Hansmann Tax Assessor-Collector, Comal County

Remittance Advice To:	WCI3A
Collections for The Month Of	<u>November 2025</u>
Current Collections	\$ 19,237.90
Delinquent Collections	-
Penalty & Interest	-
Rendition	-
Total Collections For the Month	\$ 19,237.90
Less Total Advances	-
Previous Negative Balance	(3,637.55)
Remaining Balance	-
Net Paid This Remittance	\$ 15,600.35

I, Stuart Hansmann Tax Assessor-Collector, County of Comal, State of Texas, do solemnly swear the above statement of collections made by me during the month of November 2025 is true and correct.



Stuart Hansmann
Comal County Tax Assessor-Collector



Robert "Kent" Proctor
Accounting Manager

Comal County Tax Office

Distribution Summary Report

Deposit Date from 11/1/2025 to 11/30/2025 and Tax Units = 59 and Tax Year = 2025

Type	Gen Operating	Interest Sinking	Special 1	Total
WCI3A - (WCI3A) COMAL COUNTY WATER IMP				
Current				
Levy	19,237.90	0.00	0.00	19,237.90
Interest	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Current	19,237.90	0.00	0.00	19,237.90
Delinquent				
Levy	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
Delinquent	0.00	0.00	0.00	0.00
Distribution Total	19,237.90	0.00	0.00	19,237.90
Total All Tax Units	19,237.90	0.00	0.00	19,237.90

System Excluded Total:

System Cross-Check Total:

\$19,237.90

Comal County Tax Office

Printed: 12/10/2025 3:54:26PM

Page 1 of 1

Detail Collection Summary Report

Deposit Date from 11/1/2025 to 11/30/2025 and Tax Unit = 59 and Exclude Overpay Refunds = 0 and Tax Year = 2025

	Type	Gen Operating	Interest Sinking	Special 1	Total
WCI3A - (WCI3A) COMAL COUNTY WATER IMP					
Current					
Levy		19,237.90	0.00	0.00	19,237.90
Interest		0.00	0.00	0.00	0.00
Penalty		0.00	0.00	0.00	0.00
Collection Fees		0.00	0.00	0.00	0.00
Current Total:		19,237.90	0.00	0.00	19,237.90
Delinquent					
Levy		0.00	0.00	0.00	0.00
Interest		0.00	0.00	0.00	0.00
Penalty		0.00	0.00	0.00	0.00
Collection Fees		0.00	0.00	0.00	0.00
Delinquent Total:		0.00	0.00	0.00	0.00
Grand Total:		19,237.90	0.00	0.00	19,237.90
Grand Total For All Tax Units:		19,237.90	0.00	0.00	19,237.90

System Cross-Check Total: \$19,237.90

Comal County Tax Office

YEAR-TO-DATE SUMMARY PART A

Tax Year = 2025 and Month = 11/30/2025 and Tax Units = 59

CURRENT YEAR INFORMATION Start Financial Year 10/01/2025 12

WCI3A - (WCI3A) COMAL COUNTY WATER IMP

Start Value 80,096,101	Start Exemption 12,732,857	Start Taxable 67,363,244	Rate 0.950000	Calc Start Levy 639,950.82	Actual Start Levy 639,951.21	Start Frozen Loss 0.00	Start + Frozen 639,951.21
Adjusted Value 100,451,919	Adjusted Exemption 13,752,680	Adj Taxable 86,699,239	Rate 0.950000	Calc Adj Levy 823,642.77	Actual Current Levy 823,643.22	Adj Frozen Loss 0.00	Act Levy + Act Frozen 823,643.22
Start Value 80,096,101	Net Value Adj 20,355,818	Start Value + Net Value Adj 100,451,919		Actual Current Value 100,451,919		Other Loss 0.00	
Start Exemption 12,732,857	Net Exmp Adj 1,019,823	Start Exemp + Net Exmp Adj 13,752,680		Actual Current Exemption 13,752,680			

YEAR	START BALANCE	START REFUND DUE	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	YTD PENALTY	YTD INTEREST	YTD COL PEN	OVERPMT REFUND
2025	639,951.21	0.00	639,951.21	150,186.57	150,186.57	0.00	0.00	0.00	0.00
2024	1,206.70	0.00	1,206.70	0.00	0.00	20.83	8.68	30.48	0.00
TOTAL	641,157.91	0.00	641,157.91	150,186.57	150,186.57	20.83	8.68	30.48	0.00

Comal County Tax Office

YEAR-TO-DATE SUMMARY PART A

Tax Year = 2025 and Month = 11/30/2025 and Tax Units = 59

YEAR-TO-DATE SUMMARY / PART A / GRAND TOTAL

	START BALANCE	START REFUND DUE	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	YTD PENALTY	YTD INTEREST	YTD COL PEN	OVERPMT REFUND
Grand Total	\$641,157.91	\$0.00	\$641,157.91	\$150,186.57	\$150,186.57	\$20.83	\$8.68	\$30.48	\$0.00

YEAR-TO-DATE SUMMARY PART B

Tax Year = 2025 and Month = 11/30/2025 and Tax Units = 59

WCI3A - (WCI3A) COMAL COUNTY WATER IMP

CURRENT YEAR INFORMATION Start Financial Year 10/01/2025 12:

Start Value 80,096,101	Start Exemption 12,732,857	Start Taxable 67,363,244	Rate 0.950000	Calc Start Levy 639,950.82	Actual Start Levy 639,951.21	Start Frozen Loss 0.00	Start + Frozen 639,951.21
Adjusted Value 100,451,919	Adjusted Exemption 13,752,680	Adj Taxable 86,699,239	Rate 0.950000	Calc Adj Levy 823,642.77	Actual Current Levy 823,643.22	Adj Frozen Loss 0.00	Act Levy + Act Frozen 823,643.22
Start Value 80,096,101	Net Value Adj 20,355,818	Start Value + Net Value Adj 100,451,919		Actual Current Value 100,451,919		Other Loss 0.00	
Start Exmption 12,732,857	Net Exmp Adj 1,019,823	Start Exemp + Net Exmp Adj 13,752,680		Actual Current Exemption 13,752,680			

-----FOR INTERNAL USE ONLY-----

YEAR	YTD LEVY PAID	YTD REFUND PAID	YTD DISCOUNT	NET YTD LEVY PAID	CALC BALANCE AS OF 11/30/2025	PAYMENTS PENDING	REFUNDS PENDING	ACTUAL BALANCE AS OF 12/09/2025	DIFF
2025	19,237.90	0.00	0.00	19,237.90	770,899.88	42,906.26	0.00	761,499.06	0.00
2024	173.66	0.00	0.00	173.66	1,033.04	0.00	(278.92)	1,311.96	0.00
TOTAL	19,411.56	0.00	0.00	19,411.56	771,932.92	42,906.26	(278.92)	762,811.02	0.00

YEAR-TO-DATE SUMMARY PART B

Tax Year = 2025 and Month = 11/30/2025 and Tax Units = 59

YEAR -TO-DATE SUMMARY / PART B / GRAND TOTAL

	YTD LEVY PAID	YTD REFUND PAID	YTD DISCOUNT	NET YTD LEVY PAID	CALC BALANCE	PAYMENTS PENDING	REFUNDS PENDING	ACTUAL BALANCE	DIFF
GRAND TOTAL	\$19,411.56	\$0.00	\$0.00	\$19,411.56	\$771,932.92	\$42,906.26	(\$278.92)	\$762,811.02	\$0.00

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2025 and Month = 11/30/2025 and Tax Units = 59

WCI3A - (WCI3A) COMAL COUNTY WATER IMP

CURRENT YEAR INFORMATION **Start Financial Year 10/01/2025 12**

Start Value 80,096,101	Start Exemption 12,732,857	Start Taxable 67,363,244	Rate 0.950000	Calc Start Levy 639,950.82	Actual Start Levy 639,951.21	Start Frozen Loss 0.00	Start + Frozen 639,951.21
Adjusted Value 100,451,919	Adjusted Exemption 13,752,680	Adj Taxable 86,699,239	Rate 0.950000	Calc Adj Levy 823,642.77	Actual Current Levy 823,643.22	Adj Frozen Loss 0.00	Act Levy + Act Frozen 823,643.22
Start Value 80,096,101	Net Value Adj 20,355,818	Start Value + Net Value Adj 100,451,919		Actual Current Value 100,451,919	Other Loss 0.00		
Start Exemption 12,732,857	Net Exmp Adj 1,019,823	Start Exemp + Net Exmp Adj 13,752,680		Actual Current Exemption 13,752,680			

YEAR	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	NET MTD PAID	NET YTD PAID	CALC BALANCE AS OF 11/30/2025	REFUNDS DUE	COL %
2025	639,951.21	150,186.57	150,186.57	19,237.90	19,237.90	770,899.88	0.00	2.43
2024	1,206.70	0.00	0.00	0.00	173.66	1,033.04	(1,159.09)	14.39
TOTAL	641,157.91	150,186.57	150,186.57	19,237.90	19,411.56	771,932.92	(1,159.09)	

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2025 and Month = 11/30/2025 and Tax Units = 59

YEAR-TO-DATE SUMMARY / PART C / GRAND TOTAL


	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	NET MTD PAID	NET YTD PAID	CALC BALANCE	REFUNDS DUE	COL %
GRAND TOTAL	\$641,157.91	\$150,186.57	\$150,186.57	\$19,237.90	\$19,411.56	\$771,932.92	(\$1,159.09)	2.43




Report of Monthly Tax Collections
Kristen H. Hoyt Tax Assessor-Collector, Comal County

Remittance Advice To:	WCI3A
Collections for The Month Of	<u>October 2025</u>
Current Collections	\$ 173.66
Delinquent Collections	-
Penalty & Interest	29.51
Rendition	-
Total Collections For the Month	\$ 203.17
Less Total Advances	-
Previous Negative Balance	(3,840.72)
Remaining Balance	(3,637.55)
Net Paid This Remittance	\$ -

I, Kristen H. Hoyt Tax Assessor-Collector, County of Comal, State of Texas, do solemnly swear the above statement of collections made by me during the month of October 2025 is true and correct.



Kristen H. Hoyt
Comal County Tax Assessor-Collector



Robert "Kent" Proctor
Accounting Manager

Comal County Tax Office

Printed: 11/7/2025 11:13:59AM
 Detail Collection Summary Report

Page 1 of 1

Deposit Date from 10/1/2025 to 10/31/2025 and Tax Unit = 59 and Exclude Overpay Refunds = 0 and Tax Year = 2024

Type	Gen Operating	Interest	Sinking	Special 1	Total
WC13A - (WC13A) COMAL COUNTY WATER IMP					
Current					
Levy	173.66	0.00	0.00	0.00	173.66
Interest	8.68	0.00	0.00	0.00	8.68
Penalty	20.83	0.00	0.00	0.00	20.83
Collection Fees	30.48	0.00	0.00	0.00	30.48
Current Total:	233.65	0.00	0.00	0.00	233.65
Grand Total:	233.65	0.00	0.00	0.00	233.65
Grand Total For All Tax Units:	233.65	0.00	0.00	0.00	233.65

System Cross-Check Total: \$233.65

Distribution Summary Report

Deposit Date from 10/1/2025 to 10/31/2025 and Tax Units = 59 and Tax Year = 2024

Type	Gen Operating	Interest Sinking	Special 1	Total
WCI3A - (WCI3A) COMAL COUNTY WATER IMP				
Current				
Levy	173.66	0.00	0.00	173.66
Interest	8.68	0.00	0.00	8.68
Penalty	20.83	0.00	0.00	20.83
	203.17	0.00	0.00	203.17
Delinquent				
Levy	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00
Penalty	0.00	0.00	0.00	0.00
	0.00	0.00	0.00	0.00
Distribution Total				
	203.17	0.00	0.00	203.17
Total All Tax Units				
	203.17	0.00	0.00	203.17

System Excluded Total:

System Cross-Check Total:

\$203.17

Comal County Tax Office

Print Date: 11/7/2025 10:54:59AM

YEAR-TO-DATE SUMMARY PART A

Tax Year = 2025 and Month = 10/31/2025 and Tax Units = 59

CURRENT YEAR INFORMATION		Start Financial Year	10/01/2025	12	WCI3A - (WCI3A) COMAL COUNTY WATER IMP										
Start Value	Start Exemption	Start Taxable	Rate	Calc Start Levy	Actual Start Levy	Start Frozen Loss	Start + Frozen	Adjusted Value	Adj Exemption	Adj Taxable	Rate	Calc Adj Levy	Actual Current Levy	Adj Frozen Loss	Act Levy + Act Frozen
80,096,101	12,732,857	67,363,244	0.950000	639,950.82	639,951.21	0.00	639,951.21	100,451,919	16,862,515	83,589,404	0.950000	794,099.34	794,099.77	0.00	794,099.77
Net Value	Net Value Adj	Start Value + Net Value Adj	Other Loss	Actual Current Value	Actual Current Exemption	YTD INTEREST	YTD COL PEN	YTD PENALTY	NET YTD ADJ	NET MTD ADJ	NET START BALANCE	START REFUND DUE	START BALANCE	NET Exmp Adj	NET START BALANCE
80,096,101	20,355,818	100,451,919	0.00	100,451,919	16,862,515	0.00	0.00	0.00	0.00	0.00	639,951.21	0.00	639,951.21	4,129,658	639,951.21
12,732,857	4,129,658	16,862,515	0.00	16,862,515	16,862,515	0.00	0.00	0.00	0.00	0.00	1,206.70	0.00	1,206.70	16,862,515	1,206.70
TOTAL		641,157.91	0.00	641,157.91	641,157.91	8.68	30.48	20.83	0.00	0.00	641,157.91	0.00	641,157.91	8.68	30.48

Comal County Tax Office

Print Date: 11/7/2025 10:54:59AM

YEAR-TO-DATE SUMMARY PART A

Tax Year = 2025 and Month = 10/31/2025 and Tax Units = 59

YEAR-TO-DATE SUMMARY / PART A / GRAND TOTAL

	START BALANCE	START REFUND DUE	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	YTD PENALTY	YTD INTEREST	YTD COL PEN	OVERPMT REFUND
Grand Total	\$641,157.91	\$0.00	\$641,157.91	\$0.00	\$0.00	\$20.83	\$8.68	\$30.48	\$0.00

* = This year and prior years

YEAR-TO-DATE SUMMARY PART B

Tax Year = 2025 and Month = 10/31/2025 and Tax Units = 59

WCI3A - (WCI3A) COMAL COUNTY WATER IMP

CURRENT YEAR INFORMATION Start Financial Year 10/01/2025 12

Start Value	80,096,101	Start Exemption	12,732,857	Start Taxable	67,363,244	Rate	0.950000	Calc Start Levy	639,950.82	Actual Start Levy	639,951.21	Start Frozen Loss	0.00	Start + Frozen	639,951.21
Adjusted Value	100,451,919	Adjusted Exemption	16,862,515	Adj Taxable	83,589,404	Rate	0.950000	Calc Adj Levy	794,099.34	Actual Current Levy	794,099.77	Adj Frozen Loss	0.00	Act Levy + Act Frozen	794,099.77
Start Value	80,096,101	Net Value Adj	20,355,818	Start Value + Net Value Adj	100,451,919			Actual Current Value	100,451,919	Other Loss	0.00				

Start Exemption	12,732.857	Net Exmp Adj	4,129.658	Start Exemp + Net Exmp Adj	16,862.515	Actual Current Exemption	16,862.515
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YEAR	YTD LEVY PAID	YTD REFUND PAID	YTD DISCOUNT	NET YTD LEVY PAID	FOR INTERNAL USE ONLY-----			ACTUAL BALANCE	DIFF
					CALC BALANCE	PAYMENTS PENDING	REFUNDS PENDING		
2025	0.00	0.00	0.00	0.00	639,951.21	43.41	0.00	634,995.45	0.00
2024	173.66	0.00	0.00	173.66	1,033.04	0.00	0.00	1,033.04	0.00
TOTAL	173.66	0.00	0.00	173.66	640,984.25	43.41	0.00	636,028.49	0.00

YEAR-TO-DATE SUMMARY PART B

Tax Year = 2025 and Month = 10/31/2025 and Tax Units = 59

YEAR -TO-DATE SUMMARY / PART B / GRAND TOTAL

	YTD LEVY PAID	YTD REFUND PAID	YTD DISCOUNT	NET YTD LEVY PAID	CALC BALANCE	PAYMENTS PENDING	REFUNDS PENDING	ACTUAL BALANCE	DIFF
GRAND TOTAL	\$173.66	\$0.00	\$0.00	\$173.66	\$640,984.25	\$43.41	\$0.00	\$636,028.49	\$0.00

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2025 and Month = 10/31/2025 and Tax Units = 59

WCI3A - (WCI3A) COMAL COUNTY WATER IMP

CURRENT YEAR INFORMATION Start Financial Year 10/01/2025 12

Start Value	80,096,101	Start Exemption	12,732,857	Start Taxable	67,363,244	Rate	0.950000	Calc Start Levy	639,950.82	Actual Start Levy	639,951.21	Start Frozen Loss	0.00	Start + Frozen	639,951.21
Adjusted Value	100,451,919	Adjusted Exemption	16,862,515	Adj Taxable	83,589,404	Rate	0.950000	Calc Adj Levy	794,099.34	Actual Current Levy	794,099.77	Adj Frozen Loss	0.00	Act Levy + Act Frozen	794,099.77
Start Value	80,096,101	Net Value Adj	20,355,818	Start Value + Net Value Adj	100,451,919			Actual Current Value	100,451,919	Other Loss	0.00				

Start Exemption 12,732,857 Net Exmp Adj 4,129,658 Start Exemp + Net Exmp Adj 16,862,515 Actual Current Exemption 16,862,515

YEAR	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	NET MTD PAID	NET YTD PAID	CALC BALANCE	REFUNDS DUE	COL %
2025	639,951.21	0.00	0.00	0.00	0.00	639,951.21	0.00	0.00
2024	1,206.70	0.00	0.00	173.66	173.66	1,033.04	0.00	14.39
TOTAL	641,157.91	0.00	0.00	173.66	173.66	640,984.25	0.00	0.00

AS OF 10/31/2025

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2025 and Month = 10/31/2025 and Tax Units = 59

YEAR-TO-DATE SUMMARY / PART C / GRAND TOTAL

	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	NET MTD PAID	NET YTD PAID	CALC BALANCE	REFUNDS DUE	COL %
GRAND TOTAL	\$641,157.91	\$0.00	\$0.00	\$173.66	\$173.66	\$640,984.25	\$0.00	0.03

* = This year and prior years

Comal County Water Improvement District No. 3A

Board Meeting December 12, 2025 Engineer's Report

1. District Engineer Design Update
 - No Action Required
2. Construction Update
 - Parcel E-8 Unit 2 – construction completed, CoNB accepted
 - Parcel E-12 – construction completed, CoNB accepted
 - Parcel E-9N – construction in progress by CC Carlton (contracted with Ranch Road Mayfair)
 - North Ransom Commercial – construction in progress by Five Star Civil
 - South Ransom Commercial – construction in progress by Five Star Civil
 - Midtown Amenity Center – construction in progress by Five Star Civil
 - Mayfair Parcel E-5 E-24 – bids received
3. Request for Authorization for Design
 - No Action Required
4. Request for Approval of Plans and Specifications
 - No Action Required
5. Request for Authorization to Advertise for Bids
 - No Action Required
6. Request for Approval of Proposals
 - No Action Required
7. Request for Authorization for Construction Contracts
 - No action required
8. Request for Approval of Change Orders
 - No action required

Prepared by:


Jocelyn Perez, P.E.
Senior Vice President

12/8/2025
Date

Attachments

P:\300\50\02\Word\District Board Reports\251212 3A EngRep.docx

RESOLUTION NO. 20206-R

**A RESOLUTION OF THE CITY OF NEW BRAUNFELS,
TEXAS CONSENTING TO THE ADDITION OF A 1.735-
ACRE TRACT OF LAND TO THE COMAL COUNTY
WATER IMPROVEMENT DISTRICT NO. 3A (WID 3A).**

WHEREAS, the City of New Braunfels, Texas (the "City") has received a petition (**Exhibit "A"**) requesting the City's consent to the addition of land described in **Exhibit "B"** and delineated in **Exhibit "C"** attached hereto (the "Land") to the Comal County Water Improvement District No. 3A; and

State law provides that land within the City's Corporate limits or extraterritorial jurisdiction may not be included within a water control and improvement district without the City's written consent.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF NEW BRAUNFELS, TEXAS, THAT:**

Section 1. The City of New Braunfels, Texas hereby gives its written consent for Comal County Water Improvement District No. 3A to add the 1.735 acres of land described in **Exhibit "B"** and delineated in **Exhibit "C"**, attached to and incorporated into this order by reference.

Section 2. That the consent granted in this Resolution is subject to the conditions imposed by the City in granting its consent to the creation of the District under Resolution No. 2021-R-38.

Section 3. This Resolution shall become effective from and after the date of its passage.

PASSED, ADOPTED AND APPROVED THIS 22ND DAY OF JUNE, 2026

MICHAEL FRENCH, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

EXHIBIT "A"

PETITION FOR CONSENT TO ANNEX LAND INTO
COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A

STATE OF TEXAS

COUNTY OF COMAL

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF NEW
BRAUNFELS, TEXAS:

Comal County Water Improvement District No. 3A, Kohlenberg Partners Retail, Ltd., and Southstar at Mayfair Kohlenberg, LLC (collectively, "Petitioners"), acting pursuant to the provisions of Chapters 49, Texas Water Code, particularly Section 49.301 of that Code, together with all amendments and additions thereto, respectfully petition the City Council of the City of New Braunfels, Texas, ("City") for its written consent to the annexation by the District of the 1.735 acre tract of land described by metes and bounds in **Exhibit A** ("Land"), which is attached hereto and incorporated herein for all purposes. In support of this petition, the undersigned would show the following:

I.

The District is a water improvement district duly created under the laws of the State of Texas on February 9, 2024. The District was created and organized under the terms and provisions of House Bill 3941, 83rd Legislative Session, Regular Session 2013 Chapter 1122 (HB 3941), effective June 14, 2013, as codified in Chapter 8489 of the Texas Special District Local Laws Code, Article XVI, Section 59, of the Constitution of Texas, and is governed by the provisions of Chapters 49 and 54, Texas Water Code.

II.

The Petitioners holds fee simple title to the Land, as indicated by the certificate of ownership provided by the Appraisal District. Petitioner represents that there are no lienholders on the Land except Frost Bank.

III.

The Land is situated wholly within Comal County, Texas. All of the Land is within the extraterritorial jurisdiction (as such term is defined in Chapter 42, Texas Local Government Code, as amended) of the City of New Braunfels, Texas. No part of the Land is within the limits of any incorporated city, town, or village. All of the Land may properly be annexed into the District.

IV.

The general nature of the work to be done within the Land is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, a drainage and storm sewer system.

There is, for the following reasons, a necessity for the above-described work. The Land, which will be developed for commercial and/or residential purposes, is urban in nature, is within the growing

environs of the City, is in close proximity to populous and developed sections of Comal County, and within the immediate future will experience a substantial and sustained residential and commercial growth. There is not now available within the Land an adequate waterworks and sanitary sewer system nor an adequate drainage system, and it is not presently economically feasible for the Land to provide for such systems itself. Because the health and welfare of the present and future inhabitants of the Land and of lands adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system and a drainage and storm sewer system. A public necessity exists for the annexation of the Land into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system and such drainage and storm sewer system, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

V.

The undersigned estimate, from such information as they have at this time, that the cost of extending the District's facilities to serve the Land is \$64,900.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City give its written consent to the annexation of the Land into the District.

[EXECUTION PAGES FOLLOW]

AUTHORIZED FOR EXECUTION BY THE BOARD OF DIRECTORS on December 12, 2025, and executed on the date specified below.

Comal County Water Improvement District No. 3A,
a political subdivision of the State of Texas



By: [Signature]
Name: Trevor Tast
Title: President

STATE OF TEXAS

COUNTY OF COMAL

This instrument was acknowledged before me on APRIL 17, 2026, by Trevor Tast as President of the Board of Directors of Comal County Water Improvement District No. 3A, a political subdivision of the State of Texas, on behalf of said political subdivision.



[Signature]
Notary Public, State of Texas

EXECUTED on MARCH 31, 2026.

KOHLBERG PARTNERS RETAIL, LTD.
a Texas limited partnership

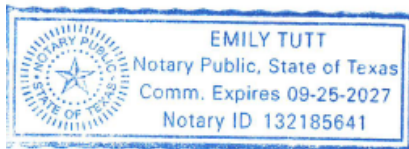
By: Kohlenberg Partners Group, Ltd.,
a Texas limited partnership,
its General Partner

By: Kohlenberg Partners GP, LLC
a Texas limited liability company,
its General Partner

By: 
Philip J. Pfeiffer, Jr. Manager

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on March 31, 2026, by Philip J. Pfeiffer, Jr., the Manager of Kohlenberg Partners GP, LLC, a Texas limited liability company, the General Partner of Kohlenberg Partners Group, Ltd., a Texas limited partnership, the General Partner of Kohlenberg Partners Retail, Ltd., a Texas limited partnership, on behalf of such entities.



(NOTARY SEAL)


Notary Public, State of Texas

EXECUTED on March 12, 2026

SOUTHSTAR AT MAYFAIR KOHLENBERG, LLC
a Texas limited liability company

By: _____

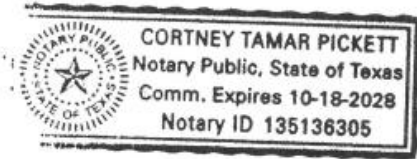
Name: Thad Rutherford

Title: President & CEO

STATE OF Texas

COUNTY OF Comal

This instrument was acknowledged before me on March 12, 2026 by Thad Rutherford, the CEO & President of Southstar at Mayfair Kohlenberg, LLC, a Texas limited liability company, on behalf of such company.



(NOTARY SEAL)

Cortney Tamar Pickett
Notary Public, State of Texas

Attachment

Exhibit A - Legal Description of the Land

EXHIBIT "B"

METES & BOUNDS DESCRIPTION

BEING A 1.735 (CALLED 1.736) ACRE TRACT OUT OF ANTONIO MARIA ESNAURIZAR SURVEY NO. 1, ABSTRACT NO. 98, COMAL COUNTY, TEXAS, BEING THE SAME TRACT CONVEYED IN AN AFFIDAVIT OF HEIRSHIP TO JOHN DENMAN SMITH RECORDED IN DOC. NO. 202406004786, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, at a found ½" iron rod, a point in the north right-of-way line of Kohlenberg Rd. (Variable width R.O.W.), an angle point of a tract conveyed in an "Rescission of Warranty Deed with Vendor's Lien" to Southstar at Mayfair Developer, LLC, recorded in Doc. No. 202206027253, Official Public Records of Comal County, Texas, the southeast corner of herein described tract and the **POINT OF BEGINNING**;

THENCE, N 44°20'56" W, a distance of 175.16 feet (N 44°12'00" W, 175.00 feet), with the said north right-of-way line of Kohlenberg Rd., to a ½" found iron rod, marking an angle point of said tract conveyed to Southstar at Mayfair Developer, LLC, the southwest corner of the herein described tract, from which a TxDOT Type I concrete monument found on said north right-of-way line bears, N 44°42'08" W, a distance of 399.84' (399.50'), for witness;

THENCE with the common line of said tract conveyed to Southstar at Mayfair Developer, LLC and the herein described tract, the following (3) courses and distances:

1. N 22°37'39" E, a distance of 331.98 feet (N 23°08'11" E, 332.44 feet), to a ½" found iron rod;
2. S 68°22'48" E, a distance of 242.03 feet (S 67°55'10" E, 242.18 feet), to a ½" found iron rod;
3. S 33°54'54" W, a distance of 412.73 feet (S 34°25'00" W, 412.30 feet), to the **POINT OF BEGINNING**, containing 1.735 acres more or less.

Basis of Bearing: Texas South Central Zone NAD 83

All set ½" iron rods capped with "Amerisurveyors" cap.


This metes & bounds description is accompanied by a plat map attached hereto and made a part hereof.

STATE OF TEXAS §

April 11, 2024

COUNTY OF HAYS §

It is hereby certified that the above description was prepared from an actual survey on the ground of the described tract made under my supervision.



Aaron Micah Reynolds,
Registered Professional Land Surveyor
Registration No. 6644



6/22/2026

Agenda Item No. A)

PRESENTER:

Garry Ford, Director of Transportation and Construction Services.

SUBJECT:

Discuss and consider the approval of a contract award to Randall Scott Architects, Inc. for the Feasibility Study & Site Assessment for a Combined Public Safety Training Center.

DEPARTMENT: Transportation and Construction Services

COUNCIL DISTRICTS IMPACTED: Citywide

BACKGROUND INFORMATION:

The City issued a Request for Qualifications on January 27, 2026, for qualified Architectural/Engineering firms to submit a Statement of Qualification to complete a Feasibility Study & Site Assessment for a combined Public Safety Training Center.

The Statement of Qualifications was due on February 18, 2026, and the city received 11 responses. After staff from Police, Fire, and Transportation and Construction Services completed the scoring, evaluation, and interviews, it was found that Randall Scott Architects, Inc., was the most qualified firm.

The Feasibility Study will identify short and long term training facility needs for both Police and Fire, create a conceptual facility design and estimate, and identify potential phasing options for the facility buildout. The Site Assessment will identify potential properties for the facility and evaluate the viability of those properties for development. Randall Scott Architects, Inc. submitted a fee proposal of \$150,000 to complete this feasibility and site assessment study.

ISSUE:

Continue an ongoing program of infrastructure, construction, and maintenance.

STRATEGIC PLAN REFERENCE:

- Economic Mobility Enhanced Connectivity Community Identity
- Organizational Excellence Community Well-Being N/A

FISCAL IMPACT:

Funding for the project described above has been identified in the FY 2026 Police Department Budget. Therefore, sufficient funds are available.

RECOMMENDATION:

Staff recommends approval of a contract award to Randall Scott Architects, Inc., for the feasibility study and site assessment for a combined Public Safety Training Center.

6/22/2026

Agenda Item No. B)

PRESENTER:

Garry Ford, Director of Transportation & Construction Services

SUBJECT:

Discuss and consider the approval of a resolution recommended by the New Braunfels Economic Development Corporation approving a project expenditure of up to \$405,000 to the City of New Braunfels for final design of Alamo Area Metropolitan Planning Organization Citywide Pedestrian Improvements Phase 2, pursuant to 505.152 of the Texas Local Government Code.

DEPARTMENT: Transportation & Construction Services

COUNCIL DISTRICTS IMPACTED: 1, 2, & 4

BACKGROUND INFORMATION:

The Alamo Area Metropolitan Planning Organization (AAMPO) Citywide Pedestrian Improvements Phase 2 Project will address sidewalk and shared-use path improvements, including gap completion, ADA-compliant crossings, intersection enhancements, pavement markings, and signage to improve connectivity and pedestrian safety for the following roadways:

- N. Grape Avenue
- N. Plum Avenue
- N. Peach Avenue
- Avery Parkway
- Hanz Drive

The Final Design contract is planned to be brought to Council for approval in July.

AAMPO has pledged \$4.2 million for 80% of the construction costs for the project, with an outstanding 20% construction cost match required in the future. Construction is expected to take place in 2028.

Section 505.152 of the Texas Local Government Code permits the New Braunfels Economic Development Corporation (NBEDC) to invest in expenditures related to open space improvements to roads and streets. The NBEDC held a public hearing on May 21, 2026, and approved this expenditure.

ISSUE:

Approval of a recommendation from the NBEDC to fund a project expenditure: final design of AAMPO Citywide Pedestrian Improvements Phase 2 - in an amount not to exceed \$405,000.

STRATEGIC PLAN REFERENCE:

- Economic Mobility Enhanced Connectivity Community Identity
- Organizational Excellence Community Well-Being N/A

FISCAL IMPACT:

The NBEDC has the available funding to support this project.

RECOMMENDATION:

Staff recommend approval of the project expenditure to fund the final design of AAMPO Citywide Pedestrian Improvements Phase 2

RESOLUTION 2026 – RXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS APPROVING A RECOMMENDATION OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION FOR A PROJECT EXPENDITURE OF UP TO \$405,000 TO THE CITY OF NEW BRAUNFELS FOR THE FINAL DESIGN OF AAMPO CITYWIDE PEDESTRIAN IMPROVEMENTS PHASE 2, PURSUANT TO SECTION 505.152 OF THE TEXAS LOCAL GOVERNMENT CODE.

WHEREAS, the New Braunfels Economic Development Corporation (NBEDC) met on February 19, 2026, and approved four strategic priority categories – workforce support, planning and infrastructure, placemaking/quality of life, and business recruitment and retention – to guide future project expenditures; and

WHEREAS, the Alamo Area Metropolitan Planning Organization (AAMPO) Citywide Pedestrian Phase 2 Improvement Project is identified as a planning an infrastructure project; and

WHEREAS, the NBEDC met on April 16, 2026, to consider a request from the City of New Braunfels to fund the final design of AAMPO Citywide Pedestrian Improvements Phase 2; and

WHEREAS, the proposed project will address sidewalk and shared-use path improvements such as gap completion, crossings that are compliant with the Americans with Disabilities Act, intersection enhancements, pavement markings, and signage to improve connectivity and pedestrian safety; and

WHEREAS, this project expenditure is authorized under 505.152 of the Texas Local Government Code; and

WHEREAS, the NBEDC held a public hearing on May 21, 2026, to request public comments about this project expenditure; and

WHEREAS, after discussing the item, the NBEDC voted to approve the expenditure in an amount up to \$405,000 to fund the final design of AAMPO Citywide Pedestrian Improvements Phase 2.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS:

SECTION 1: That the recommendation of the NBEDC to approve a project expenditure of \$405,000 to the City of New Braunfels for the final design of AAMPO Citywide Pedestrian Improvements Phase 2 is hereby approved.

SECTION 2: That a contract between the NBEDC and the City of New Braunfels will be executed to fulfill the terms and conditions of the project expenditure and the NBEDC President and Secretary are authorized to execute the document.

SECTION 3: That this resolution shall become effective from and after the date of its passage.

PASSED, ADOPTED, AND APPROVED this 22nd day of June, 2026.

CITY OF NEW BRAUNFELS

NAME, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

**CONTRACT BETWEEN
THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
AND THE CITY OF NEW BRAUNFELS**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL §

THIS CONTRACTUAL AGREEMENT (the "Agreement") is made and entered into by and between the New Braunfels Economic Development Corporation, a Non-Profit Corporation of the State of Texas, hereinafter called "EDC", acting by and through its duly authorized officers, and the City of New Braunfels, a Texas municipal corporation, hereinafter called "CITY," acting by and through its officers:

WITNESSETH:

I.

WHEREAS, Texas Local Government Code §501.054 provides the EDC with the powers of non-profit corporations incorporated under the Texas Non-Profit Corporation Act, as amended, and Section Seven of the Bylaws of the EDC allows for the President and Secretary of the EDC to execute any contract which the Board has approved and authorized to be executed; and

WHEREAS, on February 19, 2026 the EDC approved the four strategic priority categories - workforce support, planning and infrastructure, placemaking/quality of life, and business recruitment and retention - to guide future project expenditures; and

WHEREAS, the Alamo Area Metropolitan Planning Organization ("AAMPO") Citywide Pedestrian Phase 2 Improvement Project is identified as a planning and infrastructure project; and

WHEREAS, the AAMPO Citywide Pedestrian Improvement Phase 2 Project will address sidewalk and shared-use path improvements such as gap completion, crossings that are compliant with the Americans with Disabilities Act, intersection enhancements, pavement markings, and signage to improve connectivity and pedestrian safety (as detailed on Exhibit A); and

WHEREAS, the final design project expenditure was presented to the EDC at the February 19, 2026, and April 16, 2026 meetings.

II.

NOW THEREFORE, under the authority granted to the EDC by §505.152 of the Texas Local Government Code and upon the recommendation of the EDC which occurred on May 21, 2026, the City Council of New Braunfels on June 22, 2026 with Resolution XXXXX, approved the EDC's determination that an amount up to \$405,000 be allocated to the CITY for costs associated with the final design of AAMPO Citywide Pedestrian Improvements Phase 2. Said funds shall be provided by EDC to the City under the following conditions:

- (1) Up to \$405,000 of the funds shall be allocated from sales tax funds by the EDC to CITY to pay for the final design of AAMPO Citywide Pedestrian Improvements Phase 2 (as detailed on Exhibit A);
- (2) The total of \$405,000 of EDC funds shall be distributed to CITY within thirty (30) days after receiving an invoice;
- (3) CITY shall always comply with the ordinances of City of New Braunfels and the laws of the State of Texas; and
- (4) All funds received by CITY from EDC as herein provided shall be expended solely for the purposes stated herein.

III.

In the performance of this contract, CITY shall not discriminate against any person because of his/her race, color, religion, national origin, sex, disability or ancestry. Breach of this covenant may be regarded as a material breach of the contract causing its termination.

IV.

It is expressed and understood and agreed by both parties hereto that each acts independently of each other, and neither has the authority to bind the other or to hold out to a third party that it is the authority for the other. The parties hereto understand and agree that the City shall not be liable for any claims, which may be asserted by any third party occurring in connection with the performance of the EDC.

Nothing contained herein shall be deemed or construed by the parties hereto or by any

third party as creating the relationship of employer-employee, principal agent, joint ventures or any other similar such relationships, between the parties hereto.

V.

Employment of Undocumented Workers. During the term of this Agreement, CITY agrees not to knowingly employ an undocumented worker and if convicted of a violation of 8 U.S.C. Sec. 1324a(f), the CITY shall repay the amount of the Grant and any other funds received by the CITY from the EDC as of the date of such violation within sixty (60) days after the date the CITY is notified by the EDC of such violation, plus interest at the rate periodically announced by the Wall Street Journal as the prime or base commercial rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by the EDC) as its prime or base commercial lending rate, from the date of such notice until paid.

VI.

All communications between EDC and CITY shall be addressed to the President of the New Braunfels Economic Development Corporation, c/o City of New Braunfels, 550 Landa Street, New Braunfels, Texas 78130 with a copy being sent to the President of the EDC at his/her residential or business address. Any communication to the CITY shall be addressed to the City Manager, 550 Landa Street, New Braunfels, Texas 78130.

VII.

It is understood and agreed that in the event any provision of this contract is inconsistent with requirements of law, the requirements of law will control and the parties shall revert to their respective positions, which would otherwise be enjoyed or occupied by the respective parties for the terms of this contract.

VIII.

The foregoing instrument in writing between the parties herein, constitutes the entire agreement between the parties relative to the funds made the basis hereof, and any other written or oral agreement with the EDC being expressly waived by CITY.

IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate originals

on this ____ day of _____, 2026.

CITY OF NEW BRAUNFELS
ECONOMIC DEVELOPMENT CORPORATION

Shane Hines, *President*

Larry Hammonds, *Secretary*

CITY OF NEW BRAUNFELS

Robert Camareno, *City Manager*

ATTEST:

Gayle Wilkinson, *City Secretary*

APPROVED AS TO FORM:

NAME, *City Attorney*

EXHIBIT A

AAMPO Citywide Pedestrian – Phase 2



Project Scope

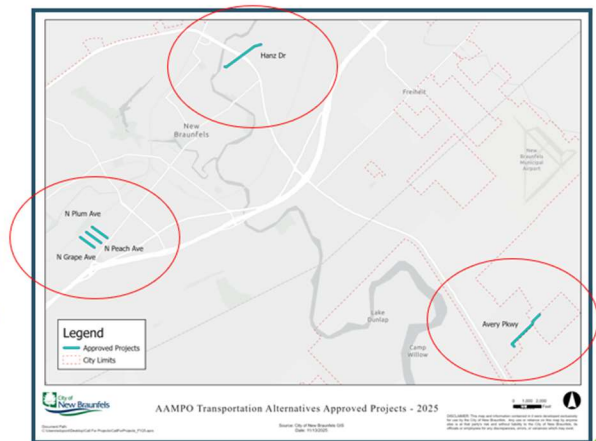
- Sidewalk and shared-use path improvements to include: gap completion, ADA-compliant crossings, intersection enhancements, pavement markings, and signage to improve connectivity and pedestrian safety.

Funding

- \$405,000: Final Design
- \$4,271,000: 80% Construction - AAMPO
- \$1,115,000: 20% Construction - *NBEDC (future)*

Schedule

- Final design contract award: May 2026
- Construction Let Date: 2028
- Secure funding for 20% construction match



Specific Locations for Pedestrian Improvements Above

1. N. Peach, N. Plum, and N. Grape Avenues
2. Avery Parkway
3. Hanz Drive

6/22/2026

Agenda Item No. C)

PRESENTER:

Garry Ford, Director of Transportation & Construction Services

SUBJECT:

Discuss and consider the approval of a resolution recommended by the New Braunfels Economic Development Corporation approving a project expenditure of up to \$700,000 to the City of New Braunfels for the construction of Alamo Area Metropolitan Planning Organization Citywide Pedestrian Improvements Phase 1, pursuant to 505.152 of the Texas Local Government Code.

DEPARTMENT: Transportation & Construction Services

COUNCIL DISTRICTS IMPACTED: 3, 5, & 6

BACKGROUND INFORMATION:

The Alamo Area Metropolitan Planning Organization (AAMPO) Citywide Pedestrian Improvements Phase 1 Project will increase pedestrian connectivity by completing sidewalk gaps and addressing ADA concerns for the following roadways:

- Alves Lane & Brook Avenue
- Christus Santa Rosa Area
- Hinman Island Drive
- County Line Road & FM725
- Oak Run Parkway

The New Braunfels Economic Development Corporation (NBEDC) funded the final design for the project, which began in 2023. The project expenditure under consideration on this item will provide construction match funding for the construction of all five segments of the AAMPO Citywide Pedestrian Improvements Phase 1 project.

The opinion of probable construction cost for the project is \$1,744,000. AAMPO has committed 80% of the construction funding for the project, with the City responsible for the remaining 20% of construction funding and any construction cost overruns. This funding request of \$700,000 includes the City's 20% match of the construction funding, construction contingency, and construction administration services.

The project is currently advertised for bid, with bids due in late June. Staff expects to award the construction contract and construction administration contract in August.

Section 505.152 of the Texas Local Government Code permits the NBEDC to invest in expenditures related to open space improvements to roads and streets. The NBEDC has previously supported project expenditures for pedestrian improvements, such as those constructed and completed recently on Common Street and Union Avenue. The NBEDC held a public hearing on May 21, 2026, and approved this expenditure.

ISSUE:

Approval of a recommendation from the NBEDC to fund a project expenditure: construction of AAMPO Citywide Pedestrian Improvements Phase 2, in an amount not to exceed \$700,000.

STRATEGIC PLAN REFERENCE:

- Economic Mobility Enhanced Connectivity Community Identity
 Organizational Excellence Community Well-Being N/A

FISCAL IMPACT:

The NBEDC has the available funding to support this project.

RECOMMENDATION:

Staff recommend approval of the project expenditure to fund the construction match of AAMPO Citywide Pedestrian Improvements Phase 1.

RESOLUTION 2026 – RXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS APPROVING A RECOMMENDATION OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION FOR A PROJECT EXPENDITURE OF UP TO \$700,000 TO THE CITY OF NEW BRAUNFELS FOR THE CONSTRUCTION OF AAMPO CITYWIDE PEDESTRIAN IMPROVEMENTS PHASE 1, PURSUANT TO SECTION 505.152 OF THE TEXAS LOCAL GOVERNMENT CODE.

WHEREAS, the New Braunfels Economic Development Corporation (NBEDC) met on February 19, 2026 and approved four strategic priority categories – workforce support, planning and infrastructure, placemaking/quality of life, and business recruitment and retention – to guide future project expenditures; and

WHEREAS, the Alamo Area Metropolitan Planning Organization (AAMPO) Citywide Pedestrian Phase 1 Improvement Project is identified as a planning an infrastructure project; and

WHEREAS, the NBEDC met on April 16, 2026, to consider a request from the City of New Braunfels to fund the construction match of AAMPO Citywide Pedestrian Improvements Phase 1; and

WHEREAS, the proposed project will increase pedestrian connectivity by completing sidewalk gaps and addressing ADA concerns at Alves Lane & Brook Avenue, Christus Santa Rosa area, Hinman Island Drive, County Line Road & FM725, and Oak Run Parkway; and

WHEREAS, the NBEDC previously funded the final design for this project on April 20, 2023; and

WHEREAS, AAMPO plans to cover 80% of the construction costs and 20% remains for the construction match funding requirement; and

WHEREAS, this project expenditure is authorized under 505.152 of the Texas Local Government Code; and

WHEREAS, the NBEDC held a public hearing on May 21, 2026, to request public comments about this project expenditure; and

WHEREAS, after discussing the item, the NBEDC voted to approve the expenditure in an amount up to \$700,000 to fund the construction match of AAMPO Citywide Pedestrian Improvements Phase 1.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS:

SECTION 1: That the recommendation of the NBEDC to approve a project expenditure of \$700,000 to the City of New Braunfels for the construction match of AAMPO Citywide Pedestrian Improvements Phase 1 is hereby approved.

SECTION 2: That a contract between the NBEDC and the City of New Braunfels will be

executed to fulfill the terms and conditions of the project expenditure and the NBEDC President and Secretary are authorized to execute the document.

SECTION 3: That this resolution shall become effective from and after the date of its passage.

PASSED, ADOPTED, AND APPROVED this 22nd day of June, 2026.

CITY OF NEW BRAUNFELS

NAME, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

**CONTRACT BETWEEN
THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION
AND THE CITY OF NEW BRAUNFELS**

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF COMAL §

THIS CONTRACTUAL AGREEMENT (the "Agreement") is made and entered into by and between the New Braunfels Economic Development Corporation, a Non-Profit Corporation of the State of Texas, hereinafter called "EDC", acting by and through its duly authorized officers, and the City of New Braunfels, a Texas municipal corporation, hereinafter called "CITY," acting by and through its officers:

W I T N E S S E T H:

I.

WHEREAS, Texas Local Government Code §501.054 provides the EDC with the powers of non-profit corporations incorporated under the Texas Non-Profit Corporation Act, as amended, and Section Seven of the Bylaws of the EDC allows for the President and Secretary of the EDC to execute any contract which the Board has approved and authorized to be executed; and

WHEREAS, on February 19, 2026, the EDC approved the four strategic priority categories - workforce support, planning and infrastructure, placemaking/quality of life, and business recruitment and retention - to guide future project expenditures; and

WHEREAS, the Alamo Area Metropolitan Planning Organization ("AAMPO") Citywide Pedestrian Improvement Phase 1 Project is identified as a planning and infrastructure project; and

WHEREAS, the AAMPO Citywide Pedestrian Improvement Phase 1 Project will increase pedestrian connectivity by completing sidewalk gaps and addressing concerns related to the Americans with Disabilities Act in five locations throughout the city (as detailed on Exhibit A); and

WHEREAS, the EDC previously funded the final design for this project on April 20, 2023;
and

WHEREAS, AAMPO plans to cover 80% of the construction costs and 20% remains for
the construction match funding requirement; and

WHEREAS, the construction match was presented to the EDC at the February 19, 2026,
and April 16, 2026 meetings.

II.

NOW THEREFORE, under the authority granted to the EDC by §505.152 of the Texas
Local Government Code and upon the recommendation of the EDC which occurred on May 21,
2026, the City Council of New Braunfels on June 22, 2026 with Resolution XXXXX, approved the
EDC's determination that an amount up to \$700,000 be allocated to the CITY for costs
associated with the construction match of AAMPO Citywide Pedestrian Improvements
Phase 1. Said funds shall be provided by EDC to the City under the following conditions:

- (1) Up to \$700,000 of the funds shall be allocated from sales tax funds by the EDC to
CITY to pay for the construction match of AAMPO Citywide Pedestrian
Improvements Phase 1 (as detailed on Exhibit A);
- (2) The total of \$700,000 of EDC funds shall be distributed to CITY within thirty (30)
days after receiving an invoice;
- (3) CITY shall always comply with the ordinances of City of New Braunfels and the
laws of the State of Texas; and
- (4) All funds received by CITY from EDC as herein provided shall be expended solely
for the purposes stated herein.

III.

In the performance of this contract, CITY shall not discriminate against any person
because of his/her race, color, religion, national origin, sex, disability or ancestry. Breach of this
covenant may be regarded as a material breach of the contract causing its termination.

IV.

It is expressed and understood and agreed by both parties hereto that each acts independently of each other, and neither has the authority to bind the other or to hold out to a third party that it is the authority for the other. The parties hereto understand and agree that the City shall not be liable for any claims, which may be asserted by any third party occurring in connection with the performance of the EDC.

Nothing contained herein shall be deemed or construed by the parties hereto or by any third party as creating the relationship of employer-employee, principal agent, joint ventures or any other similar such relationships, between the parties hereto.

V.

Employment of Undocumented Workers. During the term of this Agreement, CITY agrees not to knowingly employ an undocumented worker and if convicted of a violation of 8 U.S.C. Sec. 1324a(f), the CITY shall repay the amount of the Grant and any other funds received by the CITY from the EDC as of the date of such violation within sixty (60) days after the date the CITY is notified by the EDC of such violation, plus interest at the rate periodically announced by the Wall Street Journal as the prime or base commercial rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by the EDC) as its prime or base commercial lending rate, from the date of such notice until paid.

VI.

All communications between EDC and CITY shall be addressed to the President of the New Braunfels Economic Development Corporation, c/o City of New Braunfels, 550 Landa Street, New Braunfels, Texas 78130 with a copy being sent to the President of the EDC at his/her residential or business address. Any communication to the CITY shall be addressed to the City Manager, 550 Landa Street, New Braunfels, Texas 78130.

VII.

It is understood and agreed that in the event any provision of this contract is inconsistent with requirements of law, the requirements of law will control and the parties shall revert to their respective positions, which would otherwise be enjoyed or occupied by the respective parties for the terms of this contract.

VIII.

The foregoing instrument in writing between the parties herein, constitutes the entire agreement between the parties relative to the funds made the basis hereof, and any other written or oral agreement with the EDC being expressly waived by CITY.

IN WITNESS WHEREOF, the parties hereto execute this agreement in duplicate originals on this ____ day of _____, 2026.

CITY OF NEW BRAUNFELS
ECONOMIC DEVELOPMENT CORPORATION

Shane Hines, *President*

Larry Hammonds, *Secretary*

CITY OF NEW BRAUNFELS

Robert Camareno, *City Manager*

ATTEST:

Gayle Wilkinson, *City Secretary*

APPROVED AS TO FORM:

NAME, *City Attorney*

EXHIBIT A

AAMPO Citywide Pedestrian – Phase 1



▲ Project Scope

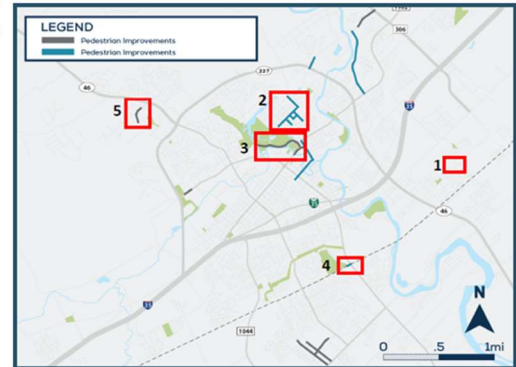
- Increase pedestrian connectivity by completing sidewalk gaps and addressing ADA concerns in 5 locations.

▲ Funding

- \$250,000: Final Design - NBEDC
- \$1,391,864: 80% Construction – AAMPO
- \$525,000: 20% Construction & Contingency
- \$170,000: Construction Administration

▲ Schedule

- Construction Let Date: June 2026
- Secure funding for 20% construction match: May 2026



61

Specific Locations for Pedestrian Improvements Above

1. Alves Lane & Brook Avenue
2. Christus Santa Rosa Area
3. Hinman Island Drive
4. County Line Road & FM725
5. Oak Run Parkway



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

6/22/2026

Agenda Item No. A)
