



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



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

MONDAY, JUNE 23, 2025 at 6:00 PM

Neal Linnartz, Mayor
Toni L. Carter, Councilmember (District 1)
Michael Capizzi, Councilmember (District 2)
D. Lee Edwards, Councilmember (District 3)

Lawrence Spradley, Mayor Pro Tem (District 4)
Mary Ann Labowski, Councilmember (District 5)
April Ryan, Councilmember (District 6)
Robert Camareno, City Manager

AGENDA AMENDED 06-20-2025

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: COUNCILMEMBER EDWARDS

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PRESENTATIONS:

- A) Recognition of Jonathan Matocha's retirement. [25-707](#)
Greg Malatek, Public Works Director
- B) Texas Municipal Clerks Achievement of Excellence Award. [25-765](#)
Gayle Wilkinson, City Secretary

CITIZENS COMMUNICATIONS

This time is for citizens to address the City Council on issues and items of concerns 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 9, 2025 city council regular and [25-770](#) executive session and the June 16, 2025 special meeting minutes.
Natalie Baker, Assistant City Secretary
- B) Approval of the City Manager's appointment of Horacio [25-505](#) Lucero to the Civil Service Commission for an unexpired term ending 11-30-2025.
Gayle Wilkinson, City Secretary
- C) Approval of the Mayoral appointment for Timothy Dean [25-728](#) Word, III to the Transportation and Traffic Advisory Board for an unexpired At-Large position ending 05-31-2026.
Gayle Wilkinson, City Secretary
- D) Approval of a Professional Services Agreement with [25-769](#) Kimley Horn & Associates, Inc. for the development of the City of New Braunfels Bicycle and Pedestrian Network Plan.
Garry Ford, Transportation and Capital Improvements Director
- E) Approval of the Roadway Impact Fee Report for October [25-705](#) 1, 2024 to March 31, 2025.
Scott McClelland, Assistant Transportation and Capital Improvements Director
- F) Approval of a contract amendment with Norris Design for [25-713](#)

additional services for the Zipp Family Sports Park.

Scott McClelland, Assistant Transportation and Capital Improvements Director

- G) Approval for a sewer connection fee on the Zipp Family Sports Park to Guadalupe-Blanco River Authority. [25-748](#)

Scott McClelland, Assistant Transportation and Capital Improvements Director

- H) Approval of a contract with American Fence Company for the construction of the New Braunfels National Airport Perimeter Security Fence project and authority for the City Manager to approve changes up to the contingency. [25-772](#)

Scott McClelland, Assistant Transportation and Capital Improvements Director

- I) Approval of Service Agreements with Auto Xtras Inc, Farrwest Specialty Vehicles, Industrial Communications and Kevin H Lawlor. [25-774](#)

Julie Gohlke, Assistant Purchasing Manager

- J) Approval of the City of New Braunfels FY 2025 Second Quarter Investment Report. [25-775](#)

Carren Ridge - Accounting and Treasury Manager

Resolutions

- K) Approval of a resolution supporting the submission of projects to the U.S. Department of Transportation's Safe Streets and Roads for All grant program. [25-692](#)

Garry Ford, Transportation and Capital Improvements Director

- L) Approval of a resolution of the City Council of the City of New Braunfels, Texas, approving a Meet and Confer Agreement between the City and the New Braunfels Police Officers' Association (NBPOA), and providing an effective date. [25-766](#)

Becca Miears, Director of Human Resources

- M) Approval of a resolution giving consent to the issuance of Contract Revenue Bonds by Comal County Master Water Improvement District (Veramendi), Unlimited Tax Road Bonds by Comal County Water Improvement District No. 1A, Unlimited Tax Bonds by Comal County Water Improvement District No. 1D and Unlimited Tax Road Bonds by Comal County Water Improvement District No. 1F. [25-784](#)

Jeff Jewell, Economic and Community Development Director

Ordinances

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

- N) Approval of the first reading of an ordinance amending [25-564](#) the New Braunfels Code of Ordinances, Appendix D, Fee Schedule, by adding an Extraterritorial Jurisdiction (ETJ) Release Petition filing fee.

Christopher J. Looney, AICP, Planning and Development Services Director

- O) Approval of the second and final reading of an ordinance [25-768](#) establishing the number of positions in each classification in the New Braunfels Fire Department pursuant to Local Government Code, Chapter 143.

Becca Mears, Director of Human Resources

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) Public hearing and first reading of an ordinance to [25-759](#) rezone approximately 4 acres out of the J M Veramendi Survey, Abstract 2, from R-2 AH (Single-Family and Two-Family District with Airport Hazard Overlay) to C-4A AH (Resort Commercial District with Airport Hazard Overlay), currently addressed at 1251 Ervendberg Avenue.

Christopher J. Looney, AICP Planning and Development Services Director

- B) Public hearing and first reading of an ordinance to add a [25-741](#) local historic landmark designation and rezone approximately 0.21 acres of Lot 5, New City Block 3019 from R-2 HD (Single Family and Two-Family District with a Historic District overlay) to R-2 HD HL (Single Family and Two-Family District with Historic District and Historic Landmark overlays), currently addressed at 648 West Mill Street. (HST25-134)

Katie Totman, Historic Preservation Officer

- C) Public hearing and first reading of an ordinance [25-754](#) regarding proposed amendments to the City's Code of Ordinances: Chapter 144, regarding sidewalk requirements.

Christopher J. Looney, AICP, Planning and Development Services Director

- D) Public hearing and first reading of an ordinance to [25-758](#) rezone approximately 5 acres out of the John Thompson Survey 21, Abstract 608, from C-3 (Commercial District) and APD (Agricultural/Pre-Development District) to C-1B (General Business District), currently addressed at 4001 IH 35 S.

Christopher J. Looney, AICP Planning and Development Services Director

- E) Discuss and consider the second and final reading of an [25-675](#) Ordinance Amending Chapter 130, Article III, Sections 130-56, 130-57, and 130-58, Code of Ordinances of the City of New Braunfels, Texas Adjusting Electric Rates and Charges for Fiscal Year 2026; Providing for Adjustments of Electric Rates and Charges for Fiscal Year 2027; Resolving Other Matters Incident and Related Hereto; Repealing All Other Ordinances and Parts of Ordinances in Conflict Herewith; Containing a Savings Clause; and Providing an Effective Date.

Ryan Kelso, New Braunfels Utilities Chief Executive Officer

- F) Discuss and consider the second and final reading of an [25-676](#) Ordinance Amending Chapter 130, Article IV, Section 130-167, Code Of Ordinances of the City of New Braunfels, Texas Adjusting Water Rates and Charges for Fiscal Year 2026; Providing for Adjustments of Water Rates and Charges for Fiscal Year 2027; Resolving Other Matters Incident and Related Thereto; Repealing All Other Ordinances and Parts of Ordinances in Conflict Herewith; Containing a Savings Clause; and Providing an Effective Date.

Ryan Kelso, New Braunfels Utilities Chief Executive Officer

- G) Discuss and consider the second and final reading of an [25-677](#) Ordinance Amending Chapter 130, Article V, Section 130-257, Code of Ordinances of the City of New Braunfels, Texas Adjusting Sewer Rates and Charges for Fiscal Year 2026; Providing for Adjustments of Sewer Rates and Charges for Fiscal Year 2027; Resolving Other Matters Incident and Related Thereto; Repealing All Other Ordinances and Parts of Ordinances in Conflict

Herewith; Containing a Savings Clause; and Providing
an Effective Date.

Ryan Kelso, New Braunfels Utilities Chief Executive Officer

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.**

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.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

6/23/2025

Agenda Item No. A)

PRESENTER:

Greg Malatek, Public Works Director

SUBJECT:

Recognition of Jonathan Matocha's retirement.

6/23/2025

Agenda Item No. B)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Texas Municipal Clerks Achievement of Excellence Award for 2025 - 2006.

DEPARTMENT: City Secretary

BACKGROUND INFORMATION:

The Achievement of Excellence Award program recognizes the statutory requirements and demands for the effective and efficient management of resources for proper governance by the municipal clerk's offices throughout the state for compliance with federal, state, and local statutes that govern standards necessary to fulfill the duties and responsibilities of the office. A city secretaries office must have met 9 of the 12 standards listed below to be eligible for the Excellence Award; This year we met 11 out of 12 standards.

- **Records Management**
- **Professional Development/Certifications**
- **Government Transparency**
- **Elections**
- **Awards/Recognition**
- **Public Information Act**
- **Open Meetings Act**
- **Boards/Commissions**
- **Municipal Clerk Office Polies/Procedures**
- **Other Areas of Responsibility**
- **Innovation/Stream Line Projects**
- **Departmental Training**

6/23/2025

Agenda Item No. A)

PRESENTER:

Natalie Baker, Assistant City Secretary

SUBJECT:

Approval of the June 9, 2025 city council regular and executive session and the June 16, 2025 special meeting minutes.

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL - EXECUTIVE SESSION
REGULAR MEETING OF MONDAY, JUNE 9, 2025**

CALL TO ORDER

Mayor Linnartz called the meeting to order at 5:00 p.m.

CALL OF ROLL: CITY SECRETARY

Councilmember Carter arrived at 5:08 p.m.

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

Absent 1 - Councilmember Mary Ann Labowski

1. EXECUTIVE SESSIONS

In accordance with the Open Meetings Act, Texas Government Code, Ch. 551, the City Council may convene in a closed session to discuss any of the items listed below. Any final action or vote on any executive session item will be taken in open session.

- A) Deliberate pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, including but not limited to:
- City of New Braunfels v. Stoddard Construction Management, Inc. and Swiss Re Corporate Solutions America Insurance Corp.; C2024-1777D

Mayor Linnartz read the aforementioned executive session item.

Mayor Linnartz adjourned into closed session at 5:02 p.m.

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

Mayor Linnartz reconvened into open session at 5:57 p.m.

No action was taken at this time.

ADJOURNMENT

Mayor Linnartz adjourned at 5:57 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY

**DRAFT - MINUTES
OF THE NEW BRAUNFELS CITY COUNCIL
REGULAR MEETING OF MONDAY, JUNE 9, 2025**

CALL TO ORDER

Mayor Linnartz called the meeting to order at 6:00 p.m.

CALL OF ROLL: CITY SECRETARY

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

Absent: 1 - Councilmember Mary Ann Labowski

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

INVOCATION: COUNCILMEMBER CARTER

Councilmember Carter 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) Tourette Syndrome Awareness Day

Mayor Linnartz read the aforementioned proclamation.

Members from the Tourette Syndrome Texas Support Group of New Braunfels accepted the proclamation.

B) Juneteenth

Mayor Linnartz read the aforementioned proclamation.

George Green accepted the proclamation and addressed council.

C) Make Music Day

Mayor Linnartz read the aforementioned proclamation

Members from the New Braunfels CVB accepted the proclamation and addressed council.

CITIZENS COMMUNICATIONS

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The following individuals spoke at this time: Julie King, Hal Wolff, Phyllis Kyle, Joeylynn Mesaros, Michael Murphy, Richard Kelsheimer, Wayne Rudolph, Jim Holster

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 27, 2025 regular City Council meeting minutes.
- B) Approval of the Mayoral appointments of John Malik, Mark St. John, and Scott Morehouse to the three (3) City Resident seats with terms ending May 31, 2027, for the Reinvestment Zone No. 1 (TIRZ).
- C) Approval of district 2 Councilmember's appointment of Kyle Swaner to the Ethics Commission with a term ending May 31, 2028.
- D) Approval to renew the following annual contracts, as allowed for by their contract language and in accordance with City Charter Section 9.17: Southwest Tx Regional Advisory Council (STRAC), Diamond R, Stripe it Up, Roadway Striping Inc, Cartegraph-OpenGov, Crowe, LLP and Tyler Technologies.
- E) Approval to authorize the City Manager to execute an Interlocal Agreement with the City of Brownsville.
- F) Approval of a purchase with NextGen Security for video surveillance

and access control systems including installation at Mission Hill Park Phase 2 and authorization for the City Manager to execute any change orders up to the contingency amount.

- G) Approval of 2 year term limits for four Board of Adjustment (BOA) recently appointed members to the (2) At Large and (2) Alternate seats, with terms ending 05-31-2027.
- H) Approval of project expenditures to New Braunfels Utilities (NBU) for water and wastewater impact and connection fees for Mission Hill Park Phase 2.
- I) Approval of a contract with Sullivan Contracting Services for the installation of handrails and driveway modifications on McQueeney Road.
- J) Approval of the first amendment to the Weltner Farms Development Agreement with SDC Development, LLC, for improvements on Weltner Road and associated offsets and credits against roadway impact fees.

Resolutions

- K) Approval a resolution supporting the City of New Braunfels' application to the Texas Department of Transportation's 2025 Transportation Alternatives Set-Aside (TA) call for projects.

Ordinances

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

- L) Approval of the second and final reading of an ordinance to amend Section 126-346 of the Code of Ordinances of the City of New Braunfels to revise no parking zones on Butcher Street.
- M) Approval of the second and final reading of an ordinance to rezone approximately 7 acres out of the J M Veramendi Survey, Abstract 2, from R-2 (Single-Family and Two-Family District), R-2 SUP (Single-Family and Two-Family District with an SUP to allow Commercial Uses), and C-1B (General Business District) to C-1B (General Business District), currently addressed at 2944 and 2956 Loop 337.
- N) Approval of the second and final reading of an ordinance to rezone approximately 0.1 acres out of the Church of Christ Subdivision, Block 1, Lot 1, and the Alyssa Way Subdivision, Block 1, Lot 1, from R-1

(Single-Family District) to C-1B (General Business District), located at the northeast corner of Alyssa Way and the State Highway 46 West intersection.

- O) Approval of the second and final reading of an ordinance to rezone approximately 0.21 acres out of the City Block 1059 Subdivision, Block 1059, Lot 7, from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short Term Rental), currently addressed at 380 Kessler Street.

Approval of the Consent Agenda

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

Mayor Pro Tem Spradley made a motion to approve the consent agenda. Councilmember Ryan seconded the motion which passed unanimously.

Absent:

Councilmember Labowski

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) Public hearing and first reading of an ordinance regarding the proposed rezoning of approximately 35 acres consisting of Lot 1, Block 1 of the FM 1102 35-Acre Tract Subdivision, from R-1A-6.6 AH (Single-Family District with Airport Hazard Overlay) and M-1A AH (Light Industrial District with Airport Hazard Overlay) to R-3L AH SUP (Multifamily Low Density District with Airport Hazard Overlay and a Type 1 Special Use Permit to allow multiple single-family dwelling units with alternate design standards), currently bounded by Hunter Road to the north and FM 1102 to the south, and situated at the intersection of Hunter Road and Rolling Field.

Mayor Linnartz read the aforementioned item.

Matt Greene presented this item using a powerpoint presentation and answered questions.

Representing the applicant, Shannon Mattingly presented to council using a powerpoint presentation and answered questions.

Mayor Linnartz asked City Attorney Val Acevedo to read the zoning ordinance sections that are pertinent to the item presented.

The following individuals spoke at this time: Bob Moore, Jim Holster, Jack Leonard, Kristen Neimeier, Victoria Glenn, Nicole Stevenson, Bill Cavanaugh

Shannon Mattingly requested for postponement of this item until the July 14th city council meeting.

Councilmember Edwards motioned to approve the postponement of this item until July 14, 2025. Mayor Pro Tem Spradley seconded the motion which passed.

Opposed:

Mayor Linnartz, and Councilmember Carter

Absent:

Councilmember Labowski

- B) Discuss and consider a resolution proposing the acquisition and renovation of the historic Mary B. Erskine Building located at 216 East College Street, Seguin, Texas for a future headquarters for the Guadalupe Appraisal District.

Mayor Linnartz read the aforementioned item.

Peter Snaddon presented this item using a powerpoint presentation and answered questions.

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

Absent:

Councilmember Labowski

- C) Discuss and consider the second and final reading of an ordinance to rezone approximately 0.30 acres out of the Villa Rio Subdivision, Block 1, Lot 2 from C-3 (Commercial District) to C-3 SUP (Commercial District with a Special Use Permit for Short-Term Rental of a Residence), currently addressed as 463 Barcelona Drive.

Mayor Linnartz read the aforementioned item.

Matt Greene presented this item using a powerpoint presentation.

Representing the applicant, Ivan Aguirre addressed council and answered questions.

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

Absent:

Councilmember Labowski

D) Discuss and consider the appointment of one Councilmember to the Finance and Audit Committee with an unexpired term ending May 31, 2027.

Mayor Linnartz read the aforementioned item.

The following individuals spoke at this time: Richard Kelsheimer, Jim Holster

Councilmember Capizzi motioned to appoint Councilmember Carter to the Finance and Audit Committee. Councilmember Edwards seconded the motion which passed unanimously.

Absent:

Councilmember Labowski

E) Discuss and consider approval of a resolution naming an alternate to the Alamo Area Council of Governments Board of Directors.

Mayor Linnartz read the aforementioned item.

Mayor Pro Tem Spradley spoke on this item.

Councilmember Ryan motioned to nominate Councilmember Labowski as the alternate. Mayor Pro Tem Spradley seconded the motion which passed unanimously.

Absent:

Councilmember Labowski

F) Discuss and consider the appointment of a primary member and an alternate member to the Alamo Area Metropolitan Planning Organization Transportation Policy Board.

Mayor Linnartz read the aforementioned item.

Councilmember Ryan motioned to nominate Councilmember Edwards as the primary member and Councilmember Capizzi as the alternate. Mayor Pro Tem Spradley seconded the motion which passed unanimously.

Absent:

Councilmember Labowski

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 pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct in accordance with Section 551.071, of the Texas Government Code, including but not limited to:
- City of New Braunfels v. Stoddard Construction Management, Inc. and Swiss Re Corporate Solutions America Insurance Corp.; C2024-1777D

The aforementioned item took place during Executive Session.

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

No action was taken at this time.

ADJOURNMENT

Mayor Linnartz adjourned the meeting at 8:14 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 16, 2025**

AGENDA AMENDED 06-12-2025

CALL TO ORDER

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

CALL OF ROLL: CITY SECRETARY

Present 7 - Councilmember D. Lee Edwards, Mayor Pro Tem Lawrence Spradley, Councilmember April Ryan, Councilmember Mary Ann Labowski, Councilmember Toni Carter, Mayor Neal Linnartz, and Councilmember Michael Capizzi

INVOCATION: COUNCILMEMBER CAPIZZI

Councilmember Capizzi 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.

1. CONSENT AGENDA

- A) Approval of the first reading of an ordinance establishing the number of positions in each classification in the New Braunfels Fire Department pursuant to Local Government Code, Chapter 143.

Approval of the Consent Agenda

Mayor Linnartz read the aforementioned consent agenda.

Councilmember Edwards made a motion to approve the consent agenda. Mayor Pro Tem Spradley seconded the motion which passed.

Absent:

Councilmember Ryan

2. PRESENTATIONS

- A) Presentation providing updated adjustments rates for Electric rates, Water rates, and Wastewater rates with New Braunfels Utilities (NBU).

Mayor Linnartz read the aforementioned item.

Ryan Kelso presented this item using a powerpoint presentation and

Monday, June 16, 2025 New Braunfels City Council - Special Regular Meeting

answered questions.

Ryan Kelso introduced Dawn Schriewer and Kimberly Britton, who also presented using a powerpoint presentation and answered questions.

Councilmember Carter left the dais at 6:48 p.m. and returned at 7:43 p.m.

Mayor Linnartz took a break at 7:21 p.m.

Mayor Linnartz reconvened the meeting at 7:27 p.m.

3. INDIVIDUAL ITEMS

- A) Public Hearing and Approval of the First Reading of an Ordinance Amending Chapter 130, Article III, Sections 130-56, 130-57, and 130-58, Code of Ordinances of the City of New Braunfels, Texas Adjusting Electric Rates and Charges for Fiscal Year 2026; Providing for Adjustments of Electric Rates and Charges for Fiscal Year 2027; Resolving Other Matters Incident and Related Hereto; Repealing All Other Ordinances and Parts of Ordinances in Conflict Herewith; Containing a Savings Clause; and Providing an Effective Date.

Mayor Linnartz read the aforementioned item.

The following individuals spoke at this time: Wayne Peters, Timothy Davis

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

Opposed:

Councilmember Carter

- B) Public Hearing and Approval of the First Reading of an Ordinance Amending Chapter 130, Article IV, Section 130-167, Code Of Ordinances of the City of New Braunfels, Texas Adjusting Water Rates and Charges for Fiscal Year 2026; Providing for Adjustments of Water Rates and Charges for Fiscal Year 2027; Resolving Other Matters Incident and Related Thereto; Repealing All Other Ordinances and Parts of Ordinances in Conflict Herewith; Containing a Savings Clause; and Providing an Effective Date.

Mayor Linnartz read the aforementioned item.

The following individuals spoke at this time: Wayne Rudolph, Jim Holster, Timothy Davis, Bobby Avery, Justin Meadows, Ian Perez.

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

- C) Public Hearing and Approval of the First Reading of an Ordinance Amending Chapter 130, Article V, Section 130-257 Code of Ordinances of the City of New Braunfels, Texas Adjusting Sewer Rates and Charges for Fiscal Year 2026; Providing for Adjustments of Sewer Rates and Charges for Fiscal Year 2027; Resolving Other Matters Incident and Related Thereto; Repealing All Other Ordinances and Parts of Ordinances in Conflict Herewith; Containing a Savings Clause; and Providing an Effective Date.

Mayor Linnartz read the aforementioned item.

The following individuals spoke at this time: Timothy Davis

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

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.

There were no executive session items at this time.

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

6. ADJOURNMENT

Mayor Linnartz adjourned at 8:55 p.m.

By: _____
NEAL LINNARTZ, MAYOR

Attest:

GAYLE WILKINSON, CITY SECRETARY

6/23/2025

Agenda Item No. B)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Approval of the City Manager's appointment of Horacio Lucero to the Civil Service Commission for an unexpired term ending 11-30-2025.

DEPARTMENT: City Secretary

COUNCIL DISTRICTS IMPACTED: City wide

BACKGROUND INFORMATION:

The Commission is made of three members appointed by the City Manager serving three-year terms. Members must have good moral character, be a U.S. citizen, a city resident for more than three years, over age 25, and not have held public office within the three preceding years. The Civil Service Commission is governed by the Local Government Code Chapter 143: <https://statutes.capitol.texas.gov/Docs/LG/htm/LG.143.htm>

The commission consists of three members appointed by the municipality's chief executive and confirmed by the governing body of the municipality. Members serve staggered three-year terms with the term of one member expiring each year.

The City Secretary's Office accepted applications through the end of September 30, 2024. Since this is an unexpired term the City Secretary's Office pulled from the applications received in August/September of 2024. Applications are kept on file for one (1) year. The City Manager reviewed the applications and is recommending , Horacio Lucero, for the unexpired term ending 11-30-2025.

FISCAL IMPACT:

No fiscal impact.

RECOMMENDATION:

Staff recommends the appointment of one individual for a term ending 11-30-2025.

6/23/2025

Agenda Item No. C)

PRESENTER:

Gayle Wilkinson, City Secretary

SUBJECT:

Approval of the Mayoral appointment for Timothy Dean Word, III to the Transportation and Traffic Advisory Board for an unexpired At-Large position ending 05-31-2026.

DEPARTMENT: Gayle Wilkinson

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

The purpose of the Transportation and Traffic Advisory Board of the City of New Braunfels is to serve in an advisory capacity to the City Council on matters relating to transportation and traffic issues, including but not limited to vehicles for hire (shuttle vehicles, taxis, horse drawn carriages and other forms of surface transportation); emergency warning systems and evacuation routes and procedures; stop signs, school zones, no parking zones and other traffic controls, including street markings; street and bridge improvements; tuber exits; and any other transportation related matters referred by City Council.

The Transportation and Traffic Advisory Board is composed of seven members, one member from each of the city voting districts and one member to serve at large from the entire city, as broadly representative of all aspects of the community as possible. Each member of the City Council will appoint a member to the board from his or her district after taking office and the mayor will appoint the at large member after taking office. Each member will serve a three-year term.

ISSUE:

Council must approve the appointments made for Transportation and Traffic.

RECOMMENDATION:

Staff recommends the approval of an individual to Transportation and Traffic with a term ending 05-31-2026.

6/23/2025

Agenda Item No. D)

PRESENTER:

Garry Ford, Transportation and Capital Improvements Director

SUBJECT:

Approval of a Professional Services Agreement with Kimley Horn & Associates, Inc. for the development of the City of New Braunfels Bicycle and Pedestrian Network Plan.

DEPARTMENT: Transportation and Capital Improvements**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

The City of New Braunfels Strategic Plan directed staff to create a sidewalk inventory, assess pedestrian and bicycle connectivity to establish a baseline for measuring progress, and increase bikeway, trail, and sidewalk miles within the city. Staff determined that the most effective way to capture this data and identify projects that promote these goals is to create a Bicycle and Pedestrian Network Plan that includes an inventory and connectivity assessment of current facilities, as well as identifying project areas for future implementation. Within the structure of a planning document, it also creates materials that can be referenced by staff, residents, and the development community to understand what facilities are preferred for a given street. It will be developed to complement and support the existing Hike and Bike Plan that was adopted in 2019 and has a stronger project development focus.

There are four primary deliverables for this plan:

1. An Enhanced Pedestrian Network Map that identifies our existing facilities and includes what streets require additional facilities to improve the safety and quality of the pedestrian experience in the city, which reflects areas and destinations that attract pedestrian use.
2. A Bicycle Network Map that identifies our existing facilities and includes what streets require additional facilities to improve the safety and quality of the bicycling experience in the city and creates an All Ages and Abilities network that promotes a safe and comfortable experience for all road users.
3. A Project List that identifies project areas that the community would like prioritized for implementation. It will include recommendations for projects to be completed in the near-term, and other areas to pursue in the future.
4. An Implementation Plan that identifies projects, policies, and programs that promote the community's goals for active transportation, potential funding mechanisms and grants that could fund those items, and goal markers to measure success as the plan is implemented.

City Staff issued a task order through the City's Professional Services Indefinite Delivery Indefinite Quantity (IDIQ) list, which resulted in six proposals being received. City staff evaluated the proposals and Kimley Horn & Associates, Inc. (Kimley Horn) was deemed most qualified. Staff worked with Kimley Horn to develop a thorough statement of work and negotiated a total fee of \$250,000. A 12-month timeline is anticipated from

July 2025 to July 2026.

ISSUE:

Create a Bicycle and Pedestrian Network Plan to develop materials to achieve goals outlined in the Strategic Plan.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

The contract amount of \$250,000 is included in FY 2025 Transportation and Capital Improvements Budget, therefore sufficient funds are available.

RECOMMENDATION:

Staff recommends approval of a contract with Kimley Horn & Associates, Inc. for the development of the Bicycle and Pedestrian Network Plan.

6/23/2025

Agenda Item No. E)

PRESENTER:

Scott McClelland, Assistant Transportation and Capital Improvements Director

SUBJECT:

Approval of the Roadway Impact Fee Report for October 1, 2024 to March 31, 2025.

DEPARTMENT: Transportation and Capital Improvements**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

Chapter 395 of the Texas Local Government Code requires a report showing impact fee collection activity to be filed semiannually with the Impact Fee Advisory Committee, which then forwards such report to the City Council with a recommendation. Chapter 100, Section 100-20(a) of the Code of Ordinances establishes that the Planning Commission shall serve as the Roadway Impact Fee Advisory Committee.

Impact fees are meant to recover the incremental cost of the impact of each new unit of development, creating new infrastructure needs. In the case of roadway impact fees, the infrastructure needed is the increased capacity on arterial and collector roadways that serve the overall transportation system. The City of New Braunfels has established six service areas to collect roadway impact fees. Under the program, fees collected in a service area can only be expended on projects in that area that are part of the Roadway Impact Fee Capital Improvements Plan.

On June 3, 2025, Scott McClelland, Assistant Transportation and Capital Improvements Director, representing the City of New Braunfels, presented the attached report to the Roadway Impact Fee Advisory Committee. The report, prepared by the Finance Department, summarizes the revenue, expenses, and encumbrances of the Roadway Impact Fee fund by service area during the reporting period.

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

N/A

RECOMMENDATION:

On June 3rd, 2025, the Roadway Impact Fee Advisory Committee unanimously recommended that the City Council accept the Roadway Impact Fee Report for October 1, 2024 through March 31, 2025. Staff recommends approval.

CITY OF NEW BRAUNFELS
For the Period 10/1/2024 - 3/31/2025

	Service Area 1	Service Area 2	Service Area 3	Service Area 4	Service Area 5	Service Area 6	TOTAL
Roadway Impact Fee Balance at 9/30/2024 (encumbrances excluded):	\$ 1,748,448	\$ 407,289	\$ 5,141,151	\$ 1,111,557	\$ 1,651,632	\$ 3,364,489	\$ 13,424,566
<i>Roadway Impact Fee Activity for the period 10/1/2024 to 3/31/2025:</i>							
Receipts:							
Roadway Impact Fees Collected	\$ 217,283.69	\$ 156,618.28	\$ 152,284.81	\$ -	\$ 296,497.00	\$ 613,020.83	\$ 1,435,704.61
Interest Earned	33,065.41	7,104.38	92,210.22	21,010.42	32,015.20	63,598.32	249,003.95
Total Receipts	\$ 250,349.10	\$ 163,722.66	\$ 244,495.03	\$ 21,010.42	\$ 328,512.20	\$ 676,619.15	\$ 1,684,708.56
Expenditures:							
Multimodel Transportation Plan		\$ 1,217.35	\$ 1,217.35	\$ 1,217.35	\$ 1,217.35	\$ 1,217.35	\$ 6,086.75
Rough Proportionality Analysis	\$ 1,217.35					700.00	1,917.35
FM 1863 Extension Metes & Bounds	10,300.00						10,300.00
Interfund transfer from RDIF 3 to fund Goodwin Conrads Lane Project			875,000.00				875,000.00
Total Expenditures	\$ 11,517.35	\$ 1,217.35	\$ 876,217.35	\$ 1,217.35	\$ 1,217.35	\$ 1,917.35	\$ 893,304.10
Net Change in Roadway Impact Fee Balance	\$ 238,831.75	\$ 162,505.31	\$ (631,722.32)	\$ 19,793.07	\$ 327,294.85	\$ 674,701.80	\$ 791,404.46
Impact Fee Balance at 3/31/2025	\$ 1,987,279.96	\$ 569,793.93	\$ 4,509,429.06	\$ 1,131,350.39	\$ 1,978,926.49	\$ 4,039,190.50	\$ 14,215,970.33
Encumbrances:							
Barbarosa Road Intersection Striping						4,266.50	4,266.50
FM 1863 Extension Metes & Bounds	33,544.50						33,544.50
County Line Road @ FM 1044 Signal Design					8,792.31		8,792.31
Development Agreement Casina Creek Homes LLC (Hanz Drive)		96,505.19					96,505.19
Klein Road @ Klein Way Pedestrian Hybrid Beacon Design					13,982.50		13,982.50
Klein Road @ Klein Way Pedestrian Hybrid Beacon Materials Testing					3,980.00		3,980.00
Klein Road @ Walnut Avenue Signal Design					7,692.50		7,692.50
Multimodel Transportation Plan	7,187.21	7,187.21	7,187.20	7,187.20	7,187.21	7,187.21	43,123.24
Rough Proportionality Analysis		1,290.00				492.50	1,782.50
Schmidt Avenue @ FM 1044 Signal Design					6,054.53		6,054.53
Kowald Lane Design						21,212.25	21,212.25
Total Encumbrances	\$ 40,731.71	\$ 104,982.40	\$ 7,187.20	\$ 7,187.20	\$ 47,689.05	\$ 33,158.46	\$ 240,936.02
Impact Fee Balance less encumbrances	\$ 1,946,548.25	\$ 464,811.53	\$ 4,502,241.86	\$ 1,124,163.19	\$ 1,931,237.44	\$ 4,006,032.04	\$ 13,975,034.31

6/23/2025

Agenda Item No. F)

PRESENTER:

Scott McClelland, Assistant Transportation and Capital Improvements Director

SUBJECT:

Approval of a contract amendment with Norris Design for additional services for the Zipp Family Sports Park.

DEPARTMENT: Transportation and Capital Improvements**COUNCIL DISTRICTS IMPACTED:** 2**BACKGROUND INFORMATION:**

On June 25, 2018, Norris Design was contracted to perform preliminary design work in preparation for the 2019 Bond Program. With voter approval for the 2019 Bond Sports Park Project, Norris Design's contract was amended on June 24, 2019, to include final design and construction administration for a total contract price of \$2,069,089.

At 90% design the project was repackaged as a Construction Manager At Risk delivery method which reallocated the remaining Norris Design contract into 100% construction documents and construction administration services.

On December 13, 2024, the contract was amended to include additional construction administration and additional engineering services to extend the project to the summer of 2025 due to water availability for grass establishment for a new total contract price of \$2,090,308.

Norris Design is requesting additional funds for continued construction administration, signage coordination, and additional engineering services to carry the project to December 2025. These services are necessary to finish the construction phase of this project with reclaimed water expected to be available at the end of the summer to begin field establishment. This contract amendment is for \$47,265 and will make the new contract price \$2,137,573.

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 Zipp Family Sports Park is allocated in the 2019 Bond among other sources. Sufficient project funds are available for this expense.

RECOMMENDATION:

City staff recommends approval of a contract amendment for the additional services to the Norris Design contract in the amount of \$47,265 for a total contract price of \$2,137,573.

6/23/2025

Agenda Item No. G)

PRESENTER:

Scott McClelland, Assistant Transportation and Capital Improvements Director

SUBJECT:

Approval for a sewer connection fee on the Zipp Family Sports Park to Guadalupe-Blanco River Authority.

DEPARTMENT: Transportation and Capital Improvements**COUNCIL DISTRICTS IMPACTED:** 2**BACKGROUND INFORMATION:**

As part of an agreement with Guadalupe-Blanco River Authority (GBRA) approved by City Council on March 9, 2020, the City paid for an off-site sewer easement, design work, and a portion of new sewer main lines that would serve the Zipp Family Sports Park. In the agreement, connection fees were called out as a future expense the City would be responsible to pay once the Zipp Family Sports Park was constructed and tied into the GBRA owned sewer lines.

SpawGlass General Contractors has constructed and completed all on-site sewer lines and made the tie-in to the GBRA sewer main line. The connection fee invoice has been submitted to the City from GBRA for \$55,200.

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:

Sufficient funds are available in the project budget to support this expense.

RECOMMENDATION:

Approval of an expense for the sewer connection fee on the Zipp Family Sports Park to Guadalupe-Blanco River Authority.

6/23/2025

Agenda Item No. H)

PRESENTER:

Scott McClelland, Assistant Transportation and Capital Improvements Director

SUBJECT:

Approval of a contract with American Fence Company for the construction of the New Braunfels National Airport Perimeter Security Fence project and authority for the City Manager to approve changes up to the contingency.

DEPARTMENT: Transportation and Capital Improvements**COUNCIL DISTRICTS IMPACTED:** 2**BACKGROUND INFORMATION:**

The City of New Braunfels has been awarded Federal Aviation Administration funding through the Airport Improvement Grant (AIG) program for the environmental assessment, design, and construction of a perimeter fence and access control gates at the New Braunfels National Airport. Construction of the perimeter fence will improve operational safety by increasing airfield security against vehicle and pedestrian access and providing resistance to wildlife on the site.

On February 10, 2025, the City Council approved issuing an invitation for a Competitive Sealed Proposal as the procurement method for the project. On April 8, 2025, the city received nine proposals, with American Fence Company being selected as the lowest responsible bidder. American Fence Company's bid was \$1,322,495 and is being funded by the AIG program. The AIG program will reimburse 95% of the construction costs, \$1,256,370.20, with the city matching 5%, \$62,684.10. The City will also be responsible for contingency up to \$132,249.50.

ISSUE:

Enhance operational safety by constructing security fencing, including control access gates at the New Braunfels National Airport

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

The granting agency will provide reimbursement of 95% of the awarded costs; a 5% City-match requirement and contingency will be paid from the Airport Fund. Therefore, sufficient funds are available to support the cost

of the contract described above.

RECOMMENDATION:

Approval of a contract with American Fence Company for construction services for the New Braunfels National Airport Perimeter Security Fence project and authority for the City Manager to approve changes up to the contingency, as well as other necessary project expenditures.

6/23/2025

Agenda Item No. I)

PRESENTER:

Julie Gohlke, Assistant Purchasing Manager

SUBJECT:

Approval of Service Agreements with Auto Xtras Inc, Farrwest Specialty Vehicles, Industrial Communications and Kevin H Lawlor.

DEPARTMENT: Citywide**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

A request for proposal for vehicle customization was issued on May 02, 2025, with proposals due on May 15, 2025. After evaluation staff are recommending a multi-award to Auto Xtras Inc, Farrwest Specialty Vehicles, Industrial Communications, and Kevin H Lawlor located in New Braunfels. The City's annual spend for this service during last fiscal year was approximately \$200,000.00.

Staff are recommending approval of a contract with Auto Xtras Inc, Farrwest Specialty Vehicles, Industrial Communications, and Kevin H Lawlor with an initial contract term of 3 years, beginning June 24, 2025, through June 23, 2028. There will be two (2), one (1) year renewal options available to the City. The annual spend of approximately \$200,000.00 with a 3-year aggregate value of \$600,000 will be limited to each departments specific budget.

ISSUE:

Seeking City Council approval of upfitting fleet vehicles necessary to support their function and to maintain fiscal stability of city operations.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

Funds for vehicle customization will be paid from each respective department's annual operating budgets. Therefore, sufficient funds are available.

RECOMMENDATION:

Staff recommends approval of an annual multi-award contract with Auto Xtras Inc, Farrwest Specialty Vehicles, Industrial Communications, and Kevin H Lawlor to provide vehicle customization for the City of New Braunfels.

6/23/2025

Agenda Item No. J)

PRESENTER:

Carren Ridge - Accounting and Treasury Manager

SUBJECT:

Approval of the City of New Braunfels FY 2025 Second Quarter Investment Report.

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

In compliance with State of Texas statutes, municipalities are required to present quarterly investment reports to their governing bodies. Additionally, the City Council's annually adopted Investment Policy mandates quarterly reporting to the Council.

Submitted for the Council's review and consideration is the FY 2025 Second Quarter Investment Report, fulfilling these statutory and policy requirements. As of March 31, 2025, the City's investment portfolio held a market value of \$255,630,583 comprised of various investment instruments shown below, including cash. This reflects an increase of \$19,319,951 compared to the first quarter of FY 2025. This increase is largely attributed to property tax collections. The majority of property taxes for the fiscal year are collected between the months of January and March.

Investment Type	Amount Invested (\$ in Millions)	
CDs	\$	5
Agencies	\$	13
Treasuries	\$	2
Pools	\$	199
Cash	\$	37
Total Investments	\$	256

Weighted Average Maturity of Portfolio	22 days
Weighted Average Yield for Portfolio	4.11%
Earned Income QTR	\$ 2,419,759
Earned Income FYTD	\$ 5,150,049

The weighted average maturity of the City's investment portfolio had a minimal decrease of 1 day during the FY 2025 second quarter, compared to the first quarter of FY 2025. The decrease is mainly attributed to an increase in the percentage of overnight investments.

The weighted average yield experienced a decline of 0.236 percentage points in comparison to the first quarter of FY 2025. This slight decline is largely attributable to a downward shift in market interest rates during the quarter. Despite this decline, the portfolio continues to adhere to the City's objectives of safety, liquidity, and yield optimization within statutory and policy guidelines.

STRATEGIC PLAN REFERENCE:

Strategic Priority: Organizational Excellence

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

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of the attached investment report.

Investment Report

Second Quarter

January - March 2025



**City of New Braunfels
Portfolio Management
Portfolio Summary
March 31, 2025**

City of New Braunfels
550 Landa St.
New Braunfels, TX 78130
(830)221-4369

Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM/C 365 Equiv.
Non-Neg CD's	4,500,000.00	4,500,000.00	4,500,000.00	1.76	263	86	4.799
Federal Agency Coupon Securities	13,000,000.00	12,783,157.50	12,714,095.00	4.97	582	309	4.429
Treasury Coupon Securities	2,500,000.00	2,491,797.50	2,503,525.00	0.98	561	379	3.654
TexPool	132,277,420.27	132,277,420.27	132,277,420.27	51.76	1	1	4.335
Texas Class	33,080,278.59	33,080,278.59	33,080,278.59	12.94	1	1	4.254
Texas FIT	33,457,798.34	33,457,798.34	33,457,798.34	13.09	1	1	4.290
Frost Bank	37,040,130.98	37,040,130.98	37,040,130.98	14.49	1	1	2.827
Investments	255,855,628.18	255,630,583.18	255,573,248.18	100.00%	40	22	4.106

Total Earnings	March 31 Month Ending	Fiscal Year To Date
Current Year	841,692.59	5,150,048.59
Average Daily Balance	248,633,035.83	241,459,734.56
Effective Rate of Return	3.99%	4.28%

This report fairly represents the investment standing of the City of New Braunfels. We believe the data presented is accurate in all material respects, and is presented in a manner that fairly sets forth the investment standing of the City of New Braunfels.

This report was prepared in compliance with the State of Texas "Public Funds Investment Act" and the City of New Braunfels "Investment Policy".

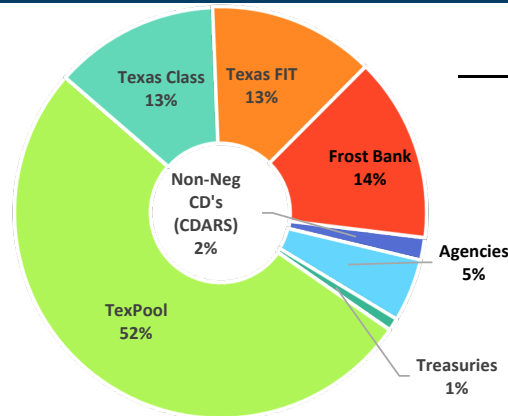
Carren Ridge
Carren Ridge, Accounting and Treasury Manager

Becky Wiatrek
Becky Wiatrek, Assistant Finance Director

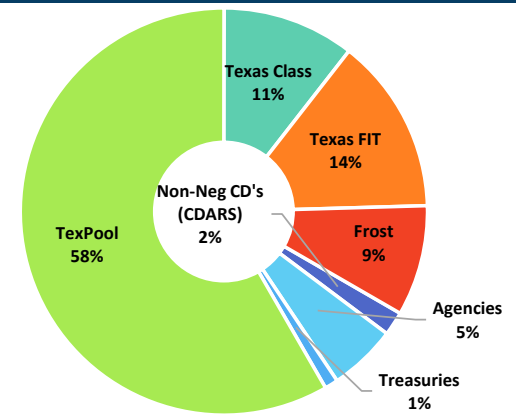
Sandy Paulos
Sandy Paulos, Finance Director

Portfolio Statistics

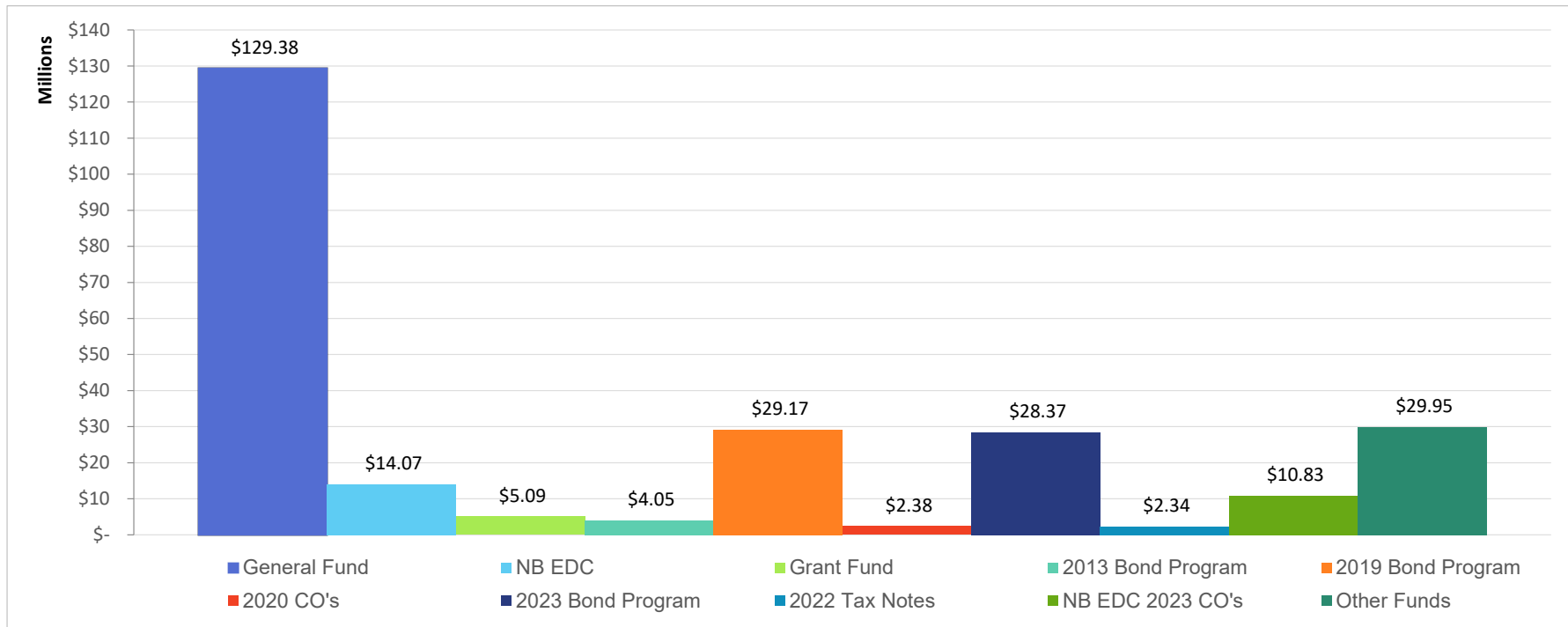
	Current 3/31/25
Market Value	\$255,630,583.18
Weighted Average Maturity	22 days
Weighted Average Yield	4.106%



	Prior 12/31/24
Market Value	\$236,310,632.32
Weighted Average Maturity	23 days
Weighted Average Yield	4.342%

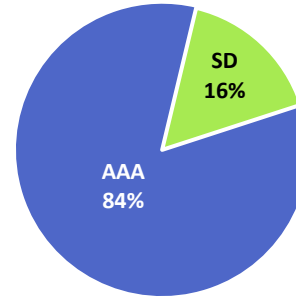


Market Value by Fund

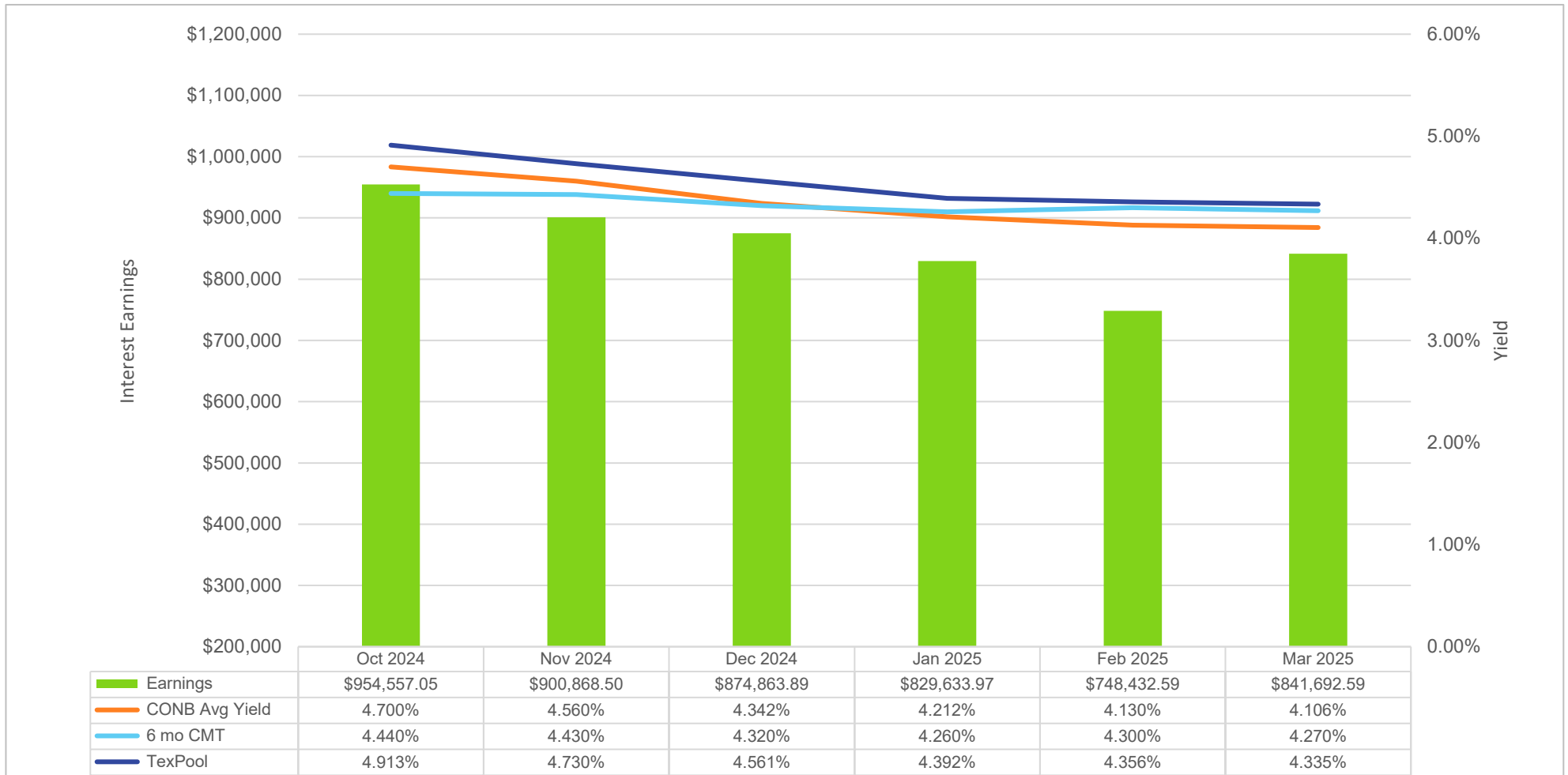


<u>Rating Distribution</u>	<u>Book Value</u>	<u>Allocation Percentage</u>	<u>Rating</u>
Secured Deposits	\$ 41,540,130.98	16.25%	SD
Investment Pools	\$ 198,815,497.20	77.80%	AAA
Federal Agencies/Treasuries	\$ 15,217,620.00	5.95%	AAA
	\$255,573,248.18	100.00%	

Allocation by Rating



Earnings History



City of New Braunfels
Investment Portfolio Detail
as of March 31, 2025

CUSIP / Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Maturity	YTM/C	Market Price	Market Date	Maturity Date
General Fund											
Federal Agency Coupon Securities											
31424WJW3	Federal Agriculture Mortgage Co	6/27/2024	2,500,000.00	2,501,657.50	2,499,375.00	5.220	65	5.232	100.086	3/31/2025	6/5/2026
3133ERJH5	Federal Farm Credit Bnk	6/27/2024	2,500,000.00	2,503,090.00	2,497,595.00	5.000	85	5.100	100.136	3/31/2025	6/25/2025
3133ERVU2	Federal Farm Credit Bnk	10/2/2024	2,500,000.00	2,480,747.50	2,497,600.00	3.500	549	3.550	99.2667	3/31/2025	10/2/2026
3137EAXE3	Federal Home Loan Mtg Corp	10/1/2024	2,500,000.00	2,454,382.50	2,415,575.00	0.375	175	3.929	98.1404	3/31/2025	9/23/2025
3135G06L2	Federal National Mtg Assn	12/20/2024	3,000,000.00	2,843,280.00	2,803,950.00	0.875	626	4.330	94.8219	3/31/2025	12/18/2026
Frost Bank											
FROST	Frost Bank	10/1/2021	2,620,791.34	2,620,791.34	2,620,791.34	0.900	1	0.900			
FROST REPO	Frost Bank	1/11/2023	33,196,000.00	33,196,000.00	33,196,000.00	3.050	1	3.050			
Non-Neg CD's											
1029260881	Bank of America-CDARS	6/27/2024	1,322,500.00	1,322,500.00	1,322,500.00	5.241	86	5.241			6/26/2025
TexPool											
7883900001	TexPool	10/1/2021	76,967,300.06	76,967,300.06	76,967,300.06	4.335	1	4.335			
Treasury Coupon Securities											
91282CGV7	U.S. Treasury	10/1/2024	2,500,000.00	2,491,797.50	2,503,525.00	3.750	379	3.654	99.6875	3/31/2025	4/15/2026
			\$129,606,591.40	\$129,381,546.40	\$129,324,211.40						
NB Dev Authority											
Frost Bank											
RESERVE	Frost Bank	10/1/2021	1,223,339.64	1,223,339.64	1,223,339.64	0.900	1	0.900			
TexPool											
7883900019	TexPool	10/1/2021	819,123.57	819,123.57	819,123.57	4.335	1	4.335			
			\$2,042,463.21	\$2,042,463.21	\$2,042,463.21						
NB EDC											
Texas Class											
TX-01-0331-4004	Texas Class	10/1/2021	14,068,098.15	14,068,098.15	14,068,098.15	4.254	1	4.254			
			\$14,068,098.15	\$14,068,098.15	\$14,068,098.15						
Grant Fund											
Texas FIT											
1379800056	Texas FIT	10/1/2021	5,088,162.08	5,088,162.08	5,088,162.08	4.290	1	4.290			
			\$5,088,162.08	\$5,088,162.08	\$5,088,162.08						
Equipment Repl Fund											
TexPool											
7883900022	TexPool	10/1/2021	1,103,484.77	1,103,484.77	1,103,484.77	4.335	1	4.335			
			\$1,103,484.77	\$1,103,484.77	\$1,103,484.77						
Rec Center Ops & Maint											
TexPool											
7883900032	TexPool	3/1/2025	950,903.94	950,903.94	950,903.94	4.335	1	4.335			
			\$950,903.94	\$950,903.94	\$950,903.94						

City of New Braunfels
Investment Portfolio Detail
as of March 31, 2025

CUSIP / Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Maturity	YTM/C	Market Price	Market Date	Maturity Date
<u>2008 CO's</u>											
TexPool											
7883900005	TexPool	10/1/2021	399,921.41	399,921.41	399,921.41	4.335	1	4.335			
			<u>\$399,921.41</u>	<u>\$399,921.41</u>	<u>\$399,921.41</u>						
<u>Roadway Dev Fund</u>											
Texas Class											
TX-01-0331-4003	Texas Class	10/1/2021	6,152,744.42	6,152,744.42	6,152,744.42	4.254	1	4.254			
			<u>\$6,152,744.42</u>	<u>\$6,152,744.42</u>	<u>\$6,152,744.42</u>						
<u>2013 Bond Program</u>											
TexPool											
7883900012	TexPool	10/1/2021	870.53	870.53	870.53	4.335	1	4.335			
7883900015	TexPool	10/1/2021	4,047,066.04	4,047,066.04	4,047,066.04	4.335	1	4.335			
			<u>\$4,047,936.57</u>	<u>\$4,047,936.57</u>	<u>\$4,047,936.57</u>						
<u>2014 Capital Projects</u>											
TexPool											
7883900013	TexPool	10/1/2021	47.33	47.33	47.33	4.335	1	4.335			
7883900014	TexPool	10/1/2021	1,758.46	1,758.46	1,758.46	4.335	1	4.335			
			<u>\$1,805.79</u>	<u>\$1,805.79</u>	<u>\$1,805.79</u>						
<u>2019 Bond Program</u>											
Non-Neg CD's											
1030255883	Bank of America-CDARS	12/26/2024	1,000,000.00	1,000,000.00	1,000,000.00	4.220	86	4.310			6/26/2025
TexPool											
7883900017	TexPool	10/1/2021	28,168,279.21	28,168,279.21	28,168,279.21	4.335	1	4.335			
			<u>\$29,168,279.21</u>	<u>\$29,168,279.21</u>	<u>\$29,168,279.21</u>						
<u>2020 CO's</u>											
TexPool											
7883900028	TexPool	10/1/2021	2,384,525.86	2,384,525.86	2,384,525.86	4.335	1	4.335			
			<u>\$2,384,525.86</u>	<u>\$2,384,525.86</u>	<u>\$2,384,525.86</u>						
<u>2023 Bond Program</u>											
Texas FIT											
1379800060	Texas FIT	10/1/2021	707,671.64	707,671.64	707,671.64	4.290	1	4.290			
1379900099	Texas FIT	10/4/2023	27,661,964.62	27,661,964.62	27,661,964.62	4.290	1	4.290			
			<u>\$28,369,636.26</u>	<u>\$28,369,636.26</u>	<u>\$28,369,636.26</u>						
<u>2022 Tax Notes</u>											
TexPool											
7883900029	TexPool	9/13/2022	2,338,130.85	2,338,130.85	2,338,130.85	4.335	1	4.335			
			<u>\$2,338,130.85</u>	<u>\$2,338,130.85</u>	<u>\$2,338,130.85</u>						

City of New Braunfels
Investment Portfolio Detail
as of March 31, 2025

CUSIP / Investment #	Issuer	Purchase Date	Par Value	Market Value	Book Value	Stated Rate	Days to Maturity	YTM/C	Market Price	Market Date	Maturity Date
<u>2023 Tax Notes</u>											
TexPool											
7883900031	TexPool	10/4/2023	194,356.96	194,356.96	194,356.96	4.335	1	4.335			
			\$194,356.96	\$194,356.96	\$194,356.96						
<u>2024 Tax Notes</u>											
TexPool											
7883900033	TexPool	3/1/2025	1,000,951.53	1,000,951.53	1,000,951.53	4.335	1	4.335			
			\$1,000,951.53	\$1,000,951.53	\$1,000,951.53						
<u>NBEDC 2023 CO's</u>											
TexPool											
7883900030	TexPool	10/4/2023	10,834,176.57	10,834,176.57	10,834,176.57	4.335	1	4.335			
			\$10,834,176.57	\$10,834,176.57	\$10,834,176.57						
<u>Debt Service Fund</u>											
Texas Class											
TX-01-0331-4001	Texas Class	10/1/2021	10,362,384.57	10,362,384.57	10,362,384.57	4.254	1	4.254			
			\$10,362,384.57	\$10,362,384.57	\$10,362,384.57						
<u>Solid Waste Fund</u>											
Non-Neg CD's											
1030872521	Bank of America-CDARS	3/27/2025	1,000,000.00	1,000,000.00	1,000,000.00	4.182	86	4.182			6/26/2025
TexPool											
7883900025	TexPool	10/1/2021	3,030,082.98	3,030,082.98	3,030,082.98	4.335	1	4.335			
			\$4,030,082.98	\$4,030,082.98	\$4,030,082.98						
<u>Self Insurance Fund</u>											
Texas Class											
TX-01-0331-4002	Texas Class	10/1/2021	2,497,051.45	2,497,051.45	2,497,051.45	4.254	1	4.254			
			\$2,497,051.45	\$2,497,051.45	\$2,497,051.45						
<u>HOT/Motel Fund</u>											
Non-Neg CD's											
1029260881	Bank of America-CDARS	6/27/2024	1,177,500.00	1,177,500.00	1,177,500.00	5.241	86	5.241			6/26/2025
TexPool											
7883900008	TexPool	10/1/2021	36,440.20	36,440.20	36,440.20	4.335	1	4.335			
			\$1,213,940.20	\$1,213,940.20	\$1,213,940.20						
Total			255,855,628.18	255,630,583.18	255,573,248.18						



City of New Braunfels
Texas Compliance Change in Val Report
Sorted by Fund
January 1, 2025 - March 31, 2025

City of New Braunfels
550 Landa St.
New Braunfels, TX 78130
(830)221-4369

Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Fund: General Fund									
10018	TXCLS	101	02/28/2022	0.00	0.00	0.00	0.00	0.00	0.00
TX-01-0331-0001	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00
10019	TXPOOL	101	10/01/2021	850,834.26	85,116,465.80	850,834.26	9,000,000.00	-8,149,165.74	76,967,300.06
7883900001	76,967,300.06	4.335	/ /	850,834.26	85,116,465.80	850,834.26	9,000,000.00	-8,149,165.74	76,967,300.06
10034	FRST	101	10/01/2021	221.96	2,546,897.21	404,951.64	330,835.55	73,894.13	2,620,791.34
FROST	2,620,791.34	0.900	/ /	221.96	2,546,897.21	404,951.64	330,835.55	73,894.13	2,620,791.34
10058	FRST	101	01/11/2023	205,243.75	17,010,000.00	17,739,243.75	1,348,000.00	16,186,000.00	33,196,000.00
FROST REPO	33,196,000.00	3.050	/ /	205,243.75	17,010,000.00	17,739,243.75	1,348,000.00	16,186,000.00	33,196,000.00
10081	CDARS	101	06/27/2024	17,089.58	1,322,500.00	0.00	0.00	0.00	1,322,500.00
1029260881	1,322,500.00	5.240	06/26/2025	17,125.33	1,322,500.00	0.00	0.00	0.00	1,322,500.00
10083	FFCB	101	06/27/2024	31,250.00	2,497,595.00	0.00	0.00	0.00	2,497,595.00
3133ERJH5	2,500,000.00	5.100	06/25/2025	0.00	2,510,660.00	0.00	0.00	-7,570.00	2,503,090.00
10085	FAMCA	101	06/27/2024	32,625.00	2,499,375.00	0.00	0.00	0.00	2,499,375.00
31424WJW3	2,500,000.00	5.232	06/05/2026	0.00	2,506,337.50	0.00	0.00	-4,680.00	2,501,657.50
10096	FNMA	101	12/20/2024	6,562.50	2,803,950.00	0.00	0.00	0.00	2,803,950.00
3135G06L2	3,000,000.00	4.330	12/18/2026	0.00	2,803,950.00	0.00	0.00	39,330.00	2,843,280.00
10097	FFCB	101	10/02/2024	21,875.00	2,497,600.00	0.00	0.00	0.00	2,497,600.00
3133ERVU2	2,500,000.00	3.550	10/02/2026	0.00	2,469,232.50	0.00	0.00	11,515.00	2,480,747.50
10098	FHLMC	101	10/01/2024	2,343.75	2,415,575.00	0.00	0.00	0.00	2,415,575.00
3137EAEX3	2,500,000.00	3.929	09/23/2025	4,479.17	2,413,885.00	0.00	0.00	40,497.50	2,454,382.50
10099	USTR	101	10/01/2024	23,179.94	2,503,525.00	0.00	0.00	0.00	2,503,525.00
91282CGV7	2,500,000.00	3.654	04/15/2026	0.00	2,483,105.00	0.00	0.00	8,692.50	2,491,797.50

City of New Braunfels
Texas Compliance Change in Val Report
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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value			Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value
Sub Totals For: Fund: General Fund				1,191,225.74	121,213,483.01	18,995,029.65	10,678,835.55	8,110,728.39
				1,077,904.47	121,183,033.01	18,995,029.65	10,678,835.55	8,198,513.39
Fund: NB Dev Authority								
10020	TXPOOL	211	10/01/2021	8,744.97	810,378.60	8,744.97	0.00	8,744.97
7883900019	819,123.57	4.335	/ /	8,744.97	810,378.60	8,744.97	0.00	8,744.97
10035	FRST	211	10/01/2021	151.29	1,223,231.06	108.58	0.00	108.58
RESERVE	1,223,339.64	0.900	/ /	108.58	1,223,231.06	108.58	0.00	108.58
Sub Totals For: Fund: NB Dev Authority				8,896.26	2,033,609.66	8,853.55	0.00	8,853.55
				8,853.55	2,033,609.66	8,853.55	0.00	8,853.55
Fund: NB EDC								
10014	TXCLS	212	10/01/2021	147,317.98	13,920,780.17	147,317.98	0.00	147,317.98
TX-01-0331-4004	14,068,098.15	4.254	/ /	147,317.98	13,920,780.17	147,317.98	0.00	147,317.98
Sub Totals For: Fund: NB EDC				147,317.98	13,920,780.17	147,317.98	0.00	147,317.98
				147,317.98	13,920,780.17	147,317.98	0.00	147,317.98
Fund: Grant Fund								
10011	TXFIT	220	10/01/2021	54,408.48	5,033,753.60	54,408.48	0.00	54,408.48
1379800056	5,088,162.08	4.290	/ /	54,408.48	5,033,753.60	54,408.48	0.00	54,408.48
Sub Totals For: Fund: Grant Fund				54,408.48	5,033,753.60	54,408.48	0.00	54,408.48
				54,408.48	5,033,753.60	54,408.48	0.00	54,408.48
Fund: Equipment Repl Fund								
10021	TXPOOL	260	10/01/2021	11,780.76	1,091,704.01	11,780.76	0.00	11,780.76
7883900022	1,103,484.77	4.335	/ /	11,780.76	1,091,704.01	11,780.76	0.00	11,780.76
Sub Totals For: Fund: Equipment Repl Fund				11,780.76	1,091,704.01	11,780.76	0.00	11,780.76
				11,780.76	1,091,704.01	11,780.76	0.00	11,780.76
Fund: Enterprise Maint/Equ								
10022	TXPOOL	262	10/01/2021	0.00	0.00	0.00	0.00	0.00
7883900018	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: Enterprise Maint/Equ				0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00
Fund: Rec Center Ops & Mai									
10103	TXPOOL	264	03/01/2025	1,016.88	0.00	950,903.94	0.00	950,903.94	950,903.94
7883900032	950,903.94	4.335	/ /	903.94	0.00	950,903.94	0.00	950,903.94	950,903.94
Sub Totals For: Fund: Rec Center Ops & Mai				1,016.88	0.00	950,903.94	0.00	950,903.94	950,903.94
				903.94	0.00	950,903.94	0.00	950,903.94	950,903.94
Fund: 2008 CO's									
10023	TXPOOL	308	10/01/2021	4,269.58	395,651.83	4,269.58	0.00	4,269.58	399,921.41
7883900005	399,921.41	4.335	/ /	4,269.58	395,651.83	4,269.58	0.00	4,269.58	399,921.41
Sub Totals For: Fund: 2008 CO's				4,269.58	395,651.83	4,269.58	0.00	4,269.58	399,921.41
				4,269.58	395,651.83	4,269.58	0.00	4,269.58	399,921.41
Fund: Roadway Dev Fund									
10015	TXCLS	336	10/01/2021	64,430.14	6,088,314.28	64,430.14	0.00	64,430.14	6,152,744.42
TX-01-0331-4003	6,152,744.42	4.254	/ /	64,430.14	6,088,314.28	64,430.14	0.00	64,430.14	6,152,744.42
Sub Totals For: Fund: Roadway Dev Fund				64,430.14	6,088,314.28	64,430.14	0.00	64,430.14	6,152,744.42
				64,430.14	6,088,314.28	64,430.14	0.00	64,430.14	6,152,744.42
Fund: 2013 Bond Program									
10024	TXPOOL	350	10/01/2021	9.01	861.52	9.01	0.00	9.01	870.53
7883900012	870.53	4.335	/ /	9.01	861.52	9.01	0.00	9.01	870.53
10025	TXPOOL	350	10/01/2021	43,206.33	4,003,859.71	43,206.33	0.00	43,206.33	4,047,066.04
7883900015	4,047,066.04	4.335	/ /	43,206.33	4,003,859.71	43,206.33	0.00	43,206.33	4,047,066.04
Sub Totals For: Fund: 2013 Bond Program				43,215.34	4,004,721.23	43,215.34	0.00	43,215.34	4,047,936.57
				43,215.34	4,004,721.23	43,215.34	0.00	43,215.34	4,047,936.57
Fund: 2012 CO's									
10026	TXPOOL	352	10/01/2021	0.00	0.00	0.00	0.00	0.00	0.00
7883900010	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00

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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: 2012 CO's				0.00	0.00	0.00	0.00	0.00	0.00
				0.00	0.00	0.00	0.00	0.00	0.00
Fund: 2014 Capital Project									
10027	TXPOOL	354	10/01/2021	0.90	46.43	0.90	0.00	0.90	47.33
7883900013	47.33	4.335	/ /	0.90	46.43	0.90	0.00	0.90	47.33
10028	TXPOOL	354	10/01/2021	18.90	1,739.56	18.90	0.00	18.90	1,758.46
7883900014	1,758.46	4.335	/ /	18.90	1,739.56	18.90	0.00	18.90	1,758.46
Sub Totals For: Fund: 2014 Capital Project				19.80	1,785.99	19.80	0.00	19.80	1,805.79
				19.80	1,785.99	19.80	0.00	19.80	1,805.79
Fund: 2019 Bond Program									
10012	TXFIT	359	10/01/2021	0.00	0.00	0.00	0.00	0.00	0.00
1379800059	0.00	0.000	/ /	0.00	0.00	0.00	0.00	0.00	0.00
10029	TXPOOL	359	10/01/2021	300,723.62	27,867,555.59	300,723.62	0.00	300,723.62	28,168,279.21
7883900017	28,168,279.21	4.335	/ /	300,723.62	27,867,555.59	300,723.62	0.00	300,723.62	28,168,279.21
10100	CDARS	359	12/26/2024	10,405.40	1,000,000.00	0.00	0.00	0.00	1,000,000.00
1030255883	1,000,000.00	4.310	06/26/2025	10,422.93	1,000,000.00	0.00	0.00	0.00	1,000,000.00
Sub Totals For: Fund: 2019 Bond Program				311,129.02	28,867,555.59	300,723.62	0.00	300,723.62	29,168,279.21
				311,146.55	28,867,555.59	300,723.62	0.00	300,723.62	29,168,279.21
Fund: NBEDC 2023 CO's									
10061	TXPOOL	359	10/04/2023	115,665.27	10,718,511.30	115,665.27	0.00	115,665.27	10,834,176.57
7883900030	10,834,176.57	4.335	/ /	115,665.27	10,718,511.30	115,665.27	0.00	115,665.27	10,834,176.57
Sub Totals For: Fund: NBEDC 2023 CO's				115,665.27	10,718,511.30	115,665.27	0.00	115,665.27	10,834,176.57
				115,665.27	10,718,511.30	115,665.27	0.00	115,665.27	10,834,176.57
Fund: 2020 CO's									
10030	TXPOOL	360	10/01/2021	25,457.19	2,359,068.67	25,457.19	0.00	25,457.19	2,384,525.86
7883900028	2,384,525.86	4.335	/ /	25,457.19	2,359,068.67	25,457.19	0.00	25,457.19	2,384,525.86

City of New Braunfels
Texas Compliance Change in Val Report
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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: 2020 CO's				25,457.19	2,359,068.67	25,457.19	0.00	25,457.19	2,384,525.86
				25,457.19	2,359,068.67	25,457.19	0.00	25,457.19	2,384,525.86
Fund: 2023 Bond Program									
10013	TXFIT	361	10/01/2021	7,567.24	700,104.40	7,567.24	0.00	7,567.24	707,671.64
1379800060	707,671.64	4.290	/ /	7,567.24	700,104.40	7,567.24	0.00	7,567.24	707,671.64
10063	TXFIT	361	10/04/2023	295,793.58	27,366,171.04	295,793.58	0.00	295,793.58	27,661,964.62
1379900099	27,661,964.62	4.290	/ /	295,793.58	27,366,171.04	295,793.58	0.00	295,793.58	27,661,964.62
Sub Totals For: Fund: 2023 Bond Program				303,360.82	28,066,275.44	303,360.82	0.00	303,360.82	28,369,636.26
				303,360.82	28,066,275.44	303,360.82	0.00	303,360.82	28,369,636.26
Fund: 2022 Tax Notes									
10046	TXPOOL	362	09/13/2022	24,961.78	2,313,169.07	24,961.78	0.00	24,961.78	2,338,130.85
7883900029	2,338,130.85	4.335	/ /	24,961.78	2,313,169.07	24,961.78	0.00	24,961.78	2,338,130.85
Sub Totals For: Fund: 2022 Tax Notes				24,961.78	2,313,169.07	24,961.78	0.00	24,961.78	2,338,130.85
				24,961.78	2,313,169.07	24,961.78	0.00	24,961.78	2,338,130.85
Fund: 2023 Tax Notes									
10062	TXPOOL	364	10/04/2023	2,074.92	192,282.04	2,074.92	0.00	2,074.92	194,356.96
7883900031	194,356.96	4.335	/ /	2,074.92	192,282.04	2,074.92	0.00	2,074.92	194,356.96
Sub Totals For: Fund: 2023 Tax Notes				2,074.92	192,282.04	2,074.92	0.00	2,074.92	194,356.96
				2,074.92	192,282.04	2,074.92	0.00	2,074.92	194,356.96
Fund: 2024 Tax Notes									
10104	TXPOOL	365	03/01/2025	1,070.41	0.00	1,000,951.53	0.00	1,000,951.53	1,000,951.53
7883900033	1,000,951.53	4.335	/ /	951.53	0.00	1,000,951.53	0.00	1,000,951.53	1,000,951.53
Sub Totals For: Fund: 2024 Tax Notes				1,070.41	0.00	1,000,951.53	0.00	1,000,951.53	1,000,951.53
				951.53	0.00	1,000,951.53	0.00	1,000,951.53	1,000,951.53
Fund: Debt Service Fund									
10016	TXCLS	401	10/01/2021	24,956.16	2,358,228.41	8,004,156.16	0.00	8,004,156.16	10,362,384.57
TX-01-0331-4001	10,362,384.57	4.254	/ /	24,956.16	2,358,228.41	8,004,156.16	0.00	8,004,156.16	10,362,384.57

City of New Braunfels
Texas Compliance Change in Val Report
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Inv #	Issuer	Fund	Purch Date	Interest Accrual	Beginning Book Value				Ending Book Value
Cusip	Par Value	YTM	Mat Date	Interest Received	Beginning Market Value	Purchases/ Additions	Redemptions	Change in Value	Ending Market Value
Sub Totals For: Fund: Debt Service Fund				24,956.16	2,358,228.41	8,004,156.16	0.00	8,004,156.16	10,362,384.57
				24,956.16	2,358,228.41	8,004,156.16	0.00	8,004,156.16	10,362,384.57
Fund: Solid Waste Fund									
10031	TXPOOL	521	10/01/2021	32,349.03	2,997,733.95	32,349.03	0.00	32,349.03	3,030,082.98
7883900025	3,030,082.98	4.335	/ /	32,349.03	2,997,733.95	32,349.03	0.00	32,349.03	3,030,082.98
10101	CDARS	521	12/26/2024	9,827.33	1,000,000.00	0.00	1,000,000.00	-1,000,000.00	0.00
1030255905	0.00	0.000	03/27/2025	9,843.01	1,000,000.00	0.00	1,000,000.00	-1,000,000.00	0.00
10102	CDARS	521	03/27/2025	572.82	0.00	1,000,000.00	0.00	1,000,000.00	1,000,000.00
1030872521	1,000,000.00	4.181	06/26/2025	572.97	0.00	1,000,000.00	0.00	1,000,000.00	1,000,000.00
Sub Totals For: Fund: Solid Waste Fund				42,749.18	3,997,733.95	1,032,349.03	1,000,000.00	32,349.03	4,030,082.98
				42,765.01	3,997,733.95	1,032,349.03	1,000,000.00	32,349.03	4,030,082.98
Fund: Self Insurance Fund									
10017	TXCLS	601	10/01/2021	26,148.56	2,470,902.89	26,148.56	0.00	26,148.56	2,497,051.45
TX-01-0331-4002	2,497,051.45	4.254	/ /	26,148.56	2,470,902.89	26,148.56	0.00	26,148.56	2,497,051.45
Sub Totals For: Fund: Self Insurance Fund				26,148.56	2,470,902.89	26,148.56	0.00	26,148.56	2,497,051.45
				26,148.56	2,470,902.89	26,148.56	0.00	26,148.56	2,497,051.45
Fund: HOT/Motel Fund									
10032	TXPOOL	794	10/01/2021	389.02	36,051.18	389.02	0.00	389.02	36,440.20
7883900008	36,440.20	4.335	/ /	389.02	36,051.18	389.02	0.00	389.02	36,440.20
10082	CDARS	794	06/27/2024	15,215.86	1,177,500.00	0.00	0.00	0.00	1,177,500.00
1029260881	1,177,500.00	5.240	06/26/2025	15,247.70	1,177,500.00	0.00	0.00	0.00	1,177,500.00
Sub Totals For: Fund: HOT/Motel Fund				15,604.88	1,213,551.18	389.02	0.00	389.02	1,213,940.20
				15,636.72	1,213,551.18	389.02	0.00	389.02	1,213,940.20
Report Grand Totals:				2,419,759.15	236,341,082.32	31,116,467.12	11,678,835.55	19,232,165.86	255,573,248.18
				2,306,228.55	236,310,632.32	31,116,467.12	11,678,835.55	19,319,950.86	255,630,583.18



City of New Braunfels
Total Earnings
Sorted by Fund - Issuer
January 1, 2025 - March 31, 2025

City of New Braunfels
550 Landa St.
New Braunfels, TX 78130
(830)221-4369

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest				
									Interest Earned	Amortization Accretion	Realized Gain/Loss	Adjusted Earnings	
Fund: General Fund													
1029260881	10081	101	CDARS	1,322,500.00	1,322,500.00	1,322,500.00	5.241	5.241	17,089.58	0.00	0.00	17,089.58	
31424WJW3	10085	101	FAMCA	2,500,000.00	2,499,375.00	2,499,375.00	5.220	5.294	32,625.00	0.00	0.00	32,625.00	
3133ERJH5	10083	101	FFCB	2,500,000.00	2,497,595.00	2,497,595.00	5.000	5.074	31,250.00	0.00	0.00	31,250.00	
3133ERVU2	10097	101	FFCB	2,500,000.00	2,497,600.00	2,497,600.00	3.500	3.552	21,875.00	0.00	0.00	21,875.00	
3137EAEX3	10098	101	FHLMC	2,500,000.00	2,415,575.00	2,415,575.00	0.375	0.393	2,343.75	0.00	0.00	2,343.75	
3135G06L2	10096	101	FNMA	3,000,000.00	2,803,950.00	2,803,950.00	0.875	0.949	6,562.50	0.00	0.00	6,562.50	
FROST	10034	101	FRST	2,620,791.34	2,546,897.21	2,620,791.34	0.900	0.035	221.96	0.00	0.00	221.96	
FROST REPO	10058	101	FRST	33,196,000.00	17,010,000.00	33,196,000.00	3.050	4.893	205,243.75	0.00	0.00	205,243.75	
7883900001	10019	101	TXPOOL	76,967,300.06	85,116,465.80	76,967,300.06	4.335	4.054	850,834.26	0.00	0.00	850,834.26	
91282CGV7	10099	101	USTR	2,500,000.00	2,503,525.00	2,503,525.00	3.750	3.755	23,179.94	0.00	0.00	23,179.94	
Subtotal				129,606,591.40	121,213,483.01	129,324,211.40		3.986	1,191,225.74	0.00	0.00	1,191,225.74	
Fund: NB Dev Authority													
RESERVE	10035	211	FRST	1,223,339.64	1,223,231.06	1,223,339.64	0.900	0.050	151.29	0.00	0.00	151.29	
7883900019	10020	211	TXPOOL	819,123.57	810,378.60	819,123.57	4.335	4.376	8,744.97	0.00	0.00	8,744.97	
Subtotal				2,042,463.21	2,033,609.66	2,042,463.21		1.774	8,896.26	0.00	0.00	8,896.26	
Fund: NB EDC													
TX-01-0331-	10014	212	TXCLS	14,068,098.15	13,920,780.17	14,068,098.15	4.254	4.292	147,317.98	0.00	0.00	147,317.98	
Subtotal				14,068,098.15	13,920,780.17	14,068,098.15		4.292	147,317.98	0.00	0.00	147,317.98	
Fund: Grant Fund													
1379800056	10011	220	TXFIT	5,088,162.08	5,033,753.60	5,088,162.08	4.290	4.384	54,408.48	0.00	0.00	54,408.48	
Subtotal				5,088,162.08	5,033,753.60	5,088,162.08		4.384	54,408.48	0.00	0.00	54,408.48	
Fund: Equipment Repl Fund													
7883900022	10021	260	TXPOOL	1,103,484.77	1,091,704.01	1,103,484.77	4.335	4.376	11,780.76	0.00	0.00	11,780.76	
Subtotal				1,103,484.77	1,091,704.01	1,103,484.77		4.376	11,780.76	0.00	0.00	11,780.76	
Fund: Rec Center Ops & Maint													
7883900032	10103	264	TXPOOL	950,903.94	0.00	950,903.94	4.335	1.260	1,016.88	0.00	0.00	1,016.88	

City of New Braunfels
Total Earnings
January 1, 2025 - March 31, 2025

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest			Adjusted Earnings
									Interest Earned	Amortization Accretion	Realized Gain/Loss	
			Subtotal	950,903.94	0.00	950,903.94		1.260	1,016.88	0.00	0.00	1,016.88
Fund: 2008 CO's												
7883900005	10023	308	TXPOOL	399,921.41	395,651.83	399,921.41	4.335	4.376	4,269.58	0.00	0.00	4,269.58
			Subtotal	399,921.41	395,651.83	399,921.41		4.376	4,269.58	0.00	0.00	4,269.58
Fund: Roadway Dev Fund												
TX-01-0331-	10015	336	TXCLS	6,152,744.42	6,088,314.28	6,152,744.42	4.254	4.292	64,430.14	0.00	0.00	64,430.14
			Subtotal	6,152,744.42	6,088,314.28	6,152,744.42		4.292	64,430.14	0.00	0.00	64,430.14
Fund: 2013 Bond Program												
7883900012	10024	350	TXPOOL	870.53	861.52	870.53	4.335	4.241	9.01	0.00	0.00	9.01
7883900015	10025	350	TXPOOL	4,047,066.04	4,003,859.71	4,047,066.04	4.335	4.376	43,206.33	0.00	0.00	43,206.33
			Subtotal	4,047,936.57	4,004,721.23	4,047,936.57		4.376	43,215.34	0.00	0.00	43,215.34
Fund: 2014 Capital Projects												
7883900013	10027	354	TXPOOL	47.33	46.43	47.33	4.335	7.861	0.90	0.00	0.00	0.90
7883900014	10028	354	TXPOOL	1,758.46	1,739.56	1,758.46	4.335	4.406	18.90	0.00	0.00	18.90
			Subtotal	1,805.79	1,785.99	1,805.79		4.496	19.80	0.00	0.00	19.80
Fund: 2019 Bond Program												
1030255883	10100	359	CDARS	1,000,000.00	1,000,000.00	1,000,000.00	4.220	4.220	10,405.40	0.00	0.00	10,405.40
7883900017	10029	359	TXPOOL	28,168,279.21	27,867,555.59	28,168,279.21	4.335	4.376	300,723.62	0.00	0.00	300,723.62
			Subtotal	29,168,279.21	28,867,555.59	29,168,279.21		4.371	311,129.02	0.00	0.00	311,129.02
Fund: NBEDC 2023 CO's												
7883900030	10061	359	TXPOOL	10,834,176.57	10,718,511.30	10,834,176.57	4.335	4.376	115,665.27	0.00	0.00	115,665.27
			Subtotal	10,834,176.57	10,718,511.30	10,834,176.57		4.376	115,665.27	0.00	0.00	115,665.27
Fund: 2020 CO's												
7883900028	10030	360	TXPOOL	2,384,525.86	2,359,068.67	2,384,525.86	4.335	4.376	25,457.19	0.00	0.00	25,457.19
			Subtotal	2,384,525.86	2,359,068.67	2,384,525.86		4.376	25,457.19	0.00	0.00	25,457.19
Fund: 2023 Bond Program												
1379800060	10013	361	TXFIT	707,671.64	700,104.40	707,671.64	4.290	4.384	7,567.24	0.00	0.00	7,567.24
1379900099	10063	361	TXFIT	27,661,964.62	27,366,171.04	27,661,964.62	4.290	4.384	295,793.58	0.00	0.00	295,793.58
			Subtotal	28,369,636.26	28,066,275.44	28,369,636.26		4.384	303,360.82	0.00	0.00	303,360.82

City of New Braunfels
Total Earnings
January 1, 2025 - March 31, 2025

CUSIP	Investment #	Fund	Issuer	Ending Par Value	Beginning Book Value	Ending Book Value	Current Rate	Annualized Yield	Adjusted Interest				
									Interest Earned	Amortization Accretion	Realized Gain/Loss	Adjusted Earnings	
Fund: 2022 Tax Notes													
7883900029	10046	362	TXPOOL	2,338,130.85	2,313,169.07	2,338,130.85	4.335	4.376	24,961.78	0.00	0.00	24,961.78	
			Subtotal	2,338,130.85	2,313,169.07	2,338,130.85		4.376	24,961.78	0.00	0.00	24,961.78	
Fund: 2023 Tax Notes													
7883900031	10062	364	TXPOOL	194,356.96	192,282.04	194,356.96	4.335	4.376	2,074.92	0.00	0.00	2,074.92	
			Subtotal	194,356.96	192,282.04	194,356.96		4.376	2,074.92	0.00	0.00	2,074.92	
Fund: 2024 Tax Notes													
7883900033	10104	365	TXPOOL	1,000,951.53	0.00	1,000,951.53	4.335	1.260	1,070.41	0.00	0.00	1,070.41	
			Subtotal	1,000,951.53	0.00	1,000,951.53		1.260	1,070.41	0.00	0.00	1,070.41	
Fund: Debt Service Fund													
TX-01-0331-	10016	401	TXCLS	10,362,384.57	2,358,228.41	10,362,384.57	4.254	4.292	24,956.16	0.00	0.00	24,956.16	
			Subtotal	10,362,384.57	2,358,228.41	10,362,384.57		4.292	24,956.16	0.00	0.00	24,956.16	
Fund: Solid Waste Fund													
1030255905	10101	521	CDARS	0.00	1,000,000.00	0.00	4.220	4.220	9,827.33	0.00	0.00	9,827.33	
1030872521	10102	521	CDARS	1,000,000.00	0.00	1,000,000.00	4.182	4.182	572.82	0.00	0.00	572.82	
7883900025	10031	521	TXPOOL	3,030,082.98	2,997,733.95	3,030,082.98	4.335	4.376	32,349.03	0.00	0.00	32,349.03	
			Subtotal	4,030,082.98	3,997,733.95	4,030,082.98		4.337	42,749.18	0.00	0.00	42,749.18	
Fund: Self Insurance Fund													
TX-01-0331-	10017	601	TXCLS	2,497,051.45	2,470,902.89	2,497,051.45	4.254	4.292	26,148.56	0.00	0.00	26,148.56	
			Subtotal	2,497,051.45	2,470,902.89	2,497,051.45		4.292	26,148.56	0.00	0.00	26,148.56	
Fund: HOT/Motel Fund													
1029260881	10082	794	CDARS	1,177,500.00	1,177,500.00	1,177,500.00	5.241	5.241	15,215.86	0.00	0.00	15,215.86	
7883900008	10032	794	TXPOOL	36,440.20	36,051.18	36,440.20	4.335	4.376	389.02	0.00	0.00	389.02	
			Subtotal	1,213,940.20	1,213,551.18	1,213,940.20		5.215	15,604.88	0.00	0.00	15,604.88	
Total				255,855,628.18	236,341,082.32	255,573,248.18		4.140	2,419,759.15	0.00	0.00	2,419,759.15	



City of New Braunfels
Amortization Schedule
January 1, 2025 - March 31, 2025
Sorted By Fund - Maturity Date

City of New Braunfels
550 Landa St.
New Braunfels, TX 78130
(830)221-4369

Investment #		Maturity Date	Beginning Par Value				Amounts Amortized			
Issuer	Fund	Amort. Date	Current Rate	Purchase Principal	Original Premium or Discount	Ending Book Value	And Unamortized As of 01/01/2025	Amount Amortized This Period	Amt Amortized Through 03/31/2025	Amount Unamortized
General Fund										
10083	101	06/25/2025	2,500,000.00	2,497,595.00	-2,405.00	2,499,435.70	1,236.09	604.61	1,840.70	-564.30
Federal Farm Credit Bnk			5.000				-1,168.91			
10098	101	09/23/2025	2,500,000.00	2,415,575.00	-84,425.00	2,458,746.88	21,585.94	21,585.94	43,171.88	-41,253.12
Federal Home Loan Mtg Corp			0.375				-62,839.06			
10099	101	04/15/2026	2,500,000.00	2,503,525.00	3,525.00	2,502,381.42	-578.07	-565.51	-1,143.58	2,381.42
U.S. Treasury			3.750				2,946.93			
10085	101	06/05/2026	2,500,000.00	2,499,375.00	-625.00	2,499,620.34	164.76	80.58	245.34	-379.66
Federal Agriculture Mortgage Co			5.220				-460.24			
10097	101	10/02/2026	2,500,000.00	2,497,600.00	-2,400.00	2,498,196.67	296.67	300.00	596.67	-1,803.33
Federal Farm Credit Bnk			3.500				-2,103.33			
10096	101	12/18/2026	3,000,000.00	2,803,950.00	-196,050.00	2,831,528.06	3,003.55	24,574.51	27,578.06	-168,471.94
Federal National Mtg Assn			0.875				-193,046.45			
Subtotal				15,217,620.00	-282,380.00	15,289,909.07	25,708.94	46,580.13	72,289.07	-210,090.93
							-256,671.06			
Total				15,217,620.00	-282,380.00	15,289,909.07	25,708.94	46,580.13	72,289.07	-210,090.93
							-256,671.06			



City of New Braunfels
Purchases Report
Sorted by Fund - Purchase Date
January 1, 2025 - March 31, 2025

City of New Braunfels
550 Landa St.
New Braunfels, TX 78130
(830)221-4369

CUSIP	Investment #	Fund	Sec. Type	Issuer	Original Par Value	Purchase Date	Payment	Principal Purchase	Accrued at Purchase	Rate at Purchas	Maturity/ Call Date	YTM	Ending Book Value
Rec Center Ops & Maint													
7883900032	10103	264	RRP	TXPOOL	950,000.00	03/01/2025	/ - Monthly	950,000.00		4.335		4.335	950,903.94
Subtotal					950,000.00			950,000.00	0.00				950,903.94
2024 Tax Notes													
7883900033	10104	365	RRP	TXPOOL	1,000,000.00	03/01/2025	/ - Monthly	1,000,000.00		4.335		4.335	1,000,951.53
Subtotal					1,000,000.00			1,000,000.00	0.00				1,000,951.53
Solid Waste Fund													
1030872521	10102	521	BCD	CDARS	1,000,000.00	03/27/2025	03/31 - Monthly	1,000,000.00		4.182	06/26/2025	4.182	1,000,000.00
Subtotal					1,000,000.00			1,000,000.00	0.00				1,000,000.00
Total Purchases					2,950,000.00			2,950,000.00	0.00				2,951,855.47



City of New Braunfels
Maturity Report
Sorted by Maturity Date
Received or due during January 1, 2025 - March 31, 2025

City of New Braunfels
550 Landa St.
New Braunfels, TX 78130
(830)221-4369

CUSIP	Investment #	Fund	Sec. Type	Issuer	Par Value	Maturity Date	Purchase Date	Rate at Maturity	Book Value at Maturity	Interest	Maturity Proceeds	Net Income
1030255905	10101	521	BCD	CDARS	1,000,000.00	03/27/2025	12/26/2024	4.220	1,000,000.00	3,010.37	1,003,010.37	3,010.37
Total Maturities					1,000,000.00				1,000,000.00	3,010.37	1,003,010.37	3,010.37



City of New Braunfels
Projected Cashflow Report
Sorted by Fund
For the Period March 31, 2025 - March 31, 2026

City of New Braunfels
550 Landa St.
New Braunfels, TX 78130
(830)221-4369

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
General Fund										
03/31/2025	10081	101	1029260881	Interest	Bank of America-CDARS	0.00	0.00	0.00	5,886.41	5,886.41
04/02/2025	10097	101	3133ERVU2	Interest	Federal Farm Credit Bnk	0.00	0.00	0.00	43,750.00	43,750.00
04/15/2025	10099	101	91282CGV7	Interest	U.S. Treasury	0.00	0.00	0.00	46,875.00	46,875.00
04/30/2025	10081	101	1029260881	Interest	Bank of America-CDARS	0.00	0.00	0.00	5,696.53	5,696.53
05/31/2025	10081	101	1029260881	Interest	Bank of America-CDARS	0.00	0.00	0.00	5,886.41	5,886.41
06/05/2025	10085	101	31424WJW3	Interest	Federal Agriculture Mortgage Co	0.00	0.00	0.00	65,250.00	65,250.00
06/05/2025	10085	101	31424WJW3	Call	Federal Agriculture Mortgage Co	2,500,000.00	2,499,375.00	2,500,000.00	0.00	2,500,000.00
06/18/2025	10096	101	3135G06L2	Interest	Federal National Mtg Assn	0.00	0.00	0.00	13,125.00	13,125.00
06/25/2025	10083	101	3133ERJH5	Maturity	Federal Farm Credit Bnk	2,500,000.00	2,497,595.00	2,500,000.00	62,500.00	2,562,500.00
06/26/2025	10081	101	1029260881	Maturity	Bank of America-CDARS	1,322,500.00	1,322,500.00	1,322,500.00	4,747.10	1,327,247.10
09/23/2025	10098	101	3137EAEX3	Maturity	Federal Home Loan Mtg Corp	2,500,000.00	2,415,575.00	2,500,000.00	4,687.50	2,504,687.50
10/02/2025	10097	101	3133ERVU2	Interest	Federal Farm Credit Bnk	0.00	0.00	0.00	43,750.00	43,750.00
10/15/2025	10099	101	91282CGV7	Interest	U.S. Treasury	0.00	0.00	0.00	46,875.00	46,875.00
12/05/2025	10085	101	31424WJW3	Interest	Federal Agriculture Mortgage Co	0.00	0.00	0.00	65,250.00	65,250.00
12/18/2025	10096	101	3135G06L2	Interest	Federal National Mtg Assn	0.00	0.00	0.00	13,125.00	13,125.00
Total for General Fund						8,822,500.00	8,735,045.00	8,822,500.00	427,403.95	9,249,903.95
2019 Bond Program										
03/31/2025	10100	359	1030255883	Interest	Bank of America-CDARS	0.00	0.00	0.00	3,584.08	3,584.08
04/30/2025	10100	359	1030255883	Interest	Bank of America-CDARS	0.00	0.00	0.00	3,468.47	3,468.47
05/31/2025	10100	359	1030255883	Interest	Bank of America-CDARS	0.00	0.00	0.00	3,584.08	3,584.08
06/26/2025	10100	359	1030255883	Maturity	Bank of America-CDARS	1,000,000.00	1,000,000.00	1,000,000.00	2,890.39	1,002,890.39
Total for 2019 Bond Program						1,000,000.00	1,000,000.00	1,000,000.00	13,527.02	1,013,527.02
Solid Waste Fund										
03/31/2025	10102	521	1030872521	Interest	Bank of America-CDARS	0.00	0.00	0.00	572.82	572.82
04/30/2025	10102	521	1030872521	Interest	Bank of America-CDARS	0.00	0.00	0.00	3,436.94	3,436.94
05/31/2025	10102	521	1030872521	Interest	Bank of America-CDARS	0.00	0.00	0.00	3,551.50	3,551.50
06/26/2025	10102	521	1030872521	Maturity	Bank of America-CDARS	1,000,000.00	1,000,000.00	1,000,000.00	2,864.12	1,002,864.12
Total for Solid Waste Fund						1,000,000.00	1,000,000.00	1,000,000.00	10,425.38	1,010,425.38
HOT/Motel Fund										
03/31/2025	10082	794	1029260881	Interest	Bank of America-CDARS	0.00	0.00	0.00	5,241.02	5,241.02
04/30/2025	10082	794	1029260881	Interest	Bank of America-CDARS	0.00	0.00	0.00	5,071.95	5,071.95
05/31/2025	10082	794	1029260881	Interest	Bank of America-CDARS	0.00	0.00	0.00	5,241.02	5,241.02

City of New Braunfels
Projected Cashflow Report
For the Period March 31, 2025 - March 31, 2026

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
HOT/Motel Fund										
06/26/2025	10082	794	1029260881	Maturity	Bank of America-CDARS	1,177,500.00	1,177,500.00	1,177,500.00	4,226.63	1,181,726.63
Total for HOT/Motel Fund						1,177,500.00	1,177,500.00	1,177,500.00	19,780.62	1,197,280.62
GRAND TOTALS:						12,000,000.00	11,912,545.00	12,000,000.00	471,136.97	12,471,136.97



City of New Braunfels
Projected Cashflow Report
Sorted by Monthly
For the Period March 31, 2025 - March 31, 2026

City of New Braunfels
550 Landa St.
New Braunfels, TX 78130
(830)221-4369

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
March 2025										
03/31/2025	10081	101	1029260881	Interest	Bank of America-CDARS	0.00	0.00	0.00	5,886.41	5,886.41
03/31/2025	10082	794	1029260881	Interest	Bank of America-CDARS	0.00	0.00	0.00	5,241.02	5,241.02
03/31/2025	10100	359	1030255883	Interest	Bank of America-CDARS	0.00	0.00	0.00	3,584.08	3,584.08
03/31/2025	10102	521	1030872521	Interest	Bank of America-CDARS	0.00	0.00	0.00	572.82	572.82
Total for March 2025						0.00	0.00	0.00	15,284.33	15,284.33
April 2025										
04/02/2025	10097	101	3133ERVU2	Interest	Federal Farm Credit Bnk	0.00	0.00	0.00	43,750.00	43,750.00
04/15/2025	10099	101	91282CGV7	Interest	U.S. Treasury	0.00	0.00	0.00	46,875.00	46,875.00
04/30/2025	10081	101	1029260881	Interest	Bank of America-CDARS	0.00	0.00	0.00	5,696.53	5,696.53
04/30/2025	10082	794	1029260881	Interest	Bank of America-CDARS	0.00	0.00	0.00	5,071.95	5,071.95
04/30/2025	10100	359	1030255883	Interest	Bank of America-CDARS	0.00	0.00	0.00	3,468.47	3,468.47
04/30/2025	10102	521	1030872521	Interest	Bank of America-CDARS	0.00	0.00	0.00	3,436.94	3,436.94
Total for April 2025						0.00	0.00	0.00	108,298.89	108,298.89
May 2025										
05/31/2025	10081	101	1029260881	Interest	Bank of America-CDARS	0.00	0.00	0.00	5,886.41	5,886.41
05/31/2025	10082	794	1029260881	Interest	Bank of America-CDARS	0.00	0.00	0.00	5,241.02	5,241.02
05/31/2025	10100	359	1030255883	Interest	Bank of America-CDARS	0.00	0.00	0.00	3,584.08	3,584.08
05/31/2025	10102	521	1030872521	Interest	Bank of America-CDARS	0.00	0.00	0.00	3,551.50	3,551.50
Total for May 2025						0.00	0.00	0.00	18,263.01	18,263.01
June 2025										
06/05/2025	10085	101	31424WJW3	Interest	Federal Agriculture Mortgage Co	0.00	0.00	0.00	65,250.00	65,250.00
06/05/2025	10085	101	31424WJW3	Call	Federal Agriculture Mortgage Co	2,500,000.00	2,499,375.00	2,500,000.00	0.00	2,500,000.00
06/18/2025	10096	101	3135G06L2	Interest	Federal National Mtg Assn	0.00	0.00	0.00	13,125.00	13,125.00
06/25/2025	10083	101	3133ERJH5	Maturity	Federal Farm Credit Bnk	2,500,000.00	2,497,595.00	2,500,000.00	62,500.00	2,562,500.00
06/26/2025	10081	101	1029260881	Maturity	Bank of America-CDARS	1,322,500.00	1,322,500.00	1,322,500.00	4,747.10	1,327,247.10
06/26/2025	10082	794	1029260881	Maturity	Bank of America-CDARS	1,177,500.00	1,177,500.00	1,177,500.00	4,226.63	1,181,726.63
06/26/2025	10100	359	1030255883	Maturity	Bank of America-CDARS	1,000,000.00	1,000,000.00	1,000,000.00	2,890.39	1,002,890.39
06/26/2025	10102	521	1030872521	Maturity	Bank of America-CDARS	1,000,000.00	1,000,000.00	1,000,000.00	2,864.12	1,002,864.12
Total for June 2025						9,500,000.00	9,496,970.00	9,500,000.00	155,603.24	9,655,603.24
September 2025										
09/23/2025	10098	101	3137EAEX3	Maturity	Federal Home Loan Mtg Corp	2,500,000.00	2,415,575.00	2,500,000.00	4,687.50	2,504,687.50

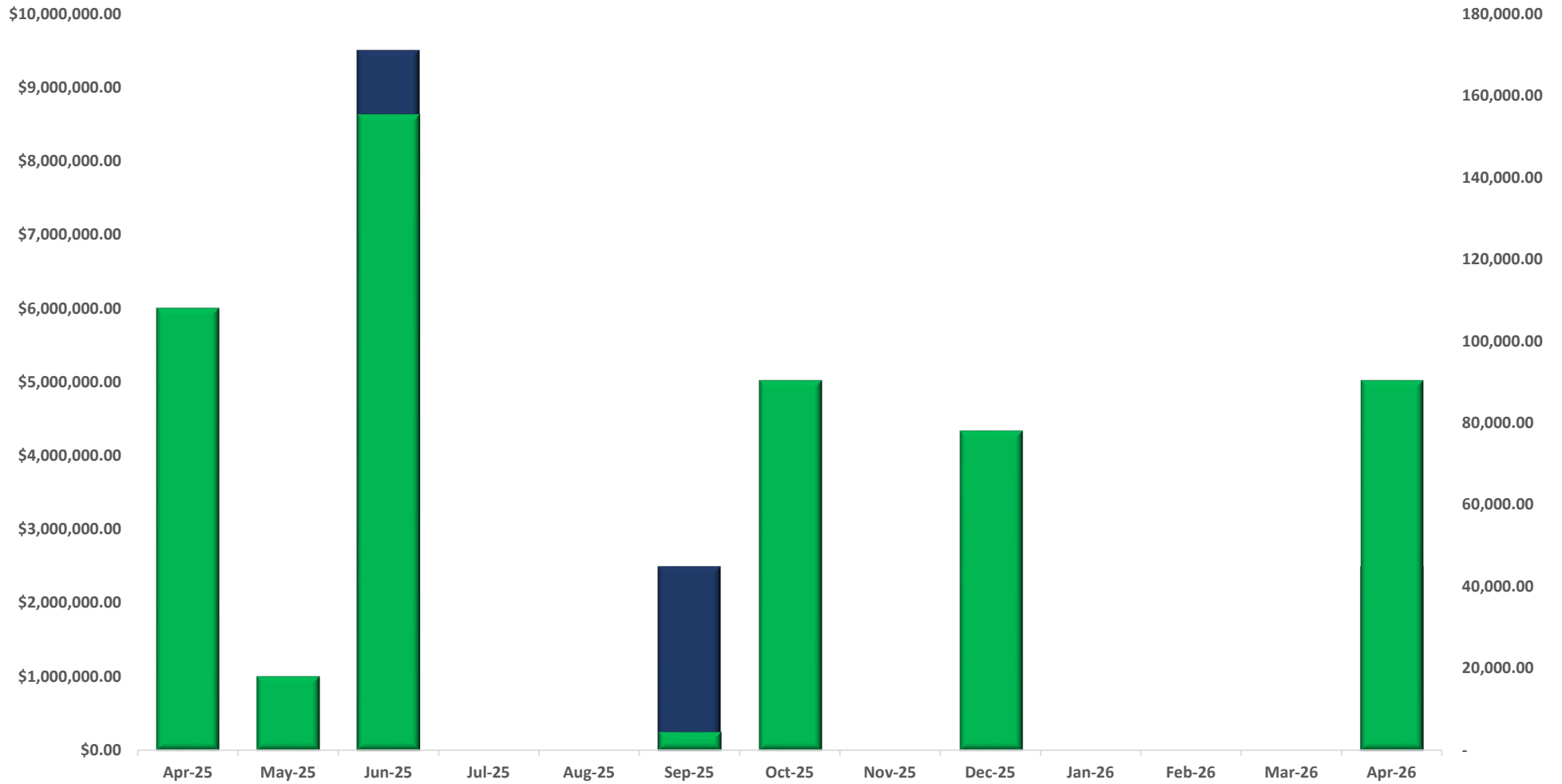
City of New Braunfels
Projected Cashflow Report
For the Period March 31, 2025 - March 31, 2026

Page 2

Projected Trans. Date	Investment #	Fund	Security ID	Transaction Type	Issuer	Par Value	Original Cost	Principal	Interest	Total
Total for September 2025						2,500,000.00	2,415,575.00	2,500,000.00	4,687.50	2,504,687.50
October 2025										
10/02/2025	10097	101	3133ERVU2	Interest	Federal Farm Credit Bnk	0.00	0.00	0.00	43,750.00	43,750.00
10/15/2025	10099	101	91282CGV7	Interest	U.S. Treasury	0.00	0.00	0.00	46,875.00	46,875.00
Total for October 2025						0.00	0.00	0.00	90,625.00	90,625.00
December 2025										
12/05/2025	10085	101	31424WJW3	Interest	Federal Agriculture Mortgage Co	0.00	0.00	0.00	65,250.00	65,250.00
12/18/2025	10096	101	3135G06L2	Interest	Federal National Mtg Assn	0.00	0.00	0.00	13,125.00	13,125.00
Total for December 2025						0.00	0.00	0.00	78,375.00	78,375.00
GRAND TOTALS:						12,000,000.00	11,912,545.00	12,000,000.00	471,136.97	12,471,136.97

Projected Maturities April 2025 - April 2026

Principal Interest



6/23/2025

Agenda Item No. K)

PRESENTER:

Garry Ford, Transportation and Capital Improvements Director

SUBJECT:

Approval of a resolution supporting the submission of projects to the U.S. Department of Transportation's Safe Streets and Roads for All grant program.

DEPARTMENT: Transportation and Capital Improvements**COUNCIL DISTRICTS IMPACTED:** Citywide**BACKGROUND INFORMATION:**

The U.S. Department of Transportation (USDOT) Safe Streets and Roads for All (SS4A) grant program provides grants to local, regional, and tribal communities for implementation, planning, and demonstration activities as part of a systematic approach to prevent deaths and serious injuries on the nation's roadways. The SS4A grant program offers Planning and Demonstration Grants for Safety Action Plans and supplemental safety planning and demonstration activities, and Implementation Grants to implement projects identified in existing action plans.

On March 25, 2024, the City Council passed a resolution adopting the New Braunfels Street Safety Action Plan. This plan outlined measures to reduce speeds, protect and expand multimodal spaces, inform and educate the public on the benefits of such infrastructure, and work towards more streamlined implementation of safety measures. The plan also details funding options for proposed projects, including the SS4A grant program.

City staff has evaluated programs and safety measures that will help meet the goals of the adopted plan and recommend submission of multiple construction projects to the SS4A Implementation grant funding.

The recommended construction projects include:

1. Seguin-Zink Roundabout

- a. Reconstruction of the existing intersection of Seguin Ave/Zink Street/Landa Street to a roundabout within the existing right-of-way, including paving, storm drain system, sidewalk, illumination, pavement markings, signage, and landscaping.

2. Fair Lane Realignment

- a. Included as part of phase one of the Guadalupe River Park capital improvement project, this project phase would adjust the alignment of Fair Lane where it intersects with Common Street to correct the existing jog and create more consolidated space for the park's future development. This would include sidewalks, a traffic signal, and landscaping.

ISSUE:

Implement road safety improvements to help meet the goals of the adopted Street Safety Action Plan through the use of Federal grants.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

Projects selected for grant funding require a 20% local match and 100% of the project development costs. If City of New Braunfels projects are selected, the funding for these projects will be identified in future years' budgets, including leveraging funding from bond programs, Roadway Impact and Park Development Fees, and potentially the New Braunfels Economic Development Corporation.

RECOMMENDATION:

Approval of a resolution of support to submit projects to the SS4A grant program.

RESOLUTION NO. 2025-_____

**A RESOLUTION SUPPORTING THE SUBMISSION OF CITY OF NEW
BRAUNFELS TRANSPORTATION PROJECTS FOR THE UNITED STATES
DEPARTMENT OF TRANSPORTATION SAFE STREETS AND ROADS FOR
ALL GRANT PROGRAM.**

WHEREAS, the City seeks funding to prevent traffic-related injuries and deaths through the implementation of the “Safe Systems” approach by building and reinforcing multiple layers of protection to both prevent crashes and minimize harm when crashes do occur ; and

WHEREAS, the City adopted a Safe Streets Action Plan based on Vision Zero principles, a global safety initiative positing that traffic-related deaths and injuries are not inevitable; they can be entirely prevented through planning, design, enforcement, and education; and

WHEREAS, the City’s Strategic Plan prioritizes improved connectivity and enhanced walkability providing a well-connected transportation network serving pedestrians, bicyclists, transit users, children, older individuals, individuals with disabilities, motorists and freight vehicles; and

WHEREAS, the U.S. Department of Transportation released a National Roadway Strategy in early 2022 highlighting the public health crisis occurring from traffic deaths , and committing to a national goal of zero deaths through a Safe Systems Approach ; and

WHEREAS, the Bipartisan Infrastructure Law is providing funding for transportation projects, including the Safe Streets and Roads for All (SS4A) grant program focused on elevating planning and investments towards safer streets; and

WHEREAS, funds for the Fiscal Year 2025 SS4A discretionary grant program funds are to be awarded on a competitive basis to support planning, infrastructure, behavioral and operational initiatives to prevent death and serious injuries on roads and streets involving all users;

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

THAT, the City Council authorizes the City Manager, or designee, to submit a grant application for implementation grant funds to support the Seguin-Zink Round-About and Fair Lane Realignment projects.

PASSED, ADOPTED AND APPROVED this 23rd day of June 2025.

City of New Braunfels, Texas

NEAL LINNARTZ, Mayor

Attest:

GAYLE WILKINSON, City Secretary

6/23/2025

Agenda Item No. L)

PRESENTER:

Becca Miears, Director of Human Resources

SUBJECT:

Approval of a resolution of the City Council of the City of New Braunfels, Texas, approving a Meet and Confer Agreement between the City and the New Braunfels Police Officers' Association (NBPOA), and providing an effective date.

DEPARTMENT: Human Resources**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

Under Chapter 142 of the Texas Local Government Code, certain cities may engage in "meet and confer" negotiations with firefighter and police associations regarding wages, salaries, hours, and other employment conditions. Any resulting agreement must be ratified by both a majority vote of the City Council and a majority of affected police officers through a secret ballot. A fully ratified agreement may supersede conflicting state laws, local ordinances, civil service statutes, and related rules established by the Chief or the New Braunfels Firefighters and Police Officers Civil Service Commission. Registered city voters may petition for an election to repeal a ratified agreement.

In 2018, the New Braunfels Police Officers' Association (NBPOA) filed a petition for recognition as the sole bargaining agent for civil service employees of the Police Department, excluding the Chief, Assistant Chief, and exempt positions. The Association indicated its intent to negotiate promotional standards through the meet and confer process. Notably, the law does not compel either party to negotiate or reach an agreement.

City Council granted NBPOA bargaining rights via resolution in 2018. In March 2025, the Association notified the City Manager of its readiness to begin negotiations. Each side designated its own negotiating team, as follows:

Management Team:

Robert Camareno, City Manager
Jordan Matney, Deputy City Manager
Jared Werner, Assistant City Manager
Valeria M. Acevedo, City Attorney
Osbaldo Flores, Chief of Police
David Blevins, Assistant Chief of Police
Becca Miears, Director of Human Resources, Civil Service Director
Lindsey Cox, Assistant Director of Human Resources
Lori Stidham, Human Resources Generalist

NBPOA Team:

Todd Henriksen, President
Christopher Scott, Vice President
Danny Salas, Treasurer
Mike Morales III, Secretary
David Olson, Sgt. In Arms

The Meet and Confer process between the New Braunfels Police Officers' Association and City staff officially began with a kick-off meeting, followed by two public meetings held in compliance with the Texas Open Meetings Act on April 24, 2025, and May 6, 2025.

Additional important information about meet and confer laws includes:

Under meet and confer law, strikes and work stoppages are strictly prohibited. If such actions occur, involved police officers forfeit their meet and confer rights, civil service status, reemployment rights, and any other employment-related benefits or privileges with the City.

Recognition of the Association can only be withdrawn in two ways: (1) by petition signed by a majority of covered police officers, or (2) by City Council, with 90 days written notice to the Association stating the City's intent to withdraw recognition and not renew any existing agreement.

While a meet and confer agreement is in effect, the City is prohibited from accepting any petition from officers seeking to adopt collective bargaining under Chapter 174 of the Texas Local Government Code.

Summary of Proposed Contract Provisions:**Article 1- PARTIES AND PURPOSE OF MEET AND CONFER:**

Establishes parties and purpose of Meet and Confer.

Article 2- RECOGNITION:

Recognizes the New Braunfels Police Officers' Association as the sole and exclusive bargaining agent for the covered Police Officers.

Article 3-PROMOTIONS:

- Implements an Assessment Center process for the ranks of Corporal, Sergeant, Lieutenant, and Captain.
- Defines written exam requirements and the weight each carries by rank.
- Specifies parameters and scoring percentages for the assessment center component by rank.
- Details the promotional appointment process, including score calculations and related procedures.
- Outlines criteria used in promotional examination assessment centers.
- Establishes guidelines for review and appeal of promotional exam results.
- Includes a statutory override for applicable provisions of Chapter 143, Texas Local Government Code.

Article 4- TERM OF AGREEMENT:

- The agreement becomes effective June 23, 2025 (assuming Council approval) through September 30, 2027.
- Association must provide the City written notice of intent to negotiate no later than May 15th of each year.

Article 5- SAVINGS CLAUSE AND PREEMPTION PROVISION:

- The savings clause provides that if a court finds any contractual provision to be invalid, the rest of the agreement remains valid. The parties can meet within 30 days of the court order to agree on a substitute provision or wait until Meet and Confer negotiations are resumed as provided in Article 4, Section 2, Notice of Intent to Negotiate.
- The preemption clause provides that the agreement preempts or supersedes any other agreement, rule, or law that is in conflict.

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

The addition of the assessment center will increase the cost of promotional testing for each rank. While the final budget impact is still being analyzed, it is expected to affect both the Human Resources and Police Department operating budgets. Staff will continue to monitor expenses and will return to Council if costs cannot be absorbed within current budgets or will include any necessary adjustments in the next fiscal year's budget process.

RECOMMENDATION:

Staff recommends approval of a resolution approving a Meet and Confer Agreement between the City and the New Braunfels Police Officers' Association.

RESOLUTION NO. 2025-766

A RESOLUTION OF THE CITY OF NEW BRAUNFELS, TEXAS, GRANTING RECOGNITION AND APPROVAL OF A MEET AND CONFER AGREEMENT BETWEEN THE CITY AND THE NEW BRAUNFELS POLICE OFFICERS' ASSOCIATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 5, 2018, pursuant to Section 142.053 of the Texas Local Government Code, the City of New Braunfels, Texas ("City"), received a petition requesting recognition of the New Braunfels Police Officers Association, as the sole and exclusive bargaining agent for all municipal police officers, excluding the head of the New Braunfels Police Department and the Assistant Chief who are excluded under Section 142.058 of the Texas Local Government Code (hereinafter collectively referred to as the Covered Police Officers"); and

WHEREAS, on April 5, 2018, pursuant to Section 142.053 of the Texas Local Government Code, the City of New Braunfels, Texas ("City"), received a petition requesting recognition of the New Braunfels Police Officers Association ("Association") as the sole and exclusive bargaining agent for all municipal police officers, excluding the head of the New Braunfels Police Department and the Assistant Chief, who are exempt under Section 142.058 of the Texas Local Government Code (collectively referred to herein as the "Covered Police Officers"); and

WHEREAS, the Association asserted that it represents the majority of the City's Covered Police Officers, and those officers indicated their support by signing the petition dated April 5, 2018; and

WHEREAS, the Association pledged to support the mission and service of the New Braunfels Police Department and to comply with the statutory requirements set forth in Chapter 142 of the Texas Local Government Code, including the no-strike provision in Section 142.057; and

WHEREAS, Chapter 142, Subchapter B, of the Texas Local Government Code (Local Control of Police Officers Employment Matters in Certain Municipalities), authorizes the City to recognize the Association as the sole and exclusive bargaining agent for the City's Covered Police Officers, and to meet and confer on employment-related matters; and

WHEREAS, by adopting this resolution, the City affirms that it does not relinquish its local control over management practices or City Council authority; and

WHEREAS, the Association expressed interest in meeting and conferring with the City specifically regarding promotional processes; and

WHEREAS, the City and the Association conducted negotiations on hiring and promotional practices at two lawfully posted public meetings held on April 24, 2025, and May 6, 2025, in accordance with the Texas Open Meetings Act and Section 142.063 of the Texas Local Government Code;

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

SECTION 1.

That the City Council hereby approves the original Meet and Confer Agreement with the New Braunfels Police Officers' Association and the City of New Braunfels in accordance with and pursuant to Chapter 142, Subchapter C of the Local Government Code, and further authorizes the City Manager to execute the agreement. The Meet and Confer Agreement is attached to this resolution as Exhibit A, with the term ending on September 30, 2027.

SECTION 2.

This recognition is not intended to deny local control by the City nor restrict or diminish management rights of the City.

SECTION 3.

This resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

Passed and approved this the 23rd day of June 2025.

Neal Linnartz, Mayor

ATTEST:

Gayle Wilkinson, City Secretary

Exhibit A

Meet and Confer Agreement

between

The City of New Braunfels

and

the New Braunfels

Police Officers' Association (NBPOA)

Effective June 23, 2025

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DEFINITIONS

1. "Agreement" means the Meet and Confer Agreement entered between the New Braunfels Police Officers' Association and the City of New Braunfels.
2. "Association" means the New Braunfels Police Officers' Association, its elected leaders and its collective membership.
3. "City" means the City of New Braunfels, its Mayor, City Council members, City Manager, Chief of Police and those persons designated by the City of New Braunfels to manage the city and its police department.
4. "Commission" means the City of New Braunfels Firefighters' and Police Officers' Civil Service Commission.
5. "Day" or "days" shall mean calendar days unless otherwise specified.
6. "Department" means the New Braunfels Police Department.
7. "Department head" means the Chief of the New Braunfels Police Department, his or her designee, or an acting Chief of the New Braunfels Police Department.
8. "Director" means the Director of the City of New Braunfels Firefighters' and Police Officers' Civil Service Commission.
9. "Police Officer" means a Police Officer employed by the Police Department by the City of New Braunfels.
10. "Local rules" means the Local Rules and Regulations promulgated by the City of New Braunfels Firefighters' and Police Officers' Civil Service Commission.

11. "Parties" means the City of New Braunfels and the New Braunfels Police Officers' Association and "Party" means the City of New Braunfels or the New Braunfels Police Officers' Association.
12. "Seniority Points" means 1 point for every whole year served in the same rank within the New Braunfels Police Department, not to exceed 10 seniority points.
13. "Written examination" means the written examination provided for under Chapter 143 of the Texas Local Government Code and does not mean any written part of the assessment center.

ARTICLE 1

PARTIES AND PURPOSE OF MEET AND CONFER

The Parties to this Agreement are the CITY OF NEW BRAUNFELS, TEXAS, a home rule municipality organized under Texas law and the NEW BRAUNFELS POLICE OFFICERS' ASSOCIATION.

It is the intent and purpose of the Meet and Confer negotiations and this Agreement, entered into by and between the CITY OF NEW BRAUNFELS, and the NEW BRAUNFELS POLICE OFFICERS' ASSOCIATION, to achieve and maintain harmonious relations between the Parties related to the hiring and promotional practices in accordance with Subchapter C of 142 Texas Local Government Code and not deny local control by the City except as provided by this Agreement.

ARTICLE 2

RECOGNITION

The CITY OF NEW BRAUNFELS recognizes the NEW BRAUNFELS POLICE OFFICERS' ASSOCIATION, as the sole and exclusive bargaining agent for the covered Police Officers described in the petition for recognition, excluding the head of the Police Department and excluding the employees exempt under Subsection (b), in accordance with subchapter C of Chapter 142 of the Texas Local Government Code. The Parties understand and agree the provisions of this Agreement do not extend to employees outside of the Department.

ARTICLE 3

PROMOTIONS

Section 1. Intent

In adopting this Article, the Parties agree to implement a promotional system using an assessment center component in addition to the written examination. The Parties believe adding an assessment component to the promotion process will improve the selection and provide promotional candidates a fair opportunity to display skills and abilities that serve as additional indicators that they will perform well in the positions of Corporal, Sergeant, Lieutenant, or Captain. Applicants will be required to pass the written examination (a passing grade is a minimum grade of 70, not including seniority points) and participate in and complete all components of the assessment center before being placed on the eligibility list for promotion. Seniority points will be added at the conclusion of the assessment center.

Section 2. Promotional Examination Procedure

- (a) The Commission shall adopt rules governing the promotional examination procedure and promotional eligibility lists in accordance with this Article and the Local Rules for the promotional positions of Corporal, Sergeant, Lieutenant, and Captain. Further, the Commission may adopt rules to provide for the efficient administration of a promotional examination to eligible promotional candidates who are members of the armed forces serving on active military duty.
- (b) Enough time will be provided between the scheduled written examination and the scheduled assessment center for each rank to allow for exam review, appeals, Civil Service Commission meeting(s), and regrading, as applicable. The assessment center shall not take place until all necessary written examination material has been reviewed by the Civil Service Commission.
- (c) The promotional examination procedure will consist of two parts:
 - 1. A written examination, as defined in this article, consisting of one hundred (100) multiple choice questions; and
 - 2. Upon passing the written examination part of the promotional examination procedure, participation in and completion of all components of the assessment center.

Section 3. Written Examination

- (a) The promotional candidate's score on the written examination shall constitute the candidate's "written score". The minimum passing score on the written examination is seventy percent (70%), not including seniority points. Promotional candidates who do not

pass the written examination shall be eliminated from participation in the assessment center. This includes candidates on active military duty.

- (b) For a promotional candidate applying for the Corporal rank, sixty percent (60%) of a promotional candidate's composite score will be based on the written score.
- (c) For a promotional candidate applying for the Sergeant rank, sixty percent (60%) of a promotional candidate's composite score will be based on the written score.
- (d) For a promotional candidate applying for the Lieutenant rank, forty percent (40%) of a promotional candidate's composite score will be based on the written score.
- (e) For a promotional candidate applying for the Captain rank, forty percent (40%) of a promotional candidate's composite score will be based on the written score.

Section 4. Assessment Center

- (a) Except for candidates on active military duty at the time of the written examination or assessment center, all candidates that receive a passing score on the written examination will advance to the assessment center. If a promotional candidate will be on active military duty on the date(s) of the scheduled assessment center, the candidate will not be required to participate in the assessment center. The candidate's written score shall account for one hundred percent (100%) of the candidate's final score. If the candidate passes the written examination with a minimum of 70%, then the candidate's written score will be added to any applicable seniority points and account for one hundred percent (100%) of the candidate's final score.
- (b) For a promotional candidate applying for the Corporal rank, forty percent (40%) of a promotional candidate's final score will be based on an assessment center.
- (c) For a promotional candidate applying for the Sergeant rank, forty percent (40%) of a promotional candidate's composite score will be based on the assessment center.
- (d) For a promotional candidate applying for the Lieutenant rank, sixty percent (60%) of a promotional candidate's composite score will be based on the assessment center.
- (e) For a promotional candidate applying for the Captain rank, sixty percent (60%) of a promotional candidate's composite score will be based on the assessment center.

Section 5. Procedure for Making Promotional Appointments

- (a) Reset of Seniority Points. For the purpose of promotional examination grades, seniority points will be accrued by Police Officers at a rate of 1 point for every whole year served in that same rank within the New Braunfels Police Department, not to exceed 10 seniority points.

Each whole year of service equals one (1) point. Upon promotion to a higher rank, seniority points will reset to zero points, except that when a promotional examination is opened to a lower rank due to an insufficient number of eligible candidates in the higher rank, pursuant to Local Government Code, Sec. 143.031(c). In such cases, seniority points shall be calculated based on whole years of service from date of hire. Seniority points will not be awarded for years of part-time employment. Under the provisions of the Uniformed Services Employment and Reemployment Rights Act of 1994, military service shall not be considered a break in service. For the purpose of tie-breakers, seniority points will be awarded in accordance with the local civil service rules.

- (b) For promotional candidates applying for the Corporal rank, the final score to be placed on the eligibility list for each candidate shall be computed by taking the candidate's written score and multiplying the written score by .60 to account for sixty percent (60%) of the candidate's composite score; by taking the candidate's assessment center score and multiplying that score by .40 to account for forty percent (40%) of the composite score; by adding the products together to equal the composite score; and by adding any applicable seniority points, not to exceed ten (10) points, to the composite score to compute the final score (see below). Only a candidate that successfully passes the written examination will have seniority points added to the composite score.

$(\text{Passing Score on Written Examination} \times 60\%) + (\text{Assessment Center Score} \times 40\%) = \text{Composite Score}$

$\text{Composite Score} + \text{Seniority Points} = \text{Final Score} *$

* The Parties mutually agree that the Seniority Points shall be calculated at their accrued value through the day of the written examination.

- (c) For promotional candidates applying for the Sergeant rank, the final score to be placed on the eligibility list for each candidate shall be computed by taking the candidate's written score and multiplying the written score by .60 to account for sixty percent (60%) of the candidate's composite score; by taking the candidate's assessment center score and multiplying that score by .40 to account for forty percent (40%) of the composite score; by adding the products together to equal the composite score; and by adding any applicable seniority points, not to exceed ten (10) points, to the composite score to compute the final score (see below). Only a candidate that successfully passes the written examination will have seniority points added to the composite score.

$(\text{Passing Score on Written Examination} \times 60\%) + (\text{Assessment Center Score} \times 40\%) = \text{Composite Score}$

$\text{Composite Score} + \text{Seniority Points} = \text{Final Score} *$

* The Parties mutually agree that the Seniority Points shall be calculated at their accrued value through the day of the written examination.

- (d) For promotional candidates applying for the Lieutenant rank, the final score to be placed on the eligibility list for each candidate shall be computed by taking the candidate's written score and multiplying the written score by .40 to account for forty percent (40%) of the candidate's composite score; by taking the candidate's assessment center score and multiplying that score by .60 to account for sixty percent (60%) of the composite score; by adding the products together to equal the composite score; and by adding any applicable seniority points, not to exceed ten (10) points, to the composite score to compute the final score (see below). Only a candidate that successfully passes the written examination will have seniority points added to the composite score.

$(\text{Passing Score on Written Examination} \times 40\%) + (\text{Assessment Center Score} \times 60\%) = \text{Composite Score}$

$\text{Composite Score} + \text{Seniority Points} = \text{Final Score} *$

* The Parties mutually agree that the Seniority Points shall be calculated at their accrued value through the day of the written examination.

- (e) For promotional candidates applying for the Captain rank, the final score to be placed on the eligibility list for each candidate shall be computed by taking the candidate's written score and multiplying the written score by .40 to account for forty percent (40%) of the candidate's composite score; by taking the candidate's assessment center score and multiplying that score by .60 to account for sixty percent (60%) of the composite score; by adding the products together to equal the composite score; and by adding any applicable seniority points, not to exceed ten (10) points, to the composite score to compute the final score (see below). Only a candidate that successfully passes the written examination will have seniority points added to the composite score.

$(\text{Passing Score on Written Examination} \times 40\%) + (\text{Assessment Center Score} \times 60\%) = \text{Composite Score}$

$\text{Composite Score} + \text{Seniority Points} = \text{Final Score} *$

* The Parties mutually agree that the Seniority Points shall be calculated at their accrued value through the day of the written examination.

Section 6. Promotional Examination Assessment Center Criteria

- (a) The assessment center shall be administered by a consultant independent of the Department and the City. The City will contract with the consultant to design and administer an assessment center promotional process for the Department according to the prerequisites of this Article. The consultant is responsible for the preparation and security of each promotional assessment center.

- (b) The consultant shall be an individual or company with proven expertise in the field of administering the entire assessment center process. The consultant will be mutually agreed upon by the Department Head and Civil Service Director.
- (c) The consultant will develop exercises based on the seven dimensions listed below as appropriate for the testing rank and as directed by the Department Head. The consultant will be required to meet with the Department Head to understand expectations and ensure the exercises appropriately measure applicable items to the promotional rank. Each assessment center will have no fewer than three exercises for the assessment center that test the candidate's possession of the seven dimensions and must include at least one Tactical/Strategic Scenario:

1. **Problem Solving/Decision Making**
2. **Planning and Organization**
3. **Oral Communication**
4. **Leadership/Supervision**
5. **Adaptability**
6. **Interpersonal Skills**
7. **Written Communication Skills**

It is understood that not all dimensions listed above may be tested in an exercise.

- (d) The consultant will make available at least two (2) separate orientation sessions covering the same material to explain the assessment center process, no fewer than seven (7) days prior to the first day that the assessment center is convened. Any candidate who took the test will be invited and encouraged to attend. The orientations will provide information, examples, and explanations on all aspects of the assessment center process. The consultant will select as many assessors as it requires within the following guidelines:
1. All assessors selected must have at least 4 years of experience in any of the following areas: Police Personnel Management, Criminal Justice or Behavioral Science, Police Department Administration and Operations, and/or Supervisory/Command-Level Tactics within a Law Enforcement Agency.
 2. All certified Police Assessors of the Assessor board shall be of any rank equal to or

higher than the position sought.

3. Prior to the commencement of the assessment center, each Assessor will certify by a signed and witnessed affidavit that he or she has not talked to or corresponded with, and will not talk to or correspond with, ANY PERSON about any candidate's abilities, personality, or qualifications for promotion, until assessment center scoring is completed.

Section 7. Review and Appeal of Promotional Examination

- (a) Beginning on the first business day following the examination date, a promotional candidate may review his/her examination booklet, his/her answer sheet, the answer key, and the source material for the examination only in the presence of a monitor(s) designated by the Civil Service Director. The candidate is not allowed to document, make a picture image of and/or make any notes from any part of the examination documents. The period of review of test materials as described above extends to the time of the Civil Service Commission appeal hearing. The five (5) business day period within which to appeal contained in the Local Government Code, Chapter 143, and the local civil service rules remains applicable.

Section 8. Statutory Override

This article supersedes the following sections of the Local Government Code: Section 143.033(b) since this contract resets the accrual of seniority points to zero upon promotion to a higher rank within the New Braunfels Police Department, except as stated in Section 5 (a) above; Section 143.034 is also superseded by this agreement. The agreement does not alter the time in which to file an appeal with the Commission, which is five (5) business days under 143.034(a), but rather this Agreement extends the time for a candidate to review test materials from after the test until the time of the appeal hearing.

ARTICLE 4

TERM OF AGREEMENT

Section 1. Term

This Agreement shall have an effective date of June 23, 2025, and shall remain in full force and effect through September 30, 2027. When the agreement expires, the parties will be governed by Chapter 143 of the Texas Local Government Code, unless replaced by a new Meet and Confer Agreement between the parties.

Section 2. Notice of Intent to Negotiate

Association shall provide to City written notice of intent to negotiate, pursuant to Section 2 of this Article, no later than May 15 of each year of the Agreement.

ARTICLE 5

SAVINGS CLAUSE AMENDMENT AND PREEMPTION PROVISION

Section 1. Savings Clause

If any provision of this Agreement is rendered invalid by a court of competent jurisdiction, such invalidity shall not affect any other provision of this Agreement, which shall continue to be in full force and effect for the duration of the Agreement, and the Parties shall meet as soon as possible to agree on a substitute provision. However, if the Parties are unable to agree within thirty (30) days following commencement of the initial meeting, then the matter shall be postponed until Meet and Confer negotiations are resumed. To this end, the provisions of this Agreement are severable. This Agreement may be amended by written mutual agreement.

Section 2. Preemption Provision

The provisions of this Agreement shall supersede the provisions of any statute, Executive Order, local ordinance, or rule, which are in conflict herewith, including for example and not by way of limitation, the contrary provisions of Chapter 143; Ordinances of the City of New Braunfels, Texas; and Rules and Regulations of the City of New Braunfels Firefighters' and Police Officers' Civil Service Commission for the City of New Braunfels, Texas. This preemption provision is authorized by section 142.117 of the Texas Local Government Code, and the Parties have expressly agreed that each and every provision involving or creating such a conflict shall have the effect of superseding the statutory standard or result which would otherwise obtain, in the absence of this Agreement.

SIGNATURE & EXECUTION PAGE

THE FOREGOING INSTRUMENT HAS BEEN DULY NEGOTIATED, REVIEWED, AND APPROVED BY EACH OF THE SIGNATORIES INDICATED BELOW:

THE CITY OF NEW BRAUNFELS, TEXAS

(Agreement approved by New Braunfels City Council on the 23rd day of June, 2025)

By: _____ Dated: _____
ROBERT CAMARENO
CITY MANAGER

ATTEST:

GAYLE WILKINSON
CITY SECRETARY

APPROVED:

APPROVED AS TO FORM:

OSBALDO FLORES
CHIEF OF POLICE

VALERIA M. ACEVEDO
CITY ATTORNEY

THE NEW BRAUNFELS POLICE OFFICERS' ASSOCIATION

Ratified by NBPOA Membership on:

By: _____
TODD HENRIKSEN
PRESIDENT, NBPOA

Dated: _____

By: _____
MIKE MORALES III
SECRETARY, NBPOA

Dated: _____

6/23/2025

Agenda Item No. M)

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Approval of a resolution giving consent to the issuance of Contract Revenue Bonds by Comal County Master Water Improvement District (Veramendi), Unlimited Tax Road Bonds by Comal County Water Improvement District No. 1A, Unlimited Tax Bonds by Comal County Water Improvement District No. 1D and Unlimited Tax Road Bonds by Comal County Water Improvement District No. 1F.

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** N/A**BACKGROUND INFORMATION:**

The Development Agreement (“the Agreement”) between the City of New Braunfels and Word-Borchers Ranch Joint Venture (“Veramendi”) authorizes up to \$620 million in debt for eligible, designated purposes. The Water Improvement District (“WID”) will market and intends to sell up to \$4 million in Contract Revenue Bonds to provide reimbursements to the developer for the financing, operation and maintenance of regional water, sanitary sewer, drainage facilities and other services provided to the subdistricts of the Veramendi WID. Each of the subdistricts - numbers 1A, 1B, 1C, 1D, 1E and 1F- have given the authority by their respective Board of Directors to enter the Master Contract and levy ad valorem taxes to make payments under the Contract Revenue Bonds for the public facilities that benefit all the subdistricts. The bonds will be paid for by tax revenues secured by approximately \$659 million in taxable assessed valuation within the boundaries of all the WID’s subdistricts. The subdistricts levied their initial contract tax rates in 2024, with WID 1A levying \$0.11 and WIDs 1D and 1F each levying \$0.12. Three of the subdistricts - 1A, 1D and 1F- are proposing to levy up to \$2 million, \$4 million and \$5 million, respectively, in unlimited tax and road bonds. It will be the fifth issuance for subdistrict 1A, the second for 1D and the first for 1F. The total amount of debt issuances approved to date for the Master and Subdistricts is \$63,575,000.

The Texas Commission on Environmental Quality (TCEQ) provides final approvals for bond issues for water districts and other entities. TCEQ acts as a gatekeeper for Water Improvement District bond issuances and ensures financial integrity, engineering feasibility, and public accountability through a structured application, review, and monitoring process. Districts with outstanding bonds undergo annual audits and financial reporting. TCEQ reviews these for regulatory compliance and tracks districts via its Water District Database and provides compliance support, technical assistance, and policy guidance throughout the bond lifecycle.

The anticipated value of the area in 2025 is approximately \$659 million and no increase in taxable value is required for issuance of these bonds. The total tax rate varies by subdistrict but is not expected to change

because of the issuance of the Master District Bonds; either the contract, debt or the maintenance components of each Participant's tax rate will be reduced to accommodate the new debt service requirements through the 2025 issuances.

Section 8 of the Agreement outlines the requirements for the District (and subdistricts) and indebtedness, as well as obligations of the District to the City. The District has undertaken preliminary feasibility of the debt issuance and does not expect a change in the total tax rate paid by Veramendi property owners within the subdistricts.

ISSUE:

The issuance of bonds secured by property tax revenue within the Veramendi WID.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

No fiscal impact to the City of New Braunfels because the bonds are secured by property tax revenue paid from property owners within the boundaries of the WID.

RECOMMENDATION:

Staff recommends approval of the Resolutions

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, GIVING CONSENT TO THE ISSUANCE OF CONTRACT REVENUE BONDS BY COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT, UNLIMITED TAX ROAD BONDS BY COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A, UNLIMITED TAX BONDS BY COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D, AND UNLIMITED TAX ROAD BONDS BY COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

WHEREAS, the City of New Braunfels, Texas (the "City") is a Texas municipal corporation as defined by the Texas Local Government Code; and

WHEREAS, Comal County Master Water Improvement District (the "Master WID") and Comal County Water Improvement District No. 1A ("WID 1A") are water districts created under Article XVI, Section 59 of the Texas Constitution and by order of division adopted by Comal County Water Improvement District No. 1, and are operating pursuant to Chapters 49 and 51 of the Texas Water Code and located within the extraterritorial jurisdiction of the City; and

WHEREAS, Comal County Water Improvement District No. 1D ("WID 1D") and Comal County Water Improvement District No. 1F ("WID 1F") are water districts created under Article XVI, Section 59 of the Texas Constitution and by order of division adopted by Comal County Water Improvement District No. 1B, and are operating pursuant to Chapters 49 and 51 of the Texas Water Code and located within the extraterritorial jurisdiction of the City; and

WHEREAS, the Master WID entered into that certain Contract for Financing, Operation and Maintenance of Regional Water, Sanitary Sewer, and Drainage Facilities and Other Services (the "Master Contract"), dated February 14, 2020, with Comal

County Water Improvement District No. 1A, Comal County Water Improvement District No. 1B, and, as such rights, duties, and obligations thereunder were partially assigned to, and assumed by, Comal County Water Improvement District No. 1C, Comal County Water Improvement District No. 1D, Comal County Water Improvement District No. 1E, and Comal County Water Improvement District No. 1F, each of which were given the authority by their respective Board of Directors and through voter-approval to enter into the Master Contract and levy ad valorem taxes to make payments required thereunder; and

WHEREAS, the Master WID desires to proceed with the issuance of the Comal County Master Water Improvement District Contract Revenue Bonds, Series 2025, (the "Revenue Bonds") in an amount not to exceed \$4,000,000; and

WHEREAS, WID 1A desires to proceed with the issuance of the Comal County Water Improvement District No. 1A Unlimited Tax Road Bonds, Series 2025, (the "1A Road Bonds") in an amount not to exceed \$2,000,000; and

WHEREAS, WID 1D desires to proceed with the issuance of the Comal County Water Improvement District No. 1D Unlimited Tax Bonds, Series 2025, (the "1D Utility Bonds") in an amount not to exceed \$4,000,000; and

WHEREAS, WID 1F desires to proceed with the issuance of the Comal County Water Improvement District No. 1F Unlimited Tax Road Bonds, Series 2025, (the "1F Road Bonds") in an amount not to exceed \$5,000,000; and

WHEREAS, the Master District, WID 1A, WID 1D, and WID 1F (collectively, the "Districts") desire that the City give its written consent to the issuance of the Revenue

Bonds, the 1A Road Bonds, the 1D Utility Bonds, and the 1F Road Bonds (collectively the “Bonds”), pursuant to Section 8.2 of that certain development agreement as amended, entered by and between the City and Word-Borchers Ranch Joint Venture, a Texas general partnership; Word-Borchers Ranch Real Estate Limited Partnership, a Texas limited partnership; and Comal County Water Improvement District No. 1 (the “Development Agreement”); and

WHEREAS, the Districts have provided to the City presentations summarizing the proposed issuances of the Bonds as required under Section 8.2 of the Development Agreement requesting consent to and approval of the issuance of the Bonds by the District on terms not exceeding the specified par amounts and maturity schedules listed in Exhibit A, and at such call and redemption dates as reflected therein.

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

SECTION 1. That the findings contained in the preamble of this Resolution are determined to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2. That the City Council of the City hereby specifically gives its written consent to and approval of the Districts’ issuance of the Bonds and covenants to make payments in support of such Bonds not exceeding the specified par amounts, maturity schedules, call and redemption dates as reflected in Exhibit A.

PASSED AND APPROVED by the City Council of the City of New Braunfels,
Texas on this _____ day of _____, 2025.

Neal Linnartz, Mayor
City of New Braunfels, Texas

ATTEST:

Gayle Wilkinson, City Secretary
City of New Braunfels, Texas

EXHIBIT "A"

COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT THE MASTER DISTRICT

\$4,000,000*

Contract Revenue Bonds, Series 2025

*Final size may be reduced, not exceeded.



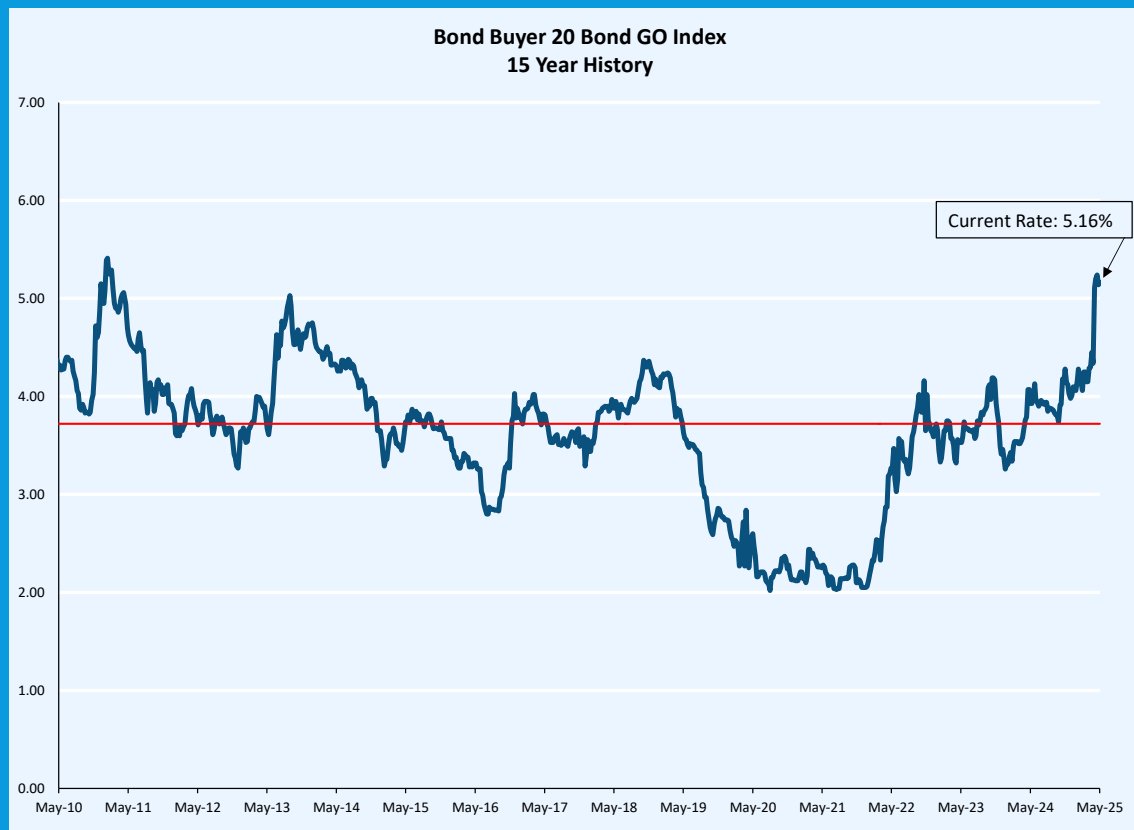
THE BONDS

- \$4,000,000 Principal Amount
- Maturity Schedule: December 1, 2027 through 2051
- Callable: December 1, 2031
- Expected Sale Date: Third Quarter 2025
- Security: Contract Revenue received from the Participant districts Comal 1A, 1D and 1F (collectively, Participants in the Service Area). Comal 1B, 1C and 1E will also become participants once their development begins. The Contract Revenue received from the Participants represents the proceeds of an unlimited tax pledge by the Participants (the Contract Tax). The Contract Tax and associated Master District Contract has been approved by each Participant and approved by the voters within each Participant.
- This will be the third issuance of bonds by the Master District
- Type of Sale: Competitive
- Approval of the Texas Commission on Environmental Quality Required

FEASIBILITY OF THE BONDS

- The 2024 Value of the Service Area is \$474,088,262
- The Estimate of Value of the Service Area as of March 15, 2025 is \$658,651,387
- Bond size is based upon no-growth in value and a \$0.13 Contract Tax. The Participants levied their initial contract tax rates in 2024, with WID 1A levying \$0.11 and WIDs 1D and 1F each levying \$0.12.
- 2024 Total Tax Rate of the Participants ranges from \$0.79 to \$0.85 and this not expected to change in future years as a result of the issuance of the Master District Bonds; either the debt or the maintenance component of each Participant's tax rate will be reduced to accommodate the Contract Tax in 2025.
- Estimated Average Annual Debt Service of \$820,596(2026-2051).
- No increase in taxable value is required for issuance of the Bonds.

THE MARKET



COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

\$2,000,000*

Unlimited Tax Road Bonds, Series 2025

*Final size may be reduced, not exceeded.



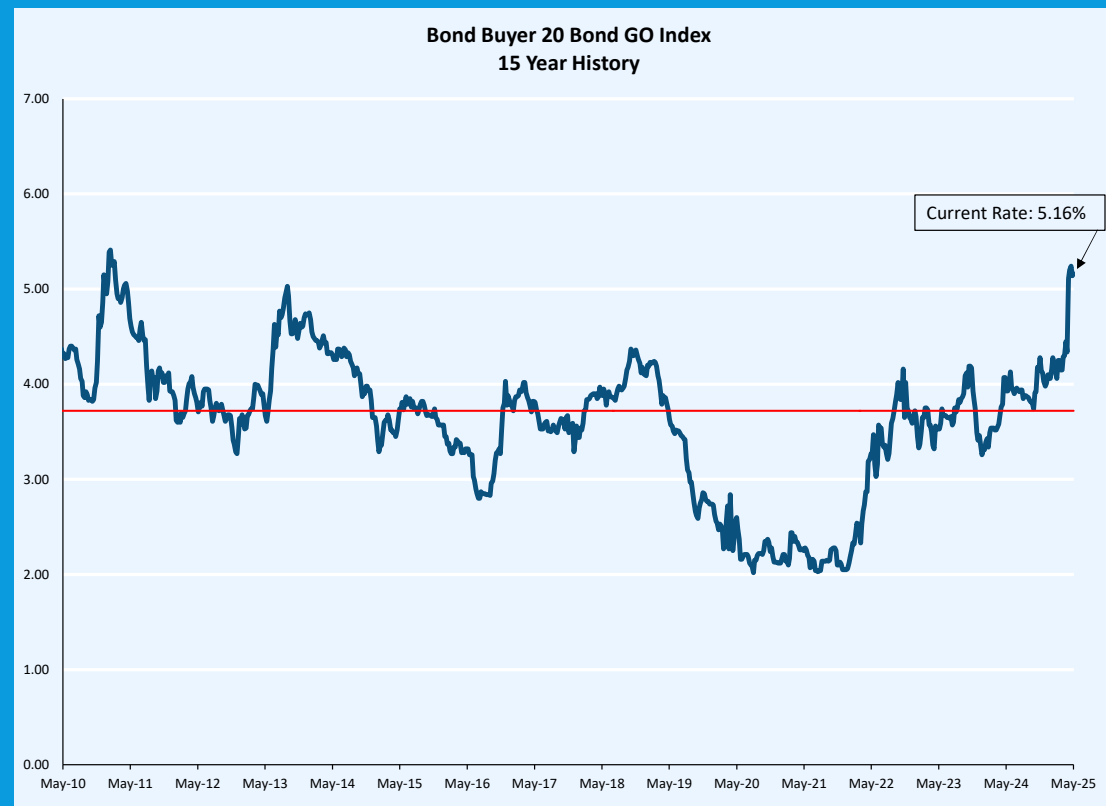
THE BONDS

- Up to \$2,000,000 Principal Amount (may be reduced)
- Maturity Schedule: March 1, 2027 through 2049
- Callable: March 1, 2031
- Expected Sale Date: July 15, 2025
- Security: Unlimited Tax Bonds
- Rating: The District's debt is rated Baa2 by Moody's Investors Service and the Bonds are expected to sell with municipal bond insurance ('AA' insured rating)
- Type of Sale: Competitive

FEASIBILITY OF THE BONDS

- The 2024 Certified Value was \$401,171,307 and the Estimate of Value as of March 15, 2025 is \$521,211,875 (provided by the Comal Appraisal District).
- No increase in taxable value is required for issuance of the Bonds.
- Bond size is based upon a 10.20% debt ratio. The outstanding debt of Comal 1A after the issuance of the Bonds will be \$53,190,000.
- The Bonds will be delivered in August 2025.
- 2024 Total Tax Rate is \$0.79 (\$0.63 Debt + \$0.05 M&O + \$0.11 Contract Tax). This total tax rate has been lowered by \$0.004 since inception.
- No change in total tax rate is expected as a result of the issuance of the Bonds.
- Average Annual Debt Service of \$3,338,167 (2026-2049).

THE MARKET



COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

\$4,000,000*

Unlimited Tax Bonds, Series 2025

*Final size may be reduced, not exceeded.

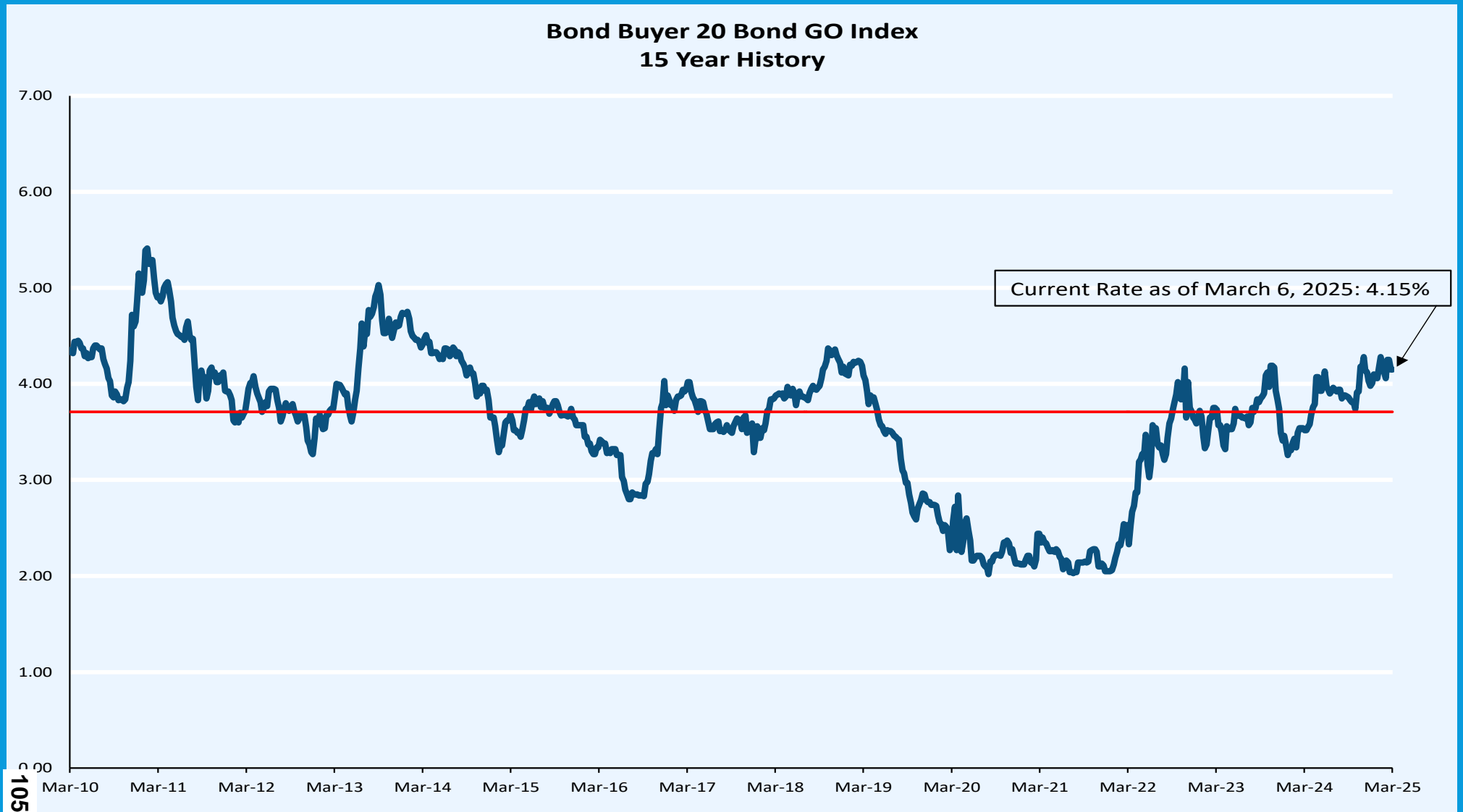
THE BONDS

- Up to \$4,000,000 Principal Amount (may be reduced, see 10% discussion)
- Sale of the Bonds is subject to approval of the Texas Commission on Environmental Quality (the “TCEQ”)
- Maturity Schedule: September 1, 2027 through 2051
- Callable: September 1, 2031
- Expected Sale Date: Late summer, most likely August or September 2025
- Security: Unlimited Tax Bonds
- Rating: None at this time
- Type of Sale: Competitive

FEASIBILITY OF THE BONDS

- The 2024 Certified Value was \$62,720,992 (provided by the Comal Appraisal District). Estimate as of March 15, 2025 has been requested.
- Bond size is based upon a 10% debt ratio as required by the TCEQ. The current outstanding debt of Comal 1D is \$3,235,000, leaving \$3,035,000 of debt issuance under the TCEQ 10% rule.
- The requested estimate of value must show at least \$72,350,000 of value to support the proposed \$4,000,000 bond issue, otherwise it will be adjusted downward according to that estimate in order to not exceed a 10% debt ratio.
- 2024 Total Tax Rate is \$0.85 (\$0.30 Debt + \$0.43 M&O + \$0.12 Contract Tax).
- No change in total tax rate is expected as a result of the issuance of the Bonds; however, in 2025 the District expects to reallocate between debt service, M&O and contract tax.
- Average Annual Debt Service of \$495,050 (2026-2051).

THE MARKET



COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

\$5,000,000*

Unlimited Tax Road Bonds, Series 2025

*Final size may be reduced, not exceeded.



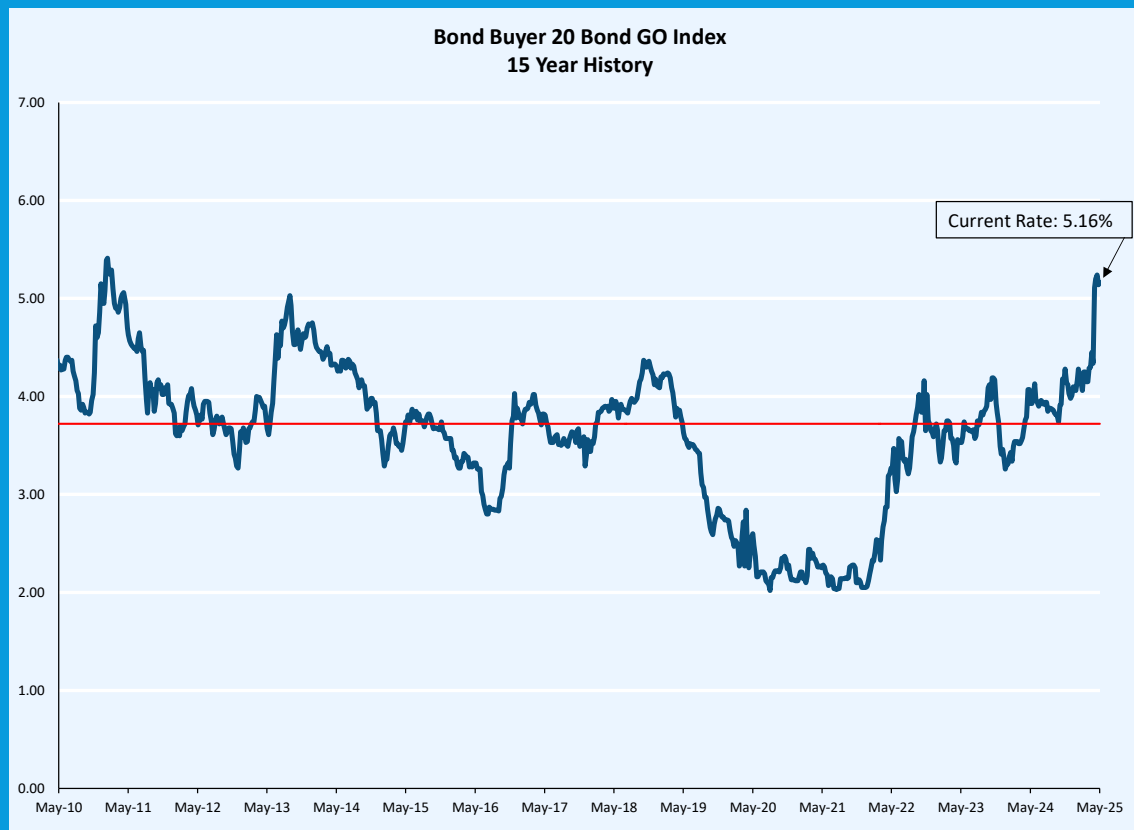
THE BONDS

- \$5,000,000 Principal Amount
- Maturity Schedule: September 1, 2027 through 2051
- Callable: September 1, 2031
- Expected Sale Date: Third Quarter of 2025
- Security: Unlimited Tax Bonds
- Rating: None at this time
- Type of Sale: Competitive

FEASIBILITY OF THE BONDS

- The 2024 Certified Taxable Assessed Value is \$5,135,599 and the Estimate of Value as of January 1, 2025 is \$21,917,813 (provided by the Comal Appraisal District).
- The District has no currently outstanding debt, this will be the first bond issuance.
- The Bonds are expected to be delivered in September or October 2025.
- 2024 Total Tax Rate is \$0.85 (\$0.73 M&O + \$0.12 Contract Tax). The District expects to levy its initial debt service tax rate in 2026.
- No change in total tax rate is expected as a result of the issuance of the Bonds; however, the District expects to levy an initial debt service tax of \$0.54 and reduce the M&O to \$0.19 in 2026, in addition to the current \$0.12 Contract Tax.
- Average Annual Debt Service of \$323,833 (2026-2051).
- No increase in taxable value is required for issuance of the Bonds although significant growth is occurring.

THE MARKET



6/23/2025

Agenda Item No. N)

PRESENTER:

Christopher J. Looney, AICP, Planning and Development Services Director

SUBJECT:

Approval of the first reading of an ordinance amending the New Braunfels Code of Ordinances, Appendix D, Fee Schedule, by adding an Extraterritorial Jurisdiction (ETJ) Release Petition filing fee.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** Outside City Limits**BACKGROUND INFORMATION:****Staff Contact:**

Matt Greene, Principal Planner

(830) 221-4053 | mgreene@newbraunfels.gov

Chapter 42 of the Texas Local Government Code (LGC) establishes and outlines the rules for Extraterritorial Jurisdiction (ETJ). ETJ is that territory extending into the unincorporated area beyond the city limits where certain limited city standards can be applied (mainly subdivision platting rules). The ETJ is the unincorporated area a city could annex, therefore city rules are allowed to be extended to better prepare the area so that if annexed, development is not haphazard or disjointed. The stated policy in LGC 42.001 is “to promote and protect the general health, safety, and welfare of persons residing in and adjacent to the municipalities.”

In May of 2023, the Texas Legislature passed, and the Governor enacted Senate Bill No. 2038 (see SB 2038 in the Resource Links), allowing property owners to more easily remove their property from a municipality’s ETJ. The State statute also includes the procedures required for submitting and processing a petition for release from the ETJ. Upon receipt of a complete petition, the State statute requires the municipality to immediately release the area from the municipality’s ETJ.

Since enactment of the State statute, the City of New Braunfels has processed and approved 67 petitions, releasing approximately 7,200 acres from its ETJ as of June 17, 2025 (see webpage link to City of New Braunfels live ETJ Release Dashboard in the Resource Links).

ISSUE:

Development Fees, such as plan reviews, rezonings, zoning verification letters, and plat applications, just to name a few, are intended to cover the cost of the employee time spent so the taxpayers are not burdened with the cost to process these developer applications, some of which, including the one addressed in this agenda item, are for properties outside of the city limits.

Based on the amount of time spent by various city employees, staff estimates the current average cost to process an ETJ Release Petition to be equal to \$200. This is also the same fee charged for processing comparable New Braunfels development applications. For this specific application, it requires a minimum of approximately 2.5 hours for an Assistant Planner and approximately 45 minutes for the GIS Manager and GIS

Technician, to process the submittal, validate the application, review the request, update maps, issue the approval letter, notify the respective county, and close out the application. For applications submitted involving more complex property boundaries and legal descriptions, it can take added staff time to complete the process and often will require additional review by an Assistant City Attorney and the Principal Planner.

Staff researched and examined other Texas cities' petition application fees for comparison. The results are as follows:

- Fort Worth.....\$450
- Weatherford.....\$500
- Buda.....\$800 plus GIS/technology fee
- Fredericksburg.....\$1,000

The following cities currently do not charge a fee to process a petition to release from the ETJ: Allen, Austin, Bryan, Boerne, Cedar Park, College Station, Conroe, Denton, Georgetown, Grand Prairie, Katy, Kyle, League City, Lewisville, McKinney, Pearland, Pflugerville, Plano, Round Rock, San Marcos, Schertz, Seguin, Sugar Land, Temple and Waco. (Please note, some of the metroplex cities listed above may not have ETJ.)

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:

The proposed development fee will cover the cost of staff time to process ETJ Release Petitions and relieve city taxpayers from the burden of cost for applications pertaining to the ETJ where such residents/property owners do not pay city taxes.

RECOMMENDATION:

Staff recommends approval of the amendment adopting a fee for filing Extraterritorial Jurisdiction Release Petitions as a cost recovery measure in accordance with state statute.

Resource Links:

- Chapter 42 of the Texas Local Government Code:
<<https://statutes.capitol.texas.gov/Docs/LG/htm/LG.42.htm>>
- Senate Bill 2038:
<<https://capitol.texas.gov/tlodocs/88R/billtext/html/SB02038F.htm>>
- New Braunfels Planning Reference Map:
[Planning Reference Map](https://newbraunfels.maps.arcgis.com/apps/webappviewer/index.html?id=65adb598a5be4171a5bbc1407a9bd30f) <<https://newbraunfels.maps.arcgis.com/apps/webappviewer/index.html?id=65adb598a5be4171a5bbc1407a9bd30f>>
- City of New Braunfels ETJ Release Dashboard Website:
<<https://newbraunfels.maps.arcgis.com/apps/dashboards/28dc5fd2071b453faecc2eb96f69944c>>

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS AMENDING APPENDIX D, FEE SCHEDULE, OF THE CITY'S CODE OF ORDINANCES BY ADDING AN EXTRATERRITORIAL JURISDICTION (ETJ) RELEASE PETITION FILING FEE; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, Chapter 42 of the Texas Local Government Code (LGC) establishes and outlines the rules for Extraterritorial Jurisdiction (ETJ); and

WHEREAS, Chapter 42 of the Texas LGC, Subchapter D, establishes and outlines the rules and procedures for release of area by petition of a landowner or resident from the ETJ; and

WHEREAS, Chapter 42 of the Texas LGC, Subchapter D, Section 42.105(d), requires municipalities to immediately release property from its ETJ upon receipt of a complete petition requesting release from the ETJ in accordance with Chapter 42 of the Texas LGC, Subchapter D, Section 42.104; and

WHEREAS, the City of New Braunfels, Texas ("City") provides as part of its municipal business to the public development application processes and services pursuant to federal law, state statute and local ordinance; and

WHEREAS, the City has been processing ETJ release petitions since enactment of Senate Bill 2038 on September 1, 2023, with no associated application fee; and

WHEREAS, the City Council of the City of New Braunfels, Texas seeks to provide for reasonable administrative fees in order to recoup the cost of conducting such processes and service on the public's behalf without unduly relying on public taxes; and

WHEREAS, the City conducted a benchmark fee comparison which reflected other Texas municipalities charge for ETJ release petition filing fees, such as the one set forth below, to offset the cost of providing such development services; and

WHEREAS, New Braunfels' City Council finds that the fee set forth below is reasonable and prudent considering the municipal effort and resources that must be expended to process ETJ release petitions and provide municipal

authorizations, and that adopting a fee for ETJ release petition processing services will reduce the amount of taxpayer subsidization of development services.

WHEREAS, the City of New Braunfels Strategic Plan has an objective in the Organizational Excellence Strategic Priority supporting consideration of statutory and market-based factors that continue to diversify revenue streams to support long-term fiscal sustainability of the organization.

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

SECTION 1

THAT the foregoing recitals are incorporated into this Ordinance by reference as findings of fact are found to be true and correct and that they are hereby adopted by the City Council and made a part hereof for all purposes. The City Council hereby finds and determines that the rules, regulations, terms, conditions, provisions, and requirements are reasonable and necessary to protect the public health, safety, and quality of life.

SECTION 2

THAT the New Braunfels Code of Ordinances Appendix D, Fee Schedule, is hereby amended with additions underlined as follows:

MISCELLANEOUS	

Downtown sidewalk cafe annual license fee	Less than 250 square feet: \$250.00 250 to 500 square feet: \$500.00 Greater than 500 square feet: \$750.00
<u>Extraterritorial Jurisdiction (ETJ) Release Petition Filing Fee</u>	<u>\$200.00</u>
Municipal Utility District (MUD)	
Petition Filing Fee	\$18,055.12 + the County recordation fee
Reimbursement Agreement	A reimbursement agreement shall be included within the development agreement in the event actual costs exceed the filing fee amount

SECTION 3

THAT it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

SECTION 4

THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.

SECTION 5

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only.

SECTION 6

THAT in accordance with the provisions of the City Charter, this Ordinance may be read and published by descriptive caption only. This Ordinance has been publicly available in the office of the City Secretary prior to its adoption.

SECTION 7

THAT this Ordinance shall become adopted and effective upon its second reading, signature required by City Charter, and filing with the City Secretary's Office.

PASSED AND APPROVED: First reading this 23rd day of June 2025.

PASSED AND APPROVED: Second reading this 14th day of July 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

6/23/2025

Agenda Item No. O)

PRESENTER:

Becca Miears, Director of Human Resources

SUBJECT:

Approval of the second and final reading of an ordinance establishing the number of positions in each classification in the New Braunfels Fire Department pursuant to Local Government Code, Chapter 143.

DEPARTMENT: Human Resources**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

The City of New Braunfels, having adopted Civil Service under Chapter 143 of the Texas Local Government Code for its Police and Fire Department employees, requires the City Council to establish employee classifications and the number of positions in each classification pursuant to Section 143.021(a). Ordinance No. 24-1125, adopted as part of the FY 2024-25 budget, established these classifications and ranks. This item proposes a temporary increase of one full-time equivalent (FTE) Firefighter position to permit an over hire in response to an extended personnel-related absence.

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

This temporary position increase does not impact overall personnel costs, as it is balanced by adjustments related to the position's current leave status.

RECOMMENDATION:

Staff recommends approval of the ordinance.

ORDINANCE 2025-761

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, ESTABLISHING THE CLASSIFICATION OF EMPLOYEES WITHIN THE NEW BRAUNFELS FIRE AND POLICE DEPARTMENTS AND AUTHORIZING THE NUMBER OF EMPLOYEES IN EACH CLASSIFICATION; PROVIDING FOR SEVERABILITY; REPEALING ORDINANCES AND PROVISIONS IN CONFLICT; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the City of New Braunfels has adopted Civil Service, Chapter 143 of the Texas Local Government Code for its Police and Fire Department employees; and

WHEREAS, pursuant to Chapter 143, the City Council shall establish the classifications of employees and prescribe the number of positions in each classification pursuant to Section 143.021(a) of the Texas Local Government Code; and

WHEREAS, the City Council adopted Ordinance No. 24-1125 which established the classifications and rank for both the Police Department and Fire Department for FY2024-25 as a part of the annual budget process; and

WHEREAS, this amendment proposes to temporarily increase the rank of Firefighter by one full-time equivalent (FTE) to allow for over hire in response to an extended personnel-related absence.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, THAT

I.

The Civil Service classifications and number of positions in each classification in the Fire Department shall be approved and effective as indicated below:

<u>Classification</u>	<u>Effective 04/08/2024</u>	<u>Effective 10/01/2024</u>
1. Assistant Fire Chief	2	2
2. Battalion Chief/ Division Chief	5	5
3. Captain	9	9
4. Lieutenant	21	21
5. Engineer	43	43
6. Firefighter	85	86
<i>Totals</i>	165	166

The classification of Assistant Fire Chief is the rank/classification immediately below the Fire Chief/Department Head. As such, those positions are established by the City Council and will remain positions to which the Department Head may appoint the occupants, in accordance with §143.014 of the Texas Local Government Code. The Fire Chief/Department Head position is not included in the positions listed above.

II.

Severability: If any provision, section, clause, sentence, or phrase of this ordinance is for any reason held to be unconstitutional, void, invalid, or un-enforced, the validity of the remainder of this ordinance or its application shall not be affected, it being the intent of the City Council in adopting this ordinance that no portion, provision, or regulation contained herein shall become inoperative or fail by way of reasons of any unconstitutionality or invalidity of any other portion, provision, or regulation.

III.

Repealer: All ordinances and resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters ordained herein.

IV.

It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

V.

This ordinance shall take effect upon the second and final reading, signatures required by City Charter, and filing with the City Secretary's Office.

PASSED AND APPROVED: First reading this 16th day of June 2025.

PASSED AND APPROVED: Second reading this 23rd day of June 2025.

CITY OF NEW BRAUNFELS, TEXAS

Neal Linnartz, Mayor

ATTEST:

Gayle Wilkinson, City Secretary

APPROVED AS TO FORM:

Valeria M. Acevedo, City Attorney

6/23/2025

Agenda Item No. A)

PRESENTER:

Christopher J. Looney, AICP Planning and Development Services Director

SUBJECT:

Public hearing and first reading of an ordinance to rezone approximately 4 acres out of the J M Veramendi Survey, Abstract 2, from R-2 AH (Single-Family and Two-Family District with Airport Hazard Overlay) to C-4A AH (Resort Commercial District with Airport Hazard Overlay), currently addressed at 1251 Ervendberg Avenue.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 4**BACKGROUND INFORMATION:****Case No:** PZ25-0071**Applicant:**

Justin Holliday

210-865-0401 | justin@nar-ventures.com

Owner:

Gruene Texas 90, LLC

210-373-6578 | cody@gruenetexas.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

(830) 221-4056 | amushinski@newbraunfels.gov

The subject property is approximately 4 acres on the southwest side of Ervendberg Avenue (a local road) approximately 600 feet northwest of its intersection with Gruene Road. It is surrounded by R-3L AH, R-2 AH, MU-A AH, and C-4 AH zoning. Adjacent land uses include single-family residences, duplexes, and resort properties.

ISSUE:

The proposed zoning change will allow for development under C-4A zoning which allows resort commercial uses to serve tourists, vacationers, conference center attendees, sports related programs, and support service facilities including garden office, retail and specialty shops.

Traffic Impact Analysis (TIA): Per adopted ordinance, if a TIA is required, it will be conducted at the Subdivision Platting and/or Building Permit stage, as applicable.

Drainage: Per adopted ordinance, if a drainage study is required, it will be conducted with the Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

COMPREHENSIVE PLAN REFERENCE:

C-4A would be consistent with the following actions from Envision New Braunfels:

- **Action 1.14:** Ensure regulations do not unintentionally inhibit the provision of a variety of flexible and innovative lodging options and attractions.
- **Action 3.6:** Pro actively provide a regulatory environment that remains business and resident friendly.
- **Action 3.22:** Encourage venues within walking distance of neighborhoods and schools.

Future Land Use Plan: The subject property is located within the New Braunfels Sub Area, near an existing Tourist Center and a future Market Center.

STRATEGIC PLAN REFERENCE:

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

Economic Mobility - Objective: Incentivize mixed-use developments and redevelopments in targeted locations to create a built environment with integrated housing, commercial centers, and opportunities for improved connectivity.

- This rezoning supports the expansion of resort commercial uses adjacent to residential and mixed-use areas. It promotes walkable access to commercial amenities and tourist attractions, aligning with the goal of encouraging integrated, mixed-use environments.

Economic Mobility - Objective: Support Confluence, the New Braunfels Chamber of Commerce Economic Development Strategic Plan, by helping to ensure a community that supports the targeted industries and increases the diversity of job opportunities in the community.

- The C-4A district is intended to serve tourists, conference attendees, and support services. This directly aligns with the Confluence strategy, which includes tourism, hospitality, and event-based industries as key economic drivers for New Braunfels.

FISCAL IMPACT:

The Land Use Fiscal Analysis (LUFA) recommended action is to prioritize infill projects that add people and buildings in areas with existing infrastructure. This will increase revenue without significant impacts on services and infrastructure costs, and distribute cost burdens for service delivery across more property owners.

RECOMMENDATION:

The Planning Commission held a public hearing on May 6, 2025, and failed to recommend approval of the applicant's request (3-5-0).

Staff recommends approval. The request aligns with surrounding zoning and land uses, including nearby residential and tourist accommodations, and supports expansion of resort commercial activity in a key area of the city. The location provides walkable access to nearby attractions and is appropriate for uses intended to serve visitors and the local community. Rezoning to C-4A AH will allow for development consistent with the area's character and tourism-oriented economy.

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

(b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:

- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;

-
- (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
 - (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
 - (5) Whether the request is consistent with the comprehensive plan.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 10 properties within 200 feet of the request. As of the date this agenda was posted, the city has received responses representing 48% in opposition.

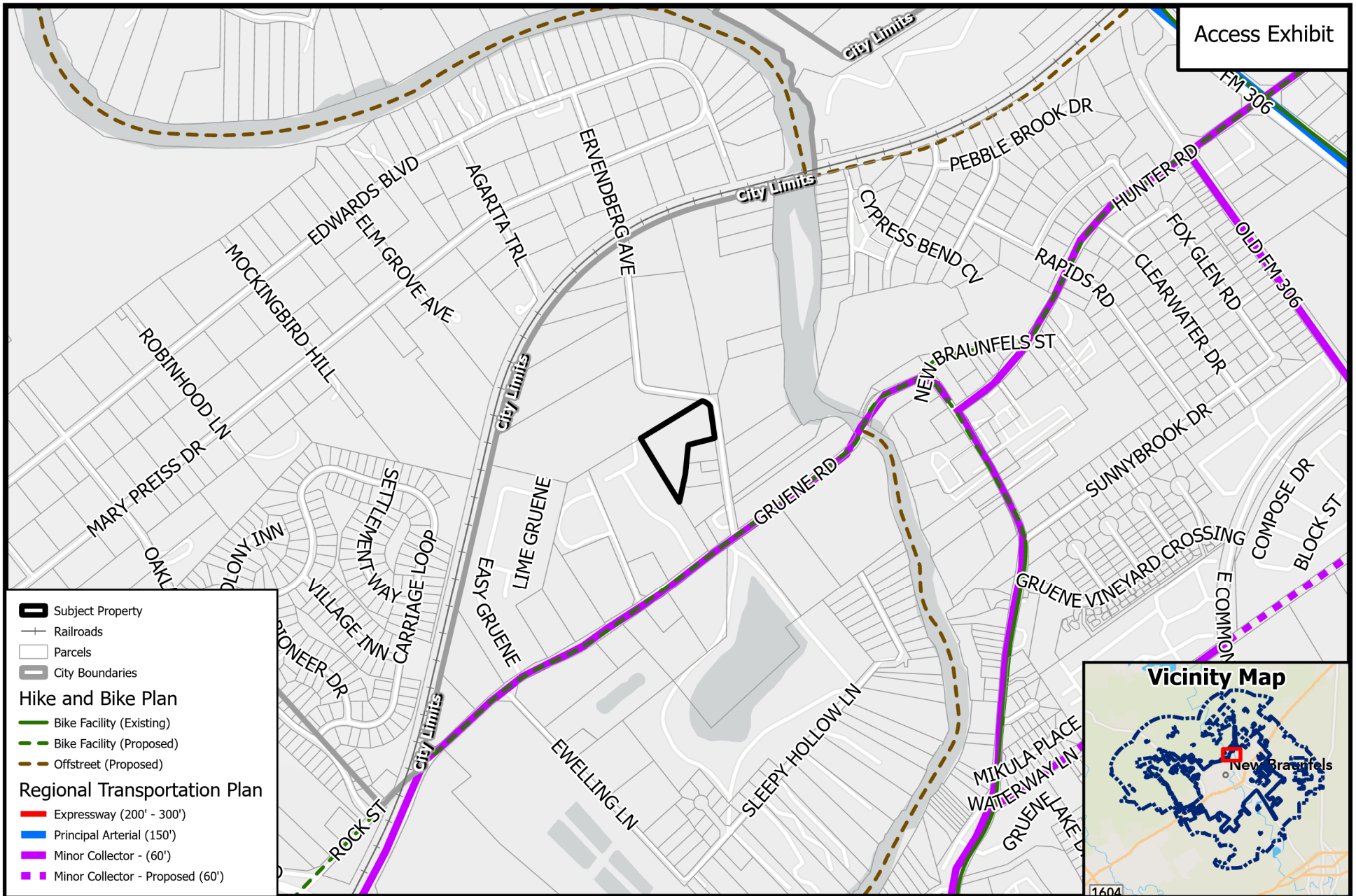
Opposition represents 20% or more of the notification area. Pursuant to state statute, a $\frac{3}{4}$ majority of City Council (6 votes) will be required to approve the applicant's request unless that opposition changes.

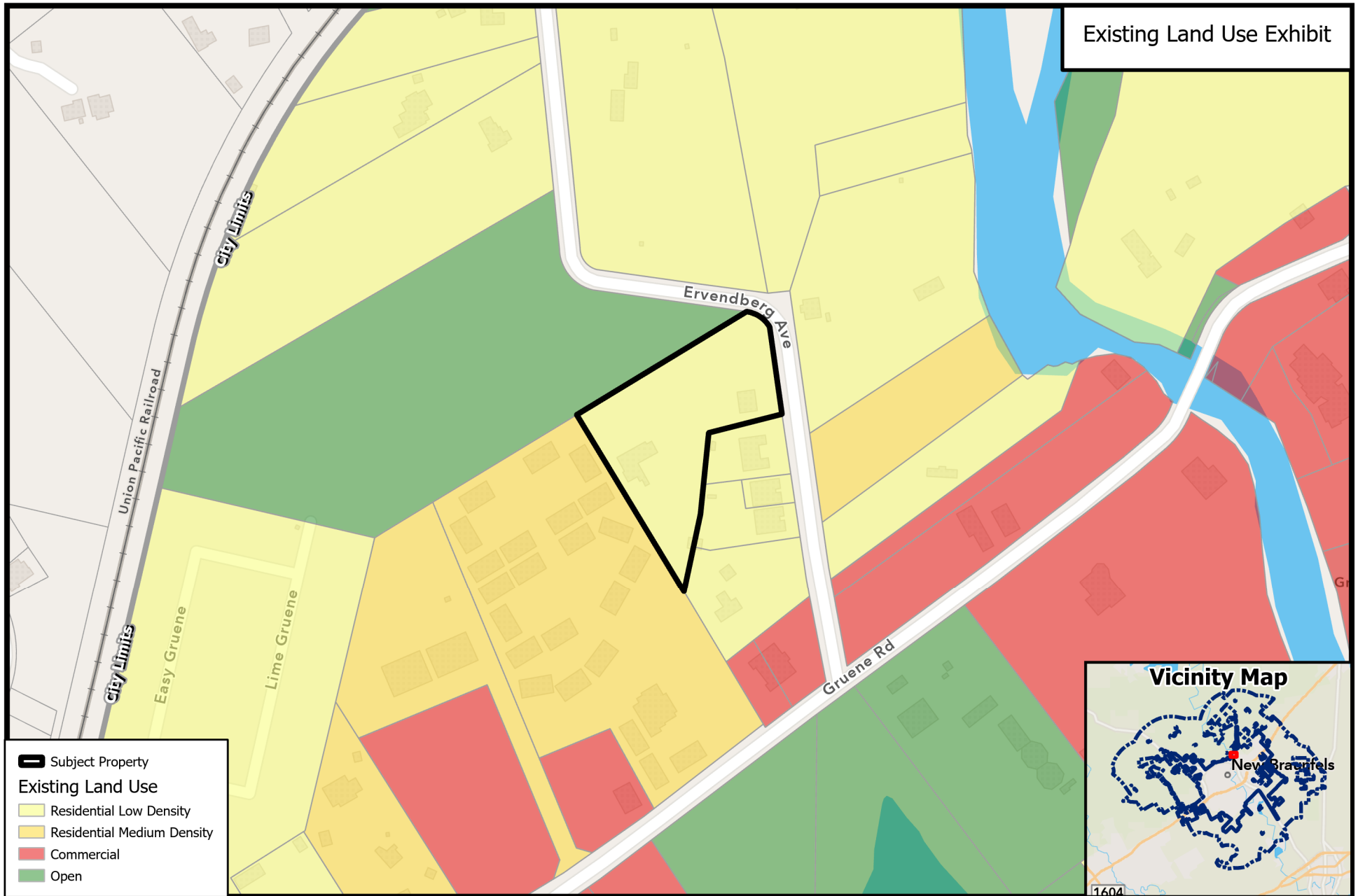
Resource Links:

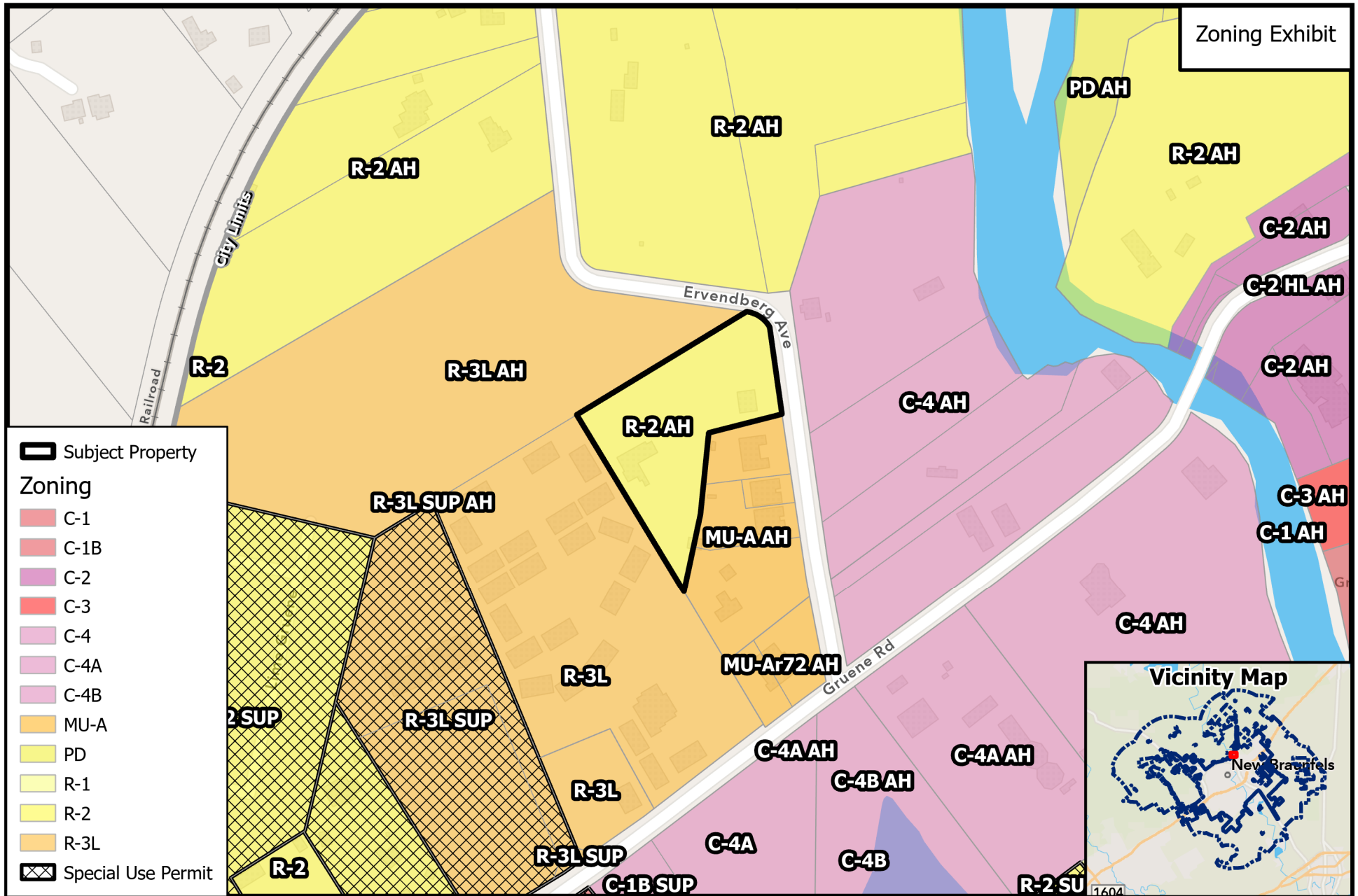
- Chapter 144, Sec. 3.3-2 (R-2) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-15 (C-4A) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?











PZ25-0071

R-2 AH to C-4A AH - 1251 ERVENDBERG AVE

Path: P:\ZoneChange & SUPs\2025\PZ25-0071 - R-2 AH to C-4A AH - 1251 ERVENDBERG

Source: City of New Braunfels Planning
Date: 4/10/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may

Land Use	Existing	Proposed
	R-2	C-4A
Accessory building/structure (see section 144-5.4)	P	P
Accessory dwelling (one accessory dwelling per lot)	P	
Accounting, auditing, bookkeeping, and tax preparations		P
Acid manufacture		
Adult day care (no overnight stay)		P
Adult day care (with overnight stay)		P
Aircraft support and related services		
Airport		
All-terrain vehicle (ATV) dealer/sales		P
Ambulance service (private)		
Amphitheaters (outdoor live performances)		P
Amusement devices/arcade (four or more devices)		P
Amusement services or venues (indoors) (see section 144-5.13)		P
Amusement services or venues (outdoors)		P
Animal grooming shop		P
Answering and message services		P
Antique shop		P
Appliance repair		
Archery range		P
Armed services recruiting center		P
Art dealer/gallery		P
Artist or artisans studio		P
Assembly/exhibition hall or areas		P
Assisted living facility/retirement home		
Athletic fields		P
Auction sales (non-vehicle)		
Auto body repair, garages (see section 144-5.11)		
Auto glass repair/tinting (see section 144-5.11)		
Auto interior shop/upholstery (see section 144-5.11)		
Auto leasing		
Auto muffler shop (see section 144-5.11)		
Auto or trailer sales rooms or yards (see section 144-5.12)		
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		
Auto paint shop		
Auto repair as an accessory use to retail sales		
Auto repair garage (general) (see section 144-5.11)		
Auto supply store for new and factory rebuilt parts		
Auto tire repair/sales (indoor)		
Auto wrecking yards		
Automobile driving school (including defensive driving)		
Bakery (retail)		P
Bank, savings and loan, or credit union		P
Bar/tavern (no outdoor music)		P
Bar/tavern		P
Barber/beauty college (barber or cosmetology school or college)		
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station		
Bed and breakfast inn (see section 144-5.6)		P

Land Use	Existing	Proposed
	R-2	C-4A
Bicycle sales and/or repair		P
Billiard/pool facility		P
Bingo facility		P
Bio-medical facilities		
Blacksmith or wagon shops		
Blooming or rolling mills		
Boarding house/lodging house		P
Book binding		
Book store		P
Bottling or distribution plants (milk)		
Bottling works		
Bowling alley/center (see section 144-5.13)		P
Breweries/distilleries and manufacture of alcohol and alcoholic beverages		
Broadcast station (with tower) (see section 144-5.7)		
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		
Bus passenger stations		
Cabin or cottage (rental)		P
Cabin or cottage (rental for more than 30 days)		P
Cafeteria/cafe/delicatessen		P
Campers' supplies		P
Campgrounds		P
Canning/preserving factories		
Car wash (self-service; automated)		P
Car wash, full service (detail shop)		P
Carpenter, cabinet, or pattern shops		
Carpet cleaning establishments		
Caterer		P
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum	P	
Check cashing service		P
Chemical laboratories (e.g., ammonia, bleaching powder)		
Chemical laboratories (not producing noxious fumes or odors)		
Child day care/children's nursery (business)		
Church/place of religious assembly	P	P
Cider mills		
Civic/conference center and facilities		P
Cleaning, pressing and dyeing (non-explosive fluids used)		
Clinic (dental)		
Clinic (emergency care)		
Clinic (medical)		
Club (private)		P
Coffee shop		P
Cold storage plant		
Commercial amusement concessions and facilities		P
Communication equipment—Installation and/or repair		
Community building (associated with residential uses)	P	

Land Use	Existing	Proposed
	R-2	C-4A
Community home (see definition)	P	P
Computer and electronic sales		
Computer repair		P
Concrete or asphalt mixing plants—Permanent		
Concrete or asphalt mixing plants—Temporary		
Confectionery store (retail)		P
Consignment shop		
Contractor's office/sales, with outside storage including vehicles		
Contractor's temporary on-site construction office	P	P
Convenience store with gas sales		P
Convenience store without gas sales		P
Cotton ginning or baling works		
Country club (private)	P	P
Credit agency		P
Crematorium		
Curio shops		P
Custom work shops		
Dance hall/dancing facility (see section 144-5.13)		P
Day camp		P
Department store		
Distillation of bones		
Dormitory (in which individual rooms are for rental)		P
Drapery shop/blind shop		
Driving range		P
Drug store/pharmacy		P
Duplex/two-family/duplex condominiums	P	
Electrical generating plant		
Electrical repair shop		P
Electrical substation		
Electronic assembly/high tech manufacturing		
Electroplating works		
Enameling works		
Engine repair/motor manufacturing re-manufacturing and/or repair		
Explosives manufacture or storage		
Exterminator service		
Fairground		P
Family home adult care	P	
Family home child care	P	
Farmers market (produce market—wholesale)		
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P
Feed and grain store		
Fertilizer manufacture and storage		
Filling station (gasoline tanks must be below the ground)		P
Florist		P
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		P
Food or grocery store without gasoline sales		P

Land Use	Existing	Proposed
	R-2	C-4A
Food processing (no outside public consumption)		
Forge (hand)		
Forge (power)		
Fraternal organization/civic club (private club)		P
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		
Freight terminal, truck (all storage of freight in an enclosed building)		
Frozen food storage for individual or family use		
Funeral home/mortuary		
Furniture manufacture		
Furniture sales (indoor)		
Galvanizing works		
Garbage, offal or dead animal reduction or dumping		
Garden shops and greenhouses		P
Gas manufacture		
Gas or oil wells		
Golf course (public or private)	P	P
Golf course (miniature)		P
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator		
Greenhouse (commercial)		P
Handicraft shop		P
Hardware store		
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)		P
Heating and air-conditioning sales/services		
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		
Heavy manufacturing		
Heliport		
Hides/skins (tanning)		
Home occupation (see section 144-5.5)	P	
Home repair and yard equipment retail and rental outlets		
Hospice		
Hospital, general (acute care/chronic care)		
Hospital, rehabilitation		
Hotel/motel		P
Hotels/motels—Extended stay (residence hotels)		P
Ice delivery stations (for storage and sale of ice at retail only)		
Ice plants		
Indoor or covered sports facility		
Industrial laundries		
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)		P
Laboratory equipment manufacturing		
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		
Laundry/dry cleaning (drop off/pick up)		P

Land Use	Existing	Proposed
	R-2	C-4A
Laundry/washateria (self-serve)		P
Lawnmower sales and/or repair		
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		P
Livestock sales/auction		
Locksmith		P
Lumber mill		
Lumberyard (see section 144-5.15)		
Lumberyard or building material sales (see section 144-5.15)		
Machine shop		
Maintenance/janitorial service		
Major appliance sales (indoor)		
Manufacture of carbon batteries		
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.		
Manufacture of rubber, glucose, or dextrin		
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)		
Manufactured home sales		
Manufacturing and processes		
Manufacturing processes not listed		
Market (public, flea)		
Martial arts school		P
Meat or fish packing/storage plants		
Medical supplies and equipment		
Metal fabrication shop		
Micro brewery (onsite mfg. and/or sales)		P
Micro distillery (onsite mfg. and/or sales)		
Mini-warehouse/self-storage units (no boat and RV storage permitted)		
Mini-warehouse/self-storage units with outside boat and RV storage		
Monument, gravestone, or marble works (manufacture)		
Motion picture studio, commercial film		P
Motion picture theater (indoors)		P
Motion picture theater (outdoors, drive-in)		P
Motorcycle dealer (primarily new/repair)		
Moving storage company		
Moving, transfer, or storage plant		
Multifamily (apartments/condominiums)		P
Museum		P
Natural resource extraction and mining		
Needlework shop		P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		
Nursing/convalescent home/sanitarium		
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P

Land Use	Existing	Proposed
	R-2	C-4A
Offices, consulting		P
Offices, engineering, architecture, surveying or similar		P
Offices, health services		P
Offices, insurance agency		P
Offices, legal services, including court reporting		P
Offices, medical offices		P
Offices, real estate		P
Offices, security/commodity brokers, dealers, exchanges and financial services		P
Oil compounding and barreling plants		
One-family dwelling, detached	P	
Outside storage (as primary use)		
Paint manufacturing		
Paper or pulp manufacture		
Park and/or playground (private and public)	P	P
Parking lots (for passenger car only) (not as incidental to the main use)		P
Parking structure/public garage		P
Pawn shop		P
Personal services		P
Personal watercraft sales (primarily new/repair)		P
Pet shop/supplies (less than 10,000 sq. ft.)		
Pet store (over 10,000 sq. ft.)		
Petroleum or its products (refining of)		
Photo engraving plant		
Photographic printing/duplicating/copy shop or printing shop		
Photographic studio (no sale of cameras or supplies)		P
Photographic supply		P
Plant nursery (no retail sales on site)	P	
Plant nursery (retail sales/outdoor storage)		P
Plastic products molding/reshaping		
Plumbing shop		
Portable building sales		
Poultry killing or dressing for commercial purposes		
Propane sales (retail)		
Public recreation/services building for public park/playground areas	P	P
Publishing/printing company (e.g., newspaper)		
Quick lube/oil change/minor inspection		P
Radio/television shop, electronics, computer repair		P
Railroad roundhouses or shops		
Rappelling facilities		P
Recreation buildings (private)		P
Recreation buildings (public)	P	P
Recycling kiosk		
Refreshment/beverage stand		P
Rental or occupancy for less than one month (see section 144-5.17)		P
Research lab (non-hazardous)		
Residential use in buildings with non-residential uses permitted in the district		P
Restaurant/prepared food sales		P
Restaurant with drive-through service		

Land Use	Existing	Proposed
	R-2	C-4A
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		P
Retirement home/home for the aged		
Rock crushers and rock quarries		
Rodeo grounds		P
RV park		P
RV/travel trailer sales		P
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)		
Security monitoring company (no outside storage or installation)		P
Security systems installation company		
Sexually oriented business (see chapter 18)		
Sheet metal shop		
Shoe repair shops		P
Shooting gallery—Indoor (see section 144-5.13)		
Shooting range—Outdoor (see section 144-5.13)		
Shopping center		
Sign manufacturing/painting plant		
Single-family industrialized home (see section 144-5.8)	P	
Smelting of tin, copper, zinc or iron ores		
Specialty shops in support of project guests and tourists		P
Stables (as a business) (see chapter 6)		
Stables (private, accessory use) (see chapter 6)		
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing		
Storage—Exterior storage for boats and recreational vehicles		
Storage in bulk		
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)		
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)		P
Sugar refineries		
Tailor shop (see home occupation)		P
Tar distillation or manufacture		
Tattoo or body piercing studio		P
Taxidermist		
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		
Tennis court (commercial)		P
Theater (non-motion picture; live drama)		P
Tire sales (outdoors)		
Tool rental		P
Townhouse (attached)		
Transfer station (refuse/pick-up)		
Travel agency		P

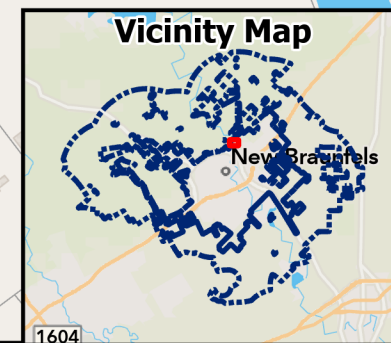
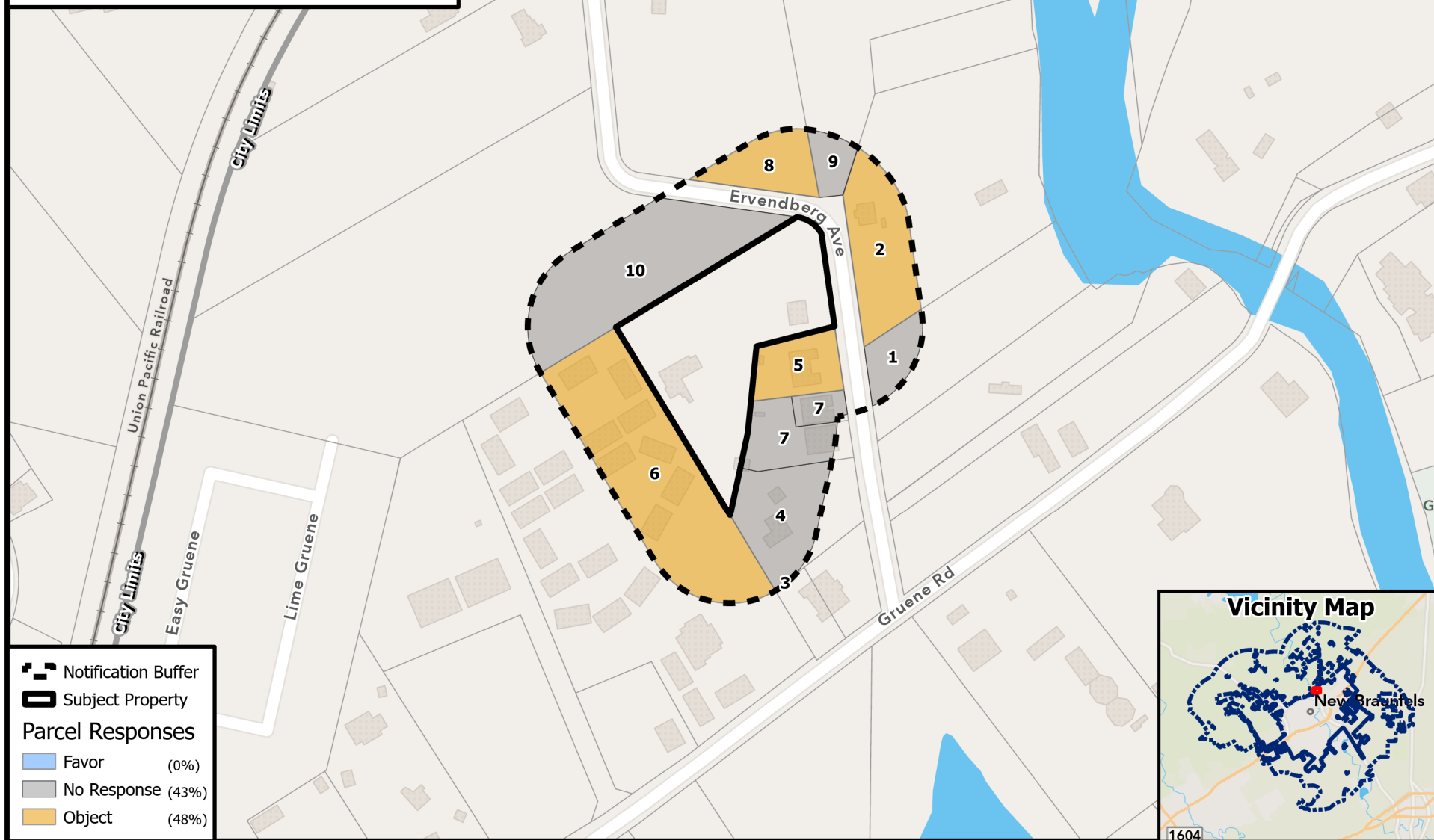
Land Use	Existing	Proposed
	R-2	C-4A
Truck or transit terminal		
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		
Used or second hand merchandise/furniture store		
Vacuum cleaner sales and repair		
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)		
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)		
Video rental/sales		P
Warehouse/office and storage/distribution center		
Waterfront amusement facilities—Berthing facilities sales and rentals		P
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		P
Waterfront amusement facilities—Boat landing piers/launching ramps		P
Waterfront amusement facilities—Swimming/wading pools/bathhouses		P
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop		
Wholesale sales offices and sample rooms		
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)		
Wool scouring		
Zero lot line/patio homes		



1251 Ervendberg Ave

1

Property Owner - Refer to Property Number on Postcard. Numbers may shift due to real estate transactions from the initial notification.



PLANNING COMMISSION – May 6, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Justin Holliday

Address/Location: 1251 ERVENDBERG AVE

PZ25-0071

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as "Subject Property".

- | | |
|------------------------------|----------------------------------|
| 1. PROPERTY OWNER 1 | 7. KOEPP DON M & SCOTT SCHNEIDER |
| 2. WILLIAMS RIVER HOUSES LTD | 8. PRIMO VISTAS LLC |
| 3. UPRIVER INVESTMENTS LLC | 9. PECK JAMES D & RAMONA K A |
| 4. SCHNEIDER SCOTT ET AL | 10. 1554 GRUENE ROAD LLC |
| 5. HERMAN ROBERT & KIMBERLY | |
| 6. PROPERTY OWNER 6 | |

SEE MAP

HERMAN ROBERT & KIMBERLY

1241 ERVENDBERG AVE

NEW BRAUNFELS TX 78130

Property #: 5

PZ25-0071

Case Manager: AM



FAVOR ☐

COMMENTS

OPPOSE ☒

The applicant has done nothing for 5 years but trash the commercial property they own across the street (Gruene River Co formerly). Of that commercial property across from 1251 Ervendberg Ave, only 25% has been developed. Do not give them more. (we have pictures)

WILLIAMS RIVER HOUSES LTD

887 ROCK ST

NEW BRAUNFELS TX 78130

Property #: 2

PZ25-0071

Case Manager: AM



FAVOR ☐

OPPOSE ☒

COMMENTS

As owners of Williams River Houses we are concerned of the impact the re-zoning of the said property would have to all neighboring properties. We recently completed the re-platting of our 5.14 acres to divide into 5-1 acre premium residential lots, approved by the city. We are aware that neighboring properties can potentially, adversely impact us.

This re-zoning request does cause concern regarding the value of our property.

PROPERTY OWNER 6

1546 GRUENE RD

NEW BRAUNFELS TX 78130

Property #: 6

PZ25-0071

Case Manager: AM



FAVOR ☐

OPPOSE ☒

COMMENTS

Concerns with tree canopy removal & noise resulting from construction & any future business with Live music or other offerings that exceed 80 decibels.

PRIMO VISTAS LLC
1350 ERVENDBERG AVE
NEW BRAUNFELS TX 78130

Property #: 8

PZ25-0071

Case Manager: AM

FAVOR ☐

OPPOSE ☒

COMMENTS

- traffic is already out of control + will be growing with the new Veramindi neighborhood
- If it is RV park, nobody reads the signs + destroy our properties turning around if they can't fit under bridge.
- My property is constantly littered + trespassed on. Do not need a commercial property next to my home. This is a residential neighborhood. Please do not turn my home into a commercial zone.
- Wildlife need sanctuary

Draft Minutes for the May 6, 2025, Planning Commission Regular Meeting

- C) PZ25-0071 Public hearing and recommendation to City Council to rezone approximately 4 acres out of the J M Veramendi Survey, Abstract 2, from R-2 AH (Single-Family and Two-Family District with Airport Hazard Overlay) to C-4A AH (Resort Commercial District with Airport Hazard Overlay), currently addressed at 1251 Ervendberg Avenue. (Applicant: Justin Gruene Texas 90, LLC; Case Manager: Amanda Mushinski, Planner, CNU-A, AICP-Candidate)**

Discussion followed on nearby property zoning.

Chair Sonier invited the applicant to speak on the item.

Justin Holiday elaborated on the request, discussing the current condition and use of the property, the intent of the request, the zoning and uses of surrounding properties, communication efforts with neighboring property owners, and conceptual plans to utilize the property.

Discussion followed on the conceptually proposed use of the property.

Commissioner Miedema left the dais at 8:15pm.

Chair Sonier opened the public hearing and asked if anyone would like to speak on the item.

Gerry Petty asked if the property was located in a flood zone.

Justin Holiday confirmed that the property was not located within a flood zone.

Commissioner Miedema returned to dais at 8:18pm.

The following individuals spoke in opposition of the item: Jason Pampell and Robert & Kimberley Herman.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further questions or motion.

Discussion followed on the current use of the subject property, use of surrounding properties, and the conceptually proposed use of the property.

Motion by Commissioner Rudy, seconded by Commissioner Allsup, to recommend approval of the item to City Council. Motion failed (3-5-0), with Commissioner Allen, Commissioner Miedema, Commissioner Schaeffer, Commissioner Taylor, and Vice-Chair Nolte in opposition.

Chair Sonier called a brief recess at 8:25pm.

Chair Sonier reconvened the meeting at 8:32pm.

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 4 ACRES, BEING OUT OF THE J M VERAMENDI SURVEY, ABSTRACT 2, CURRENTLY ADDRESSED AT 1251 ERVENDBERG AVENUE, FROM R-2 AH (SINGLE-FAMILY AND TWO-FAMILY DISTRICT WITH AIRPORT HAZARD OVERLAY) TO C-4A AH (RESORT COMMERCIAL DISTRICT WITH AIRPORT HAZARD OVERLAY); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

WHEREAS, in keeping with the spirit and objectives of the C-4A AH (Resort Commercial District with Airport Hazard Overlay), the City Council has given due consideration to all components of said district; and

WHEREAS, the rezoning is in compliance with the Future Land Use Plan; and

WHEREAS, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the requested rezoning is in accordance with Envision New Braunfels, the City's Comprehensive Plan;

WHEREAS, the requested rezoning is in accordance with the City's Strategic Plan;

WHEREAS, the City Council desires to amend the Zoning Map by changing the zoning of approximately 4 acres being out of the J M Veramendi Survey, Abstract 2, currently addressed at 1251 Ervendberg Avenue from R-2 AH (Single-Family and Two-Family District with Airport Hazard Overlay) to C-4A AH (Resort Commercial District with Airport Hazard Overlay); and

now, therefore;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT pursuant to Section 1.2-3, Chapter 144 of the New Braunfels Code of Ordinances, the Zoning Map of the City of New Braunfels is revised by rezoning the following tract of land from R-2 AH (Single-Family and Two-Family District with Airport Hazard Overlay) to C-4A AH (Resort Commercial District with Airport Hazard Overlay):

Approximately 4 acres, being out of the J M Veramendi Survey, Abstract 2, as delineated on Exhibit "A" and described in Exhibit "B", attached.

SECTION 2

THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed

to the extent that they are in conflict.

SECTION 3

THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 4

THIS ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 23rd day of June 2025.

PASSED AND APPROVED: Second reading this 14th day of July 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

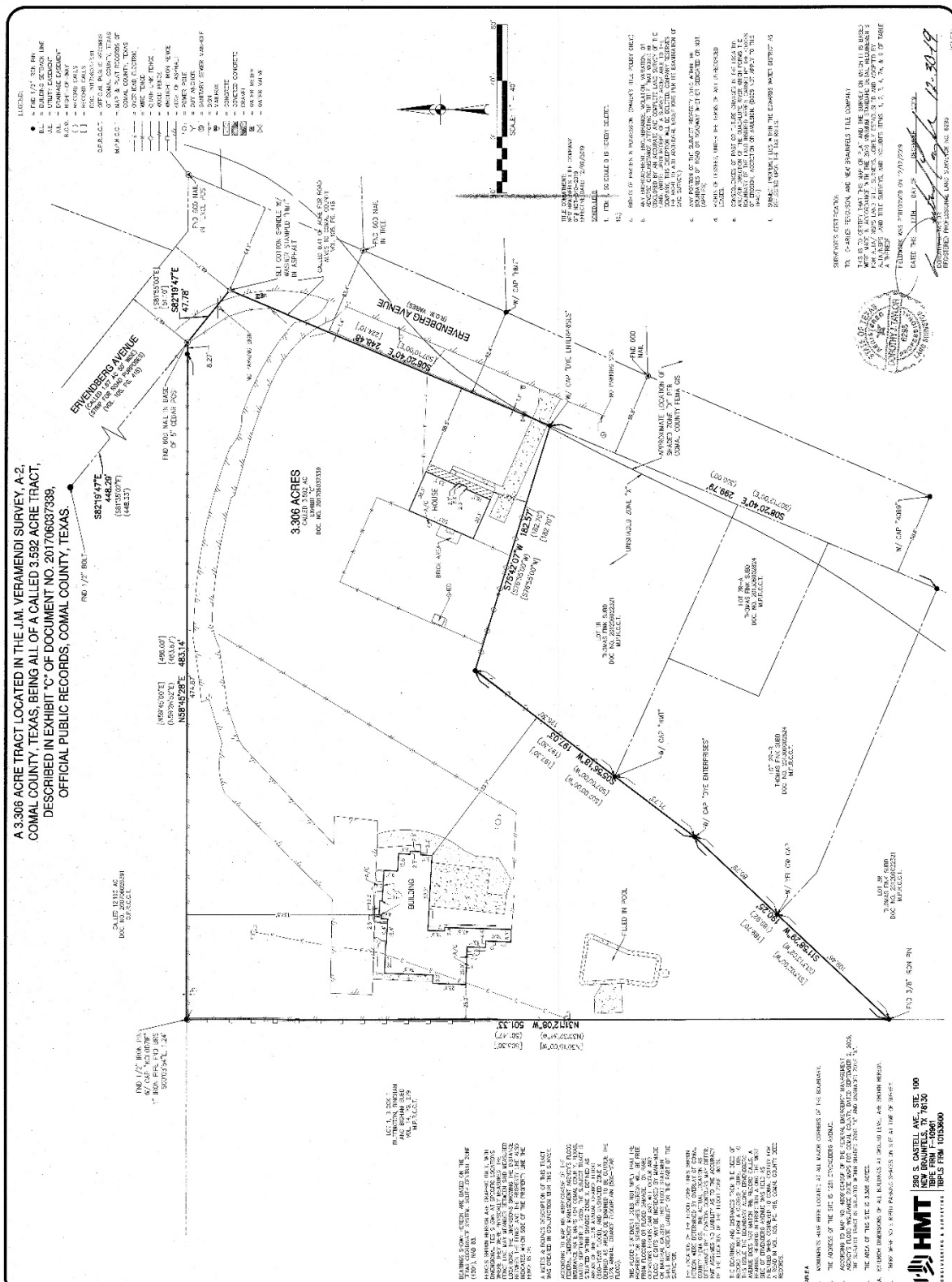


EXHIBIT "B"



290 S. Castell Avenue, Ste. 100
New Braunfels, TX 78130
(830) 625-8555
TBPE-FIRM F-10961
TBPLS FIRM 10153600

METES AND BOUNDS DESCRIPTION FOR A 3.306 ACRE TRACT

Being a 3.306 acre tract located in the J.M. Veramendi Survey, A-2, Comal County, Texas, being all of a called 3.592 acre tract, described in Exhibit "C" of Document No. 201706037339, Official Public Records, Comal County, Texas, said 3.306 acre tract being more particularly described as follows:

BEGINNING at a 60D nail found in the base of a 5" cedar post in the Southwest right-of-way line of Ervendberg Avenue for the East corner of a called 12.195 acre tract, described in Document No. 200706026391, Official Public Records, Comal County, Texas, same being the South corner of a called 1.67 acre, 50-foot wide strip for road purposes, described in Volume 105, Page 416, Deed Records, Comal County, Texas, and the North corner of the herein described tract and the Northwest corner of a called 0.41 of an acre tract conveyed to Comal County for road purposes, described in Volume 105, Page 418, Comal County Texas;

THENCE with the West right-of-way of Ervendberg Avenue, said 0.41 of an acre tract and the East line of the herein described tract, the following 2 calls:

1. S 82°19'47" E a distance of 47.78 feet to a cotton spindle (w/ washer stamped "HMT") set in asphalt for an angle point;
2. S 08°20'40" E a distance of 248.48 feet to a 1/2" iron pin (w/ cap "Dye Enterprises") found for the Northeast corner of Lot 1R, Thomas Fink Subdivision, recorded in Document No. 201206022321, Map and Plat Records, Comal County, Texas, same being an angle point of the herein described tract;

THENCE departing the right-of-way of Ervendberg Avenue, with the common line of said Lot 1R and the herein described tract, S 75°42'07" W a distance of 182.57 feet to a 1/2" iron pin found for the Northwest corner of said Lot 1R, same being an interior corner of the herein described tract;

THENCE with the common line of said Lot 1R, Lot 2R-B, Thomas Fink Subdivision, recorded in Document No. 201306002824, Map and Plat Records, Comal County, Texas, and the herein described tract, S 05°56'18" W, passing at a distance of 125.30 feet a 1/2" iron pin (w/ cap "HMT") found for a common corner of Lot 1R and Lot 2R-B, continuing in all a total distance of 197.03 feet to a 1/2" iron pin (w/ cap "Dye Enterprises") found for an angle point;

THENCE with the common line of said Lot 2R-B, Lot 3R, Thomas Fink Subdivision, recorded in Document No. 201206022321, Map and Plat Records, Comal County, Texas, and the herein described tract, S 11°58'29" W, passing at a distance of 80.79 feet a 1/2" iron pin (w/ illegible yellow cap) found for a common corner of Lot 3R and Lot 2R-B, continuing in all a total distance

of 190.25 feet to a 3/8" iron pin found in the Northeast line of Lot 1, Block 1, Buffington, Bingham and Bigham Subdivision, recorded in Volume 14, Page 279, Map and Plat Records, Comal County, Texas, for the West corner of said Lot 3R, same being the South corner of the herein described tract;

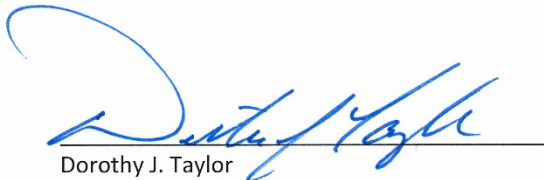
THENCE with the common line of said Lot 1 and the herein described tract, N 31°12'08" W a distance of 501.33 feet to a 1/2" iron pin (w/ cap "Kolodzie") found in the Southeast line of said 12.195 acre tract for the North corner of said Lot 1, same being the West corner of the herein described tract, from which a 1" iron pipe found bears S 00°03'54" E a distance of 1.24 feet;

THENCE with the common line of said 12.195 acre tract and the herein described tract, N 58°45'28" E, passing at a distance of 474.87 feet a 1/2" iron pin found, and continuing in all a total distance of 483.14 feet to the POINT OF BEGINNING and containing a 3.306 acre tract in Comal County, Texas.

Bearings shown hereon are based on the Texas Coordinate System, South Central Zone (4204), NAD 83.

Surveyed the 12th day of December, 2019.

Reference survey of said 3.306 acre tract prepared this same date.



Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

S:\Projects\001 - Mike Norris\001.023 - 1249 Ervendberg Ave ALTA\M&B\3.306ac_001.023MB.docx



12-30-19

6/23/2025

Agenda Item No. B)

PRESENTER:

Katie Totman, Historic Preservation Officer

SUBJECT:

Public hearing and first reading of an ordinance to add a local historic landmark designation and rezone approximately 0.21 acres of Lot 5, New City Block 3019 from R-2 HD (Single Family and Two-Family District with a Historic District overlay) to R-2 HD HL (Single Family and Two-Family District with Historic District and Historic Landmark overlays), currently addressed at 648 West Mill Street. **(HST25-134)**

DEPARTMENT: Planning & Development Services**COUNCIL DISTRICTS IMPACTED:** 1**BACKGROUND INFORMATION:**

The request for historic landmark designation was initiated by the property owner. The property is in the Mill Street Historic District and a landmark designation will not add any additional restrictions on the property.

The structure at 648 W Mill is a one-story Craftsman style residential structure, built c. 1919 for William Suttle and his wife Nancy. Together, William and Nancy had three children. In 1920, census records indicate William worked for a local flour mill as a superintendent and in his later years he worked as a real estate and insurance agent. William was a veteran of the Spanish American War and died in 1968. Nancy was a member of the Order of the Easter Star; a Masonic appendant body open to both men and women. She served in a variety of officer positions in the 1920s and '30s. The property is inside the boundaries of the Mill Street Historic District. Existing styles in the immediate vicinity include Folk Victorian, German Vernacular and Craftsman. 648 W Mill is on the west side of W Mill and toward the southernmost end of the district.

ISSUE:

Per Chapter 66-54 of the City's Code of Ordinances, proposed historic landmark designations shall follow the regular rezoning procedures and be reviewed by the Planning Commission and City Council for final determination.

In order for a property to be eligible for historic landmark designation, it must meet at least one (1) of six (6) eligibility criteria listed in Chapter 66 of the City's Code of Ordinances. Following a review of the property staff found the following criteria:

- 1) Possesses significance in history, architecture, archaeology, or culture &*
- 4) Embodies the distinctive characteristics of a type, period, or method of construction:*

COMPREHENSIVE PLAN REFERENCE:

- **Action 2.2:** Prioritize areas that are best suited for conservation and preservation.
- **Action 2.5:** Encourage diversification of commercial activity Downtown to build on and sustain existing historic resources and maximize structure utilization for economic expansion.
- **Action 2.6:** Consistently evaluate the areas designated historic for strategic expansion or new designations.

STRATEGIC PLAN REFERENCE:

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

Objective - Adopt the new Land Development Ordinance that implements goals of our residents identified in Envision New Braunfels, including but not limited to **protecting historic structures**, preserving and increasing green space and tree canopy, protecting natural resources, and **safeguarding the character, integrity, and stability of neighborhoods**.

Performance Measures - Increased historic preservation programming and outreach; Increase National Citizen Survey overall satisfaction with “Preservation of the historical or cultural character of the community.”

FISCAL IMPACT:

N/A

RECOMMENDATION:

The Historic Landmark Commission held a public hearing on Tuesday, May 13, 2025, and unanimously recommended approval of the applicant’s request (9-0-0).

The Planning Commission held a public hearing on June 3, 2025, and unanimously recommended approval of the applicant’s request (7-0-0)

Staff concurs with the recommendation by the Historic Landmark Commission and the Planning Commission.

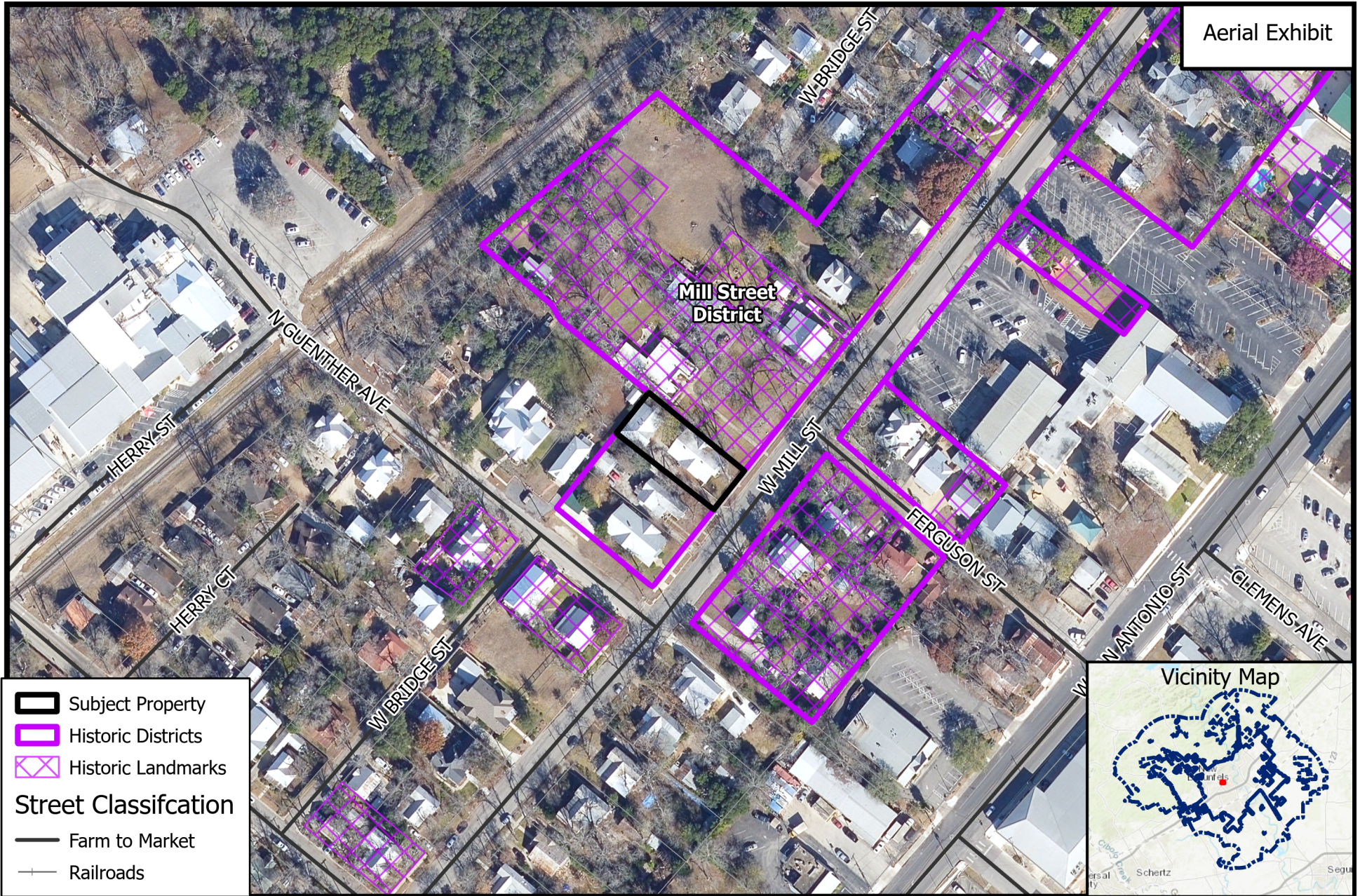
In addition to the above-mentioned eligibility criteria, as this is technically a rezoning, the following section of the Zoning Ordinance also applies.

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments*:

- (b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:
- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
 - (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
 - (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
 - (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
 - (5) Whether the request is consistent with the comprehensive plan.

Mailed notification as required by state statute:

Public hearing notices were sent to owners of 16 properties within 200 feet of the request. As of the date this agenda was posted, the city has received no responses in opposition.



HIST25-134 **Historic Landmark Designation**

Source: City of New Braunfels Planning
Date: 5/14/2025

0 90 180 Feet



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by else is at that party's risk and without liability to the City of New Braun officials or employees for any discrepancies, errors, or variances which may









PLANNING DEPARTMENT

Historic Preservation

Address: 648 W Mill

Research Findings:

The primary structure at 648 W Mill is an example of Craftsman style architecture. Defining features include dual front facing gables, visible brackets at the roof eaves, a covered front porch supported by square columns, and exposed rafter tails.

The home was built ca. 1919 by William Sherman Suttle. In 1901, William married Nancy Cordelia Hungate, and together they had three children. Census records from 1920 indicate William worked for the local flour mill as a superintendent at that time, and in his later years worked as a real estate and insurance agent. William Suttle was a veteran of the Spanish American War and died in 1968.

Nancy Cordelia was a member of the Order of the Eastern Star, which is a Masonic appendant body open to both men and women. According to newspapers from the 1920s and 1930s she served in a variety of officer positions including matron and conductress. She died in 1965.

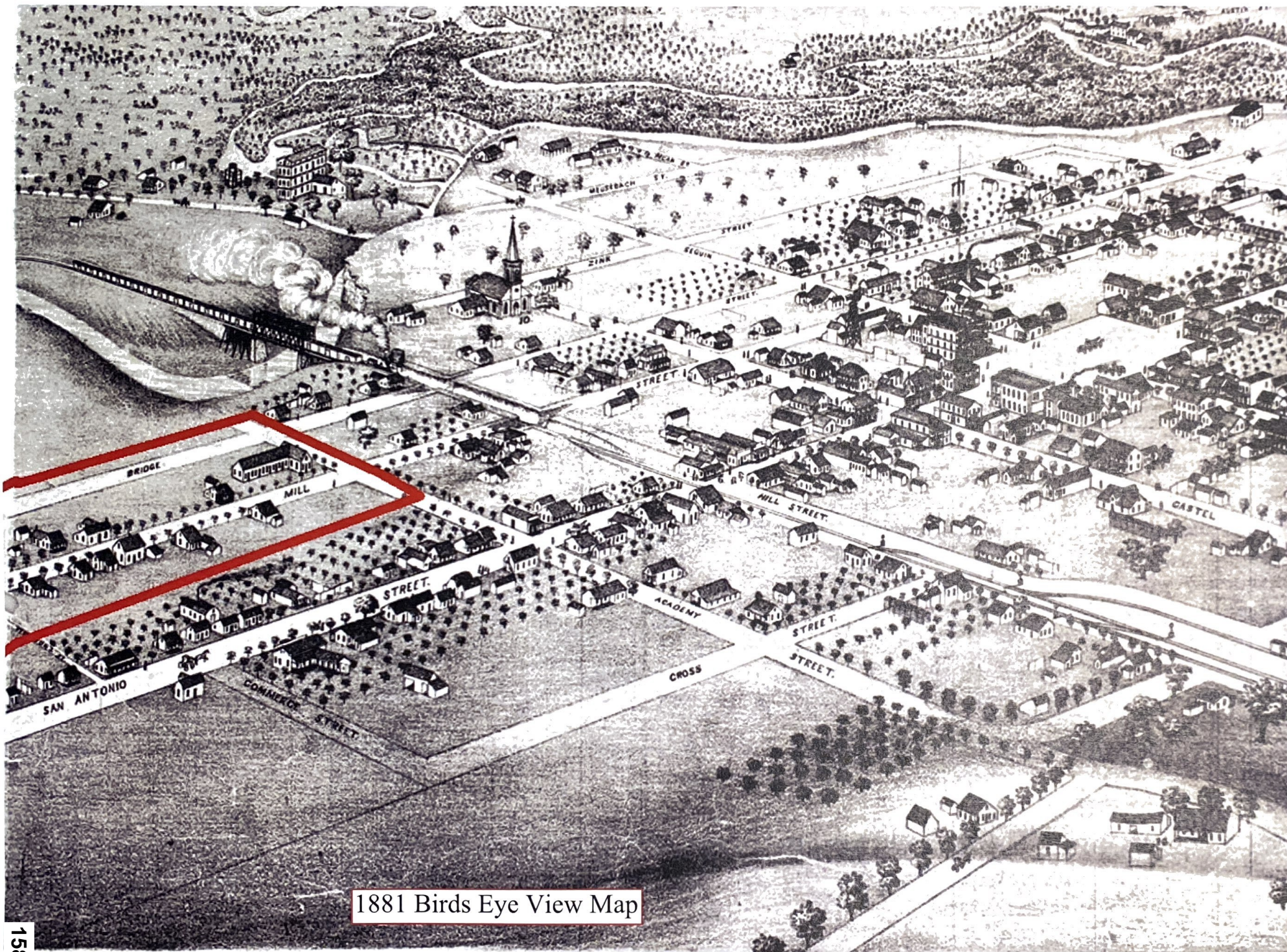
West Mill Street represents both Town and Acre lots distributed and sold in 1845 by the Verein. Original Town Lots include 213 through 216 and Acre Lots 1, 2 and 168. The Ferguson and Hesler Firm purchased Acre Lot #2 from Charles Siebert on April 17, 1847. (Volume A, Page 28) then divided the property into 10 lots and added a road named "Ferguson Street". By 1850 New Braunfels was the fourth largest town in Texas. Houses representing the "German Settlement Period" include the George Ullrich Haus at 528 W. Mill Street, the Habermann House at 543 W. Mill Street, the Geue House at 554 W. Mill, and the Geue-Milburn House at 185 Ferguson Street.

The neighborhood is home to the New Braunfels Academy, a local landmark and Registered Texas Historic Landmark. In 1858, New Braunfels' citizens voted unanimously to impose a tax for the support of a public school eighteen years before the Constitution of 1876 provided for such local taxation throughout Texas. In 1884, the city purchased lots 213 and 214 for the use of schools. In January of 1913, the school board called a special meeting which they decided to; build a new schoolhouse on the site of the existing New Braunfels Academy School, purchase the property behind lots 215 and 216, plus form an independent school district which would be separate from the city. June of that same year, San Antonio architecture firm CV Seutter & Shand were engaged for \$500. Local contractor Adolph Moeller had the lowest bid of \$44,873 and took eleven months to construct with a cost overrun of \$5,500.

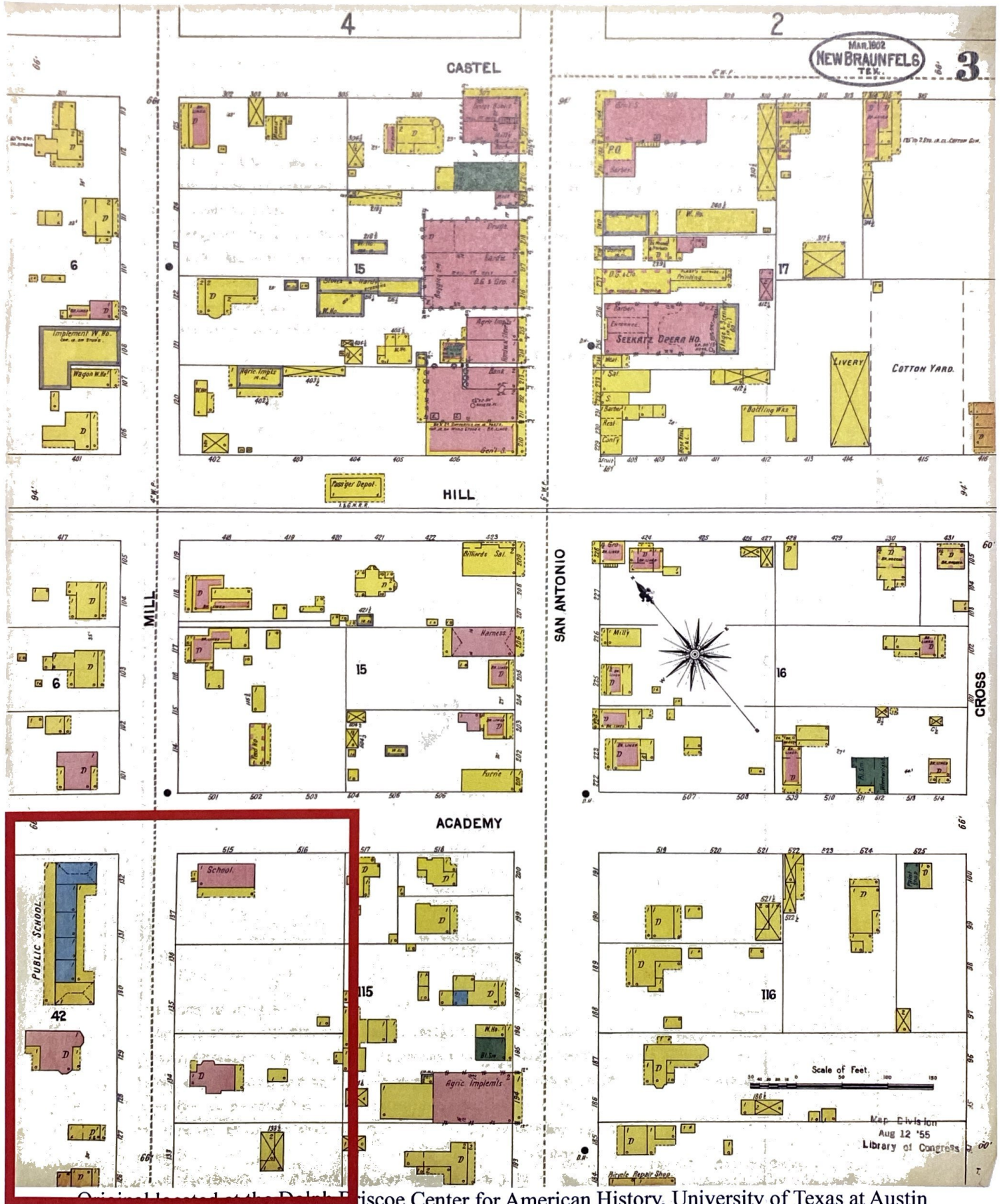
The Railroad came in 1880 and laid the track on Hill Avenue. On the 1881 "Birds Eye View of New Braunfels" map, nine houses are visible on the 500 block of W. Mill Street. In 1902 a portion of W. Mill Street is shown with houses at 477 and 480 W. Mill Street.

1868 Map





1881 Birds Eye View Map



San Antonio, Texas, 1902. Map Division, Library of Congress. Digitized by the Center for American History, University of Texas at Austin

THE STATE OF TEXAS)

COUNTY OF COMAL) WHEREAS, I, A.F.Habermann, am the owner of certain property situated on the corner of Mill and Guenther Streets, within the corporate limits of the City of New Braunfels, and being a portion of original acre-lot No. Two (2), and

Whereas, I have had this property surveyed and platted as shown by the plat hereto attached, which was prepared by A.Marbach, County Surveyor of Comal County, Texas, and is dated August 7, 1916.

Now, therefore, I, A.F.Habermann, do hereby approve and confirm said plat, which subdivides said land into Lots Nos. One, Two, Three, Four and Five, and I acknowledge that the lines, courses and distances, as thereon shown, are true and correct, and binding upon me, my heirs and assigns.

Witness my hand this 18. day of February, A.D.1919.

A.F.Habermann

No 426
Dedication
of Plat
A.F.
Habermann
to
The Public

News 3019

THE STATE OF TEXAS)

COUNTY OF COMAL) BEFORE ME, the undersigned authority, a Notary Public in and for Comal County, Texas, on this day personally appeared A.F.Habermann, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my and seal of office, this 18. day of February A.D. 1919.

(Seal)

J.R.Fuchs
Notary Public in and for Comal County, Texas.

Filed for Record at 3 o'clock P.M. February 18, A.D. 1919
Recorded at 3 o'clock P.M. February 22, A.D. 1919.

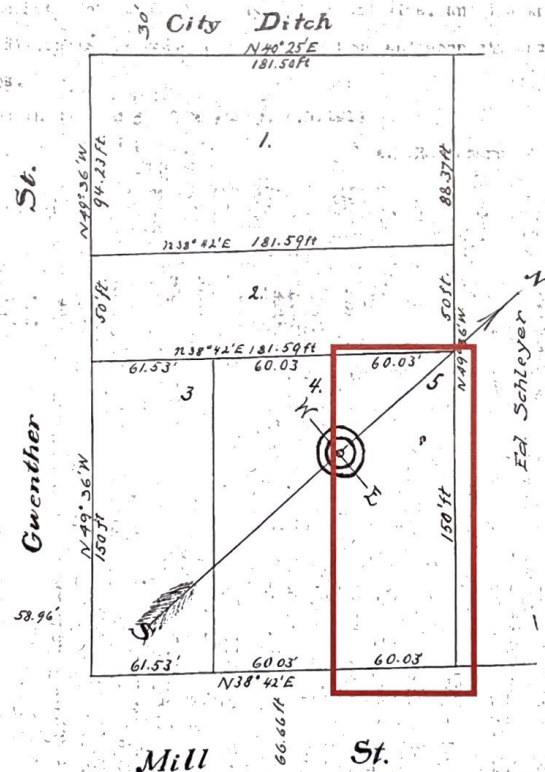
Emil Hermann
County Clerk, Comal Co. Texas.

PLAT OF THE HABERMANN TRACT

Being a portion of Original Acre Lot No. 2 and situated
within the Corporate Limits of the City of New Braunfels,
Comal Co., Texas.

Scale, 1 inch = 50 ft.

A. Marbach, Surveyor.



Copied and changed
from original by
Alfred R. Roth
Surveyor
Feb. 6, 1919.

The State of Texas, I, A. Marbach, County Surveyor
of Comal Co., Texas, do hereby certify that the above
is a true and correct plat of the Habermann tract as
surveyed by me on the ground according to law.

Witness my hand this 7th day of August 1916.

A. Marbach
County Surveyor, Comal Co., Tex.

No 426

Dedication
of Plat

A. F.
Habermann

to
The Public

THE STATE OF TEXAS)

COUNTY OF COMAL) BEFORE ME, the undersigned authority, a Notary Public in and for Comal

County, Texas, on this day personally appeared A.F. Habermann, known to me to be the person
whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the
same for the purposes and consideration therein expressed.

Given under my and seal of office, this 18. day of February A.D. 1919.

(Seal)

J.R. Fuchs

Notary Public in and for Comal County, Texas.

Filed for Record at 3 o'clock P.M. February 18, A.D. 1919

Recorded at 3 o'clock P.M. February 22, A.D. 1919.

Emil Hennen,
County Clerk, Comal Co. Texas.

THE STATE OF TEXAS)

COUNTY OF COMAL) KNOW ALL MEN BY THESE PRESENTS: That we, Albert F. Habermann and Josephine Habermann, his wife, signing Josie Habermann, of the County of Comal and State of Texas, for and in consideration of the sum of One Thousand (\$1,000.00) Dollars cash to us in hand paid by W.S. Suttle, the receipt of which is hereby acknowledged;

Have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said W.S. Suttle, of the County of Comal and State of Texas, all that certain tract, piece or parcel of land situated within the corporate limits of the City of New Braunfels, Comal County, Texas, and known and designated on a plat of a subdivision of a portion of Acre Lot No. Two, which plat is recorded in Vol. 39, on page 460, of the Comal County Deed Records as Lot No. Five (5) and reference is hereby made to said plat for further description of said Lot No. Five.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said W.S. Suttle, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executor and administrators, to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said W.S. Suttle, his heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof,

Witness our hands this 20. day of February, A.D. 1919.

Albert F. Habermann

Josie Habermann

THE STATE OF TEXAS)

COUNTY OF COMAL) BEFORE ME, the undersigned authority, a Notary Public in and for Comal County, Texas, on this day personally appeared Albert F. Habermann and his wife, Josephine Habermann, known to me to be the persons whose names are subscribed to the foregoing instrument, and they to me acknowledged that they each had executed the same for the purposes and consideration therein expressed. And the said Josephine Habermann, having been examined by me privily and apart from her husband, and having the same fully explained to her, she the said Josephine Habermann, acknowledged such instrument to be her act and deed and

No. 501

W.D.

Albert F.
Habermann
& wife.

to

W.S. Suttle.

declared that she willingly signed the same for the purposes and consideration therein expressed and that she did not wish to retract it.

Given under my hand and seal of office, this 20. day of February, A.D. 1919.

J.R.Fuchs

(Seal) Rev. Stp. \$1.00

Notary Public, Comal Co. Texas.

Filed for Record at 9 o'clock A.M. April 1, A.D. 1919.

Recorded at 11 o'clock A.M. April 1, A.D. 1919.

Emil Steiner,

Co. Clk. Comal Co. Texas.

FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

TOWNSHIP OR OTHER DIVISION OF COUNT

NAME OF INCORPORATED PLACE

New Brampels city

WARD OF CITY

Laura H. Sahen **ENUMERATOR**

NAME OF INSTITUTION

Print name of institution, U.S.P., and indicate the date on which the entries are made. For instructions

PLACE OF BIRTH.				NAME										RELATION.		SEX & AGE.		EDUCATION.							NATIVITY AND MOTHER TONGUE.				OCCUPATION.	
of each person whose place of birth on January 1, 1900, was in this family. Enter surname first, then given name and middle initial if any. Include every person living on January 1, 1900. Omit children born since January 1, 1900.				Relationship of this person to head of the family.		Sex and age at last birthday.		Education.							Place of birth of each person and parents of each person enumerated. If born in the United States, give the state or territory. If of foreign birth, give the place of birth and, in addition, the mother tongue. (See instructions.)						Trade, profession, or particular kind of work done, as farmer, salesman, laborer, etc.		Industry, business, or establishment in which he works, as carmen mill, dry goods store, farm, etc.		Employment of week ending Jan. 1, 1900.		Number of persons in family.			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29		
															PERSONS.		FATHER.		MOTHER.											
															Place of birth.		Mother tongue.		Place of birth.		Mother tongue.		Place of birth.		Mother tongue.					
715	460	449	Jolly, Willie	Head	M	F	W	42	A									Texas	Rhineland German	Texas			Truckdriver	Dumbers	W					
			Ola	Wife	F	W	38	M										Texas	Hessia German	Texas			none							
			Melitta	Daughter	F	W	17	S										Texas	" "	Texas			none							
			Christel	Son	F	W	13	S										Texas	" "	Texas			none							
713	457	449	Bledorn, Matilda	Head	F	W	61	NH	1883	NH?								Germany	German	Germany	German	none								
			Adelaide	Daughter	F	W	25	S										Texas	German	Germany	German	Salisbury	Dept. Store	W						
			Hedwig	Daughter	F	W	18	S										Texas	German	Germany	German	Salisbury	Dept. Store	W						
711	458	449	Cohen, William	Head	M	W	32	M										Louisiana	Louisiana	Louisiana	Louisiana	Pumper	Hardware Store	W						
			Effie	Wife	F	W	24	M										Texas	" "	Texas			none							
712	459	449	Bruehlert, Fritz	Head	M	W	58	M										Texas	Hanover German	Hanover German	Merchant	Groceries	W							
			Agnes	Wife	F	W	57	M										Texas	Hanover German	Hanover German	none									
			Esther	Daughter	F	W	36	S										Texas	" "	Texas			none							
			Marguerite	Daughter	F	W	29	S										Texas	" "	Texas			none							
714	460	446	Brake, Julius	Head	M	W	63	M	1880	No	1880							Prussia German	Prussia German	Prussia German	Saboner	yard	W							
			Julius	Wife	F	W	63	M										Texas	" "	Texas			none							
			Kooper, Arthur	Son-in-law	M	W	32	NH										Texas	" "	Texas			Agent	Express	W					
			Ella	granddaughter	F	W	48	S										Texas	" "	Texas			none							
716	471	447	Eberhard, Selma	Head	F	W	40	S										Texas	Rhineland German	Texas			none							
			Viola	Daughter	F	W	7	S										Texas	" "	Texas			none							
			Waldeckmuller, Helma	Boarder	F	W	49	S										East Prussia German	Prussian German	Prussian German	none									
718	472	447	Schaefer, Christina	Head	F	W	46	S										Texas	German	Prussia German	none									
717	473	447	Hemke, Adolf	Head	M	W	42	M										Texas	Poland German	Texas	Merchant	Hardware	Em							
			Emma	Wife	F	W	39	M										Texas	" "	Texas			none							
			Engene	son	M	W	18	S										Texas	" "	Texas			Plumber	Hardware	W					
			Norman	son	M	W	14	S										Texas	" "	Texas			none							
			Fred	son	M	W	11	S										Texas	" "	Texas			none							
			Clifford	son	M	W	5	S										Texas	" "	Texas			none							
730	474	500	Schneider, Elief	Head	M	R	W	63	A									Texas	Germany German	Germany German	Pumper	Dept. Store	W							
			Ella	Wife	F	W	40	M										Texas	" "	Texas			none							
809	475	500	Groscheimer, Cordelia	Head	F	W	61	NH	1868	NH?								Rhineland German	German	Rhineland German	none									
712	476	500	Fracklich, William	Head	M	W	25	NH	1876	NH?								Prussia German	German	Prussia German	none									
			Blanca	Daughter	F	W	24	S										Texas	" "	Texas			Salisbury	dry goods	W					
724	477	503	Schell, Louis H.	Head	M	W	38	A										Texas	" "	Texas			Be keeper	apiary	CA					
			Emma	Wife	F	W	39	NH										Germany German	Texas	Texas			none							
			Marguerite	Daughter	F	W	8	S										Texas	" "	Texas			none							
			James	son	M	W	7	S										Texas	" "	Texas			none							
716	478	501	Fracklich, Theodore	Head	M	W	52	A										Texas	Prussia German	Prussia German	Butcher	Meat Market	W							
			Selma	Wife	F	W	52	A										Texas	" "	Texas			none							
			Anetta	Daughter	F	W	22	S										Texas	" "	Texas			none							
728	479	505	Schlager, Edward	Head	M	W	45	M										Germany German	Germany German	Germany German	Ranchman	Stock	Em							
			Emma	Wife	F	W	44	M										Texas	" "	Texas			none							
			Edward Jr.	son	M	W	19	S										Texas	" "	Texas			Ranchman	Stock	W					
			Julius	son	M	W	17	S										Texas	" "	Texas			none							
			Sucille	Daughter	F	W	7	S										Texas	" "	Texas			none							
			Misha, Ella	Servant	F	B	36	S										Texas	" "	Texas			none							
None	480	506	Suttler, William S.	Head	M	W	40	M										Illinois	Tennessee	Tennessee	Superintendent	House Mill	W							
			Cordelia	Wife	F	W	39	M										Illinois	" "	Tennessee			none							
			Thelma	Daughter	F	W	16	S										Illinois	" "	Illinois			none							
			Darwin	son	M	W	13	S										Illinois	" "	Illinois			none							
			Hazel	Daughter	F	W	4	S										Texas	" "	Illinois			none							

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
SIXTEENTH CENSUS OF THE UNITED STATES: 1940

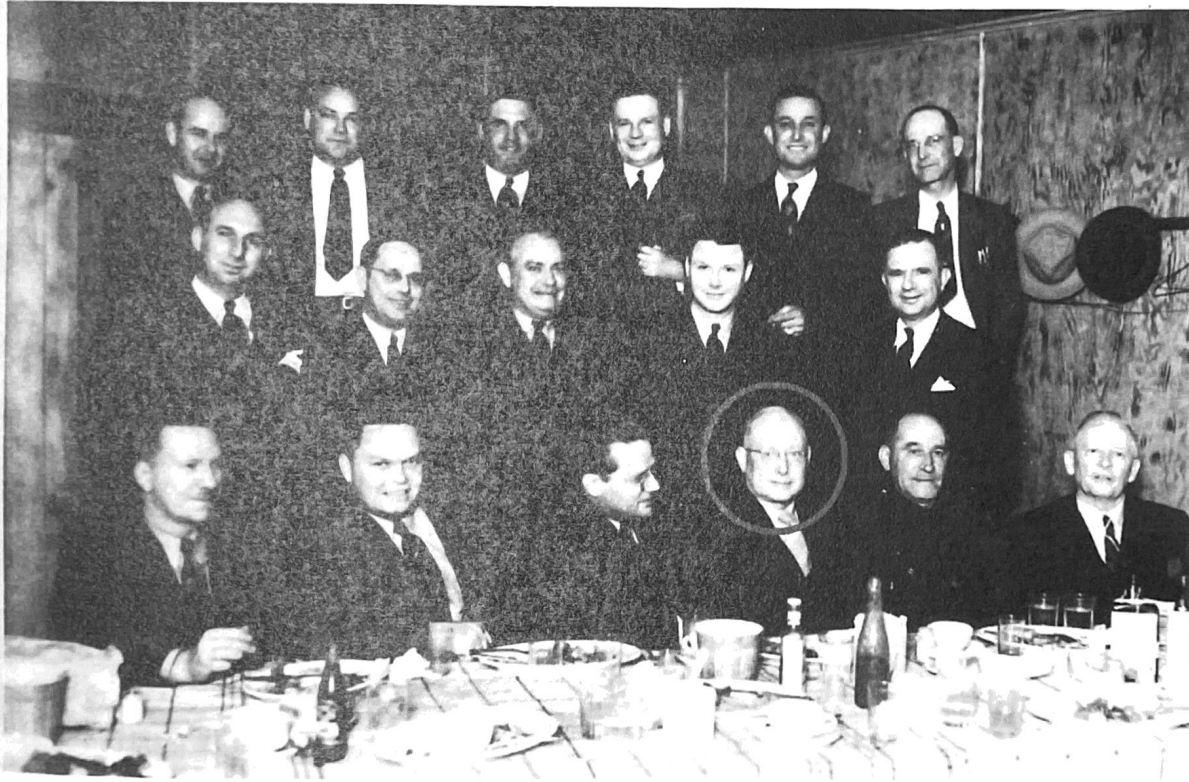
S. D. No. 14 E. D. No. 46 3A Sheet No. 3 A
 Enumerated by me on April 5, 1940.
- Edgar S. Snodgrass -

POPULATION SCHEDULE: 2.1

LOCATION		HOUSEHOLD DATA			NAME		RELATION	PERSONAL DESCRIPTION	EDUCATION	PLACE OF BIRTH	DATE OF BIRTH	RESIDENCE, APRIL 1, 1905										PERSONS 14 YEARS OLD AND OVER—EMPLOYMENT STATUS										PERSONS UNDER 14 YEARS OF AGE				Line No.				
Lat.	Long.	Householder	Number of persons	Value of household goods	Value of real estate	Name	Relationship to head of household	Age	Sex	Color	Education	Place of birth	County	State	Occupation	Industry	Class of worker	Value of real estate	Value of household goods	Value of real estate	Value of household goods	Line No.	Value of real estate	Value of household goods	Value of real estate	Value of household goods	Line No.													
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
		509 41 R 22				HANNE KUDERS	HEAD	M	W	39	M	CA	TEXAS	SAME HOUSE	YES	-	-	OF	60	-	SALESMAN	HARDWARE DEPOT	PA	12	1	52	12	40	NO											
1						— EARA	WIFE	F	W	23	M	CA	TEXAS	SAME HOUSE	NO	NO	NO	H																						
						— CECIL	SON	M	W	13	S	CA	TEXAS	SAME HOUSE																										
4						— JEROME	DAUGHTER	F	W	8	S	CA	TEXAS	SAME HOUSE																										
		548 49 0 3800				TOMAS WILLIAMS	HEAD	M	W	62	M	CA	TEXAS	SAME HOUSE	YES	-	-	OF	54	-	TEACH PHARM	LONGHORN YARD	PA	4	12	52	62	4	NO											
5						— LBA	WIFE	F	W	52	M	CA	TEXAS	SAME HOUSE	NO	NO	NO	H																						
6		499 50 0 6000				MONIE AD	HEAD	M	W	62	M	CA	TEXAS	SAME HOUSE	YES	-	-	OF	54		PROPRIETOR	HORN STORE	PA	1	12	52	180	YES												
7						— EMMA	WIFE	F	W	59	M	CA	TEXAS	SAME HOUSE	NO	NO	NO	H																						
8		630 51 0 5000				SCHAEFER ED	HEAD	M	W	40	M	CA	TEXAS	SAME PLACE	XOXO	YES	-	-	OF	70		PROPRIETOR	MEAT MARKET	PA	12	1	52	150	NO											
9						— HATTIE	WIFE	F	W	37	M	CA	TEXAS	SEQUIN GUARD	TEXAS	700	XOXO	NO	YES	NO	H																			
10						— ORIE	SON	M	W	17	S	CA	TEXAS	SAME PLACE	XOXO	NO	NO	NO	S																					
11		426 52 0 3200				FRANCIS THOS	HEAD	M	W	72	M	CA	TEXAS	SAME HOUSE	NO	NO	NO	U																						
12						— SELMA	WIFE	F	W	75	M	CA	TEXAS	SAME HOUSE	NO	NO	NO	H																						
13																																								
14		584 53 0 1800				FRANCIS BANC	HEAD	F	W	50	S	CA	TEXAS	SAME HOUSE	YES	-	-	OF	41		SALESMAN	WAY GOODS DEP	PA	12	1	30	2	NO												
15		527 57 0 3000				SCHAEFER A C	HEAD	M	W	63	M	CA	TEXAS	SAME HOUSE	YES	-	-	OF	59		MANAGER	CLOTHING DEP	PA	12	1	40	900	YES												
16						— ELLA	WIFE	F	W	60	M	CA	TEXAS	SAME HOUSE	NO	NO	NO	H																						
17		578 55 0 1800				BENJAMIN ERNESTINE	HEAD	F	W	66	S	CA	TEXAS	SAME HOUSE	NO	NO	NO	H																						
18		525 56 0 260				BURKE JOE	HEAD	M	W	34	M	CA	GEORGINA	NEW BRN CONAL	TEXAS	700	XOXO	NO	NO	NO	U																			
19						— JULIA	WIFE	F	W	32	M	CA	TEXAS	SAME HOUSE	NO	NO	NO	U																						
20						ROSELYN ELLIS	GR. DAUGHTER	F	W	24	S	CA	TEXAS	SAME HOUSE	NO	NO	NO	H																						
21		606 57 0 3500				NOODER VALERIO MRS	GR. DAUGHTER	F	W	49	M	CA	OHIO	NEW BRN CONAL	TEXAS	700	XOXO	NO	NO	NO	H																			
22		630 58 N 32				HARDEN EDWIN	HEAD	M	W	40	M	CA	NORRISBA	NEW BRN CONAL	TEXAS	700	XOXO	YES	-	-	OF	40																		
23						— MARGARET	WIFE	F	W	38	M	CA	TEXAS	SAME PLACE	XOXO	YES	-	-	OF	48		SALESMAN	HORN DEP.	PA	12	1	8	72	NO											
24		644 59 0 3500				SATTA W S	HEAD	M	W	60	M	CA	ILL	NEW BRN CONAL	TEXAS	700	XOXO	YES	-	-	OF	54																		
25						— CORNELIA	WIFE	F	W	59	M	CA	ILL	NEW BRN CONAL	TEXAS	700	XOXO	NO	NO	NO	H																			
26		717 60 N 14				METRO HARRY	HEAD	M	W	33	M	CA	TEXAS	YOUNGTON DEWITT	TEXAS	700		YES	-	-	OF	58																		
27						— MELBA	WIFE	F	W	32	M	CA	TEXAS	YOUNGTON DEWITT	TEXAS	700		NO	NO	NO	H																			
28						— DARRY	SON	M	W	3	M	CA	TEXAS																											
29						— DULANE	DAUGHTER	F	W	5	S	CA	TEXAS																											
30		711 41 N 12				BLOCH VERNON	HEAD	M	W	30	M	CA	TEXAS	SEQUIN GUARD.	TEXAS	700		YES	-	-	OF	42																		
31						— ADELINA	WIFE	F	W	22	M	CA	TEXAS	SAME PLACE	XOXO	YES	-	-	OF	42		SHIRING DEP	TEXTILE MILL	PA	12	1	52	780	NO											
32		723 62 R 15				SCOTT C N	HEAD	M	W	40	M	CA	TEXAS	SAME PLACE	XOXO	YES	-	-	OF	49		LOAN FILER	TEXTILE MILL	PA	12	1	52	144	700											
33						— EDWIN	WIFE	F	W	39	M	CA	TEXAS	SAME PLACE	XOXO	YES	-	-	OF	43		SMASHER	TEXTILE MILL	PA	12	1	52	700	NO											
34						— WILLIE C	SON	M	W	15	S	CA	TEXAS	SAME PLACE	XOXO	NO	NO	NO	S																					
35						— JOE MARBLE	SON	M	W	13	S	CA	TEXAS	SAME PLACE	XOXO	NO	NO	NO	S																					
36		701 63 0 3000				MARBLE M W	HEAD	M	W	54	M	CA	TEXAS	SAME HOUSE	YES	-	-	OF	54		PROPRIETOR	PALACE HOUSE	PA	12	1	52	1400	NO												
37						— ELIZABETH	WIFE	F	W	54	M	CA	TEXAS	SAME PLACE	XOXO	NO	NO	NO	H																					
38		392 44 0 4000				SCHAEFER MRS ADOLPH	HEAD	F	W	44	M	CA	TEXAS	SAME PLACE	XOXO	NO	NO	NO	H																					
39						— HOWARD	SON	M	W	23	S	CA	TEXAS	SAME PLACE	XOXO	YES	-	-	OF	54		SALESMAN	GROC STORE	PA	12	1	52	725	NO											
40						— HOWARD	SON	M	W	20	S	CA	TEXAS	SAME PLACE	XOXO	YES	-	-	OF	48		CASHIER	BANK	PA	12	1	52	900	NO											

SUPPLEMENTARY QUESTIONS <small>For Persons Enumerated on Lines 4 and 40</small>		FOR PERSONS OF ALL AGES										FOR PERSONS 14 YEARS OLD AND OVER										FOR ALL WOMEN WHO ARE OR HAVE BEEN MARRIED		FOR OFFICE USE ONLY—DO NOT WRITE IN THESE COLUMNS																																																																																																																																																																																																							
		PLACE OF BIRTH OF FATHER AND MOTHER				MOTHER TONGUE OF NATIVE LANGUAGE		VETERANS		SOCIAL SECURITY		USUAL OCCUPATION, INDUSTRY, AND CLAIM OF WORKER																																																																																																																																																																																																																			
NAME		FATHER		MOTHER		CODE (Line 1)		CODE (Line 2)		CODE (Line 3)		CODE (Line 4)		CODE (Line 5)		CODE (Line 6)		CODE (Line 7)		CODE (Line 8)		CODE (Line 9)		CODE (Line 10)		CODE (Line 11)		CODE (Line 12)		CODE (Line 13)		CODE (Line 14)		CODE (Line 15)		CODE (Line 16)		CODE (Line 17)		CODE (Line 18)		CODE (Line 19)		CODE (Line 20)		CODE (Line 21)		CODE (Line 22)		CODE (Line 23)		CODE (Line 24)		CODE (Line 25)		CODE (Line 26)		CODE (Line 27)		CODE (Line 28)		CODE (Line 29)		CODE (Line 30)		CODE (Line 31)		CODE (Line 32)		CODE (Line 33)		CODE (Line 34)		CODE (Line 35)		CODE (Line 36)		CODE (Line 37)		CODE (Line 38)		CODE (Line 39)		CODE (Line 40)		CODE (Line 41)		CODE (Line 42)		CODE (Line 43)		CODE (Line 44)		CODE (Line 45)		CODE (Line 46)		CODE (Line 47)		CODE (Line 48)		CODE (Line 49)		CODE (Line 50)		CODE (Line 51)		CODE (Line 52)		CODE (Line 53)		CODE (Line 54)		CODE (Line 55)		CODE (Line 56)		CODE (Line 57)		CODE (Line 58)		CODE (Line 59)		CODE (Line 60)		CODE (Line 61)		CODE (Line 62)		CODE (Line 63)		CODE (Line 64)		CODE (Line 65)		CODE (Line 66)		CODE (Line 67)		CODE (Line 68)		CODE (Line 69)		CODE (Line 70)		CODE (Line 71)		CODE (Line 72)		CODE (Line 73)		CODE (Line 74)		CODE (Line 75)		CODE (Line 76)		CODE (Line 77)		CODE (Line 78)		CODE (Line 79)		CODE (Line 80)		CODE (Line 81)		CODE (Line 82)		CODE (Line 83)		CODE (Line 84)		CODE (Line 85)		CODE (Line 86)		CODE (Line 87)		CODE (Line 88)		CODE (Line 89)		CODE (Line 90)		CODE (Line 91)		CODE (Line 92)		CODE (Line 93)		CODE (Line 94)		CODE (Line 95)		CODE (Line 96)		CODE (Line 97)		CODE (Line 98)		CODE (Line 99)		CODE (Line 100)																			
AGE		SEX		RACE		RELIGION		EDUCATION		MARRIAGE		DIVORCE		WIDOW		SINGLE		USUAL OCCUPATION		USUAL INDUSTRY		Trade or Service		CODE (Line 1)		CODE (Line 2)		CODE (Line 3)		CODE (Line 4)		CODE (Line 5)		CODE (Line 6)		CODE (Line 7)		CODE (Line 8)		CODE (Line 9)		CODE (Line 10)		CODE (Line 11)		CODE (Line 12)		CODE (Line 13)		CODE (Line 14)		CODE (Line 15)		CODE (Line 16)		CODE (Line 17)		CODE (Line 18)		CODE (Line 19)		CODE (Line 20)		CODE (Line 21)		CODE (Line 22)		CODE (Line 23)		CODE (Line 24)		CODE (Line 25)		CODE (Line 26)		CODE (Line 27)		CODE (Line 28)		CODE (Line 29)		CODE (Line 30)		CODE (Line 31)		CODE (Line 32)		CODE (Line 33)		CODE (Line 34)		CODE (Line 35)		CODE (Line 36)		CODE (Line 37)		CODE (Line 38)		CODE (Line 39)		CODE (Line 40)		CODE (Line 41)		CODE (Line 42)		CODE (Line 43)		CODE (Line 44)		CODE (Line 45)		CODE (Line 46)		CODE (Line 47)		CODE (Line 48)		CODE (Line 49)		CODE (Line 50)		CODE (Line 51)		CODE (Line 52)		CODE (Line 53)		CODE (Line 54)		CODE (Line 55)		CODE (Line 56)		CODE (Line 57)		CODE (Line 58)		CODE (Line 59)		CODE (Line 60)		CODE (Line 61)		CODE (Line 62)		CODE (Line 63)		CODE (Line 64)		CODE (Line 65)		CODE (Line 66)		CODE (Line 67)		CODE (Line 68)		CODE (Line 69)		CODE (Line 70)		CODE (Line 71)		CODE (Line 72)		CODE (Line 73)		CODE (Line 74)		CODE (Line 75)		CODE (Line 76)		CODE (Line 77)		CODE (Line 78)		CODE (Line 79)		CODE (Line 80)		CODE (Line 81)		CODE (Line 82)		CODE (Line 83)		CODE (Line 84)		CODE (Line 85)		CODE (Line 86)		CODE (Line 87)		CODE (Line 88)		CODE (Line 89)		CODE (Line 90)		CODE (Line 91)		CODE (Line 92)		CODE (Line 93)		CODE (Line 94)		CODE (Line 95)		CODE (Line 96)		CODE (Line 97)		CODE (Line 98)		CODE (Line 99)		CODE (Line 100)	
4	NAME	LAST	FIRST	MIDDLE	AGE	SEX	RACE	RELIGION	EDUCATION	MARRIAGE	DIVORCE	WIDOW	SINGLE	USUAL OCCUPATION	USUAL INDUSTRY	Trade or Service	CODE (Line 1)	CODE (Line 2)	CODE (Line 3)	CODE (Line 4)	CODE (Line 5)	CODE (Line 6)	CODE (Line 7)	CODE (Line 8)	CODE (Line 9)	CODE (Line 10)	CODE (Line 11)	CODE (Line 12)	CODE (Line 13)	CODE (Line 14)	CODE (Line 15)	CODE (Line 16)	CODE (Line 17)	CODE (Line 18)	CODE (Line 19)	CODE (Line 20)	CODE (Line 21)	CODE (Line 22)	CODE (Line 23)	CODE (Line 24)	CODE (Line 25)	CODE (Line 26)	CODE (Line 27)	CODE (Line 28)	CODE (Line 29)	CODE (Line 30)	CODE (Line 31)	CODE (Line 32)	CODE (Line 33)	CODE (Line 34)	CODE (Line 35)	CODE (Line 36)	CODE (Line 37)	CODE (Line 38)	CODE (Line 39)	CODE (Line 40)	CODE (Line 41)	CODE (Line 42)	CODE (Line 43)	CODE (Line 44)	CODE (Line 45)	CODE (Line 46)	CODE (Line 47)	CODE (Line 48)	CODE (Line 49)	CODE (Line 50)	CODE (Line 51)	CODE (Line 52)	CODE (Line 53)	CODE (Line 54)	CODE (Line 55)	CODE (Line 56)	CODE (Line 57)	CODE (Line 58)	CODE (Line 59)	CODE (Line 60)	CODE (Line 61)	CODE (Line 62)	CODE (Line 63)	CODE (Line 64)	CODE (Line 65)	CODE (Line 66)	CODE (Line 67)	CODE (Line 68)	CODE (Line 69)	CODE (Line 70)	CODE (Line 71)	CODE (Line 72)	CODE (Line 73)	CODE (Line 74)	CODE (Line 75)	CODE (Line 76)	CODE (Line 77)	CODE (Line 78)	CODE (Line 79)	CODE (Line 80)	CODE (Line 81)	CODE (Line 82)	CODE (Line 83)	CODE (Line 84)	CODE (Line 85)	CODE (Line 86)	CODE (Line 87)	CODE (Line 88)	CODE (Line 89)	CODE (Line 90)	CODE (Line 91)	CODE (Line 92)	CODE (Line 93)	CODE (Line 94)	CODE (Line 95)	CODE (Line 96)	CODE (Line 97)	CODE (Line 98)	CODE (Line 99)	CODE (Line 100)																																																																																																											
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Q. A. TALK OF BORN, OR PAPER?		Q. A. COLOR OR RACE.		Q. A. AGE AT LAST BIRTHDAY.		Q. A. HIGHEST GRADE OF SCHOOL COMPLETED.		Q. A. CITIZENSHIP OF THE FOREIGN BORN.		Q. A. DID THE FOREIGN BORN WORK?		Q. A. DID THE FOREIGN BORN TAKE A JOB?		Q. A. WAS OR MILITARY SERVICE?	
White	W	White	W	Age	Age	Grade	Grade	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Black	B	Black	B	Age	Age	Grade	Grade	No	No	No	No	No	No	No	No
Indian	I	Indian	I	Age	Age	Grade	Grade	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Chinese	C	Chinese	C	Age	Age	Grade	Grade	No	No	No	No	No	No	No	No
Japanese	J	Japanese	J	Age	Age	Grade	Grade	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other race	Other race	Other race	Other race	Age	Age	Grade	Grade	No	No	No	No	No	No	No	No
Other color	Other color	Other color	Other color	Age	Age	Grade	Grade	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other age	Other age	Other age	Other age	Age	Age	Grade	Grade	No	No	No	No	No	No	No	No
Other grade	Other grade	Other grade	Other grade	Age	Age	Grade	Grade	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other citizenship	Other citizenship	Other citizenship	Other citizenship	Age	Age	Grade	Grade	No	No	No	No	No	No	No	No
Other work	Other work	Other work	Other work	Age	Age	Grade	Grade	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other job	Other job	Other job	Other job	Age	Age	Grade	Grade	No	No	No	No	No	No	No	No
Other military	Other military	Other military	Other military	Age	Age	Grade	Grade	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Other service	Other service	Other service	Other service	Age	Age	Grade	Grade	No	No	No	No	No	No	No	No



The Diez y Seis queen and her court rode an elaborate float in a parade on West San Antonio Street September 16, 1933. In the background are the Wills Hotel, the Faust and Clemens stores, and the First National Bank buildings.

A gathering of New Braunfels businessmen in 1941 includes, from left, front row, Kermit Zipp, Clarence Haag, Alton Luckett, Bill Suttle, P. K. Odiorne, and Doc Beatty; middle row, Leo Lancaster, R. B. Vickers, "Blue" Plumeyer, Gus Hoenscheidt, and James Eiband; back row, Dan Reeh, Bill Wagner, Gaines Whittington, Pete Nowotny, Al Leissner, and Ben Nuhn.

SCALE 100 FT. TO AN INCH

2

FEB. 1922
NEW BRAUNFELS
TEX.

16

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24

Scale 100 Ft. to One Inch.



Copyright 1922 by the Standard Map Co.

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SANTA CLARA

W. SAN ANTONIO

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168

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.21 ACRES, BEING LOT 5, NEW CITY BLOCK 3019 ADDRESSED AT 648 W MILL ST., FROM R-2 HD SINGLE FAMILY AND TWO-FAMILY DISTRICT HISTORIC DISTRICT TO R-2 HD HL SINGLE FAMILY AND TWO-FAMILY DISTRICT HISTORIC DISTRICT HISTORIC LANDMARK ACCORDING TO CHAPTER 66, ARTICLE III, AND AMENDING THE ZONING MAP; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

WHEREAS, this property has been recommended for historic landmark designation by the Historic Landmark Commission; and

WHEREAS, the City Council wishes to protect this structure as a part of the heritage of New Braunfels for future generations; and

WHEREAS, the City Council desires to amend the Zoning Map by designating the suffix "HL" in addition to the Historic District "HD" overlay and conventional zoning designation established by the zoning ordinance; and

now, therefore;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT the following described property is hereby designated as a Historic Landmark in accord with the provisions of Chapter 66, Article III of the Code of Ordinances of the City of New Braunfels, Texas:

Approximately 0.21 acres, being Lot 5, New City Block 3019 as delineated on Exhibit "A", attached.

SECTION 2

THAT the above property is hereby restricted as to the amount or method of change, construction, or demolition that can take place in accord with Chapter 66, Article III of the Code of Ordinances of the City of New Braunfels.

SECTION 3

THAT the above described property is hereby entitled to all rights and privileges that are accorded to historically designated structures or sites, or which may be accorded those structures

or sites in the future.

SECTION 4

THAT the zoning map is amended by designating the tract the subject structure is located upon, to add “HL”.

SECTION 5

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 6

THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 7

THIS ordinance will take effect upon the second and final reading of same.

PASSED AND APPROVED: First reading this 23rd day of June, 2025.

PASSED AND APPROVED: Second reading this Xrd day of Month, Year.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

EXHIBIT “A”

DRAFT

6/23/2025

Agenda Item No. C)

PRESENTER:

Christopher J. Looney, AICP, Planning and Development Services Director

SUBJECT:

Public hearing and first reading of an ordinance regarding proposed amendments to the City's Code of Ordinances: Chapter 144, regarding sidewalk requirements.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** All**BACKGROUND INFORMATION:**

Case Number: ORD25-145

Staff Contact:

Mary Lovell, Sr. Planner

(830) 221-4051 | mlovell@newbraunfels.gov

Initiatives and goals of the City demonstrate that a complete sidewalk network is critical to a healthy and vibrant community. Envision New Braunfels, the Strategic Plan, and the Land Use Fiscal Analysis support the development of a complete and connected sidewalk network citywide, enhancing safety, accessibility, and walkability for all residents.

Pursuant to the Comprehensive Plan, the City continuously reviews the current standards, practices, and procedures for the development and sustainability of the community. The requirement to install sidewalks along public roadways is only outlined in Chapter 118, Subdivision Platting, solely as a component of the subdivision platting process. Hence, only if a property needs to be platted is the sidewalk requirement presently triggered. It is reasonable and appropriate for sidewalks to be installed at the time of development and redevelopment of a property, regardless of the platting circumstances.

ISSUE:

It is recognized that there is an opportunity to more effectively facilitate completion of the sidewalk network through installation at the time of building permitting for properties where the platting circumstances may not mandate the requirement. Amendments and additions to Chapter 144 are recommended to achieve safe pedestrian walkways by requiring sidewalks at the time of building permitting, in addition to the present requirement at the platting stage.

COMPREHENSIVE PLAN REFERENCE:

The proposed ordinance amendment would be consistent with the following actions from Envision New Braunfels:

- **Action 1.12:** Collaborate with internal and external partners and stakeholders to identify and connect sidewalk and bicycle lanes to trails to improve access and connectivity to key hubs and desirable destinations.

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.19:** Improve walkability across town to attract younger generations seeking pedestrian connections.
- **Action 7.1:** Implement a sidewalk improvement program to install and replace sidewalks or walking trails where they do not exist or have gaps, particularly near and to/from schools.
- **Action 7.4:** Strengthen sidewalk requirements in the City's codes.
- **Action 7.5:** Continue development of sidewalks and trails to increase interconnectivity by five percent each year to support the reduction of carbon footprint.
- **Action 7.7:** Ensure that local development codes that require sidewalks, trails, lanes, or paths include healthy living, safety, and vehicular congestion relief as an intent.
- **Action 7.8:** Enhance pedestrian quality of the City by limiting the realm of the automobile.

STRATEGIC PLAN REFERENCE:

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

- Identify and establish planning, capital, and operating funding to support and maintain a well-connected transportation network serving pedestrians, bicyclists, transit users, children, older individuals, individuals with disabilities, motorists, and freight vehicles.
- Develop a sidewalk inventory and process to assess pedestrian connectivity and Americans with Disabilities Act (ADA) accessibility and establish priorities for funding, constructing, and maintaining pedestrian improvements.
- Inform residents and visitors of transportation options on the City's website and social media platforms, including transit services, sidewalks, trails, and bikeways.
- Increase bikeway, trail, and sidewalk miles and increase walk and bike scores.

FISCAL IMPACT:

The following fiscal goal, as discussed in the Land Use Fiscal Analysis (LUFA), is supported by the proposed amendment:

- The proposed amendment supports the LUFA's goal of ensuring development helps close, not increase, resource gaps, such as sidewalks, and will further strengthen the City's long-term fiscal health.

RECOMMENDATION:

Staff recommends approval of an ordinance amendment adding Section 144-5.31 within Article V. Development Standards, Chapter 144, Zoning Ordinance. This would be in addition to existing language in Chapter 118, Subdivision Platting Ordinance.

The Planning Commission held a public hearing on June 3, 2025, and recommended approval (6-1-0).

RESOURCE LINKS:

Chapter 118-49 - Sidewalks:

https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=PTIICOR_CH118SUPL_ARTIVDEST_S118-49SI

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING THE NEW BRAUNFELS CODE OF ORDINANCES, CHAPTER 144 ZONING, ADDING SECTION 144-5.31 WITHIN ARTICLE V, DEVELOPMENT STANDARDS, REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; CONTAINING A SAVINGS CLAUSE; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 211 of the Texas Local Government Code empowers a city to enact zoning regulations and provide for their administration, enforcement and amendment; and

WHEREAS, the City Council of the City of New Braunfels, Texas, deems it necessary and desirable to establish zoning regulations to provide for the orderly development of property within the City by governing the use of land in order to promote the public health, safety, morals, and general welfare of the residents of the City; and

WHEREAS, the Comprehensive Plan, Envision New Braunfels, has multiple action items supporting updates that improve regulations, including Action 1.12: Collaborate with internal and external partners and stakeholders to identify and connect sidewalk and bicycle lanes to trails to improve access and connectivity to key hubs and desirable destinations; Action 1.3: Encourage balanced and fiscally responsible land use patterns; Action Item 3.19: Improve walkability across town to attract younger generations seeking pedestrian connections; Action 7.1: Implement a sidewalk improvement program to install and replace sidewalks or walking trails where they do not exist or have gaps, particularly near and to/from schools; Action 7.4: Strengthen sidewalk requirements in the City's codes; Action 7.5: Continue development of sidewalks and trails to increase interconnectivity by five percent each year to support the reduction of carbon footprint; Action 7.7: Ensure that local development codes that require sidewalks, trails, lanes, or paths include healthy living, safety, and vehicular congestion relief as an intent; Action 7.8: Enhance pedestrian quality of the City by limiting the realm of the automobile, and

WHEREAS, the City of New Braunfels Strategic Plan has multiple objectives in the Enhanced Connectivity section supporting updates that improve regulations, including, Identify and establish planning, capital, and operating funding to support and

maintain a well-connected transportation network serving pedestrians, bicyclists, transit users, children, older individuals, individuals with disabilities, motorists, and freight vehicles; Develop a sidewalk inventory and process to assess pedestrian connectivity and Americans with Disabilities Act (ADA) accessibility and establish priorities for funding, constructing, and maintaining pedestrian improvements; Inform residents and visitors of transportation options on the City's website and social media platforms, including transit services, sidewalks, trails, and bikeways; Increase bikeway, trail, and sidewalk miles and increase walk and bike scores, and

WHEREAS, the City Council has directed that regulations regarding the development of land be reviewed by the Planning Commission to make recommendations concerning improving those regulations; and

WHEREAS, the Planning Commission held a public hearing on June 3, 2025, and recommended approval of the proposed amendments; and

WHEREAS, the City Council held a public hearing on said amendments on June 23, 2025; and

WHEREAS, the City Council hereby finds and determines that regularly updating the code is in the best interest of the citizens of New Braunfels.

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

SECTION 1

THAT Chapter 144, Zoning, Article V, Development Standards, is hereby amended with the additions as follows:

Sec. 144-5.31. Sidewalks

(a) Requirement of installation. Sidewalks shall be installed on the development side of all streets and shall be constructed in accordance with city standards and specifications with the permitting of any new structure(s) on a property, excluding accessory structures. A Certificate of Occupancy shall not be issued until all required sidewalks are installed.

(b) Minimum width.

(1) Along a local street: Four feet.

(2) Along a collector, arterial, parkway, expressway, or interstate: Six feet

(c) Requests for alternate pedestrian access plans, variances, waivers or exceptions shall follow the procedures outlined in § 118-49.

SECTION 2

THAT it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

SECTION 3

THAT all provisions of the Code of Ordinances of the City of New Braunfels not herein amended or repealed shall remain in full force and effect.

SECTION 4

THAT all other ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict only.

SECTION 5

THAT in accordance with the provisions of the City Charter, this Ordinance may be read and published by descriptive caption only. This Ordinance has been publicly available in the office of the City Secretary prior to its adoption.

SECTION 6

THAT this Ordinance shall become adopted and effective upon its second reading, signature required by City Charter, and filing with the City Secretary's Office.

PASSED AND APPROVED: First reading this 23rd day of June 2025.

PASSED AND APPROVED: Second reading this 14th day of July 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

6/23/2025

Agenda Item No. D)

PRESENTER:

Christopher J. Looney, AICP Planning and Development Services Director

SUBJECT:

Public hearing and first reading of an ordinance to rezone approximately 5 acres out of the John Thompson Survey 21, Abstract 608, from C-3 (Commercial District) and APD (Agricultural/Pre-Development District) to C-1B (General Business District), currently addressed at 4001 IH 35 S.

DEPARTMENT: Planning and Development Services**COUNCIL DISTRICTS IMPACTED:** 1**BACKGROUND INFORMATION:****Case No:** PZ25-0139**Applicant:**

Killen, Griffin & Farrimond, PLLC
(210) 960-2750 | nuriddin@kgftx.com

Owner:

Juan Wiebe

Staff Contact:

Amanda Mushinski, AICP, CNU-A
(830) 221-4056 | amushinski@newbraunfels.gov

The subject property comprises approximately 5 acres on the southeast side of the IH 35 South Access Road approximately ¼ of a mile northeast of the intersection of IH 35 and South Solms Road. It is bordered by C-3 and APD zoning. Adjacent land uses consist of vacant land, a used car dealer, and industrial warehousing.

ISSUE:

The submitted application indicates that the proposed zoning change is intended to allow development of the tract with C-1B uses which allows for a broad range of office, service and retail uses. This zoning district is intended for commercial nodes at the intersection of major collectors or arterials to accommodate high traffic volumes.

Traffic Impact Analysis (TIA): Per adopted ordinance, if a TIA is required, it will be conducted at the Subdivision Platting and/or Building Permit stage, as applicable.

Drainage: Per adopted ordinance, if a drainage study is required, it will be conducted with the Public Infrastructure Construction Plan approval process and/or Building Permit stage, as applicable.

COMPREHENSIVE PLAN REFERENCE:

C-1B would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 3.1:** Plan for healthy jobs/housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 3.6:** Pro actively provide a regulatory framework that remains business and resident friendly.

Future Land Use Plan: The subject property is located within the Oak Creek Sub Area, along a Transitional Mixed-Use Corridor, near an existing Education Center, and near a future Market Center.

STRATEGIC PLAN REFERENCE:

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

- Economic Mobility - Objective: Support Confluence, the New Braunfels Chamber of Commerce Economic Development Strategic Plan, by helping to ensure a community that supports the targeted industries and increases the diversity of job opportunities in the community.

FISCAL IMPACT:

The Land Use Fiscal Analysis (LUFA) recommended action is to prioritize infill projects that add people and buildings in areas with existing infrastructure. This will increase revenue without significant impacts on services and infrastructure costs, and distribute cost burdens for service delivery across more property owners.

RECOMMENDATION:

The Planning Commission held a public hearing on June 3, 2025, and unanimously recommended approval of the applicant's request (7-0-0).

Staff recommends approval based on C-1B's compatibility with the surrounding zoning and existing commercial and industrial land uses in the area. The property's location along a major transportation corridor makes it suitable for the range of commercial uses permitted within the C-1B district. The request is consistent with the City's adopted plans and policies and supports the planned development patterns for this area.

Code of Ordinances Sec. 144-2.1 *Changes and Zoning Amendments:*

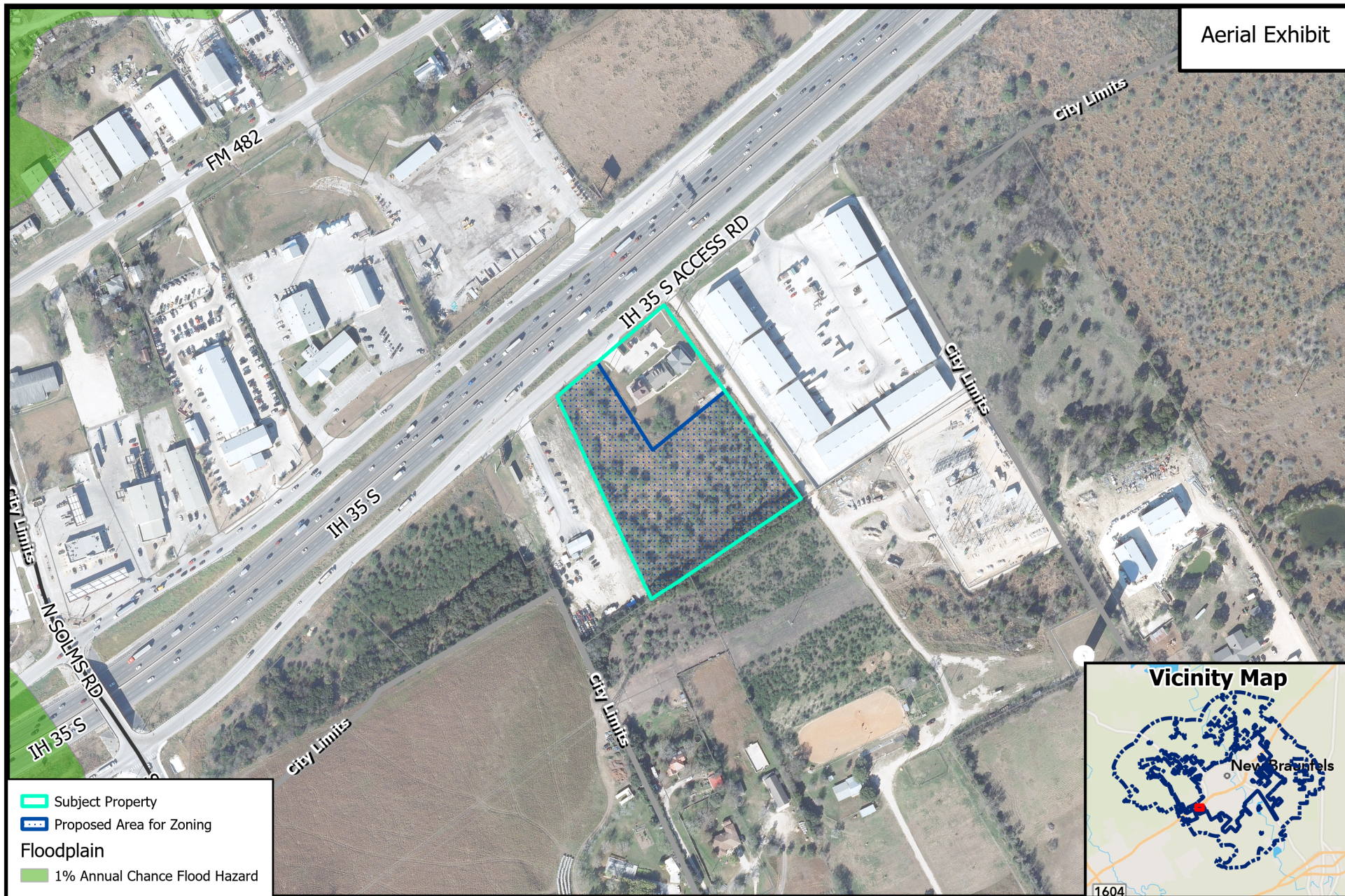
- (b) *Considerations for approving or denying a zoning change.* In making a determination regarding a requested zoning change, the planning commission and the city council shall consider the following factors:
- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
 - (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area;
 - (3) How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved;
 - (4) Any other factors that will substantially affect the public health, safety, morals, or general welfare; and
 - (5) Whether the request is consistent with the comprehensive plan.

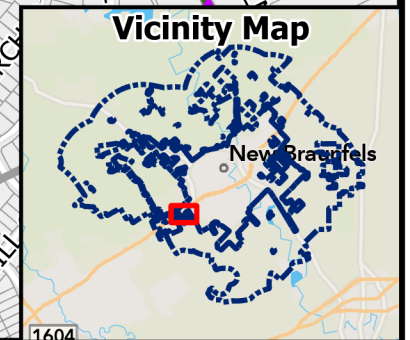
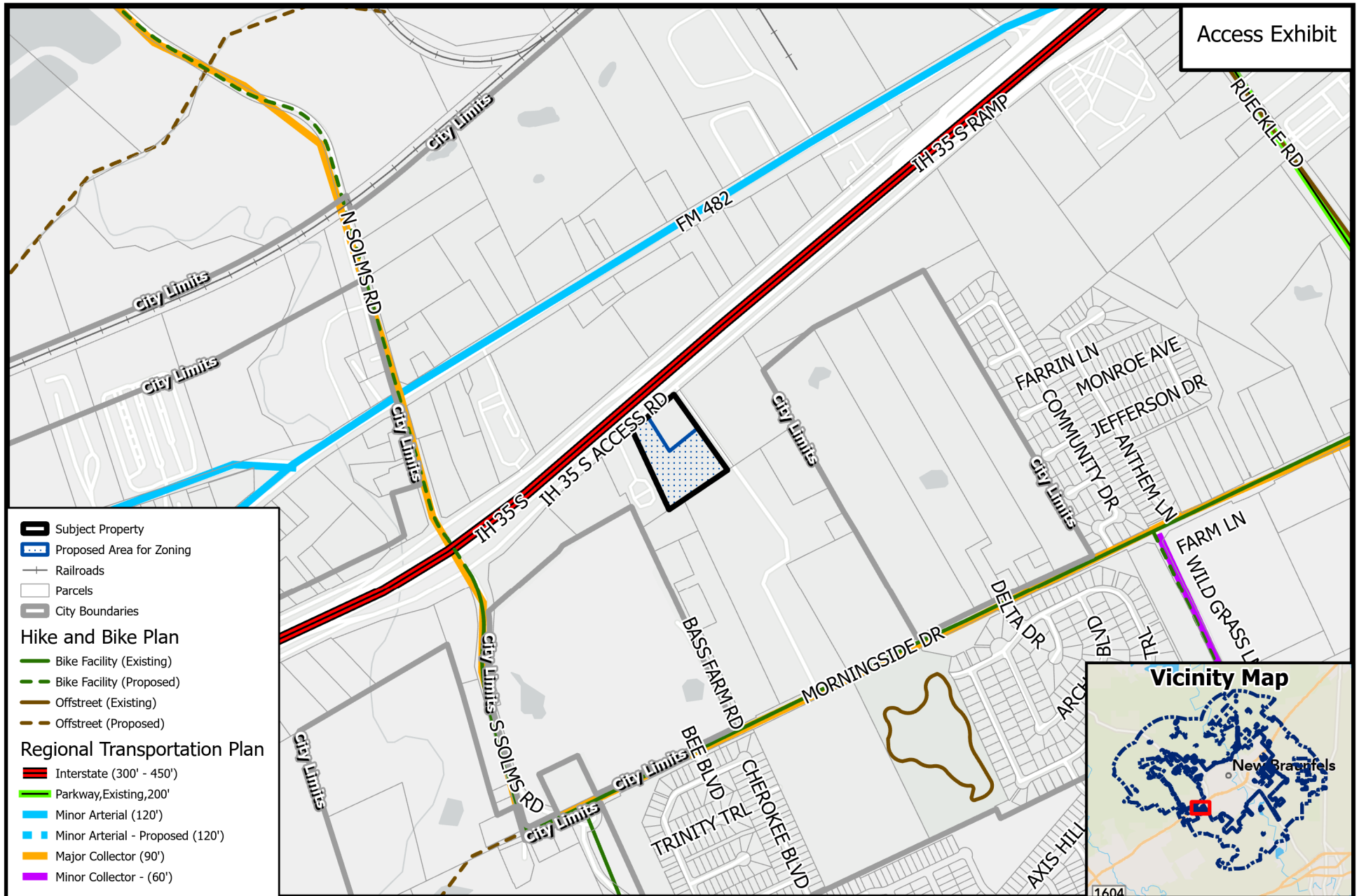
Mailed notification as required by state statute:

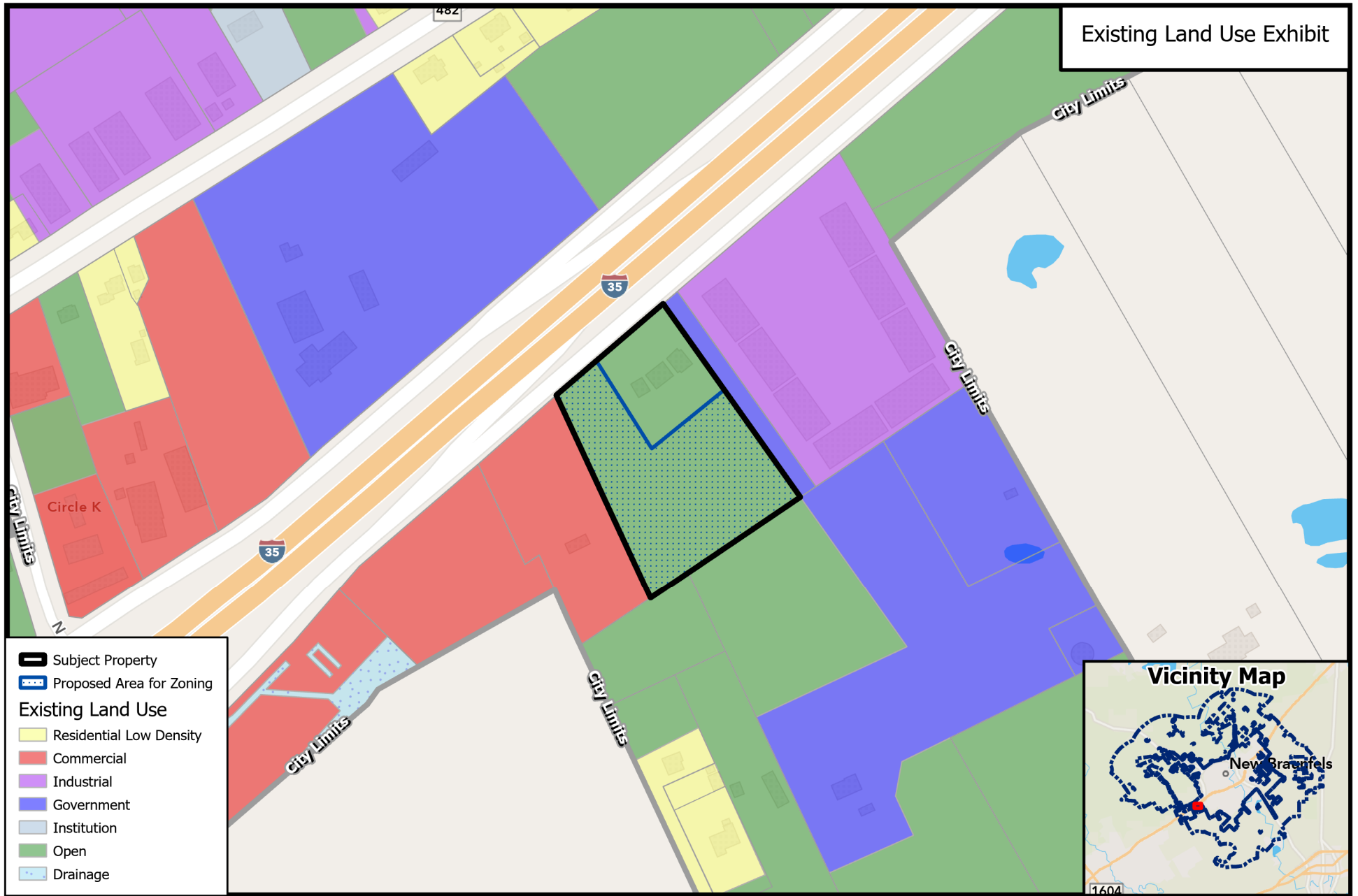
Public hearing notices were sent to 5 owners of property within 200 feet of the request. As of the date this agenda was posted, the city has received no responses.

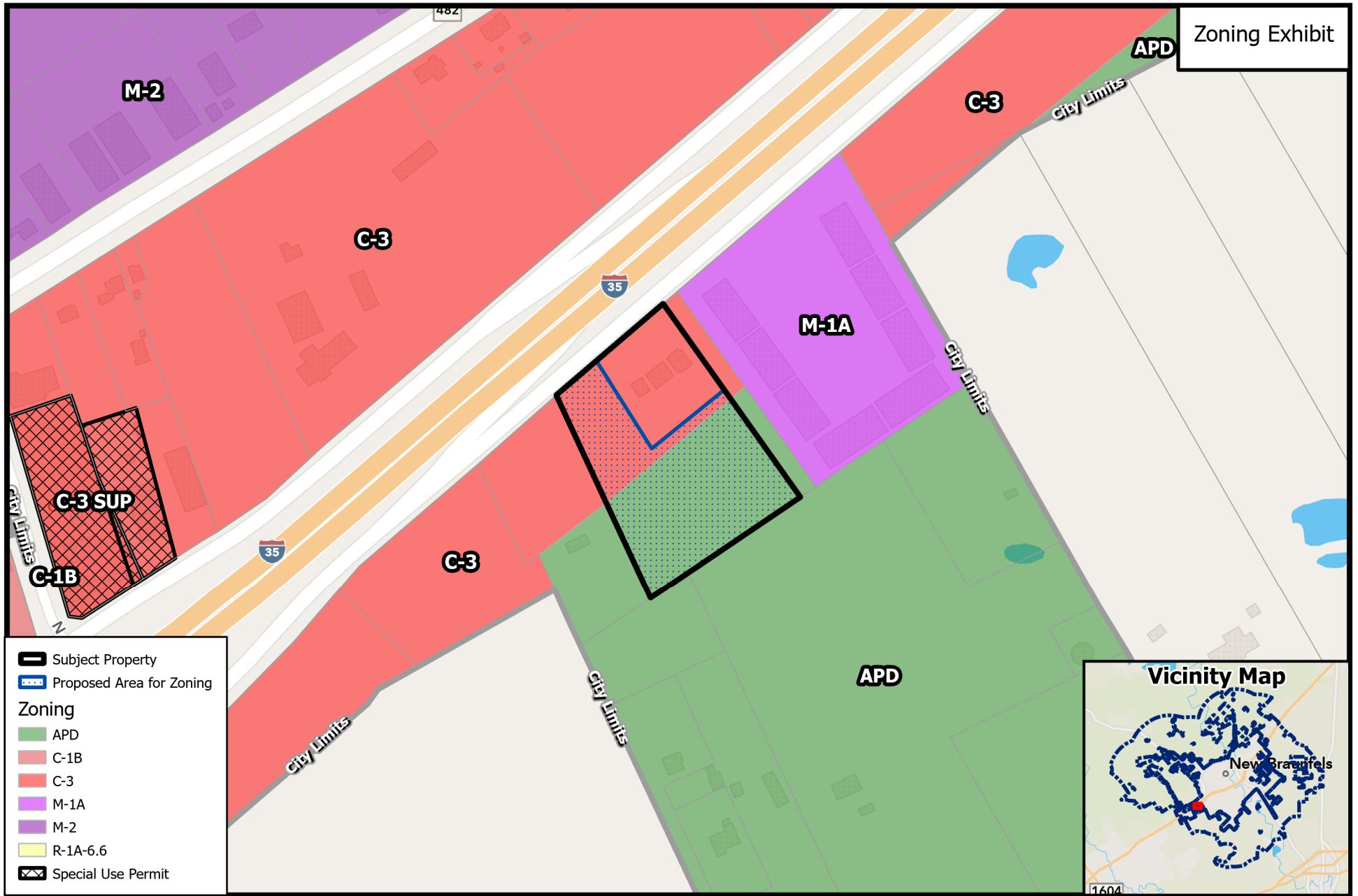
Resource Links:

- Chapter 144, Sec. 3.3-9 (C-3) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?









PZ25-0139 C-3 and APD to C-1B

0 200 400
Feet



Path:
P:\ZoneChange & SUPs\2025\PZ25-0139 - 4001 IH 35 S - C-3 & APD to C-1B\NPH\PZ25-0139.aprx

Source: City of New Braunfels Planning
Date: 5/21/2025

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by else is at that party's risk and without liability to the City of New Braunfels officials or employees for any discrepancies, errors, or variances which may

Land Use	Existing	Existing	Proposed
	C-3	APD	C-1B
Accessory building/structure (see section 144-5.4)	P	P	P
Accessory dwelling (one accessory dwelling per lot)	P	P	
Accounting, auditing, bookkeeping, and tax preparations	P		P
Acid manufacture			
Adult day care (no overnight stay)	P		P
Adult day care (with overnight stay)	P		P
Aircraft support and related services	P		
Airport			
All-terrain vehicle (ATV) dealer/sales	P		P
Ambulance service (private)	P		P
Amphitheaters (outdoor live performances)	P		P
Amusement devices/arcade (four or more devices)	P		P
Amusement services or venues (indoors) (see section 144-5.13)	P		P
Amusement services or venues (outdoors)	P		P
Animal grooming shop	P		P
Answering and message services	P		P
Antique shop	P		P
Appliance repair	P		P
Archery range			
Armed services recruiting center	P		P
Art dealer/gallery	P		P
Artist or artisans studio	P		P
Assembly/exhibition hall or areas	P		P
Assisted living facility/retirement home			P
Athletic fields	P		P
Auction sales (non-vehicle)	P		P
Auto body repair, garages (see section 144-5.11)	P		P
Auto glass repair/tinting (see section 144-5.11)	P		P
Auto interior shop/upholstery (see section 144-5.11)	P		P
Auto leasing	P		P
Auto muffler shop (see section 144-5.11)	P		P
Auto or trailer sales rooms or yards (see section 144-5.12)	P		P
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)	P		P
Auto paint shop	P		P
Auto repair as an accessory use to retail sales	P		P
Auto repair garage (general) (see section 144-5.11)	P		P
Auto supply store for new and factory rebuilt parts	P		P
Auto tire repair/sales (indoor)	P		P
Auto wrecking yards			
Automobile driving school (including defensive driving)	P		P
Bakery (retail)	P		P
Bank, savings and loan, or credit union	P		P
Bar/tavern (no outdoor music)	P		P
Bar/tavern	P		P
Barber/beauty college (barber or cosmetology school or college)	P		P
Barns and farm equipment storage (related to agricultural uses)	P	P	P
Battery charging station	P		P

Land Use	Existing	Existing	Proposed
	C-3	APD	C-1B
Bed and breakfast inn (see section 144-5.6)	P		P
Bicycle sales and/or repair	P		P
Billiard/pool facility	P		P
Bingo facility	P		P
Bio-medical facilities	P		P
Blacksmith or wagon shops			
Blooming or rolling mills			
Boarding house/lodging house	P		
Book binding	P		P
Book store	P		P
Bottling or distribution plants (milk)	P		
Bottling works	P		
Bowling alley/center (see section 144-5.13)	P		P
Breweries/distilleries and manufacture of alcohol and alcoholic beverages			
Broadcast station (with tower) (see section 144-5.7)	P		P
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)			
Bus barns or lots	P		P
Bus passenger stations	P		P
Cabin or cottage (rental)			
Cabin or cottage (rental for more than 30 days)			
Cafeteria/cafe/delicatessen	P		P
Campers' supplies	P		P
Campgrounds			
Canning/preserving factories			
Car wash (self-service; automated)	P		P
Car wash, full service (detail shop)	P		P
Carpenter, cabinet, or pattern shops			P
Carpet cleaning establishments	P		P
Caterer	P		P
Cement, lime, gypsum or plaster of Paris manufacture			
Cemetery and/or mausoleum	P	P	P
Check cashing service	P		P
Chemical laboratories (e.g., ammonia, bleaching powder)			
Chemical laboratories (not producing noxious fumes or odors)	P		
Child day care/children's nursery (business)	P		P
Church/place of religious assembly	P	P	P
Cider mills			
Civic/conference center and facilities	P		P
Cleaning, pressing and dyeing (non-explosive fluids used)	P		P
Clinic (dental)	P		P
Clinic (emergency care)	P		P
Clinic (medical)	P		P
Club (private)	P		P
Coffee shop	P		P
Cold storage plant			
Commercial amusement concessions and facilities	P		P
Communication equipment—Installation and/or repair	P		P

Land Use	Existing	Existing	Proposed
	C-3	APD	C-1B
Community building (associated with residential uses)	P		
Community home (see definition)	P	P	P
Computer and electronic sales	P		P
Computer repair	P		P
Concrete or asphalt mixing plants—Permanent			
Concrete or asphalt mixing plants—Temporary			
Confectionery store (retail)	P		P
Consignment shop	P		P
Contractor's office/sales, with outside storage including vehicles	P		
Contractor's temporary on-site construction office	P	P	P
Convenience store with gas sales	P		P
Convenience store without gas sales	P		P
Cotton ginning or baling works			
Country club (private)	P	P	P
Credit agency	P		P
Crematorium			
Curio shops	P		P
Custom work shops	P		P
Dance hall/dancing facility (see section 144-5.13)	P		P
Day camp	P		P
Department store	P		P
Distillation of bones			
Dormitory (in which individual rooms are for rental)			
Drapery shop/blind shop	P		P
Driving range			P
Drug store/pharmacy	P		P
Duplex/two-family/duplex condominiums	P		
Electrical generating plant			
Electrical repair shop	P		P
Electrical substation	P		P
Electronic assembly/high tech manufacturing			
Electroplating works			
Enameling works			
Engine repair/motor manufacturing re-manufacturing and/or repair			
Explosives manufacture or storage			
Exterminator service	P		P
Fairground			
Family home adult care	P	P	
Family home child care	P	P	
Farmers market (produce market—wholesale)	P	P	P
Farms, general (crops) (see chapter 6 and section 144-5.9)	P	P	P
Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9)	P	P	P
Feed and grain store	P		P
Fertilizer manufacture and storage			
Filling station (gasoline tanks must be below the ground)	P		P
Florist	P		P
Flour mills, feed mills, and grain processing		P	

Land Use	Existing	Existing	Proposed
	C-3	APD	C-1B
Food or grocery store with gasoline sales	P		P
Food or grocery store without gasoline sales	P		P
Food processing (no outside public consumption)			
Forge (hand)			
Forge (power)			
Fraternal organization/civic club (private club)	P		P
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)			
Freight terminal, truck (all storage of freight in an enclosed building)	P		
Frozen food storage for individual or family use	P		P
Funeral home/mortuary	P		P
Furniture manufacture	P		
Furniture sales (indoor)	P		P
Galvanizing works			
Garbage, offal or dead animal reduction or dumping			
Garden shops and greenhouses	P		P
Gas manufacture			
Gas or oil wells			
Golf course (public or private)	P	P	P
Golf course (miniature)	P		P
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P	P
Grain elevator		P	
Greenhouse (commercial)	P		P
Handicraft shop	P		P
Hardware store	P		P
Hay, grain, and/or feed sales (wholesale)		P	
Health club (physical fitness; indoors only)	P		P
Heating and air-conditioning sales/services	P		
Heavy load (farm) vehicle sales/repair (see section 144-5.14)	P		P
Heavy manufacturing			
Heliport			
Hides/skins (tanning)			
Home occupation (see section 144-5.5)	P	P	
Home repair and yard equipment retail and rental outlets	P		P
Hospice	P		P
Hospital, general (acute care/chronic care)	P		P
Hospital, rehabilitation	P		P
Hotel/motel	P		P
Hotels/motels—Extended stay (residence hotels)	P		P
Ice delivery stations (for storage and sale of ice at retail only)	P		P
Ice plants			
Indoor or covered sports facility			
Industrial laundries			
Iron and steel manufacture			
Junkyards, including storage, sorting, baling or processing of rags			
Kiosk (providing a retail service)	P		P
Laboratory equipment manufacturing			

Land Use	Existing	Existing	Proposed
	C-3	APD	C-1B
Laundromat and laundry pickup stations	P		P
Laundry, commercial (without self-serve)	P		P
Laundry/dry cleaning (drop off/pick up)	P		P
Laundry/washateria (self-serve)	P		P
Lawnmower sales and/or repair	P		P
Leather products manufacturing			
Light manufacturing			
Limousine/taxi service	P		P
Livestock sales/auction		P	
Locksmith	P		P
Lumber mill			
Lumberyard (see section 144-5.15)	P		
Lumberyard or building material sales (see section 144-5.15)	P		
Machine shop			
Maintenance/janitorial service	P		P
Major appliance sales (indoor)	P		P
Manufacture of carbon batteries			
Manufacture of paint, lacquer, oil, turpentine, varnish, enamel, etc.			
Manufacture of rubber, glucose, or dextrin			
Manufactured home—HUD Code compliant (see Texas Occupations Code ch. 1201)			
Manufactured home park—HUD Code compliant (see Texas Occupations Code ch. 1201)			
Manufactured home subdivision—HUD Code compliant (see Texas Occupations Code ch. 1201)			
Manufactured home sales			
Manufacturing and processes			
Manufacturing processes not listed			
Market (public, flea)	P		
Martial arts school	P		P
Meat or fish packing/storage plants			
Medical supplies and equipment	P		P
Metal fabrication shop	P		
Micro brewery (onsite mfg. and/or sales)	P		P
Micro distillery (onsite mfg. and/or sales)	P		P
Mini-warehouse/self-storage units (no boat and RV storage permitted)	P		P
Mini-warehouse/self-storage units with outside boat and RV storage	P		P
Monument, gravestone, or marble works (manufacture)			
Motion picture studio, commercial film	P		P
Motion picture theater (indoors)	P		P
Motion picture theater (outdoors, drive-in)	P		P
Motorcycle dealer (primarily new/repair)	P		P
Moving storage company	P		P
Moving, transfer, or storage plant	P		
Multifamily (apartments/condominiums)	P		
Museum	P		P
Natural resource extraction and mining			
Needlework shop	P		P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum	P		
Nursing/convalescent home/sanitarium	P		P

Land Use	Existing	Existing	Proposed
	C-3	APD	C-1B
Offices, brokerage services	P		P
Offices, business or professional	P		P
Offices, computer programming and data processing	P		P
Offices, consulting	P		P
Offices, engineering, architecture, surveying or similar	P		P
Offices, health services	P		P
Offices, insurance agency	P		P
Offices, legal services, including court reporting	P		P
Offices, medical offices	P		P
Offices, real estate	P		P
Offices, security/commodity brokers, dealers, exchanges and financial services	P		P
Oil compounding and barreling plants			
One-family dwelling, detached	P	P	
Outside storage (as primary use)			
Paint manufacturing			
Paper or pulp manufacture			
Park and/or playground (private and public)	P	P	P
Parking lots (for passenger car only) (not as incidental to the main use)	P		P
Parking structure/public garage	P		P
Pawn shop	P		P
Personal services	P		P
Personal watercraft sales (primarily new/repair)	P		P
Pet shop/supplies (less than 10,000 sq. ft.)	P		P
Pet store (over 10,000 sq. ft.)	P		P
Petroleum or its products (refining of)			
Photo engraving plant	P		
Photographic printing/duplicating/copy shop or printing shop	P		P
Photographic studio (no sale of cameras or supplies)	P		P
Photographic supply	P		P
Plant nursery (no retail sales on site)	P	P	P
Plant nursery (retail sales/outdoor storage)	P		P
Plastic products molding/reshaping			
Plumbing shop	P		P
Portable building sales	P		P
Poultry killing or dressing for commercial purposes			
Propane sales (retail)	P		
Public recreation/services building for public park/playground areas	P		P
Publishing/printing company (e.g., newspaper)	P		P
Quick lube/oil change/minor inspection	P		P
Radio/television shop, electronics, computer repair	P		P
Railroad roundhouses or shops			
Rappelling facilities			
Recreation buildings (private)	P		P
Recreation buildings (public)	P	P	P
Recycling kiosk	P		P
Refreshment/beverage stand	P		P
Rental or occupancy for less than one month (see section 144-5.17)	P		

Land Use	Existing	Existing	Proposed
	C-3	APD	C-1B
Research lab (non-hazardous)	P		P
Residential use in buildings with non-residential uses permitted in the district	P		
Restaurant/prepared food sales	P		P
Restaurant with drive-through service	P		P
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)	P		P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)	P		P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)	P		P
Retirement home/home for the aged	P		P
Rock crushers and rock quarries			
Rodeo grounds		P	
RV park	P		P
RV/travel trailer sales	P		P
Sand/gravel sales (storage or sales)			
School, K-12 public or private	P	P	P
School, vocational (business/commercial trade)	P		P
Security monitoring company (no outside storage or installation)	P		P
Security systems installation company	P		P
Sexually oriented business (see chapter 18)			
Sheet metal shop			
Shoe repair shops	P		P
Shooting gallery—Indoor (see section 144-5.13)			P
Shooting range—Outdoor (see section 144-5.13)			
Shopping center			P
Sign manufacturing/painting plant	P		P
Single-family industrialized home (see section 144-5.8)	P	P	
Smelting of tin, copper, zinc or iron ores			
Specialty shops in support of project guests and tourists			P
Stables (as a business) (see chapter 6)		P	
Stables (private, accessory use) (see chapter 6)		P	
Steel furnaces			
Stockyards or slaughtering			
Stone/clay/glass manufacturing			
Storage—Exterior storage for boats and recreational vehicles	P		P
Storage in bulk	P		
Structural iron or pipe works			
Studio for radio or television, without tower (see zoning district for tower authorization)	P		P
Studios (art, dance, music, drama, reducing, photo, interior decorating, etc.)	P		P
Sugar refineries			
Tailor shop (see home occupation)	P		P
Tar distillation or manufacture			
Tattoo or body piercing studio	P		P
Taxidermist	P		P
Telecommunications towers/antennas (see section 144-5.7)			
Telemarketing agency	P		P
Telephone exchange buildings (office only)	P		P
Tennis court (commercial)	P		P
Theater (non-motion picture; live drama)	P		P

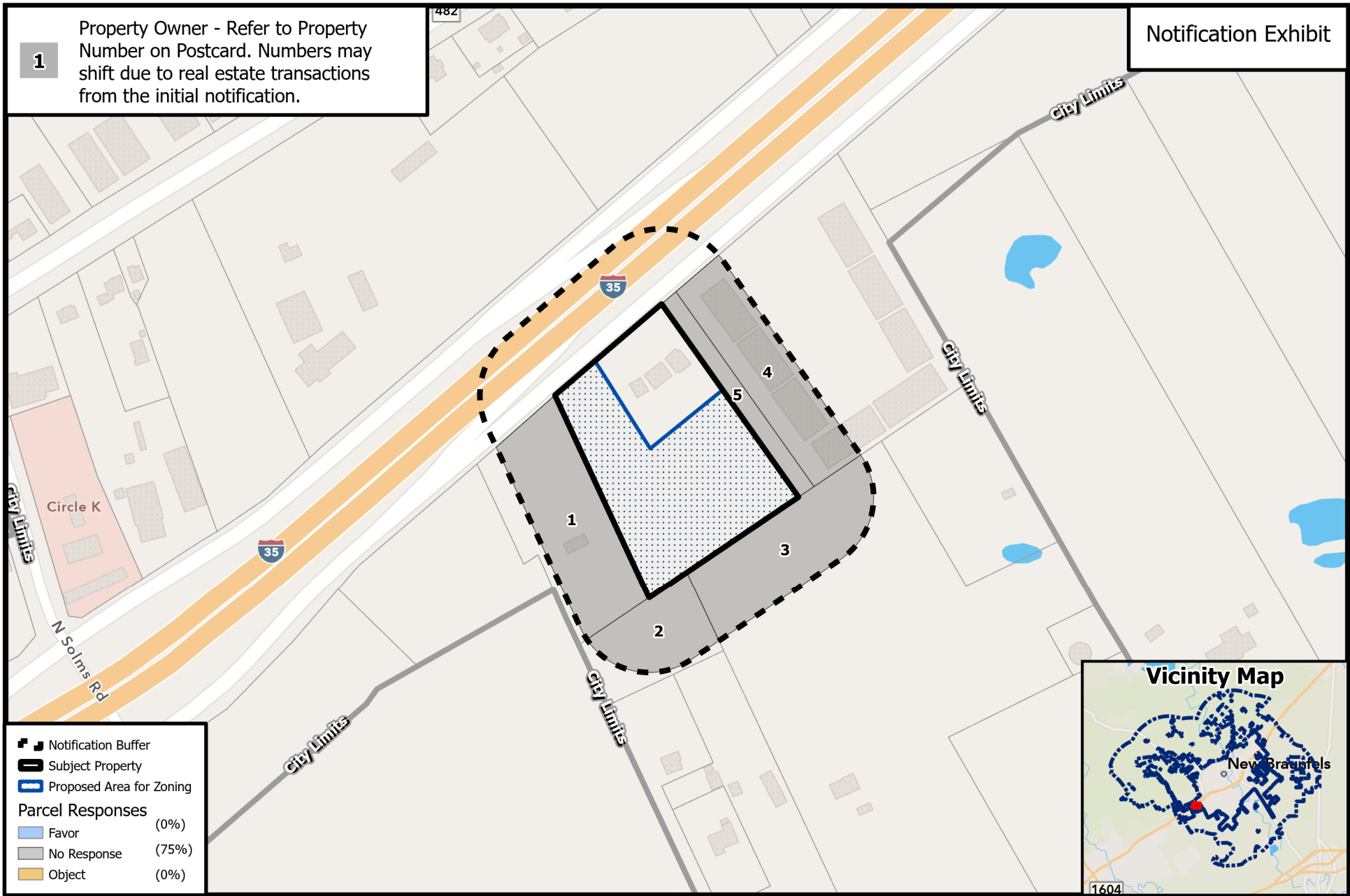
Land Use	Existing	Existing	Proposed
	C-3	APD	C-1B
Tire sales (outdoors)	P		P
Tool rental	P		P
Townhouse (attached)			
Transfer station (refuse/pick-up)	P		
Travel agency	P		P
Truck or transit terminal			
Truck stop			
Tuber entrance and takeout facilities (see section 144-5.13)			
University or college (public or private)	P		P
Upholstery shop (non-auto)	P		P
Used or second hand merchandise/furniture store	P		P
Vacuum cleaner sales and repair	P		P
Vehicle storage facility			P
Veterinary hospital (no outside animal runs or kennels)	P		P
Veterinary hospital (with outdoor animal runs or kennels that may not be used between the hours of 9:00 p.m. and 7:00 a.m.)	P		
Video rental/sales	P		P
Warehouse/office and storage/distribution center	P		
Waterfront amusement facilities—Berthing facilities sales and rentals	P		
Waterfront amusement facilities—Boat fuel storage/dispensing facilities	P		
Waterfront amusement facilities—Boat landing piers/launching ramps	P		
Waterfront amusement facilities—Swimming/wading pools/bathhouses	P		P
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P	P
Welding shop	P		
Wholesale sales offices and sample rooms	P		P
Wire or rod mills			
Wood distillation plants (charcoal, tar, turpentine, etc.)			
Woodworking shop (ornamental)	P		P
Wool scouring			
Zero lot line/patio homes			



4001 IH 35 S



4001 IH 35 S—Frontage



PLANNING COMMISSION – June 3, 2025 – 6:00PM

City Hall Council Chambers

Applicant: Killen, Griffin & Farrimond, PLLC

Address/Location: 4001 IH 35 S

PZ25-0139

The numbers on the map correspond to the property owners listed below. All information is from the Appraisal District Records. The property under consideration is marked as “Subject Property”.

- | | |
|--------------------------------|-------------------------------------|
| 1. SH LEASE COMPANY LLC | 4. TILLAR NEW BRAUNFELS PARTNERS LP |
| 2. BASS JERRY D & LAURALEE L | 5. NEW BRAUNFELS UTILITIES |
| 3. COMAL COUNTY SHERIFFS POSSE | |

SEE MAP

Draft Minutes for the June 3, 2025, Planning Commission Regular Meeting

C) PZ25-0139 Public hearing and recommendation to City Council to rezone approximately 5 acres out of the John Thompson Survey 21, Abstract 608, from C-3 (Commercial District) and APD (Agricultural/Pre-Development District) to C-1B (General Business District), currently addressed at 4001 IH 35 S. (Applicant: Killen, Griffin & Farrimond, PLLC; Owner: Juan Wiebe; Case Manager: Amanda Mushinski, Planner, AICP, CNU-A)

Amanda Mushinski presented the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

No one spoke.

Chair Sonier invited the applicant to speak on the item.

James Griffon elaborated on the intent of the request, surrounding land use, the existing and proposed zoning districts, and a conceptual site plan.

Discussion followed on the intended use of the property.

Chair Sonier opened the public hearing and asked if anyone present wished to speak on the item.

Mike Bachofer asked questions regarding an existing access easement adjacent to the subject property.

Brief discussion followed regarding easements, and platting and zoning procedures.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further questions or a motion.

Motion by Commissioner Allsup, seconded by Commissioner Rudy, to recommend approval of the item to City Council. Motion carried unanimously (7-0-0).

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 5 ACRES, BEING OUT OF THE JOHN THOMPSON SURVEY 21, ABSTRACT 608, CURRENTLY ADDRESSED AT 4001 IH 35 S, FROM C-3 (COMMERCIAL DISTRICT) AND APD (AGRICULTURAL/PRE-DEVELOPMENT DISTRICT) TO C-1B (GENERAL BUSINESS DISTRICT); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

WHEREAS, in keeping with the spirit and objectives of the C-1B (General Business District), the City Council has given due consideration to all components of said district; and

WHEREAS, the rezoning is in compliance with the Future Land Use Plan; and

WHEREAS, it is the intent of the City Council to provide harmony between existing zoning districts and proposed land uses; and

WHEREAS, the requested rezoning is in accordance with Envision New Braunfels, the City's Comprehensive Plan;

WHEREAS, the requested rezoning is in accordance with the City's Strategic Plan;

WHEREAS, the City Council desires to amend the Zoning Map by changing the zoning of approximately 5 acres being out of the John Thompson Survey 21, Abstract 608, currently addressed at 4001 IH 35 S from C-3 (Commercial District) and APD (Agricultural/Pre-Development District) to C-1B (General Business District); and

now, therefore;

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:

SECTION 1

THAT pursuant to Section 1.2-3, Chapter 144 of the New Braunfels Code of Ordinances, the Zoning Map of the City of New Braunfels is revised by rezoning the following tract of land from C-3 (Commercial District) and APD (Agricultural/Pre-Development District) to C-1B (General Business District):

Approximately 5 acres, being out of the John Thompson Survey 21, Abstract 608, as delineated on Exhibit "A" and described in Exhibit "B", attached.

SECTION 2

THAT all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.

SECTION 3

THAT if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

SECTION 4

THIS ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

PASSED AND APPROVED: First reading this 23rd day of June 2025.

PASSED AND APPROVED: Second reading this 14th day of July 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

3



EXHIBIT "B"

PROPERTY DESCRIPTION:

Being 4.52 acres of land out of the John Thompson Survey No. 21, Abstract No. 608, Comal County, Texas and also being a portion of that certain 6.02 acre tract described in Document No. 200406025607 of the Official Public Records of Comal County, Texas; Said 4.52 acre tract being more particularly described as follows and as surveyed under the supervision of Intrepid Surveying & Engineering Corporation in December, 2024:

BEGINNING at a 1/2 inch iron rod found in the southeast line of Interstate Highway No. 35 for the north corner of that certain 2.909 acre tract described in Document No. 201206020034 of said Official Public Records, the west corner of said 6.02 acre tract and the west corner hereof;

THENCE North 49°17'29" East a distance of 153.70 feet along the southeast line of Interstate Highway No 35 and the northwest line of said 6.02 acre tract to a 1/2 inch iron rod set for the north corner hereof;

THENCE over and across said 6.02 acre tract, the following 2 courses:

1. South 32°15'13" East a distance of 274.86 feet to a 1/2 inch iron rod set for an interior corner hereof;
2. North 51°01'16" East a distance of 242.54 feet to a 1/2 inch iron rod set in the southwest line of that certain 0.657 acre tract described in Volume 579, Page 735 of the Deed Records of Comal County, Texas and the northeast line of said 6.02 acre tract for a north corner hereof;

THENCE along the common lines of said 6.02 acre tract, the following 3 courses:

1. South 35°07'25" East a distance of 352.83 feet along the southwest line of said 0.657 acre tract to a 1/2 inch iron rod found in the northwest line of that certain 47.35 acre tract described in Volume 213, Page 01 of said Deed Records for the south corner of said 0.657 acre tract and the east corner hereof;
2. South 56°31'33" West a distance of 483.16 feet along the northwest lines of said 47.35 acre tract and that certain 1.964 acre tract described in Document No. 200606054338 of said Official

Public Records to a 1/2 inch iron rod found for the east corner of said 2.909 acre tract and the south corner hereof;

3. North 25°12'34" West a distance of 591.00 feet along the northeast line of said 2.909 acre tract to the POINT OF BEGINNING containing 4.52 acres more or less, and as shown on certified plat herewith.

NOTE : The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational purposes and does not override item 2 of Schedule B hereof

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/03/2025 11:19:45 AM
TAMMY 4 Pages(s)
202506000213



Bobbie Koepp

6/23/2025

Agenda Item No. E)

PRESENTER:

Ryan Kelso, New Braunfels Utilities Chief Executive Officer

SUBJECT:

Discuss and consider the second and final reading of an Ordinance Amending Chapter 130, Article III, Sections 130-56, 130-57, and 130-58, Code of Ordinances of the City of New Braunfels, Texas Adjusting Electric Rates and Charges for Fiscal Year 2026; Providing for Adjustments of Electric Rates and Charges for Fiscal Year 2027; Resolving Other Matters Incident and Related Hereto; Repealing All Other Ordinances and Parts of Ordinances in Conflict Herewith; Containing a Savings Clause; and Providing an Effective Date.

DEPARTMENT: NBU**COUNCIL DISTRICTS IMPACTED:** All districts**BACKGROUND INFORMATION:**

NBU staff is proposing electric rate changes designed to fund its Fiscal Year 2026 and Fiscal Year 2027 budget. NBU retained Raftelis Financial Consultants, Inc. to conduct a water, wastewater, and electric rate study and to validate forecasted revenue requirements. The revenue requirements identified are driven primarily from the need to build and maintain electric infrastructure to meet regulatory requirements and electric consumption needs.

Based on the rate study results, NBU recommends an average annual retail revenue increase of 4.7% for FY 2026 and 3.2% for FY 2027. The rate plan positions NBU to fund capital improvements with rate revenue (cash) rather than issuing debt for all capital improvements, which also aligns with NBU's financial policies. The rate increases are not a response to ERCOT market prices or pass-through power supply and transmission costs.

On August 31, 2023, the NBU Board approved Resolution #2023-176 establishing the Community Advisory Panel (CAP). On October 26, 2023, the Board approved the CAP Bylaws and appointed (13) CAP members. The CAP was tasked with reviewing and providing feedback on certain NBU projects, including a Fiscal Year 2026-2027 Rate Study. The CAP held four (4) public meetings related to the Fiscal Year 2026-2027 Rate Study. During those meetings, the CAP discussed topics including (i) Identify Financial and Pricing Objectives; (ii) Identify Revenue Requirements and Growth Projections; (iii) Develop Rate Projections and Possible Rate Design Changes; and (iv) Assess Effectiveness in Addressing Financial and Pricing Objectives.

On May 29, 2025, the NBU Board of Trustees recommended changes to Chapter 130, Article III, Sections 130-56, 130-57, and 130-58 relating to electric rates and charges.

The presentation, updated ordinance, and board resolution are attached. The second reading of the proposed

ordinance is scheduled for June 23, 2025, and, if approved, the proposed rates become effective on August 1, 2025.

PROPOSED CODE OF ORDINANCE CHANGES

NBU staff has included in the City Council backup materials a redline version of City of New Braunfels Code of Ordinances Chapters 130-56 - Electric rates, 130-57 - Power factor penalty, and 130-58 - Billing adjustments.

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity

☐ Organizational Excellence ☒ Community Well-Being ☐ N/A

[Enter Objectives/Performance Measures Supported]

FISCAL IMPACT:

N/A

RECOMMENDATION:

The New Braunfels Utilities Board of Trustees adopted a resolution on May 29, 2025, recommending the proposed amendments to the electric rate Ordinance. NBU Staff recommends approval of the ordinance.

Sec. 130-56. Electric rates.

- (a) Service rate classifications. All electric service supplied by NBU shall be designated by the following classifications with descriptions, rates and conditions of sale as indicated further in this article:
- (1) Residential (RE);
 - (2) Small general service (SGS);
 - (3) Large general service (LGS);
 - (4) Very large power-distribution (VLP-D);
 - (5) Transmission service rate (TSR);
 - (6) Experimental electric rate (EER);
 - (7) Lighting athletic fields (LAF);
 - (8) Area lighting rate (AL);
 - (9) Second feeder service (SFS);
 - (10) Net metering (NM); and
 - (11) Interstate highway lighting rate (HL).
- (b) Upon application for service, NBU shall make the initial determination of the customer's service rate classification, which classification is subject to change in accordance with the provisions of this article.
- (c) Residential service rate (RE).
- (1) *Availability.* The residential rate (RE) is available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section.
 - (2) *Applicability.* The residential rate is applicable for electric service used solely for residential purposes, and related activities, consisting of service to single-family dwellings or individually metered multifamily dwellings. Where two residential units are billed through one meter, the electric service availability charge shall be doubled. Where more than two residential units or apartments are billed through one meter, the applicable general service rate shall be used.

This rate shall not be applicable for service to a residence also used for nonresidential purposes, including but not limited to boardinghouses, barbershops, beauty shops, general contractors, storing equipment or building materials on the property, child care centers, retail businesses, restaurants, technical repair services, professional services offered to the public on the premises, and other similar nonresidential activities. If the wiring is so arranged that the service for residential purposes and that for commercial purposes are separately metered, this rate is applicable to the service supplied for residential purposes.
 - (3) *Service conditions.* The service furnished under this section shall be nominal 120/240 volt single-phase, 60-hertz, three-wire. Other service voltages may, under certain specific conditions, be furnished with the approval of NBU's chief operations officer.
 - (4) *Monthly rates.* The monthly rates for residential service are as follows:
 - a. Electric service availability charge, \$22.80 per month effective August 1, 2025, and \$24.97 per month effective August 1, 2026.
 - b. Delivery charge, \$0.03016 per kilowatt-hour (kWh) effective August 1, 2025, and \$0.03303 per kWh effective August 1, 2026.
 - c. Cost of power charge:

Base Generation Rate (BGR):

October—May billing period, \$0.04 per kWh

June—September billing period, \$0.05 per kWh

Base Transmission Rate (BTR):

\$0.0052 per kWh

- d. *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus any special charges or adjustments.

(d) Small general service rate (SGS).

- (1) *Availability.* The small general service rate (SGS) is available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section.
- (2) *Applicability.* The small general service rate is applicable for electric service to all nonresidential establishments, or where a residence is also used for nonresidential purposes, and billed through one meter, or where the nonresidential part of a residence is separately metered from the part solely residential, or where three or more residential units are billed through one meter, and use does not exceed 25 kilowatt (kW) demand.
- (3) *Service conditions.* The service furnished under this section shall be nominal 120/240 volt single-phase, 60-hertz, three-wire; or 120/208 volt three-phase, 60-hertz, four-wire; or 120/240 volt three-phase, 60-hertz, three-wire or four-wire; or 277/480 volt three-phase, 60-hertz, four-wire.

(4) *Monthly rates.* The monthly rates for small general service are as follows:

- a. Electric service availability charge, \$40.42 per month effective August 1, 2025, and \$44.26 per month effective August 1, 2026.
- b. Delivery charge, \$0.01778 per kWh effective August 1, 2025, and \$0.01947 per kWh effective August 1, 2026.
- c. Cost of power charge:

Base Generation Rate (BGR):

October—May billing period, \$0.04 per kWh

June—September billing period, \$0.05 per kWh

Base Transmission Rate (BTR):

\$0.0052 per kWh

- d. *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus any special charges or adjustments.

(5) *Determination of metered kW demand.* The customer's kW demand may be measured when the customer's monthly energy consumption exceeds 3,000 kWhs, and/or where customer's total connected load exceeds 25 kW in motors and other inductive-type equipment. Measurement shall be by maximum 15-minute demand. If after measurement it is determined that the customer's monthly demand has exceeded 25 kW, the customer shall be charged for kW billing demand under the appropriate rate class schedule.

(e) Large general service rate (LGS).

- (1) *Availability.* The large general service rate (LGS) is available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section.

- (2) *Applicability.* The large general service rate is applicable for electric service to all nonresidential establishments, or where a residence is also used for nonresidential purposes and billed through one meter, or where the part of a residence is separately metered from the part solely residential, or where three or more residential units are billed through one meter, and use exceeds a maximum 15-minute measured demand of 25 kW during two billing periods for the June through September billing periods or for any four billing periods over a 12-month period, but does not exceed an estimated or measured 1,000 kW, maximum 15-minute measured demand during two billing periods.

When a customer is reclassified to the LGS rate from another rate schedule, the customer may not change to another rate classification within a 12-month period unless there is a substantial change in the character or conditions of service. A customer may request reclassification to another rate classification only after fulfilling all obligations of this rate.

- (3) *Service conditions.* The service furnished under this section shall be nominal 120/240 volt single-phase, 60-hertz, three-wire; or 120/208 volt three-phase, 60-hertz, four-wire; 120/240 volt three-phase, 60-hertz, three-wire or four-wire; or 277/480 volt, three-phase, 60-hertz, four-wire; or 7200/12470 volt, three-phase, 60-hertz, four-wire.

- (4) *Monthly rate.* The monthly rates for large general service are as follows:

- a. Electric service availability charge, per month determined by installed kilovolt-amperes (kVA) aggregated per customer as follows:

Electric Availability Charge (kVA per month)	Eff. Aug. 1, 2025	Eff. Aug. 1, 2026
Greater than 12,999	\$8,688.12	\$9,513.49
Less than 13,000 and greater than 7,999	\$7,645.54	\$8,371.86
Less than 8,000 and greater than 3,999	\$5,734.17	\$6,278.91
Less than 4,000 and greater than 2,999	\$3,822.77	\$4,185.94
Less than 3,000 and greater than 1,999	\$2,548.52	\$2,790.62
Less than 2,000 and greater than 1,499	\$1,274.27	\$1,395.32
Less than 1,500 and greater than 750	\$764.56	\$837.20
Less than 751 and greater than 500	\$573.42	\$627.89
Less than 501 and greater than 300	\$445.99	\$488.36
Less than 301 and greater than 150	\$254.87	\$279.08
Less than 151	\$76.46	\$83.72

- b. Delivered Power Distribution Demand charge, \$11.38 per kW effective August 1, 2025, and \$12.46 per kW effective August 1, 2026.

- c. Cost of power charge:

Base Generation Rate (BGR):

October—May billing period, \$0.04 per kWh

June—September billing period, \$0.05 per kWh

- d. Power supply demand charge, \$1.15 per kW billing demand per month.

- e. *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus any special charges or adjustments.

- (5) *Determination of billing kW demand.* The billing kW demand shall be the highest measured kW demand established in any 15-minute demand interval during the current month.

(f) Very large power distribution rate (VLP-D).

- (1) *Availability.* Very large power-distribution service (VLP-D) shall be available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section.
- (2) *Applicability.* The very large power-distribution rate is applicable for electric service when the measured kW demand exceeds 1,000 kW during a 15-minute demand interval during two billing periods over a 12-month period.
- (3) *Service conditions.* The service furnished under this section shall be nominal 277/480 volt, three-phase, 60-hertz, four-wire; or 7200/12470 volt, three-phase, 60-hertz, four-wire.
- (4) *Monthly rate.* The monthly rates for very large power-distribution service are as follows:
 - a. Electric service availability charge, per month determined by installed kVA aggregated per customer as follows:

Electric Availability Charge (kVA per month)	Eff. Aug. 1, 2025	Eff. Aug. 1, 2026
Greater than 12,999	\$11,490.69	\$12,582.30
Less than 13,000 and greater than 7,999	\$9,192.53	\$10,065.82
Less than 8,000 and greater than 3,999	\$6,894.41	\$7,549.38
Less than 4,000 and greater than 2,999	\$4,596.26	\$5,032.91
Less than 3,000 and greater than 1,999	\$3,064.17	\$3,355.27
Less than 2,000 and greater than 1,499	\$1,532.08	\$1,677.63
Less than 1,500 and greater than 750	\$919.26	\$1,006.59
Less than 751 and greater than 500	\$689.44	\$754.93
Less than 501 and greater than 300	\$536.24	\$587.19
Less than 301 and greater than 150	\$306.42	\$335.53
Less than 151	\$91.94	\$100.68

- b. Delivered Power Distribution Demand charge, \$8.36 per kW effective August 1, 2025, and \$9.15 per kW effective August 1, 2026.
 - c. Cost of power charge:
Base Generation Rate (BGR):
October—May billing period, \$0.04 per kWh
June—September billing period, \$0.05 per kWh
 - d. Power supply demand charge, \$1.15 per kW billing demand per month.
 - e. *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus any special charges or adjustments. The minimum monthly bill will not include the power factor penalty for the first six months to any new customer to this rate class.
 - (5) *Determination of billing kW demand.* The kW billing demand shall be the highest measured kW demand established in any 15-minute period during the current month or 75 percent of the highest 15-minute kW demand in any of the preceding 11 months, but not less than 1,000 kW.
- (g) Transmission service rate (TSR).
- (1) *Availability.* Transmission service rate (TSR) shall be available, as approved by the NBU board of trustees, in the electric service area of NBU under the rules, regulations, and policies as established by

NBU, which are subject to change from time to time, and as provided for in this article, at the rates set forth in this section.

- (2) *Applicability.* The transmission service rate is applicable only for electric service to customers which require transmission level service (operated at 60 kilovolts (kV), or above) at each specifically identified individual service location and which meet all of the service conditions provided in this article.
 - (3) *Service conditions.* The transmission service rate is available in accordance with terms, conditions and rates established by NBU and reviewed by the NBU board of trustees.
 - (4) *Monthly rate.* The monthly rates for transmission service shall be the sum of the following:
 - a. ERCOT charges: The actual fees and rates for ERCOT transmission service as approved by the Public Utility Commission of Texas.
 - b. Local transformation, metering and miscellaneous charges.
 - c. Power supply charge: The monthly power supply charge shall be the total power supply costs as they are incurred by NBU. Such costs shall include, but are not limited to, costs for purchasing, scheduling, coordinating, and providing capacity and energy to the customer, facilities charges plus any special charges or adjustments.
- (h) Experimental electric rate (EER).
- (1) *Applicability.* The experimental electric rate shall be applicable to customers in any rate class at times selected by NBU. The time period for which the experimental electric rate may apply shall not exceed two years. At any time, the number of customers affected by the experimental electric rate shall not exceed one percent of the total number of customers served by NBU.
 - (2) *Purpose.* The purpose of the experimental rate is to aid in design of new rates. NBU shall have the authority to initiate or discontinue the experimental electric rate at NBU's discretion.
 - (3) *Selection.* The methods and criteria for selection for a rate class to be used for the experimental electric rate shall be chosen and defined by NBU. Participation in the experimental electric rate by customers shall be on a voluntary basis.
- (i) Lighting athletic fields (LAF).
- (1) *Applicability.* Service will be supplied through a single point of delivery and shall be used for lighting of outdoor athletic fields and facilities used exclusively in conjunction with athletic events on these fields.
 - (2) *Service conditions.* Single or three-phase service at the voltage of the available primary distribution lines of NBU (primary), or at the secondary voltage of transformation facilities supplied from NBU's distribution system (secondary).
 - (3) *Monthly rate.* The monthly rates for athletic field service are as follows:
 - a. Electric service availability charge, per month determined by installed kVA aggregated per customer as follows:

Electric Availability Charge (kVA per month)	Eff. Aug. 1, 2025	Eff. Aug. 1, 2026
Greater than 12,999	\$6,716.97	\$7,355.08
Less than 13,000 and greater than 7,999	\$5,373.57	\$5,884.06
Less than 8,000 and greater than 3,999	\$4,030.19	\$4,413.05
Less than 4,000 and greater than 2,999	\$2,686.79	\$2,942.03
Less than 3,000 and greater than 1,999	\$1,791.19	\$1,961.35
Less than 2,000 and greater than 1,499	\$895.60	\$980.68
Less than 1,500 and greater than 750	\$537.36	\$588.41

Less than 751 and greater than 500	\$403.01	\$441.30
Less than 501 and greater than 300	\$313.45	\$343.23
Less than 301 and greater than 150	\$179.12	\$196.13
Less than 151	\$53.74	\$58.84

- b. Delivery charge: \$0.07428 per kWh effective August 1, 2025, and \$0.08134 per kWh effective August 1, 2026.
 - c. Cost of power charge:
 - Base Generation Rate (BGR):
 - October—May billing period, \$0.04 per kWh
 - June—September billing period, \$0.05 per kWh
 - Base Transmission Rate (BTR):
 - \$0.0052 per kWh
 - d. *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus any special charges or adjustments.
- (j) Area lighting rate (AL).
 - (1) *Availability.* The area lighting rate (AL) is available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section. Service under this tariff is subject to connection charges contained in the NBU electrical connection policy.
 - (2) *Applicability.* The area lighting rate is applicable for electric service for pole-mounted area security lighting near NBU's electric distribution lines.
 - (3) *Service conditions.* The service furnished under this section shall be nominal 120/240 volt single phase, 60-hertz, three wire. Other service voltages may, under certain specific conditions, be furnished with the approval of NBU's chief operations officer.
 - (4) *Monthly rates.* The monthly rates for area lighting service are as follows:
 - a. \$13.17 per lamp per month effective August 1, 2025, and \$14.42 per lamp per month effective August 1, 2026.
 - b. *Minimum monthly bill.* The minimum monthly bill shall be the charge per lamp plus any special charges or adjustments.
- (k) Second feeder service rate (SFS).
 - (1) *Availability.* The second feeder service rate (SFS) is available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section, provided NBU agrees that such service can be feasibly and economically provided by NBU. Service under this tariff is subject to connection charges and specifications contained in NBU electrical connection policy.
 - (2) *Applicability.* The second feeder service rate is applicable only for electric service to customers in LGS and VLP rate classes that require reserve capacity on a second distribution feeder at a specifically identified individual service location and that meet all of the service conditions provided in this article.
 - (3) *Service conditions.* Second feeder service is the reservation of capacity on a second feeder in order to provide redundant feeder capacity and provide the capability to automatically transfer the customer's total load from a primary feeder to an alternate second feeder.

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- a. Service will be provided only by long-term contract approved by the NBU board of trustees. This long-term contract will establish, in addition to other terms and conditions, the amount of capacity reserved on a second feeder for a customer and the adjustment of minimum reserve capacity permitted under this rate.
 - b. Second feeder service does not guarantee continuous service availability and may be interrupted for maintenance activities or when necessary for operational or emergency reasons.
 - c. Where appropriate, the customer will be required to maintain appropriate load balancing as determined by NBU.
- (4) *Monthly rates.* The monthly rates for second feeder service are as follows:
- a. Capacity reservation charge, \$7.51 per used kW per month effective August 1, 2025, and \$8.23 per used kW per month effective August 1, 2026.
 - b. Minimum kW contracted for shall be 1,000kW per month.
- (I) Net metering service rate (NM).
- (1) *Availability.* The net metering service rate is available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section. Service under this rate may be subject to additional connection charges and specifications contained in NBU electrical connection policy.
- (2) *Applicability.* The net metering service rate is available to residential customers, small general service customers, and large general service customers with grid-connected solar, wind or other distributed generation facility of less than 50 kW where the customer's load profile exceeds the generating capacity. A distributed generation facility is an electric generation facility of ten megawatts or less and related interconnecting facilities to be interconnected at a voltage less than 60 kilovolts.
- (3) *Service conditions.* Service will be provided in accordance with terms and conditions provided by NBU.
- (4) *Monthly rates.* Monthly net metering service rates are as follows:
- a. Electric service availability charge:
 - Residential customers, \$22.80 per month effective August 1, 2025, and \$24.97 per month effective August 1, 2026.
 - Small general service customers, \$40.42 per month effective August 1, 2025, and \$44.26 per month effective August 1, 2026.
 - Large general service customers (NM)-based on kVa size, same rate schedule as LGS.
 - b. Delivery charge, per kWh, as specified in the appropriate RE or SGS rate plus a fixed cost per type of installed kW as shown below:
 - Residential (RE) solar: \$1.80 per month effective August 1, 2025, and \$1.97 per month effective August 1, 2026.
 - Residential (RE) wind: \$0.84 per month effective August 1, 2025, and \$0.92 per month effective August 1, 2026.
 - Small General Service (SGS) solar: \$0.99 per month effective August 1, 2025, and \$1.09 per month effective August 1, 2026.
 - Small General Service (SGS) wind: \$0.47 per month effective August 1, 2025, and \$0.51 per month effective August 1, 2026.
 - Large General Service (LGS) solar: Not Applicable
 - Large General Service (LGS) wind: Not Applicable

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- c. Cost of power charge:
 - October—May billing period, per kWh, as defined in the appropriate RE, SGS, or LGS rate
 - June—September billing period, per kWh, as defined in the appropriate RE, SGS, or LGS rate
 - d. *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus the delivery charge per installed kW of generation, and any special charges or adjustments.
 - (5) *Determination of delivery charge kWh.* Customer's monthly delivery charge kWh shall equal the customer's kWh purchased from NBU less any kWh generated into the NBU delivery system, but never less than zero.
 - (6) *Determination of power charge kWh.* Customer's monthly power charge kWh shall equal the actual kWh purchased from NBU.
 - (m) Interstate highway lighting rate (HL).
 - (1) *Applicability.* The interstate highway lighting rate (HL) is applicable for electric service for pole mounted interstate highway lighting located in the electric service area of NBU, but within the corporate limits or extra-territorial jurisdiction of another municipality, pursuant to the terms and conditions of a contract between that municipality and NBU and at the rates set forth in this section.
 - (2) *Monthly rate.* The monthly rates for interstate highway lighting service are as follows:
 - a. Electric service availability charge, \$19.76 per month effective August 1, 2025, and \$21.63 per month effective August 1, 2026.
 - b. Cost of power charge:
 - Base Generation Rate (BGR):
 - October—May billing period, \$0.04 per kWh
 - June—September billing period, \$0.05 per kWh
 - Base Transmission Rate (BTR):
 - \$0.0052 per kWh
 - (3) *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus any special charges or adjustments.
 - (n) NBU is directed to provide updates to city council and the NBU board on NBU's financial status. City council retains the power to consider a review of NBU's rates at any time.

(Ord. No. 2003-74, § I(Exh. A), 10-27-03; Ord. No. 2006-05, §§ I, II, 1-23-06; Ord. No. 2006-49, § I(Exh. A), 6-12-06; Ord. No. 2009-15, § 2(Exh. A), 3-23-09; Ord. No. 2014-81, § I(Exh. A), 12-8-14; Ord. No. 2015-60, § I(Exh. A), 11-9-15; Ord. No. 2020-65, § 3, 10-26-20; Ord. No. 2023-26, § 3(Exh. A), 4-10-23; Ord. No. 2025-____, § ____ (Exh. A), ____-____-25)

Sec. 130-57. Power factor penalty.

- (a) NBU shall assess a power factor penalty on VLP customers if the measured power factor during the non-coincident peak kW demand is less than .95.
- (b) If the VLP customer's measured power factor is 0.95 or higher, the customer will be billed on actual kW demand and will not be assessed the power factor penalty fee.
- (c) *Monthly rate.* \$5.013 per kW effective August 1, 2025, and \$5.489 per kW effective August 1, 2026.
- (d) *Glossary*

Power factor. The ratio of real power (KW) to apparent power (kVA). A low power factor indicates inefficient energy use, increasing strain on the utility's system.

(Ord. No. 2003-74, § I(Exh. A), 10-27-03; Ord. No. 2006-49, § I(Exh. A), 6-12-06; Ord. No. 2015-60, § I(Exh. A), 11-9-15; Ord. No. 2020-65, § 3, 10-26-20; Ord. No. 2023-26, § 3(Exh. A), 4-10-23; Ord. No. 2025-____, §____(Exh. A), ____-____-25)

Sec. 130-58. Billing adjustments.

- (a) *Generation cost recovery factor (GCRF).* GCRF is the generation cost recovery factor expressed as dollars per kWh, to be multiplied by the energy (kWh) sold during a billing period to each customer.

$$\text{GCRF} = \frac{\{A \pm C\}}{S} - \text{BGR}$$

A is the total estimated cost of generation for purchases from all NBU power suppliers. Generation cost includes, but is not limited to, all power costs to serve retail and transmission level loads such as energy purchases from the ERCOT market, load serving entity obligations or related capacity costs, reserves and ERCOT market fees.

C is the additional amount in dollars to be added to or subtracted from the total estimated cost of generation to adjust for differences between the actual cost of generation and the recovery of generation revenue in previous periods.

S is the estimated energy (kWh) sales in the billing period to all customers.

BGR is the base generation rate, expressed as dollars per kWh, included in the base rates for all customers. BGR shall be:

\$0.04 per kWh sold for the October—May billing periods.

\$0.05 per kWh sold for the June—September billing periods.

The GCRF factors calculated may be adjusted accordingly as actual monthly data is available or notification of changes in rates are supplied by generation service providers.

- (b) *Transmission cost recovery factor (TCRF).* TCRF is the transmission system cost recovery factor expressed as dollars per kWh, to be multiplied by the energy (kWh) sold during a billing period to each customer (except TSR customers).

$$\text{TCRF} = \frac{\{T\{A \pm C\}TC\}}{ST} - \text{BTR}$$

T is the estimated total cost of transmission services (including transmission and transformation charges, ERCOT ISO fees, other ERCOT charges, delivery point charges, and other miscellaneous transmission charges), excluding transmission costs directly billed to TSR customers.

ST is the estimated energy (kWh) sales in the billing period to all customers excluding TSR customers.

BTR is the base transmission rate, expressed as dollars per kW for LGS and VLP and as dollars per kWh in other rate classes, included in the base rates for all customers, excluding the TSR customers. BTR shall be:

\$0.0052 per kWh per month.

TC is the additional amount in dollars to be added to or subtracted from the total estimated cost of transmission and transportation services to adjust for differences between the actual total cost of transmission and transformation services and the recovery of transmission and transformation services revenue in previous periods.

The TCRF factors calculated may be adjusted accordingly as actual monthly data is available or notification of changes in rates are supplied by transmission service providers.

(c) *Glossary.* The following charges are reflected as line items on customer bills:

Distribution charge. This charge covers the operation and maintenance of NBU's local distribution infrastructure and the base costs incurred in making service available for customers. The electric service availability charge and delivery charge make up the total distribution charge. The electric service availability charge was formerly known as the customer charge.

Generation charge. This charge reflects the pass-through amount of the cost of power and is equal to the GCRF plus the BGR.

Replenish reserves charge. This charge is designed to replenish NBU's reserves for emergency events and provide rate stability.

Transmission charge. This charge reflects the costs of transmitting energy to the NBU service territory and is equal to the TCRF plus the BTR.

(Ord. No. 2003-74, § I(Exh. A), 10-27-03; Ord. No. 2006-49, § I(Exh. A), 6-12-06; Ord. No. 2014-81, § I(Exh. A), 12-8-14; Ord. No. 2023-26, § 3(Exh. A), 4-10-23; Ord. No. 2025-____, § ____ (Exh. A), ____ - ____ -25)

R-2025-196

A RESOLUTION BY THE BOARD OF TRUSTEES OF NEW BRAUNFELS UTILITIES APPROVING PROPOSED AMENDMENTS TO CHAPTER 130, ARTICLE III, SECTIONS 130-56, 130-57, AND 130-58 OF THE CODE OF ORDINANCES OF THE CITY OF NEW BRAUNFELS (I) ADJUSTING ELECTRIC RATES AND CHARGES FOR FISCAL YEAR 2026; (II) PROVIDING FOR ADJUSTMENTS OF ELECTRIC RATES AND CHARGES FOR FISCAL YEAR 2027; (III) RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND (IV) AUTHORIZING PRESENTATION OF SAME TO THE CITY COUNCIL OF NEW BRAUNFELS FOR ITS CONSIDERATION AND PASSAGE

WHEREAS, the City Council of the City of New Braunfels (the “City Council”) has established an ordinance containing the rules, regulations, and policies and rate provisions affecting the New Braunfels Utilities electric system and its furnishing of services, fixing rates, deposits and providing for collection procedures and for the operations of said system, and said ordinances have been codified in Chapter 130, Article III, Code of Ordinances of the City;

WHEREAS, the Board of Trustees of New Braunfels Utilities is of the opinion that it is now necessary and advisable that Chapter 130, Article III, Sections 130-56, 130-57, and 130-58 of the Code of Ordinances relating to electric rates and charges be amended for fiscal year 2026 and fiscal year 2027; and

WHEREAS, the Board of Trustees has reviewed the proposed amendments and is of the opinion that the same should be approved and submitted to the City Council for its consideration and passage.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF NEW BRAUNFELS UTILITIES THAT:

SECTION 1. The Board of Trustees hereby approves the proposed amendments to Chapter 130, Article III, Sections 130-56, 130-57, and 130-58 of the Code of Ordinances of the City of New Braunfels as set forth in the attached Exhibit A to, among other things, (i) adjust electric rates and charges beginning August 1, 2025, as specified therein; (ii) adjust the electric rates and charges in effect on July 31, 2026, beginning August 1, 2026, as specified therein, excluding those covered by contract, with no further action by the City Council of New Braunfels, Texas or by New Braunfels Utilities; and (iii) clarify certain provisions as specified therein.

SECTION 2. The Board of Trustees hereby recommends approval of such amendments to the City Council and authorizes and directs the Chief Executive Officer of New Braunfels Utilities to present the proposed ordinance amendments in ordinance form to the City Council for its consideration and passage as provided by law.

SECTION 3. The recitals contained in the preamble hereof are found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board of Trustees.

SECTION 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 6. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board of Trustees hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 7. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

SECTION 8. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, AND ADOPTED, this the 29th day of May, 2025.



Wayne Peters
President, Board of Trustees
New Braunfels Utilities

ATTEST:



Ryan Kelso
Secretary to the Board
New Braunfels Utilities

Exhibit A

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING CHAPTER 130, ARTICLE III, SECTIONS 130-56, 130-57, AND 130-58 CODE OF ORDINANCES OF THE CITY OF NEW BRAUNFELS, TEXAS ADJUSTING ELECTRIC RATES AND CHARGES FOR FISCAL YEAR 2026; PROVIDING FOR ADJUSTMENTS OF ELECTRIC RATES AND CHARGES FOR FISCAL YEAR 2027; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of New Braunfels, Texas (the “City”), owns and operates by and through New Braunfels Utilities its own electric system in accordance with the laws of the State of Texas and the charter of said City; and

WHEREAS, the Council of the City of New Braunfels has heretofore established an ordinance providing for assessment and collection of electric rates and which ordinance has been codified as Chapter 130, Article III, Code of Ordinances of the City; and

WHEREAS, Sections 130-56, 130-57, and 130-58 of the Code of Ordinances of the City require an update when rates are changed; and

WHEREAS, the New Braunfels Utilities Board of Trustees recommended new electric rates and charges for fiscal year 2026 and fiscal year 2027 at a meeting held on May 29, 2025; and

WHEREAS, in order to change the electric rates, it is now necessary and advisable that Sections 130-56, 130-57, and 130-58, Article III, Code of Ordinances, as heretofore established by ordinance, be amended; and

WHEREAS, the City Council of the City retains the power to consider an additional adjustment of NBU’s rates at any time.

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

SECTION 1.

THAT, the findings and recitations set out in the preamble to this ordinance are found to be true and correct and they are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

THAT, Sections 130-56, 130-57, and 130-58, Chapter 130, Article III, New Braunfels Code of Ordinances, as heretofore established by ordinance, be and hereby are amended to, among other things, (i) adjust electric rates and charges beginning August 1, 2025; (ii) adjust the electric rates and charges in effect on July 31, 2026, beginning August 1, 2026, excluding those covered by contract, with no further action by the City Council of New Braunfels, Texas or by New Braunfels Utilities; and (iii) clarify certain provisions therein.

SECTION 3.

THAT, Sections 130-56, 130-57, and 130-58, Chapter 130, Article III, New Braunfels Code of Ordinances, as heretofore established by ordinance, be and hereby are amended as set forth in attached Exhibit A with deleted language signified by strikethrough font and new language signified by underlined font.

SECTION 4.

THAT, this ordinance shall be and is hereby declared to be cumulative to all other ordinances of the City of New Braunfels relating to electric rates, and same shall not operate to repeal or affect any such ordinance or ordinances except insofar as the provisions of such ordinance or ordinances are inconsistent or in conflict with the provisions of this ordinance, in which instance or instances those provisions shall be and they are hereby repealed.

SECTION 5.

THAT, if any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 6.

THAT, this ordinance shall be effective on August 1, 2025.

SECTION 7.

PASSED AND APPROVED: First Reading this 16th day of June, 2025.

PASSED AND APPROVED: Second Reading this 23rd day of June, 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA ACEVEDO, City Attorney

Sec. 130-56. Electric rates.

- (a) Service rate classifications. All electric service supplied by NBU shall be designated by the following classifications with descriptions, rates and conditions of sale as indicated further in this article:
- (1) Residential (RE);
 - (2) Small general service (SGS);
 - (3) Large general service (LGS);
 - (4) Very large power-distribution (VLP-D);
 - (5) Transmission service rate (TSR);
 - (6) Experimental electric rate (EER);
 - (7) Lighting athletic fields (LAF);
 - (8) Area lighting rate (AL);
 - (9) Second feeder service (SFS);
 - (10) Net metering (NM); and
 - (11) Interstate highway lighting rate (HL).
- (b) Upon application for service, NBU shall make the initial determination of the customer's service rate classification, which classification is subject to change in accordance with the provisions of this article.
- (c) Residential service rate (RE).
- (1) *Availability.* The residential rate (RE) is available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section.
 - (2) *Applicability.* The residential rate is applicable for electric service used solely for residential purposes, and related activities, consisting of service to single-family dwellings or individually metered multifamily dwellings. Where two residential units are billed through one meter, the electric service availability charge shall be doubled. Where more than two residential units or apartments are billed through one meter, the applicable general service rate shall be used.

This rate shall not be applicable for service to a residence also used for nonresidential purposes, including but not limited to boardinghouses, barbershops, beauty shops, general contractors, storing equipment or building materials on the property, child care centers, retail businesses, restaurants, technical repair services, professional services offered to the public on the premises, and other similar nonresidential activities. If the wiring is so arranged that the service for residential purposes and that for commercial purposes are separately metered, this rate is applicable to the service supplied for residential purposes.
 - (3) *Service conditions.* The service furnished under this section shall be nominal 120/240 volt single-phase, 60-hertz, three-wire. Other service voltages may, under certain specific conditions, be furnished with the approval of NBU's chief ~~executive~~operations officer.
 - (4) *Monthly rates.* The monthly rates for residential service are as follows:
 - a. Electric service availability charge, ~~\$20.00~~22.80 per month effective August 1, ~~2023~~2025, and ~~\$20.00~~24.97 per month effective August 1, ~~2024~~2026.
 - b. Delivery charge, ~~\$0.01954~~03016 per kilowatt-hour (kWh) effective August 1, ~~2023~~2025, and ~~\$0.02646~~03303 per kWh effective August 1, ~~2024~~2026.

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- c. Cost of power charge:
- Base Generation Rate (BGR):
- October—May billing period, \$0.04 per kWh
- June—September billing period, \$0.05 per kWh
- Base Transmission Rate (BTR):
- \$0.0052 per kWh
- d. *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus any special charges or adjustments.
- (d) Small general service rate (SGS).
- (1) *Availability.* The small general service rate (SGS) is available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section.
- (2) *Applicability.* The small general service rate is applicable for electric service to all nonresidential establishments, or where a residence is also used for nonresidential purposes, and billed through one meter, or where the nonresidential part of a residence is separately metered from the part solely residential, or where three or more residential units are billed through one meter, and use does not exceed 25 kilowatt (kW) demand.
- (3) *Service conditions.* The service furnished under this section shall be nominal 120/240 volt single-phase, 60-hertz, three-wire; or 120/208 volt three-phase, 60-hertz, four-wire; or 120/240 volt three-phase, 60-hertz, three-wire or four-wire; or 277/480 volt three-phase, 60-hertz, four-wire.
- (4) *Monthly rates.* The monthly rates for small general service are as follows:
- a. Electric service availability charge, ~~\$29.05~~40.42 per month effective August 1, ~~2023~~2025, and ~~\$35.46~~44.26 per month effective August 1, ~~2024~~2026.
- b. Delivery charge, \$0.~~01278~~01778 per kWh effective August 1, ~~2023~~2025, and \$0.~~0156~~01947 per kWh effective August 1, ~~2024~~2026.
- c. Cost of power charge:
- Base Generation Rate (BGR):
- October—May billing period, \$0.04 per kWh
- June—September billing period, \$0.05 per kWh
- Base Transmission Rate (BTR):
- \$0.0052 per kWh
- d. *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus any special charges or adjustments.
- (5) *Determination of metered kW demand.* The customer's kW demand may be measured when the customer's monthly energy consumption exceeds 3,000 kWhs, and/or where customer's total connected load exceeds 25 kW in motors and other inductive-type equipment. Measurement shall be by maximum 15-minute demand. If after measurement it is determined that the customer's monthly demand has exceeded 25 kW, the customer shall be charged for kW billing demand under the appropriate rate class schedule.
- (e) Large general service rate (LGS).
- (1) *Availability.* The large general service rate (LGS) is available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section.

- (2) *Applicability.* The large general service rate is applicable for electric service to all nonresidential establishments, or where a residence is also used for nonresidential purposes and billed through one meter, or where the part of a residence is separately metered from the part solely residential, or where three or more residential units are billed through one meter, and use exceeds a maximum 15-minute measured demand of 25 kW during two billing periods for the June through September billing periods or for any four billing periods over a 12-month period, but does not exceed an estimated or measured 1,000 kW, maximum 15-minute measured demand during two billing periods.

When a customer is reclassified to the LGS rate from another rate schedule, the customer may not change to another rate classification within a 12-month period unless there is a substantial change in the character or conditions of service. A customer may request reclassification to another rate classification only after fulfilling all obligations of this rate.

- (3) *Service conditions.* The service furnished under this section shall be nominal 120/240 volt single-phase, 60-hertz, three-wire; or 120/208 volt three-phase, 60-hertz, four-wire; 120/240 volt three-phase, 60-hertz, three-wire or four-wire; or 277/480 volt, three-phase, 60-hertz, four-wire; or 7200/12470 volt, three-phase, 60-hertz, four-wire.

- (4) *Monthly rate.* The monthly rates for large general service are as follows:

- a. Electric service availability charge, per month determined by installed kilovolt-amperes (kVA) aggregated per customer as follows:

Electric Availability Charge (kVA per month)	Eff. Aug. 1, 2023 2025	Eff. Aug. 1, 2024 2026
Greater than 12,999	\$5,728.27 \$8,688.12	\$7,621.16 \$9,513.49
Less than 13,000 and greater than 7,999	\$5,040.87 \$7,645.54	\$6,706.61 \$8,371.86
Less than 8,000 and greater than 3,999	\$3,780.66 \$5,734.17	\$5,029.97 \$6,278.91
Less than 4,000 and greater than 2,999	\$2,520.44 \$3,822.77	\$3,353.31 \$4,185.94
Less than 3,000 and greater than 1,999	\$1,680.29 \$2,548.52	\$2,235.54 \$2,790.62
Less than 2,000 and greater than 1,499	\$840.15 \$1,274.27	\$1,117.78 \$395.32
Less than 1,500 and greater than 750	\$504.09 \$764.56	\$670.67 \$837.20
Less than 751 and greater than 500	\$378.07 \$573.42	\$503.00 \$627.89
Less than 501 and greater than 300	\$294.05 \$445.99	\$391.22 \$488.36
Less than 301 and greater than 150	\$168.04 \$254.87	\$223.57 \$279.08
Less than 151	\$50.41 \$76.46	\$67.07 \$83.72

- b. ~~Delivery demand~~b. Delivered Power Distribution Demand charge, ~~\$7.50~~11.38 per kW effective August 1, ~~2023~~2025, and ~~\$9.98~~12.46 per kW effective August 1, ~~2024~~2026.

- c. Cost of power charge:

Base Generation Rate (BGR):

October—May billing period, \$0.04 per kWh

June—September billing period, \$0.05 per kWh

- d. Power supply demand charge, \$1.15 per kW billing demand per month.

- e. *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus any special charges or adjustments.

- (5) *Determination of billing kW demand.* The billing kW demand shall be the highest measured kW demand established in any 15-minute demand interval during the current month.

(f) Very large power distribution rate (VLP-D).

- (1) *Availability.* Very large power-distribution service (VLP-D) shall be available, ~~as approved by NBU's board of trustees,~~ in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section.
- (2) *Applicability.* The very large power-distribution rate is applicable for electric service when the measured kW demand exceeds 1,000 kW during a 15-minute demand interval during two billing periods over a 12-month period.
- (3) *Service conditions.* The service furnished under this section shall be nominal 277/480 volt, three-phase, 60-hertz, four-wire; or 7200/12470 volt, three-phase, 60-hertz, four-wire.
- (4) *Monthly rate.* The monthly rates for very large power-distribution service are as follows:
 - a. Electric service availability charge, per month determined by installed kVA aggregated per customer as follows:

Electric Availability Charge (kVA per month)	Eff. Aug. 1, 2023 2025	Eff. Aug. 1, 2024 2026
Greater than 12,999	\$ 6,888.70 <u>\$11,490.69</u>	\$10,079.55 <u>12,582.30</u>
Less than 13,000 and greater than 7,999	\$ 5,510.95 <u>\$9,192.53</u>	\$ 8,063.62 <u>\$10,065.82</u>
Less than 8,000 and greater than 3,999	\$ 4,133.22 <u>\$6,894.41</u>	\$ 6,047.73 <u>\$7,549.38</u>
Less than 4,000 and greater than 2,999	\$ 2,755.48 <u>\$4,596.26</u>	\$ 4,031.82 <u>\$5,032.91</u>
Less than 3,000 and greater than 1,999	\$ 1,836.98 <u>\$3,064.17</u>	\$ 2,687.87 <u>\$3,355.27</u>
Less than 2,000 and greater than 1,499	\$ 918.49 <u>\$1,532.08</u>	\$ 1,343.93 <u>677.63</u>
Less than 1,500 and greater than 750	\$ 551.10 <u>\$919.26</u>	\$ 806.37 <u>\$1,006.59</u>
Less than 751 and greater than 500	\$ 413.32 <u>\$689.44</u>	\$ 604.77 <u>\$754.93</u>
Less than 501 and greater than 300	\$ 321.48 <u>\$536.24</u>	\$ 470.39 <u>\$587.19</u>
Less than 301 and greater than 150	\$ 183.70 <u>\$306.42</u>	\$ 268.79 <u>\$335.53</u>
Less than 151	\$ 55.12 <u>\$91.94</u>	\$ 80.65 <u>\$100.68</u>

~~b. — Delivery demand.~~ Delivered Power Distribution Demand charge, ~~\$5,018.36~~ per kW effective August 1, ~~2023~~2025, and ~~\$7,339.15~~ per kW effective August 1, ~~2024~~2026.

c. Cost of power charge:

Base Generation Rate (BGR):

October—May billing period, \$0.04 per kWh

June—September billing period, \$0.05 per kWh

d. Power supply demand charge, \$1.15 per kW billing demand per month.

e. *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus any special charges or adjustments. The minimum monthly bill will not include the power factor penalty for the first six months to any new customer to this rate class.

- (5) *Determination of billing kW demand.* The kW billing demand shall be the highest measured kW demand established in any 15-minute period during the current month or 75 percent of the highest 15-minute kW demand in any of the preceding 11 months, but not less than 1,000 kW.

(g) Transmission service rate (TSR).

- (1) *Availability.* Transmission service rate (TSR) shall be available, as approved by the NBU board of trustees, in the electric service area of NBU under the rules, regulations, and policies as established by NBU, which are subject to change from time to time, and as provided for in this article, at the rates set forth in this section.
 - (2) *Applicability.* The transmission service rate is applicable only for electric service to customers which require transmission level service (operated at 60 kilovolts (kV), or above) at each specifically identified individual service location and which meet all of the service conditions provided in this article.
 - (3) *Service conditions.* The transmission service rate is available in accordance with terms, conditions and rates established by NBU and reviewed by the NBU board of trustees.
 - (4) *Monthly rate.* The monthly rates for transmission service shall be the sum of the following:
 - a. ERCOT charges: The actual fees and rates for ERCOT transmission service as approved by the Public Utility Commission of Texas.
 - b. Local transformation, metering and miscellaneous charges.
 - c. Power supply charge: The monthly power supply charge shall be the total power supply costs as they are incurred by NBU. Such costs shall include, but are not limited to, costs for purchasing, scheduling, coordinating, and providing capacity and energy to the customer, facilities charges plus any special charges or adjustments.
- (h) Experimental electric rate (EER).
- (1) *Applicability.* The experimental electric rate shall be applicable to customers in any rate class at times selected by NBU. The time period for which the experimental electric rate may apply shall not exceed two years. At any time, the number of customers affected by the experimental electric rate shall not exceed one percent of the total number of customers served by NBU.
 - (2) *Purpose.* The purpose of the experimental rate is to aid in design of new rates. NBU shall have the authority to initiate or discontinue the experimental electric rate at NBU's discretion.
 - (3) *Selection.* The methods and criteria for selection for a rate class to be used for the experimental electric rate shall be chosen and defined by NBU. Participation in the experimental electric rate by customers shall be on a voluntary basis.
- (i) Lighting athletic fields (LAF).
- (1) *Applicability.* Service will be supplied through a single point of delivery and shall be used for lighting of outdoor athletic fields and facilities used exclusively in conjunction with athletic events on these fields.
 - (2) *Service conditions.* Single or three-phase service at the voltage of the available primary distribution lines of NBU (primary), or at the secondary voltage of transformation facilities supplied from NBU's distribution system (secondary).
 - (3) *Monthly rate.* The monthly rates for athletic field service are as follows:
 - a. Electric service availability charge, per month determined by installed kVA aggregated per customer as follows:

Electric Availability Charge (kVA per month)	Eff. Aug. 1, 2023 2025	Eff. Aug. 1, 2024 2026
Greater than 12,999	\$ 5,107.50 6,716.97	\$5,892.7,355.08
Less than 13,000 and greater than 7,999	\$ 4,086.00 5,373.57	\$4,713.665,884.06
Less than 8,000 and greater than 3,999	\$ 3,064.50 4,030.19	\$3,535.254,413.05
Less than 4,000 and greater than 2,999	\$ 2,043.00 686.79	\$2,356.83942.03
Less than 3,000 and greater than 1,999	\$ 1,362.00 791.19	\$1,571.22961.35

Less than 2,000 and greater than 1,499	\$ 681.00 <u>\$895.60</u>	\$ 785.61 <u>\$980.68</u>
Less than 1,500 and greater than 750	\$ 408.60 <u>\$537.36</u>	\$ 471.37 <u>\$588.41</u>
Less than 751 and greater than 500	\$ 306.45 <u>\$403.01</u>	\$ 353.52 <u>\$441.30</u>
Less than 501 and greater than 300	\$ 238.35 <u>\$313.45</u>	\$ 274.96 <u>\$343.23</u>
Less than 301 and greater than 150	\$ 136.20 <u>\$179.12</u>	\$ 157.12 <u>\$196.13</u>
Less than 151	\$ 40.86 <u>\$53.74</u>	\$ 47.14 <u>\$58.84</u>

- b. Delivery charge: \$0.~~0564807428~~ per kWh effective August 1, ~~2023~~2025, and \$0.~~0651608134~~ per kWh effective August 1, ~~2024~~2026.
- c. Cost of power charge:
- Base Generation Rate (BGR):
- October—May billing period, \$0.04 per kWh
- June—September billing period, \$0.05 per kWh
- Base Transmission Rate (BTR):
- \$0.0052 per kWh
- d. *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus any special charges or adjustments.
- (j) Area lighting rate (AL).
- (1) *Availability.* The area lighting rate (AL) is available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section. Service under this tariff is subject to connection charges contained in the NBU electrical connection policy.
- (2) *Applicability.* The area lighting rate is applicable for electric service for pole-mounted area security lighting near NBU's electric distribution lines.
- (3) *Service conditions.* The service furnished under this section shall be nominal 120/240 volt single phase, 60-hertz, three wire. Other service voltages may, under certain specific conditions, be furnished with the approval of NBU's chief ~~executive~~operations officer.
- (4) *Monthly rates.* The monthly rates for area lighting service are as follows:
- a. ~~\$11.55~~13.17 per lamp per month effective August 1, ~~2023~~2025, and ~~\$11.55~~14.42 per lamp per month effective August 1, ~~2024~~2026.
- b. *Minimum monthly bill.* The minimum monthly bill shall be the charge per lamp plus any special charges or adjustments.
- (k) Second feeder service rate (SFS).
- (1) *Availability.* The second feeder service rate (SFS) is available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section, provided NBU agrees that such service can be feasibly and economically provided by NBU. Service under this tariff is subject to connection charges and specifications contained in NBU electrical connection policy.
- (2) *Applicability.* The second feeder service rate is applicable only for electric service to customers in LGS and VLP rate classes that require reserve capacity on a second distribution feeder at a specifically identified individual service location and that meet all of the service conditions provided in this article.

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- (3) *Service conditions.* Second feeder service is the reservation of capacity on a second feeder in order to provide redundant feeder capacity and provide the capability to automatically transfer the customer's total load from a primary feeder to an alternate second feeder.
- Service will be provided only by long-term contract approved by the NBU board of trustees. This long-term contract will establish, in addition to other terms and conditions, the amount of capacity reserved on a second feeder for a customer and the adjustment of minimum reserve capacity permitted under this rate.
 - Second feeder service does not guarantee continuous service availability and may be interrupted for maintenance activities or when necessary for operational or emergency reasons.
 - Where appropriate, the customer will be required to maintain appropriate load balancing as determined by NBU.
- (4) *Monthly rates.* The monthly rates for second feeder service are as follows:
- Capacity reservation charge, ~~\$5-107.51~~ per used kW per month effective August 1, ~~2023~~2025, and ~~\$6-598.23~~ per used kW per month effective August 1, ~~2024~~2026.
 - Minimum kW contracted for shall be 1,000kW per month.
- (I) Net metering service rate (NM).
- (1) *Availability.* The net metering service rate is available in the electric service area of NBU under the rules, regulations, and policies as provided for in this article, at the rates set forth in this section. Service under this rate may be subject to additional connection charges and specifications contained in NBU electrical connection policy.
 - (2) *Applicability.* The net metering service rate is available to residential customers ~~and small, small~~ general service customers, and large general service customers with grid-connected solar, wind or other distributed generation facility of less than 50 kW where the customer's load profile exceeds the generating capacity. A distributed generation facility is an electric generation facility of ten megawatts or less and related interconnecting facilities to be interconnected at a voltage less than 60 kilovolts.
 - (3) *Service conditions.* Service will be provided in accordance with terms and conditions provided by NBU.
 - (4) *Monthly rates.* Monthly net metering service rates are as follows:
 - Electric service availability charge:
Residential customers, ~~\$20-0022.80~~ per month effective August 1, ~~2023~~2025, and ~~\$20-0024.97~~ per month effective August 1, ~~2024~~2026.
Small general service customers, ~~\$29-0540.42~~ per month effective August 1, ~~2023~~2025, and ~~\$35-4644.26~~ per month effective August 1, ~~2024~~2026.
Large general service customers (NM)-based on kVa size, same rate schedule as LGS.
 - Delivery charge, per kWh, as specified in the appropriate RE or SGS rate plus a fixed cost per type of installed kW as shown below:
Residential (RE) solar: ~~\$1.58-80~~ per month effective August 1, ~~2025~~, and ~~\$1.97~~ per month effective August 1, ~~2026~~.
Residential (RE) wind: ~~\$0.74-84~~ per month effective August 1, ~~2025~~, and ~~\$0.92~~ per month effective August 1, ~~2026~~.
Small General Service (SGS) solar: ~~\$0.87-99~~ per month effective August 1, ~~2025~~, and ~~\$1.09~~ per month effective August 1, ~~2026~~.

Small General Service (SGS) wind: \$0.~~41~~47 per month effective August 1, 2025, and \$0.51 per month effective August 1, 2026.

Large General Service (LGS) solar: Not Applicable

Large General Service (LGS) wind: Not Applicable

- c. Cost of power charge:
- October—May billing period, per kWh, as defined in the appropriate RE, SGS, or ~~SGS~~LGS rate.
- June—September billing period, per kWh, as defined in the appropriate RE, SGS, or ~~SGS~~LGS rate.
- d. *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus the delivery charge per installed kW of generation, and any special charges or adjustments.
- (5) *Determination of delivery charge kWh.* Customer's monthly delivery charge kWh shall equal the customer's kWh purchased from NBU less any kWh generated into the NBU delivery system, but never less than zero.
- (6) *Determination of power charge kWh.* Customer's monthly power charge kWh shall equal the actual kWh purchased from NBU.
- (m) Interstate highway lighting rate (HL).
- (1) *Applicability.* The interstate highway lighting rate (HL) is applicable for electric service for pole mounted interstate highway lighting located in the electric service area of NBU, but within the corporate limits or extra-territorial jurisdiction of another municipality, pursuant to the terms and conditions of a contract between that municipality and NBU and at the rates set forth in this section.
- (2) *Monthly rate.* The monthly rates for interstate highway lighting service are as follows:
- a. Electric service availability charge, \$~~17.33~~19.76 per month effective August 1, 2025, and \$21.63 per month effective August 1, 2026.
- b. Cost of power charge:
- Base Generation Rate (BGR):
- October—May billing period, \$0.04 per kWh
- June—September billing period, \$0.05 per kWh
- Base Transmission Rate (BTR):
- \$0.0052 per kWh
- (3) *Minimum monthly bill.* The minimum monthly bill shall be the electric service availability charge plus any special charges or adjustments.
- (n) NBU is directed to provide updates to city council and the NBU board on NBU's financial status. City council retains the power to consider a review of NBU's rates at any time.

(Ord. No. 2003-74, § I(Exh. A), 10-27-03; Ord. No. 2006-05, §§ I, II, 1-23-06; Ord. No. 2006-49, § I(Exh. A), 6-12-06; Ord. No. 2009-15, § 2(Exh. A), 3-23-09; Ord. No. 2014-81, § I(Exh. A), 12-8-14; Ord. No. 2015-60, § I(Exh. A), 11-9-15; Ord. No. 2020-65, § 3, 10-26-20; Ord. No. 2023-26, § 3(Exh. A), 4-10-23}

; Ord. No. 2025-____, § ____ (Exh. A), ____ - ____-25)

Sec. 130-57. Power factor penalty.

(a) ~~(a)~~ NBU shall assess a power factor penalty on all VLP customers if the ~~necessary equipment for determining power factor is installed and operational and if the~~ measured power factor during the non-coincident peak kW demand is less than 0.95.

~~(b) The power factor penalty shall be calculated by increasing the measured billing demand such that the adjusted billing demand and measured kilovolt-amperes reactive (kVAR) yield a calculated power factor of 0.95. If the measured power factor is 0.95 or greater, the billing kW demand shall be the kW demand in accordance with the appropriate rate schedule. Any additional metering equipment necessary to measure or compute kVAR or power factor may be installed at any demand metered customer, without notice, at the discretion of NBU.~~

~~(b) (c)~~ If the VLP customer's measured power factor is 0.95 or higher, the customer will be billed on actual kW demand and will not be assessed the power factor penalty fee.

~~(c)~~ Monthly rate. ~~\$3.3055.013~~ per kW effective August 1, ~~2023~~2025, and ~~\$4.3975.489~~ per kW effective August 1, ~~2024~~2026.

~~(d)~~ Glossary

Power factor. The ratio of real power (KW) to apparent power (kVA). A low power factor indicates inefficient energy use, increasing strain on the utility's system.

(Ord. No. 2003-74, § I(Exh. A), 10-27-03; Ord. No. 2006-49, § I(Exh. A), 6-12-06; Ord. No. 2015-60, § I(Exh. A), 11-9-15; Ord. No. 2020-65, § 3, 10-26-20; Ord. No. 2023-26, § 3(Exh. A), 4-10-23)

~~; Ord. No. 2025-~~ , § (Exh. A), - -25)

Sec. 130-58. Billing adjustments.

(a) *Generation cost recovery factor (GCRF).* GCRF is the generation cost recovery factor expressed as dollars per kWh, to be multiplied by the energy (kWh) sold during a billing period to each customer.

$$\text{GCRF} = \frac{\{A \pm C\}}{S} - \text{BGR}$$

A is the total estimated cost of generation for purchases from all NBU power suppliers. Generation cost includes, but is not limited to, all power costs to serve retail and transmission level loads such as energy purchases from the ERCOT market, load serving entity obligations or related capacity costs, reserves and ERCOT market fees.

C is the additional amount in dollars to be added to or subtracted from the total estimated cost of generation to adjust for differences between the actual cost of generation and the recovery of generation revenue in previous periods.

S is the estimated energy (kWh) sales in the billing period to all customers.

BGR is the base generation rate, expressed as dollars per kWh, included in the base rates for all customers. BGR shall be:

\$0.04 per kWh sold for the October—May billing periods.

\$0.05 per kWh sold for the June—September billing periods.

The GCRF factors calculated may be adjusted accordingly as actual monthly data is available or notification of changes in rates are supplied by generation service providers.

- (b) *Transmission cost recovery factor (TCRF)*. TCRF is the transmission system cost recovery factor expressed as dollars per kWh, to be multiplied by the energy (kWh) sold during a billing period to each customer (except TSR customers).

$$\text{TCRF} = \frac{\{T\{A \pm C\}TC\}}{ST} - \text{BTR}$$

T is the estimated total cost of transmission services (including transmission and transformation charges, ERCOT ISO fees, other ERCOT charges, delivery point charges, and other miscellaneous transmission charges), excluding transmission costs directly billed to TSR customers.

ST is the estimated energy (kWh) sales in the billing period to all customers excluding TSR customers.

BTR is the base transmission rate, expressed as dollars per kW for LGS and VLP and as dollars per kWh in other rate classes, included in the base rates for all customers, excluding the TSR customers. BTR shall be:

\$0.0052 per kWh per month.

TC is the additional amount in dollars to be added to or subtracted from the total estimated cost of transmission and transportation services to adjust for differences between the actual total cost of transmission and transformation services and the recovery of transmission and transformation services revenue in previous periods.

The TCRF factors calculated may be adjusted accordingly as actual monthly data is available or notification of changes in rates are supplied by transmission service providers.

- (c) *Glossary*. The following charges are reflected as line items on customer bills:

Distribution charge. This charge covers the operation and maintenance of NBU's local distribution infrastructure and the base costs incurred in making service available for customers. The electric service availability charge and delivery charge make up the total distribution charge. The electric service availability charge was formerly known as the customer charge.

Generation charge. This charge reflects the pass-through amount of the cost of power and is equal to the GCRF plus the BGR.

Replenish reserves charge. This charge is designed to replenish NBU's reserves for emergency events and provide rate stability.

Transmission charge. This charge reflects the costs of transmitting energy to the NBU service territory and is equal to the TCRF plus the BTR.

(Ord. No. 2003-74, § I(Exh. A), 10-27-03; Ord. No. 2006-49, § I(Exh. A), 6-12-06; Ord. No. 2014-81, § I(Exh. A), 12-8-14; Ord. No. 2023-26, § 3(Exh. A), 4-10-23; Ord. No. 2025-, § (Exh. A), - -25)

~~Secs. 130-59—130-77. Reserved.~~

6/23/2025

Agenda Item No. F)

PRESENTER:

Ryan Kelso, New Braunfels Utilities Chief Executive Officer

SUBJECT:

Discuss and consider the second and final reading of an Ordinance Amending Chapter 130, Article IV, Section 130-167, Code Of Ordinances of the City of New Braunfels, Texas Adjusting Water Rates and Charges for Fiscal Year 2026; Providing for Adjustments of Water Rates and Charges for Fiscal Year 2027; Resolving Other Matters Incident and Related Thereto; Repealing All Other Ordinances and Parts of Ordinances in Conflict Herewith; Containing a Savings Clause; and Providing an Effective Date.

DEPARTMENT: NBU**COUNCIL DISTRICTS IMPACTED:** All districts**BACKGROUND INFORMATION:**

NBU staff is proposing water rate changes designed to fund its Fiscal Year 2026 and Fiscal Year 2027 budget. NBU retained Raftelis Financial Consultants, Inc. to conduct a water, wastewater, and electric rate study and to validate forecasted revenue requirements. The revenue requirements identified are driven primarily from the need to acquire water supply and build infrastructure to keep up with growth and meet regulatory requirements. Based on the rate study results, NBU recommends an average system revenue increase of 9.9% for FY 2026 and 9.9% for FY 2027.

On August 31, 2023, the NBU Board approved Resolution #2023-176 establishing the Community Advisory Panel (CAP). On October 26, 2023, the Board approved the CAP Bylaws and appointed (13) CAP members. The CAP was tasked with reviewing and providing feedback on certain NBU projects, including a Fiscal Year 2026-2027 Rate Study. The CAP held four (4) public meetings related to the Fiscal Year 2026-2027 Rate Study. During those meetings, the CAP discussed topics including (i) Identify Financial and Pricing Objectives; (ii) Identify Revenue Requirements and Growth Projections; (iii) Develop Rate Projections and Possible Rate Design Changes; and (iv) Assess Effectiveness in Addressing Financial and Pricing Objectives.

On May 29, 2025, the NBU Board of Trustees recommended changes to Chapter 130, Article IV, Section 130-167 relating to water rates and charges.

The presentation, updated ordinance, and board resolution are attached. The second reading of the proposed ordinance is scheduled for June 23, 2025, and, if approved, the proposed rates become effective on August 1, 2025.

PROPOSED CODE OF ORDINANCE CHANGES

NBU staff has included in the City Council backup materials a redline version of City of New Braunfels Code of Ordinances Chapter 130-167 - Water Rates.

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☒ Community Well-Being ☐ N/A
[Enter Objectives/Performance Measures Supported]

FISCAL IMPACT:

N/A

RECOMMENDATION:

The New Braunfels Utilities Board of Trustees adopted a resolution on May 29, 2025, recommending the proposed amendments to the water rate Ordinance. NBU Staff recommends approval of the ordinance.

Sec. 130-167. Water rates.

- (a) *Service rate classifications.* All water service supplied shall be designated by the following classifications with descriptions, rates and conditions of sale as indicated further in this section:

Residential service.

Multi-unit permanent residential water service.

Small general service.

Large general service.

Fire hydrant service.

Landscaping/irrigation service.

Tanker service.

Wholesale service.

Contractual water service.

Experimental service.

- (b) *Determination of classification.* Upon application for service, NBU shall make the initial determination of the customer's service rate classification. The classification is subject to change in accordance with the provisions of this article.

Rate schedule administration and assignment. Upon request for water service from a prospective customer, NBU shall assign the appropriate rate classification for water service to the applicant requesting service. This assignment may be based upon information provided by the applicant, or other information available at the time the assignment is made.

If an existing customer receiving service changes the nature or character of water service requirements, then NBU shall, upon review of the information available pertaining to the revised water service requirement, reassign the customer to the appropriate rate schedule.

If a prospective or existing customer is eligible to receive water service under more than one of NBU's rate schedules, or if the rates charged are unduly burdensome as a result of the customer's technical qualification for a specific rate schedule, then NBU shall assign the most appropriate rate schedule for water service after consideration of the various service requirements, the potential impact on the NBU system, the potential relative costs of serving the customer, and other available pertinent information.

If a customer requests an adjustment to the billing items due to an unusual occurrence or due to unusual or special circumstances, then NBU may, upon review of the information available pertaining to the customer's request and after consideration of the potential impact on NBU, adjust the billing items.

- (c) *Residential service rate.*

- (1) *Availability.* The residential service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The residential service rate is applicable for water service used solely for residential purposes and related activities consisting of service to single-family dwellings, or permanent residential multifamily dwellings where each dwelling unit is individually metered.
- (3) *Excluded uses.* The residential service rate shall not be applicable for service to a residence also used for commercial purposes, including, but not limited to, boardinghouses, motels, hotels, nursing homes, barbershops, beauty shops, general contractors storing equipment or building materials on the property, child care centers, retail businesses, restaurants, technical repair services, professional

services offered to the public on the premises, and other similar commercial or nonresidential activities.

- (4) *Monthly rates.* The residential service rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly volume charge, as shown below, plus any special charges or adjustments.

Monthly customer charge. The monthly customer charge shall be determined by the size of the water meter serving each customer, as follows:

Meter Size	Eff. Aug. 1, 2025	Eff. Aug. 1, 2026
5/8-inch and smaller	\$17.64	\$19.39
1-inch	\$31.98	\$35.15
1½-inch	\$36.27	\$39.86
2-inch	\$43.96	\$48.31
3-inch	\$63.85	\$70.17
4-inch and greater	\$75.28	\$82.73

Monthly volume charge. The monthly volume charge for water usage per 1,000 gallons, or any part thereof, shall be:

Gallons of Water Usage	Eff. Aug. 1, 2025	Eff. Aug. 1, 2026
0—3,000	\$2.36	\$2.60
3,001—6,000	\$5.71	\$6.28
6,001—12,000	\$8.79	\$9.66
Excess of 12,000	\$13.46	\$14.80

- (5) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- The monthly customer charge plus the monthly volume charge, plus any special charges or adjustments; or
 - The amount specified in any contract between the customer and NBU.

(d) *Multi-unit permanent residential service rate.*

- (1) *Availability.* The multi-unit permanent residential service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The multi-unit permanent residential service rate is applicable for water service used solely for permanent residential multi-unit development, such as duplexes, triplexes, quadruplexes, apartment buildings, or an individual residence with separate apartment type unit(s) where each dwelling unit is not individually metered.
- (3) *Excluded uses.* The multi-unit permanent residential service rate shall not be applicable for service to individually metered residential dwellings.
- (4) *Monthly rates.* The multi-unit permanent residential service rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly volume charge plus the monthly unit charge, as shown below, plus any special charges or adjustments.

Monthly customer charge. The monthly customer charge shall be determined by the size of the water meter serving each customer, as follows:

Meter Size	Eff. Aug. 1, 2025	Eff. Aug. 1, 2026
5/8-inch and smaller	\$17.64	\$19.39
1-inch	\$31.98	\$35.15
1½-inch	\$36.27	\$39.86
2-inch	\$43.96	\$48.31
3-inch	\$63.85	\$70.17
4-inch and greater	\$75.28	\$82.73

Monthly volume charge. The monthly volume charge for water usage per 1,000 gallons, or any part thereof, shall be:

Number of Units	Gallons of Water Usage	Eff. Aug. 1, 2025	Eff. Aug. 1, 2026
2—4	0—8,000	\$4.95	\$5.44
	8,001—20,000	\$4.95	\$5.44
	Excess of 20,000	\$4.95	\$5.44
5—10	0—20,000	\$4.95	\$5.44
	20,001—40,000	\$4.95	\$5.44
	Excess of 40,000	\$4.95	\$5.44
11—25	0—40,000	\$4.95	\$5.44
	40,001—100,000	\$4.95	\$5.44
	Excess of 100,000	\$4.95	\$5.44
26—50	0—100,000	\$4.95	\$5.44
	100,001—200,000	\$4.95	\$5.44
	Excess of 200,000	\$4.95	\$5.44
51—75	0—200,000	\$4.95	\$5.44
	200,001—300,000	\$4.95	\$5.44
	Excess of 300,000	\$4.95	\$5.44

76—100	0— 300,000	\$4.95	\$5.44
	300,001— 400,000	\$4.95	\$5.44
	Excess of 400,000	\$4.95	\$5.44
100 +	0— 400,000	\$4.95	\$5.44
	400,001— 800,000	\$4.95	\$5.44
	Excess of 800,000	\$4.95	\$5.44

Monthly unit charge. When a customer with a master metered water service receives service at a duplex, triplex, quadruplex, apartment complex or individual residence with separate apartment type unit(s), each such separate and identifiable permanent residential area and each public bathroom, laundry area, or other area where water service exists shall be subject to a monthly unit charge for billing purposes. The monthly charge for each unit in excess of one unit shall be \$13.72 per month effective August 1, 2025, and \$15.07 per month effective August 1, 2026.

NBU will not undertake the apportionment of charges for such users of water among the occupants or tenants. Charges for multi-unit service will be assessed against the customer of record for such location.

- (5) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- The monthly customer charge plus the monthly volume charge, plus the monthly unit charge, plus any special charges or adjustments; or
 - The amount specified in any contract between the customer and NBU.
- (e) *Small general service rate.*
- (1) *Availability.* The small general service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
 - (2) *Applicability.* The small general service rate is applicable to water service for any customer whose volumetric usage is less than 100,000 gallons per month, which does not qualify for service under another rate schedule, and includes, but is not limited to nursing homes, schools, restaurants, cafes, bakeries, grocery stores, motels, hotels, banks, barbershops, beauty shops, child care and day care centers, churches, professional offices, feed and hardware stores, funeral homes, furniture stores, general offices, laundries, nurseries and garden centers, retail businesses, and warehouses and other similar nonresidential customers.
 - (3) *Monthly rates.* The small general service rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly volume charge plus the monthly unit charge, if applicable, as shown below, plus any special charges or adjustments.

Monthly customer charge. The monthly customer charge shall be determined by the size of the water meter serving each customer, as follows:

Meter Size	Eff. Aug. 1, 2025	Eff. Aug. 1, 2026
½-inch and smaller	\$24.18	\$26.57

1-inch	\$26.65	\$29.29
1½-inch	\$34.34	\$37.74
2-inch	\$43.96	\$48.31
3-inch	\$65.94	\$72.47
4-inch	\$100.01	\$109.91
6-inch	\$173.54	\$190.72
8-inch	\$203.32	\$223.44
10 inch and greater	\$247.28	\$271.76

Monthly volume charge. The monthly volume charge for water usage per 1,000 gallons, or any part thereof, shall be:

Gallons of Water Usage	Eff. Aug. 1, 2025	Eff. Aug. 1, 2026
0—5,000	\$4.12	\$4.53
5,001—35,000	\$6.32	\$6.94
35,001—75,000	\$8.79	\$9.66
Excess of 75,000	\$13.19	\$14.49

Monthly unit charge. When a customer receives service at a multi-unit facility, each separate and identifiable office, retail, wholesale or other type of working areas designed for occupancy by separate tenants or unrelated users shall be subject to a monthly unit charge for billing purposes. The monthly charge for each unit in excess of one unit shall be \$13.72 per month effective August 1, 2025, and \$15.07 per month effective August 1, 2026.

NBU will not undertake the apportionment of charges among the occupants or tenants. Charges for multi-unit service will be assessed against the customer of record for such location.

- (4) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- The monthly customer charge plus the monthly volume charge, plus the monthly unit charge, plus any special charges or adjustments, if applicable; or
 - The amount specified in any contract between the customer and NBU.
- (f) *Large general service rate.*
- (1) *Availability.* The large general service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
 - (2) *Applicability.* The large general service rate is applicable to customers with water consumption equal to or exceeding 100,000 gallons per month for at least six months of the immediately preceding 12-month billing period. The aggregate consumption of multiple meters shall not be used to determine eligibility for large general service. At least one non-irrigation meter must meet the stated consumption criteria to be eligible for large general service rates. The LGS rate shall not apply to Small General Service customers with one meter operating a multi-unit commercial property, regardless of usage volume.
 - (3) *Monthly rates.* The large general service rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge and the monthly volume charge, as shown below. When a customer is reclassified to the LGS rate from another rate schedule, the customer may not change to another rate classification within a 12-month period unless there is a substantial change in the character or conditions of service.

Monthly customer charge: \$439.60 effective August 1, 2025, and \$483.12 effective August 1, 2026. Each meter shall incur a monthly customer charge regardless of consumption.

Monthly volume charge: \$4.12 per 1,000 gallons effective August 1, 2025, and \$4.53 per 1,000 gallons effective August 1, 2026

- (4) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- The monthly customer charge plus the monthly volume charge, plus any special charges or adjustments; or
 - The amount specified in any contract between the customer and NBU.

(g) *Fire hydrant service rate.*

- (1) *Availability.* The fire hydrant service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The fire hydrant service rate is applicable to water service provided through a fire hydrant, whether metered or estimated. Any customer requesting service under this rate must make arrangements with NBU prior to the date service is required. A service charge of \$100.00 will be assessed to set and remove the fire hydrant meter.
- (3) *Monthly rates.* The fire hydrant service rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge and the monthly volume charge, as shown below.

Monthly customer charge: \$384.65 effective August 1, 2025, and \$422.73 effective August 1, 2026

Monthly volume charge: \$9.34 per 1,000 gallons effective August 1, 2025, and \$10.27 per 1,000 gallons effective August 1, 2026

- (4) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- The monthly customer charge plus the monthly volume charge, plus any special charges or adjustments; or
 - The amount specified in any contract between the customer and NBU.
- (5) *Deposit.* All customers using a fire hydrant meter shall furnish a deposit of \$300.00 or establish other means of credit acceptable to NBU.

(h) *Landscape/irrigation service rate.*

- (1) *Availability.* The landscape/irrigation service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The landscape/irrigation service rate is applicable to water service for a residential, small general service, and large general service rate classification customer who has a sprinkler or irrigation system on a separate water meter:
 - Dedicated exclusively to such purpose, and
 - Which is in addition to one or more other water meters serving the same location.
- (3) *Monthly rates.* The landscape/irrigation service rate will be calculated monthly and will be an amount equal to the sum of the monthly customer charge and the monthly volume charge, as shown below.

Monthly customer charge. The monthly customer charge shall be determined by the size of the water meter serving each customer, as follows:

Meter Size	Eff. Aug. 1, 2025	Eff. Aug. 1, 2026
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¾-inch and smaller	\$17.64	\$19.39
1-inch	\$31.98	\$35.15
1½-inch	\$36.27	\$39.86
2-inch	\$43.96	\$48.31
3-inch	\$63.85	\$70.17
4-inch and greater	\$75.28	\$82.73

Monthly volume charge. The monthly volume charge for water usage per 1,000 gallons, or any part thereof, shall be:

Gallons of Water Usage	Eff. Aug. 1, 2025	Eff. Aug. 1, 2026
0—6,000	\$8.52	\$9.36
6,001—20,000	\$9.89	\$10.87
Excess of 20,000	\$14.62	\$16.06

(4) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:

- a. The monthly customer charge plus the monthly volume charge, plus any special charges or adjustments; or
- b. The amount specified in any contract between the customer and NBU.

(i) *Tanker service rate.*

- (1) *Availability.* The tanker service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The tanker water service rate is applicable to water service provided at locations approved by NBU, whether metered or estimated. Under this rate, a customer may acquire and purchase water through the use of water tanker trucks or other mobile water transport containers. Any customer requesting service under this rate must make arrangements with NBU prior to the date service is required.
- (3) *Rates.* The rate for each tanker or other mobile water transport containers acquiring water at locations approved by NBU shall be the sum of the tanker charge and the volume charge, as shown below.

Tanker charge	Eff. Aug. 1, 2025	Eff. Aug. 1, 2026
Per month	\$384.65	\$422.73
Volume charge, per 1,000 gallons or any part thereof	\$9.34	\$10.27

(4) *Minimum charge.* The minimum charge for each tanker truck connection shall be the larger of the following:

- a. The tanker charge plus the volume charge, plus any special charges or adjustments; or
- b. The amount specified in any contract between the customer and NBU.

(j) *Wholesale water service.*

- (1) *Availability.* Wholesale water service is available under the rules, regulations, and policies, as set by contract and approved by the NBU board of trustees. Contracts for wholesale service will be approved

-
- only when water supplies are sufficient to satisfy the requirements of the contract without jeopardizing the water needs of the citizens of the city and customers of NBU.
- (2) *Applicability.* A wholesale service contract is applicable for water service to water systems created by the appropriate agency of the state as well as to other water systems and purveyors which resell water or water service.
- (3) *Rates.* The rate set by contract shall not be less than the marginal cost to serve that customer.
- (k) *Contractual water service.* NBU shall have the right to enter into contracts with customers for water service subject to prior approval of the NBU board of trustees. Such water service charges may be calculated on the basis of customer classification as set forth in this article or on cost of service, at the election of NBU; however, the water service charge shall never be less than cost of service.
- (l) *Experimental rate.*
- (1) *Applicability.* The experimental rate shall be applicable to any and all rate class groups at times chosen by NBU. The time period for which the experimental rate may apply shall not exceed one year. At any time, the number of customers affected by the experimental rate shall not exceed one percent of the total number of customers served by NBU.
- (2) *Purpose.* The purpose of the experimental rate is to aid in design of new rates. NBU shall have the authority to initiate or discontinue the experimental rate at NBU's sole discretion.
- (3) *Selection.* The methods and criteria for selection of rate class groups to be used for the experimental rate shall be chosen and defined by NBU. Participation in the experimental rate by customers shall be on a voluntary basis.
- (m) *Residential and landscape irrigation drought surcharges.*
- (1) If stage III water use reduction measures are in effect, NBU will implement a \$1.00 per 1,000 gallon surcharge for residential usage greater than 15,000 gallons and for irrigation usage greater than 7,500 gallons per month.
- (2) If stage IV water use reduction measures are in effect, NBU will implement a \$2.00 per 1,000 gallon surcharge for residential usage greater than 15,000 gallons and for irrigation usage greater than 7,500 gallons per month.
- (n) NBU is directed to provide updates to city council and the NBU board on NBU's financial status. City council retains the power to consider a review of NBU's rates at any time.
- (Ord. No. 2002-29, § 1(Att. A), 7-22-02; Ord. No. 2002-48, §§ I, II, 12-9-02; Ord. No. 2007-78, § 2, 10-22-07; Ord. No. 2014-16, § I(Exh. A), 2-24-14; Ord. No. 2015-62, § I(Exh. A), 11-9-15; Ord. No. 2018-78, § 2, 11-26-18; Ord. No. 2019-72, § 2, 10-28-19; Ord. No. 2020-63, § 3, 10-26-20; Ord. No. 2023-27, § 3(Exh. A), 4-10-23; Ord. No. 2025-____, § ____ (Exh. A), ____-____-25)

Sec. 130-167. Water rates.

- (a) *Service rate classifications.* All water service supplied shall be designated by the following classifications with descriptions, rates and conditions of sale as indicated further in this section:

Residential service.

Multi-unit permanent residential water service.

Small general service.

Large general service.

Fire hydrant service.

Landscaping/irrigation service.

Tanker service.

Wholesale service.

Contractual water service.

Experimental service.

- (b) *Determination of classification.* Upon application for service, NBU shall make the initial determination of the customer's service rate classification. The classification is subject to change in accordance with the provisions of this article.

Rate schedule administration and assignment. Upon request for water service from a prospective customer, NBU shall assign the appropriate rate classification for water service to the applicant requesting service. This assignment may be based upon information provided by the applicant, or other information available at the time the assignment is made.

If an existing customer receiving service changes the nature or character of water service requirements, then NBU shall, upon review of the information available pertaining to the revised water service requirement, reassign the customer to the appropriate rate schedule.

If a prospective or existing customer is eligible to receive water service under more than one of NBU's rate schedules, or if the rates charged are unduly burdensome as a result of the customer's technical qualification for a specific rate schedule, then NBU shall assign the most appropriate rate schedule for water service after consideration of the various service requirements, the potential impact on the NBU system, the potential relative costs of serving the customer, and other available pertinent information.

If a customer requests an adjustment to the billing items due to an unusual occurrence or due to unusual or special circumstances, then NBU may, upon review of the information available pertaining to the customer's request and after consideration of the potential impact on NBU, adjust the billing items.

- (c) *Residential service rate.*

- (1) *Availability.* The residential service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The residential service rate is applicable for water service used solely for residential purposes and related activities consisting of service to single-family dwellings, or permanent residential multifamily dwellings where each dwelling unit is individually metered.
- (3) *Excluded uses.* The residential service rate shall not be applicable for service to a residence also used for commercial purposes, including, but not limited to, boardinghouses, motels, hotels, nursing homes, barbershops, beauty shops, general contractors storing equipment or building materials on the

property, child care centers, retail businesses, restaurants, technical repair services, professional services offered to the public on the premises, and other similar commercial or nonresidential activities.

- (4) *Monthly rates.* The residential service rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly volume charge, as shown below, plus any special charges or adjustments.

Monthly customer charge. The monthly customer charge shall be determined by the size of the water meter serving each customer, as follows:

Meter Size	Eff. Aug. 1, 2023 2025	Eff. Aug. 1, 2024 2026
5/8-inch and smaller	\$15.98 17.64	\$16.05 19.39
1-inch	\$28.00 31.98	\$29.10 35.15
1½-inch	\$32.00 36.27	\$33.00 39.86
2-inch	\$40.00 43.96	\$40.00 48.31
3-inch	\$57.50 63.85	\$58.10 70.17
4-inch and greater	\$68.00 75.28	\$68.50 82.73

Monthly volume charge. The monthly volume charge for water usage per 1,000 gallons, or any part thereof, shall be:

Gallons of Water Usage	Eff. Aug. 1, 2023 2025	Eff. Aug. 1, 2024 2026
0—3,000	\$ 1.95 \$2.36	\$ 2.15 60
3,001—6,000	\$ 4.90 \$5.71	\$ 5.20 \$6.28
6,001—12,000	\$ 7.65 \$8.79	\$ 8.00 \$9.66
Excess of 12,000	\$11.50 13.46	\$12.25 14.80

- (5) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- The monthly customer charge plus the monthly volume charge, plus any special charges or adjustments; or
 - The amount specified in any contract between the customer and NBU.
- (d) *Multi-unit permanent residential service rate.*
- Availability.* The multi-unit permanent residential service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
 - Applicability.* The multi-unit permanent residential service rate is applicable for water service used solely for permanent residential multi-unit development, such as duplexes, triplexes, quadruplexes, apartment buildings, or an individual residence with separate apartment type unit(s) where each dwelling unit is not individually metered.
 - Excluded uses.* The multi-unit permanent residential service rate shall not be applicable for service to individually metered residential dwellings.
 - Monthly rates.* The multi-unit permanent residential service rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge

plus the monthly volume charge plus the monthly unit charge, as shown below, plus any special charges or adjustments.

Monthly customer charge. The monthly customer charge shall be determined by the size of the water meter serving each customer, as follows:

Meter Size	Eff. Aug. 1, 2023 2025	Eff. Aug. 1, 2024 2026
¾-inch and smaller	\$15.98 17.64	\$16.05 19.39
1-inch	\$28.00 31.98	\$29.10 35.15
1½-inch	\$32.00 36.27	\$33.00 39.86
2-inch	\$40.00 43.96	\$40.00 48.31
3-inch	\$57.50 63.85	\$58.10 70.17
4-inch and greater	\$68.00 75.28	\$68.50 82.73

Monthly volume charge. The monthly volume charge for water usage per 1,000 gallons, or any part thereof, shall be:

Number of Units	Gallons of Water Usage	Eff. Aug. 1, 2023 2025	Eff. Aug. 1, 2024 2026
2—4	0—8,000	\$3.55 4.95	\$4.50 5.44
	8,001—20,000	\$3.55 4.95	\$4.50 5.44
	Excess of 20,000	\$3.55 4.95	\$4.50 5.44
5—10	0—20,000	\$3.55 4.95	\$4.50 5.44
	20,001—40,000	\$3.55 4.95	\$4.50 5.44
	Excess of 40,000	\$3.55 4.95	\$4.50 5.44
11—25	0—40,000	\$3.55 4.95	\$4.50 5.44
	40,001—100,000	\$3.55 4.95	\$4.50 5.44
	Excess of 100,000	\$3.55 4.95	\$4.50 5.44
26—50	0—100,000	\$3.55 4.95	\$4.50 5.44
	100,001—200,000	\$3.55 4.95	\$4.50 5.44
	Excess of 200,000	\$3.55 4.95	\$4.50 5.44
51—75	0—200,000	\$3.55 4.95	\$4.50 5.44

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(Supp. No. 35, Update 2)

	200,001— 300,000	\$3.55 <u>4.95</u>	\$4.50 <u>5.44</u>
	Excess of 300,000	\$3.55 <u>4.95</u>	\$4.50 <u>5.44</u>
76—100	0— 300,000	\$3.55 <u>4.95</u>	\$4.50 <u>5.44</u>
	300,001— 400,000	\$3.55 <u>4.95</u>	\$4.50 <u>5.44</u>
	Excess of 400,000	\$3.55 <u>4.95</u>	\$4.50 <u>5.44</u>
100 +	0— 400,000	\$3.55 <u>4.95</u>	\$4.50 <u>5.44</u>
	400,001— 800,000	\$3.55 <u>4.95</u>	\$4.50 <u>5.44</u>
	Excess of 800,000	\$3.55 <u>4.95</u>	\$4.50 <u>5.44</u>

Monthly unit charge. When a customer with a master metered water service receives service at a duplex, triplex, quadruplex, apartment complex or individual residence with separate apartment type unit(s), each such separate and identifiable permanent residential area and each public bathroom, laundry area, or other area where water service exists shall be subject to a monthly unit charge for billing purposes. The monthly charge for each unit in excess of one unit shall be ~~\$12.48~~ 13.72 per month effective August 1, ~~2023~~ 2025, and ~~\$12.48~~ 15.07 per month effective August 1, ~~2024~~ 2026.

NBU will not undertake the apportionment of charges for such users of water among the occupants or tenants. Charges for multi-unit service will be assessed against the customer of record for such location.

(5) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:

- a. The monthly customer charge plus the monthly volume charge, plus the monthly unit charge, plus any special charges or adjustments; or
- b. The amount specified in any contract between the customer and NBU.

(e) *Small general service rate.*

- (1) *Availability.* The small general service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The small general service rate is applicable to water service for any customer whose volumetric usage is less than 100,000 gallons per month, which does not qualify for service under another rate schedule, and includes, but is not limited to nursing homes, schools, restaurants, cafes, bakeries, grocery stores, motels, hotels, banks, barbershops, beauty shops, child care and day care centers, churches, professional offices, feed and hardware stores, funeral homes, furniture stores, general offices, laundries, nurseries and garden centers, retail businesses, and warehouses and other similar nonresidential customers.
- (3) *Monthly rates.* The small general service rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly volume charge plus the monthly unit charge, if applicable, as shown below, plus any special charges or adjustments.

Monthly customer charge. The monthly customer charge shall be determined by the size of the water meter serving each customer, as follows:

Meter Size	Eff. Aug. 1, 2023 2025	Eff. Aug. 1, 2024 2026
½-inch and smaller	\$ 21.50 <u>\$24.18</u>	\$ 22.00 <u>\$26.57</u>
1-inch	\$ 23.50 <u>\$26.65</u>	\$ 24.25 <u>\$29.29</u>
1½-inch	\$ 30.50 <u>\$34.34</u>	\$ 31.25 <u>\$37.74</u>
2-inch	\$ 39.00 <u>\$43.96</u>	\$ 40.00 <u>\$48.31</u>
3-inch	\$ 58.50 <u>\$65.94</u>	\$ 60.00 <u>\$72.47</u>
4-inch	\$ 87.00 <u>\$100.01</u>	\$ 109.91 <u>00</u>
6-inch	\$ 153.00 <u>173.54</u>	\$ 157.91 <u>190.72</u>
8-inch	\$ 175.00 <u>203.32</u>	\$ 185.00 <u>223.44</u>
10 inch and greater	\$ 200.00 <u>247.28</u>	\$ 225.00 <u>271.76</u>

Monthly volume charge. The monthly volume charge for water usage per 1,000 gallons, or any part thereof, shall be:

Gallons of Water Usage	Eff. Aug. 1, 2023 2025	Eff. Aug. 1, 2024 2026
0—5,000	\$ 3.75 <u>4.12</u>	\$ 3.75 <u>\$4.53</u>
5,001—35,000	\$ 5.00 <u>6.32</u>	\$ 5.75 <u>\$6.94</u>
35,001—75,000	\$ 6.75 <u>8.79</u>	\$ 8.00 <u>\$9.66</u>
Excess of 75,000	\$ 8.00 <u>13.19</u>	\$ 12.00 <u>14.49</u>

Monthly unit charge. When a customer receives service at a multi-unit facility, each separate and identifiable office, retail, wholesale or other type of working areas designed for occupancy by separate tenants or unrelated users shall be subject to a monthly unit charge for billing purposes. The monthly charge for each unit in excess of one unit shall be \$ ~~12.48~~ 13.72 per month effective August 1, ~~2023~~2025, and \$ ~~12.48~~ 15.07 per month effective August 1, ~~2024~~2026.

NBU will not undertake the apportionment of charges among the occupants or tenants. Charges for multi-unit service will be assessed against the customer of record for such location.

- (4) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- The monthly customer charge plus the monthly volume charge, plus the monthly unit charge, plus any special charges or adjustments, if applicable; or
 - The amount specified in any contract between the customer and NBU.
- (f) *Large general service rate.*
- (1) *Availability.* The large general service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
 - (2) *Applicability.* The large general service rate is applicable to customers with water consumption equal to or exceeding 100,000 gallons per month for at least six months of the immediately preceding 12-month billing period. The aggregate consumption of multiple meters shall not be used to determine eligibility for large general service. At least one non-irrigation meter must meet the stated consumption criteria

to be eligible for large general service rates. The LGS rate shall not apply to Small General Service customers with one meter operating a multi-unit commercial property, regardless of usage volume.

- (3) *Monthly rates.* The large general service rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge and the monthly volume charge, as shown below. When a customer is reclassified to the LGS rate from another rate schedule, the customer may not change to another rate classification within a 12-month period unless there is a substantial change in the character or conditions of service.

Monthly customer charge: ~~\$350.00~~439.60 effective August 1, ~~2023~~2025, and ~~\$400.00~~483.12 effective August 1, ~~2024~~2026. Each meter shall incur a monthly customer charge regardless of consumption.

Monthly volume charge: ~~\$3.25~~4.12 per 1,000 gallons effective August 1, ~~2023~~2025, and ~~\$3.75~~4.53 per 1,000 gallons effective August 1, ~~2024~~2026

- (4) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- The monthly customer charge plus the monthly volume charge, plus any special charges or adjustments; or
 - The amount specified in any contract between the customer and NBU.

(g) *Fire hydrant service rate.*

- (1) *Availability.* The fire hydrant service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The fire hydrant service rate is applicable to water service provided through a fire hydrant, whether metered or estimated. Any customer requesting service under this rate must make arrangements with NBU prior to the date service is required. A service charge of \$100.00 will be assessed to set and remove the fire hydrant meter.
- (3) *Monthly rates.* The fire hydrant service rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge and the monthly volume charge, as shown below.

Monthly customer charge: ~~\$300.00~~384.65 effective August 1, ~~2023~~2025, and ~~\$350.00~~422.73 effective August 1, ~~2024~~2026

Monthly volume charge: ~~\$7.99~~9.34 per 1,000 gallons effective August 1, ~~2023~~2025, and ~~\$8.50~~10.27 per 1,000 gallons effective August 1, ~~2024~~2026

- (4) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- The monthly customer charge plus the monthly volume charge, plus any special charges or adjustments; or
 - The amount specified in any contract between the customer and NBU.

- (5) *Deposit.* All customers using a fire hydrant meter shall furnish a deposit of \$300.00 or establish other means of credit acceptable to NBU.

(h) *Landscape/irrigation service rate.*

- (1) *Availability.* The landscape/irrigation service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The landscape/irrigation service rate is applicable to water service for a residential, small general service, and large general service rate classification customer who has a sprinkler or irrigation system on a separate water meter:

- a. Dedicated exclusively to such purpose, and
 - b. Which is in addition to one or more other water meters serving the same location.
- (3) *Monthly rates.* The landscape/irrigation service rate will be calculated monthly and will be an amount equal to the sum of the monthly customer charge and the monthly volume charge, as shown below.

Monthly customer charge. The monthly customer charge shall be determined by the size of the water meter serving each customer, as follows:

Meter Size	Eff. Aug. 1, 2023 2025	Eff. Aug. 1, 2024 2026
5/8-inch and smaller	\$15.98 17.64	\$16.05 19.39
1-inch	\$28.00 31.98	\$29.10 35.15
1½-inch	\$32.00 36.27	\$33.00 39.86
2-inch	\$40.00 43.96	\$40.00 48.31
3-inch	\$57.50 63.85	\$58.10 70.17
4-inch and greater	\$68.00 75.28	\$68.50 82.73

Monthly volume charge. The monthly volume charge for water usage per 1,000 gallons, or any part thereof, shall be:

Gallons of Water Usage	Eff. Aug. 1, 2023 2025	Eff. Aug. 1, 2024 2026
0—6,000	\$ 6.50 \$8.52	\$ 7.75 \$9.36
6,001—20,000	\$ 7.75 \$9.89	\$ 9.00 \$10.87
Excess of 20,000	\$10.35 14.62	\$13.30 16.06

- (4) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- a. The monthly customer charge plus the monthly volume charge, plus any special charges or adjustments; or
 - b. The amount specified in any contract between the customer and NBU.
- (i) *Tanker service rate.*
- (1) *Availability.* The tanker service rate is available under the rules, regulations, policies, and at the rates set forth in this section.
 - (2) *Applicability.* The tanker water service rate is applicable to water service provided at locations approved by NBU, whether metered or estimated. Under this rate, a customer may acquire and purchase water through the use of water tanker trucks or other mobile water transport containers. Any customer requesting service under this rate must make arrangements with NBU prior to the date service is required.
 - (3) *Rates.* The rate for each tanker or other mobile water transport containers acquiring water at locations approved by NBU shall be the sum of the tanker charge and the volume charge, as shown below.

Tanker charge	Eff. Aug. 1, 2023 2025	Eff. Aug. 1, 2024 2026
Per month	\$300.00 384.65	\$350.00 422.73

Volume charge, per 1,000 gallons or any part thereof	\$ 7.90 <u>\$9.34</u>	\$ 8.50 <u>\$10.27</u>
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- (4) *Minimum charge.* The minimum charge for each tanker truck connection shall be the larger of the following:
- The tanker charge plus the volume charge, plus any special charges or adjustments; or
 - The amount specified in any contract between the customer and NBU.
- (j) *Wholesale water service.*
- Availability.* Wholesale water service is available under the rules, regulations, and policies, as set by contract and approved by the NBU board of trustees. Contracts for wholesale service will be approved only when water supplies are sufficient to satisfy the requirements of the contract without jeopardizing the water needs of the citizens of the city and customers of NBU.
 - Applicability.* A wholesale service contract is applicable for water service to water systems created by the appropriate agency of the state as well as to other water systems and purveyors which resell water or water service.
 - Rates.* The rate set by contract shall not be less than the marginal cost to serve that customer.
- (k) *Contractual water service.* NBU shall have the right to enter into contracts with customers for water service subject to prior approval of the NBU board of trustees. Such water service charges may be calculated on the basis of customer classification as set forth in this article or on cost of service, at the election of NBU; however, the water service charge shall never be less than cost of service.
- (l) *Experimental rate.*
- Applicability.* The experimental rate shall be applicable to any and all rate class groups at times chosen by NBU. The time period for which the experimental rate may apply shall not exceed one year. At any time, the number of customers affected by the experimental rate shall not exceed one percent of the total number of customers served by NBU.
 - Purpose.* The purpose of the experimental rate is to aid in design of new rates. NBU shall have the authority to initiate or discontinue the experimental rate at NBU's sole discretion.
 - Selection.* The methods and criteria for selection of rate class groups to be used for the experimental rate shall be chosen and defined by NBU. Participation in the experimental rate by customers shall be on a voluntary basis.
- (m) *Residential and landscape irrigation drought surcharges.*
- If stage III water use reduction measures are in effect, NBU will implement a \$1.00 per 1,000 gallon surcharge for residential usage greater than 15,000 gallons and for irrigation usage greater than 7,500 gallons per month.
 - If stage IV water use reduction measures are in effect, NBU will implement a \$2.00 per 1,000 gallon surcharge for residential usage greater than 15,000 gallons and for irrigation usage greater than 7,500 gallons per month.
- (n) NBU is directed to provide updates to city council and the NBU board on NBU's financial status. City council retains the power to consider a review of NBU's rates at any time.

(Ord. No. 2002-29, § 1(Att. A), 7-22-02; Ord. No. 2002-48, §§ I, II, 12-9-02; Ord. No. 2007-78, § 2, 10-22-07; Ord. No. 2014-16, § I(Exh. A), 2-24-14; Ord. No. 2015-62, § I(Exh. A), 11-9-15; Ord. No. 2018-78, § 2, 11-26-18; Ord. No.

2019-72, § 2, 10-28-19; Ord. No. 2020-63, § 3, 10-26-20; Ord. No. 2023-27, § 3(Exh. A), 4-10-23; Ord. No. 2025-
§ (Exh. A), - -25)

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R-2025-197

A RESOLUTION BY THE BOARD OF TRUSTEES OF NEW BRAUNFELS UTILITIES APPROVING PROPOSED AMENDMENTS TO CHAPTER 130, ARTICLE IV, SECTION 130-167 OF THE CODE OF ORDINANCES OF THE CITY OF NEW BRAUNFELS (I) ADJUSTING WATER RATES AND CHARGES FOR FISCAL YEAR 2026; (II) PROVIDING FOR ADJUSTMENTS OF WATER RATES AND CHARGES FOR FISCAL YEAR 2027; (III) RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND (IV) AUTHORIZING PRESENTATION OF SAME TO THE CITY COUNCIL OF NEW BRAUNFELS FOR ITS CONSIDERATION AND PASSAGE

WHEREAS, the City Council of the City of New Braunfels (the “City Council”) has established an ordinance containing the rules, regulations, and policies and rate provisions affecting the New Braunfels Utilities water system and its furnishing of services, fixing rates, deposits and providing for collection procedures and for the operations of said system, and said ordinances have been codified in Chapter 130, Article IV, Code of Ordinances of the City;

WHEREAS, the Board of Trustees of New Braunfels Utilities is of the opinion that it is now necessary and advisable that Chapter 130, Article IV, Section 130-167 of the Code of Ordinances relating to water rates and charges be amended for fiscal year 2026 and fiscal year 2027; and

WHEREAS, the Board of Trustees has reviewed the proposed amendments and is of the opinion that the same should be approved and submitted to the City Council for its consideration and passage.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF NEW BRAUNFELS UTILITIES THAT:

SECTION 1. The Board of Trustees hereby approves the proposed amendments to Chapter 130, Article IV, Section 130-167 of the Code of Ordinances of the City of New Braunfels relating to water rates as set forth in attached Exhibit A to, among other things, (i) adjust water rates and charges beginning August 1, 2025, as specified therein; (ii) adjust water rates and charges in effect on July 31, 2026, beginning August 1, 2026, as specified therein, excluding those covered by contract, with no further action by the City Council of New Braunfels, Texas or by New Braunfels Utilities; and (iii) clarify certain provisions as specified therein.

SECTION 2. The Board of Trustees hereby recommends approval of such amendments to the City Council and authorizes and directs the Chief Executive Officer of New Braunfels Utilities to present the proposed ordinance amendments in ordinance form to the City Council for its consideration and passage as provided by law.

SECTION 3. The recitals contained in the preamble hereof are found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board of Trustees.

SECTION 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.


SECTION 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 6. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board of Trustees hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 7. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.


SECTION 8. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, AND ADOPTED, this the 29th day of May, 2025.



Wayne Peters
President, Board of Trustees
New Braunfels Utilities

ATTEST:



Ryan Kelso
Secretary to the Board
New Braunfels Utilities

Exhibit A

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING CHAPTER 130, ARTICLE IV, SECTION 130-167, CODE OF ORDINANCES OF THE CITY OF NEW BRAUNFELS, TEXAS ADJUSTING WATER RATES AND CHARGES FOR FISCAL YEAR 2026; PROVIDING FOR ADJUSTMENTS OF WATER RATES AND CHARGES FOR FISCAL YEAR 2027; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of New Braunfels, Texas (the “City”), owns and operates by and through New Braunfels Utilities its own water system in accordance with the laws of the State of Texas and the charter of said City; and

WHEREAS, the Council of the City of New Braunfels has heretofore established an ordinance providing for assessment and collection of water rates and said ordinance has been codified as Chapter 130, Article IV, Code of Ordinances of the City; and

WHEREAS, Section 130-167 of the Code of Ordinances of the City requires an update when rates are changed; and

WHEREAS, the New Braunfels Utilities Board of Trustees recommended new water rates and charges for fiscal year 2026 and fiscal year 2027 at a meeting held on May 29, 2025; and

WHEREAS, in order to change the water rates, it is now necessary and advisable that Section 130-167, Article IV, Code of Ordinances, as heretofore established by ordinance, be amended; and

WHEREAS, the City Council of the City retains the power to consider an additional adjustment of NBU’s rates at any time.

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

SECTION 1.

THAT, the findings and recitations set out in the preamble to this ordinance are found to be true and correct and they are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

THAT, Section 130-167, Chapter 130, Article IV, New Braunfels Code of Ordinances, as heretofore established by ordinance, be and hereby is amended to, among other things, (i) adjust water rates and charges beginning August 1, 2025; (ii) adjust water rates and charges in effect on July 31, 2026, beginning August 1, 2026, excluding those covered by contract, with no further action by the City Council of New Braunfels, Texas or by New Braunfels Utilities; and (iii) clarify certain provisions therein.

SECTION 3.

THAT, Section 130-167, Chapter 130, Article IV, New Braunfels Code of Ordinances, as heretofore established by ordinance, be and hereby is amended as set forth in attached Exhibit A with deleted language signified by strikethrough font and new language signified by underlined font.

SECTION 4.

THAT, this ordinance shall be and is hereby declared to be cumulative to all other ordinances of the City of New Braunfels relating to water rates, and same shall not operate to repeal or affect any such ordinance or ordinances except insofar as the provisions of such ordinance or ordinances are inconsistent or in conflict with the provisions of this ordinance, in which instance or instances those provisions shall be and they are hereby repealed.

SECTION 5.

THAT, if any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 6.

THAT, this ordinance shall be effective on August 1, 2025.

SECTION 7.

PASSED AND APPROVED: First Reading this 16th day of June, 2025.

PASSED AND APPROVED: Second Reading this 23rd day of June, 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA ACEVEDO, City Attorney

EXHIBIT A

6/23/2025

Agenda Item No. G)

PRESENTER:

Ryan Kelso, New Braunfels Utilities Chief Executive Officer

SUBJECT:

Discuss and consider the second and final reading of an Ordinance Amending Chapter 130, Article V, Section 130-257, Code of Ordinances of the City of New Braunfels, Texas Adjusting Sewer Rates and Charges for Fiscal Year 2026; Providing for Adjustments of Sewer Rates and Charges for Fiscal Year 2027; Resolving Other Matters Incident and Related Thereto; Repealing All Other Ordinances and Parts of Ordinances in Conflict Herewith; Containing a Savings Clause; and Providing an Effective Date.

DEPARTMENT: NBU**COUNCIL DISTRICTS IMPACTED:** All districts**BACKGROUND INFORMATION:**

NBU staff is proposing sewer rate changes designed to fund its Fiscal Year 2026 and Fiscal Year 2027 budget. NBU retained Raftelis Financial Consultants, Inc. to conduct a water, wastewater, and electric rate study and to validate forecasted revenue requirements. The revenue requirements identified are driven primarily from the need to build and maintain infrastructure to meet regulatory requirements. Based on the rate study results, NBU recommends an average system revenue increase of 7.7% for FY 2026 and 7.7% for FY 2027.

On August 31, 2023, the NBU Board approved Resolution #2023-176 establishing the Community Advisory Panel (CAP). On October 26, 2023, the Board approved the CAP Bylaws and appointed (13) CAP members. The CAP was tasked with reviewing and providing feedback on certain NBU projects, including a Fiscal Year 2026-2027 Rate Study. The CAP held four (4) public meetings related to the Fiscal Year 2026-2027 Rate Study. During those meetings, the CAP discussed topics including (i) Identify Financial and Pricing Objectives; (ii) Identify Revenue Requirements and Growth Projections; (iii) Develop Rate Projections and Possible Rate Design Changes; and (iv) Assess Effectiveness in Addressing Financial and Pricing Objectives.

On May 29, 2025, the NBU Board of Trustees recommended changes to Chapter 130, Article V, Section 130-257 relating to sewer rates and charges.

The presentation, updated ordinance, and board resolution are attached. The second reading of the proposed ordinance is scheduled for June 23, 2025, and, if approved, the proposed rates become effective on August 1, 2025.

PROPOSED CODE OF ORDINANCE CHANGES

NBU staff has included in the City Council backup materials a redline version of City of New Braunfels Code of Ordinances Chapter 130-257 - Sewer rates.

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

☐ Economic Mobility ☐ Enhanced Connectivity ☐ Community Identity
☐ Organizational Excellence ☒ Community Well-Being ☐ N/A
[Enter Objectives/Performance Measures Supported]

FISCAL IMPACT:

N/A

RECOMMENDATION:

The New Braunfels Utilities Board of Trustees adopted a resolution on May 29, 2025, recommending the proposed amendments to the sewer rate Ordinance. NBU Staff recommends approval of the ordinance.

Sec. 130-257. Sewer rates.

- (a) *Service rate classifications.* All sewage treatment services supplied shall be designated by the following classifications with descriptions, rates, and conditions of service as indicated further in this section:

Residential service 1 (with water service)

Residential service 2 (without water service)

General service 1 (with water service)

General service 2 (without water service)

Contractual service

Experimental service

- (b) *Rate schedule administration and assignment.* Upon request for sewer service from a prospective customer, NBU shall assign the appropriate rate classification for sewer service to the applicant requesting service. This assignment may be based upon information provided by the applicant, or other information available at the time the assignment is made.

If a customer receiving service changes the nature or character of sewer service requirements, then NBU shall, upon review of the information available pertaining to the revised sewer service requirement, reassign the customer to the appropriate rate schedule.

If a prospective or existing customer is eligible to receive sewer service under more than one of the NBU rate schedules, or if the rates charged are unduly burdensome as a result of the customer's technical qualification for a specific rate schedule, then NBU shall assign the most appropriate rate schedule for sewer service after consideration of the various service requirements, potential impact on NBU facilities, the potential relative costs of serving the customer, and other available pertinent information.

If a customer requests an adjustment to the billing units due to an unusual occurrence or due to unusual or special circumstances, then NBU may, upon review of the information available pertaining to the customer's request and after consideration of the potential impact on NBU, adjust the billing units.

- (c) *Residential service 1 rate, with water service provided by NBU.*

- (1) *Availability.* The residential service 1 rate is available in the sewer service area of NBU under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The residential service 1 rate is applicable to sewer service used solely for residential purposes and related activities consisting of service to single-family dwellings or permanent residential multifamily dwellings with not more than four separate and identifiable permanent residential dwelling areas, such as duplexes, triplexes, or quadruplexes, and where water service is provided by NBU to all units through one water meter.
- (3) *Excluded uses.* The residential service 1 rate shall not be applicable to service to a residence also used for commercial purposes, including, but not limited to, boardinghouses, motels, hotels, nursing homes, apartment complexes with more than four separate and identifiable residential dwelling areas, barbershops, beauty shops, general contractors storing equipment or building materials on the property, child care centers, retail businesses, restaurants, technical repair services, professional services offered to the public on the premises, and other similar commercial or nonresidential activities.
- (4) *Monthly rates.* The residential service 1 rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly volume charge plus the monthly unit charge, if applicable, as shown below:

Monthly customer charge. The monthly customer charge shall be \$36.19 effective August 1, 2025, and \$38.97 effective August 1, 2026.

Monthly volume charge. The monthly volume charge shall be \$8.51 effective August 1, 2025, and \$9.16 effective August 1, 2026, per 1,000 gallons, or any part thereof, of average water consumption calculated on a monthly basis as specified under determination of sewer volume billing units.

Monthly unit charge. The monthly unit charge shall be applicable when a customer with a master metered water service receives service at a duplex, triplex, quadruplex, or an individual residence with separate apartment type unit, each such separate and identifiable permanent residential dwelling area shall be subject to a monthly unit charge for billing purposes. The monthly charge for each unit in excess of one unit shall be \$17.63 per month effective August 1, 2025, and \$18.99 per month effective August 1, 2026.

NBU will not undertake the apportionment of charges among the occupants residing in multi-unit residential structures. Charges for multi-unit service will be assessed against the customer of record for such location.

- (5) *Determination of sewer volume billing units.* Sewer volume billing units shall be calculated each month for each residential service 1 rate customer by averaging that customer's water consumption for the lowest three months during the preceding 12-month period. Only one month of metered water consumption of less than 100 gallons will be included in the calculation as long as the customer has two or more months of metered water consumption of more than 100 gallons. If the customer has less than two months of metered water consumption of 100 gallons or more, zero consumption months are not restricted from use in the calculation. This calculated three-month average water consumption will be billed each month using the rate specified under monthly volume charge in the preceding paragraph.

Residential service 1 rate customers who have a water usage history less than 12 months shall be billed at the lesser of the system calculated average consumption for similar residential service 1 rate customers or the current billing month's water consumption until the customer has established a water usage history of 12 months.

- (6) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- The monthly customer charge plus the monthly volume charge plus the monthly unit charge, if applicable; or
 - The amount specified in any contract between the customer and NBU.
- (7) *Maximum monthly charge.* The maximum charge for a single unit residential structure shall be \$194.44 per month effective August 1, 2025, and \$209.41 per month effective August 1, 2026. A maximum charge is not applicable to any multi-unit residential service 1 customer.
- (8) *Proration of bills.* Single unit residential service 1 rate customers who receive less than a full month of sewer service will have their total bill prorated based on the number of days for which service is received by the customer, divided by the number of days in the current calendar month. Days of service received will be calculated based on the date of initial service or cutoff of service by NBU and will not be prorated for partial days. Proration of bills will not be applicable to any multi-unit residential customer.

- (d) *Residential service 2 rate, with water service not provided by NBU.*

- (1) *Availability.* The residential service 2 rate is available in the sewer service area of NBU under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The residential service 2 rate is applicable to sewer service used solely for residential purposes and related activities consisting of service to single-family dwellings or permanent residential

multifamily dwellings with not more than four separate and identifiable permanent residential dwelling areas, such as duplexes, triplexes or quadruplexes, where water service is not provided by NBU.

- (3) *Excluded uses.* The residential service 2 rate shall not be applicable to service to a residence also used for commercial purposes, including, but not limited to, boardinghouses, motels, hotels, nursing homes, apartment complexes with more than four separate and identifiable residential dwelling units, barbershops, beauty shops, general contractors storing equipment or building materials on the property, child care centers, retail businesses, restaurants, technical repair services, professional services offered to the public on the premises, and other similar commercial or nonresidential activities.

- (4) *Monthly rates.* The residential service 2 rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly unit charge, if applicable, as shown below:

Monthly customer charge. The monthly customer charge shall be \$103.03 effective August 1, 2025, and \$110.96 effective August 1, 2026, plus the monthly unit charge if applicable. Triplexes and quadruplexes will be billed for two monthly customer charges.

Monthly unit charge. When a customer with a master metered water service receives service at a duplex, triplex, quadruplex, or an individual residence with separate apartment type units, each such separate and identifiable permanent residential dwelling area shall be subject to a monthly unit charge for billing purposes. The monthly charge for each unit in excess of one unit shall be \$17.63 per month effective August 1, 2025, and \$18.99 per month effective August 1, 2026.

NBU will not undertake the apportionment of charges residing in multi-unit residential structures among the occupants. Charges for multi-unit service will be assessed against the customer of record for such location.

- (5) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- The monthly customer charge plus the monthly unit charge, if applicable; or
 - The amount specified in any contract between the customer and NBU.

(e) *General service 1 rate, with water service provided by NBU.*

- (1) *Availability.* The general service 1 rate is available in the sewer service area of NBU under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The general service 1 rate is applicable to sewer service for any customer which does not qualify for the residential service rate, and where water service is provided by NBU.
- (3) *Monthly rates.* The general service 1 rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly volume charge plus the monthly unit charge, if applicable, as shown below.

Monthly customer charge. The monthly customer charge shall be determined by the size of the water meter serving each customer, as follows:

Meter Size	Customer Charge Eff. Aug. 1, 2025	Customer Charge Eff. Aug. 1, 2026
¾-inch and smaller	\$ 42.13	\$ 45.38
1-inch	\$ 45.72	\$ 49.24
1½-inch	\$ 63.77	\$ 68.68
2-inch	\$ 81.11	\$ 87.35
3-inch	\$125.17	\$134.81
4-inch	\$180.29	\$194.17

6-inch	\$324.93	\$349.95
10-inch and greater	\$560.75	\$603.93

Monthly volume charge. The monthly volume charge shall be based upon actual water consumption measured in 1,000-gallon increments or any part thereof, as follows:

Gallons of Water Usage	\$ per 1,000 gallons Eff. Aug. 1, 2025	\$ per 1,000 gallons Eff. Aug. 1, 2026
0—7,000	\$8.81	\$9.49
7,001—25,000	\$8.81	\$9.49
25,001—300,000	\$8.81	\$9.49
Excess of 300,000	\$8.81	\$9.49

Monthly unit charge. When a customer with a master metered water service receives service at a multiple unit residential facility with five or more units, such as an apartment complex or mobile home park, each separate and identifiable permanent residential dwelling area and each public bathroom, laundry area, or other area where sewer service exists shall be subject to a monthly unit charge for billing purposes. When a customer receives service at a multi-unit nonresidential facility, each separate and identifiable office, retail, wholesale or other type of working space designed for occupancy by separate tenants or unrelated users shall be subject to a monthly unit charge for billing purposes. The monthly charge for each unit in excess of one unit shall be \$17.63 per month effective August 1, 2025, and \$18.99 per month effective August 1, 2026.

NBU will not undertake the apportionment of charges for such users of water among the occupants or tenants. Charges for multi-unit service will be assessed against the customer of record for such location.

- (4) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
 - a. The monthly customer charge plus the monthly volume charge plus the unit charge, if applicable; or
 - b. The amount specified in any contract between the customer and NBU.
- (f) *General service 2 rate, with water service not provided by NBU.*
 - (1) *Availability.* The general service 2 rate is available in the sewer service area of NBU under the rules, regulations, policies, and at the rate set forth in this section.
 - (2) *Applicability.* The general service 2 rate is applicable to sewer service for any customer which does not qualify for the residential service rate, and where water service is not provided by NBU.
 - (3) *Monthly rates.* The general service 2 rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly volume charge plus the monthly unit charge, if applicable, as shown below.

Monthly customer charge. The monthly customer charge shall be determined by NBU based on an engineering study or the size of the water meter serving each customer, using the general service 1 monthly customer charge rate schedule.

If the customer receives water service directly from a private well where the water service is not provided through a meter, then the monthly customer charge shall be determined based upon analysis of the water connection, but not less than \$38.58 per month effective August 1, 2025, and \$41.55 per month effective August 1, 2026.

Monthly volume charge. NBU shall have the right to require metered water usage data, to perform individual account analysis of water consumption, or to perform sewer flow analysis for any customer under this rate. If metered water usage data becomes available, or if NBU performs an individual water consumption analysis or sewer flow analysis, then the monthly volume charge shall be determined in accordance with the general service 1 monthly volume charge rate schedule.

If metered water data is not available, and if NBU does not require an individual water consumption analysis or sewer flow analysis, then the monthly volume charge shall be \$94.85 per month effective August 1, 2025, and \$102.15 per month effective August 1, 2026.

Monthly unit charge. When a customer receives service at a multiple unit residential facility with five or more units, such as an apartment complex or mobile home park, each separate and identifiable permanent residential dwelling area and each public bathroom, laundry area, or other area where sewer service exists shall be subject to a monthly unit charge for billing purposes. When a customer receives service at a multi-unit nonresidential facility, each separate and identifiable office, retail, wholesale or other type of working space designed for occupancy by separate tenants or unrelated users shall be subject to a monthly unit charge for billing purposes. The monthly charge for each unit in excess of one unit shall be \$17.63 per month effective August 1, 2025, and \$18.99 per month effective August 1, 2026.

NBU will not undertake the apportionment of charges for such customers among the occupants or tenants. Charges for multi-unit service will be assessed against the customer of record for such location.

- (4) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- a. The monthly customer charge plus the monthly volume charge plus the monthly unit charge, if applicable; or
 - b. The amount specified in any contract between the customer and NBU.
- (g) *Contractual sewage treatment.* NBU shall have the right to enter into contracts with customers for sewage treatment subject to prior approval of the city council. Such sewage treatment charges may be calculated on the basis of customer classification as set forth in this article or on cost of service, at the election of NBU; however, the sewage treatment charge shall never be less than cost of service.
- (h) *Experimental rate.*
- (1) *Applicability.* The experimental rate shall be applicable to any and all customer rate classifications at times selected by NBU. The time period for which the experimental rate may apply shall not exceed one year. At any time, the number of customers affected by the experimental rate shall not exceed one percent of the total number of customers served by NBU.
 - (2) *Purpose.* The purpose of the experimental rate is to aid in the design of new rates. NBU shall have the authority to initiate or discontinue the experimental rate as it deems appropriate.
 - (3) *Selection.* The methods and criteria for selection of rate class groups to be used for the experimental rate shall be selected and defined by NBU. Participation in the experimental rate by customers shall be on a voluntary basis.
- (i) *Updates to city council.* NBU is directed to provide updates to city council and the NBU board on NBU's financial status. City council retains the power to consider a review of NBU's rates at any time.

(Ord. No. 2002-29, § 1(Att. A), 7-22-02; Ord. No. 2002-49, §§ I, II, 12-9-02; Ord. No. 2007-79, § 2, 10-22-07; Ord. No. 2008-74, § 2, 11-24-08; Ord. No. 2011-104, § 2, 11-28-11; Ord. No. 2013-50, § I, 8-26-13; Ord. No. 2014-61, § I, 9-8-14; Ord. No. 2015-61, § I(Exh. A), 11-9-15; Ord. No. 2019-73, § 2, 10-28-19; Ord. No. 2020-64, § 3, 10-26-20; Ord. No. 2023-28, § 3(Exh. A), 4-10-23; Ord. No. 2025-_____, § ____ (Exh. A), ____ - ____ -25)

Sec. 130-257. Sewer rates.

- (a) *Service rate classifications.* All sewage treatment services supplied shall be designated by the following classifications with descriptions, rates, and conditions of service as indicated further in this section:

Residential service 1 (with water service)

Residential service 2 (without water service)

General service 1 (with water service)

General service 2 (without water service)

Contractual service

Experimental service

- (b) *Rate schedule administration and assignment.* Upon request for sewer service from a prospective customer, NBU shall assign the appropriate rate classification for sewer service to the applicant requesting service. This assignment may be based upon information provided by the applicant, or other information available at the time the assignment is made.

If a customer receiving service changes the nature or character of sewer service requirements, then NBU shall, upon review of the information available pertaining to the revised sewer service requirement, reassign the customer to the appropriate rate schedule.

If a prospective or existing customer is eligible to receive sewer service under more than one of the NBU rate schedules, or if the rates charged are unduly burdensome as a result of the customer's technical qualification for a specific rate schedule, then NBU shall assign the most appropriate rate schedule for sewer service after consideration of the various service requirements, potential impact on NBU facilities, the potential relative costs of serving the customer, and other available pertinent information.

If a customer requests an adjustment to the billing units due to an unusual occurrence or due to unusual or special circumstances, then NBU may, upon review of the information available pertaining to the customer's request and after consideration of the potential impact on NBU, adjust the billing units.

- (c) *Residential service 1 rate, with water service provided by NBU.*

- (1) *Availability.* The residential service 1 rate is available in the sewer service area of NBU under the rules, regulations, policies, and at the rates set forth in this section.
- (2) *Applicability.* The residential service 1 rate is applicable to sewer service used solely for residential purposes and related activities consisting of service to single-family dwellings or permanent residential multifamily dwellings with not more than four separate and identifiable permanent residential dwelling areas, such as duplexes, triplexes, or quadruplexes, and where water service is provided by NBU to all units through one water meter.
- (3) *Excluded uses.* The residential service 1 rate shall not be applicable to service to a residence also used for commercial purposes, including, but not limited to, boardinghouses, motels, hotels, nursing homes, apartment complexes with more than four separate and identifiable residential dwelling areas, barbershops, beauty shops, general contractors storing equipment or building materials on the property, child care centers, retail businesses, restaurants, technical repair services, professional services offered to the public on the premises, and other similar commercial or nonresidential activities.
- (4) *Monthly rates.* The residential service 1 rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly volume charge plus the monthly unit charge, if applicable, as shown below:

Monthly customer charge. The monthly customer charge shall be ~~\$30.41~~36.19 effective August 1, ~~2023~~2025, and ~~\$33.60~~38.97 effective August 1, ~~2024~~2026.

Monthly volume charge. The monthly volume charge shall be ~~\$7.15~~8.51 effective August 1, ~~2023~~2025, and ~~\$7.99~~9.16 effective August 1, ~~2024~~2026, per 1,000 gallons, or any part thereof, of average water consumption calculated on a monthly basis as specified under determination of sewer volume billing units.

Monthly unit charge. The monthly unit charge shall be applicable when a customer with a master metered water service receives service at a duplex, triplex, quadruplex, or an individual residence with separate apartment type unit, each such separate and identifiable permanent residential dwelling area shall be subject to a monthly unit charge for billing purposes. The monthly charge for each unit in excess of one unit shall be ~~\$16.37~~17.63 per month effective August 1, ~~2023~~2025, and ~~\$16.37~~18.99 per month effective August 1, ~~2024~~2026.

NBU will not undertake the apportionment of charges among the occupants residing in multi-unit residential structures. Charges for multi-unit service will be assessed against the customer of record for such location.

- (5) *Determination of sewer volume billing units.* Sewer volume billing units shall be calculated each month for each residential service 1 rate customer by averaging that customer's water consumption for the lowest three months during the preceding 12-month period. Only one month of metered water consumption of less than 100 gallons will be included in the calculation as long as the customer has two or more months of metered water consumption of more than 100 gallons. If the customer has less than two months of metered water consumption of 100 gallons or more, zero consumption months are not restricted from use in the calculation. This calculated three-month average water consumption will be billed each month using the rate specified under monthly volume charge in the preceding paragraph.

Residential service 1 rate customers who have a water usage history less than 12 months shall be billed at the lesser of the system calculated average consumption for similar residential service 1 rate customers or the current billing month's water consumption until the customer has established a water usage history of 12 months.

- (6) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:

- a. The monthly customer charge plus the monthly volume charge plus the monthly unit charge, if applicable; or
- b. The amount specified in any contract between the customer and NBU.

- (7) *Maximum monthly charge.* The maximum charge for a single unit residential structure shall be ~~\$163.40~~194.44 per month effective August 1, ~~2023~~2025, and ~~\$180.54~~209.41 per month effective August 1, ~~2024~~2026. A maximum charge is not applicable to any multi-unit residential service 1 customer.

- (8) *Proration of bills.* Single unit residential service 1 rate customers who receive less than a full month of sewer service will have their total bill prorated based on the number of days for which service is received by the customer, divided by the number of days in the current calendar month. Days of service received will be calculated based on the date of initial service or cutoff of service by NBU and will not be prorated for partial days. Proration of bills will not be applicable to any multi-unit residential customer.

- (d) *Residential service 2 rate, with water service not provided by NBU.*

- (1) *Availability.* The residential service 2 rate is available in the sewer service area of NBU under the rules, regulations, policies, and at the rates set forth in this section.

- (2) *Applicability.* The residential service 2 rate is applicable to sewer service used solely for residential purposes and related activities consisting of service to single-family dwellings or permanent residential multifamily dwellings with not more than four separate and identifiable permanent residential dwelling areas, such as duplexes, triplexes or quadruplexes, where water service is not provided by NBU.
- (3) *Excluded uses.* The residential service 2 rate shall not be applicable to service to a residence also used for commercial purposes, including, but not limited to, boardinghouses, motels, hotels, nursing homes, apartment complexes with more than four separate and identifiable residential dwelling units, barbershops, beauty shops, general contractors storing equipment or building materials on the property, child care centers, retail businesses, restaurants, technical repair services, professional services offered to the public on the premises, and other similar commercial or nonresidential activities.
- (4) *Monthly rates.* The residential service 2 rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly unit charge, if applicable, as shown below:

Monthly customer charge. The monthly customer charge shall be ~~\$86.57~~103.03 effective August 1, ~~2023~~2025, and ~~\$95.66~~110.96 effective August 1, ~~2024~~2026, plus the monthly unit charge if applicable. Triplexes and quadruplexes will be billed for two monthly customer charges.

Monthly unit charge. When a customer with a master metered water service receives service at a duplex, triplex, quadruplex, or an individual residence with separate apartment type units, each such separate and identifiable permanent residential dwelling area shall be subject to a monthly unit charge for billing purposes. The monthly charge for each unit in excess of one unit shall be ~~\$16.37~~17.63 per month effective August 1, ~~2023~~2025, and ~~\$16.37~~18.99 per month effective August 1, ~~2024~~2026.

NBU will not undertake the apportionment of charges residing in multi-unit residential structures among the occupants. Charges for multi-unit service will be assessed against the customer of record for such location.

- (5) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
 - a. The monthly customer charge plus the monthly unit charge, if applicable; or
 - b. The amount specified in any contract between the customer and NBU.
- (e) *General service 1 rate, with water service provided by NBU.*
 - (1) *Availability.* The general service 1 rate is available in the sewer service area of NBU under the rules, regulations, policies, and at the rates set forth in this section.
 - (2) *Applicability.* The general service 1 rate is applicable to sewer service for any customer which does not qualify for the residential service rate, and where water service is provided by NBU.
 - (3) *Monthly rates.* The general service 1 rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly volume charge plus the monthly unit charge, if applicable, as shown below.

Monthly customer charge. The monthly customer charge shall be determined by the size of the water meter serving each customer, as follows:

Meter Size	Customer Charge Eff. Aug. 1, 2023 <u>2025</u>	Customer Charge Eff. Aug. 1, 2024 <u>2026</u>
¾-inch and smaller	\$ 39.12 <u>42.13</u>	\$ 39.12 <u>45.38</u>
1-inch	\$ 42.45 <u>72</u>	\$ 42.45 <u>49.24</u>
1½-inch	\$ 59.21 <u>63.77</u>	\$ 59.21 <u>68.68</u>

—Created: 2025-02-18 08:09:07 [EST]

(Supp. No. 35, Update 2)

2-inch	\$ 75.31 <u>81.11</u>	\$ 75.31 <u>87.35</u>
3-inch	\$ 116.22 <u>125.17</u>	\$ 116.22 <u>134.81</u>
4-inch	\$ 167.40 <u>180.29</u>	\$ 167.40 <u>194.17</u>
6-inch	\$ 301.70 <u>324.93</u>	\$ 301.70 <u>349.95</u>
10-inch and greater	\$ 520.66 <u>560.75</u>	\$ 520.66 <u>603.93</u>

Monthly volume charge. The monthly volume charge shall be based upon actual water consumption measured in 1,000-gallon increments or any part thereof, as follows:

Gallons of Water Usage	\$ per 1,000 gallons Eff. Aug. 1, 2023 <u>2025</u>	\$ per 1,000 gallons Eff. Aug. 1, 2024 <u>2026</u>
0—7,000	\$8. 1881	\$8. 189.49
7,001—25,000	\$8. 1881	\$8. 189.49
25,001—300,000	\$8. 1881	\$8. 189.49
Excess of 300,000	\$8. 1881	\$8. 189.49

Monthly unit charge. When a customer with a master metered water service receives service at a multiple unit residential facility with five or more units, such as an apartment complex or mobile home park, each separate and identifiable permanent residential dwelling area and each public bathroom, laundry area, or other area where sewer service exists shall be subject to a monthly unit charge for billing purposes. When a customer receives service at a multi-unit nonresidential facility, each separate and identifiable office, retail, wholesale or other type of working space designed for occupancy by separate tenants or unrelated users shall be subject to a monthly unit charge for billing purposes. The monthly charge for each unit in excess of one unit shall be \$~~16.37~~17.63 per month effective August 1, ~~2023~~2025, and \$~~16.37~~18.99 per month effective August 1, ~~2024~~2026.

NBU will not undertake the apportionment of charges for such users of water among the occupants or tenants. Charges for multi-unit service will be assessed against the customer of record for such location.

- (4) **Minimum monthly charge.** The minimum monthly charge shall be the larger of the following:
 - a. The monthly customer charge plus the monthly volume charge plus the unit charge, if applicable; or
 - b. The amount specified in any contract between the customer and NBU.
- (f) **General service 2 rate, with water service not provided by NBU.**
 - (1) **Availability.** The general service 2 rate is available in the sewer service area of NBU under the rules, regulations, policies, and at the rate set forth in this section.
 - (2) **Applicability.** The general service 2 rate is applicable to sewer service for any customer which does not qualify for the residential service rate, and where water service is not provided by NBU.
 - (3) **Monthly rates.** The general service 2 rate will be calculated monthly in accordance with this section and will be an amount equal to the sum of the monthly customer charge plus the monthly volume charge plus the monthly unit charge, if applicable, as shown below.

Monthly customer charge. The monthly customer charge shall be determined by NBU based on an engineering study or the size of the water meter serving each customer, using the general service 1 monthly customer charge rate schedule.

If the customer receives water service directly from a private well where the water service is not provided through a meter, then the monthly customer charge shall be determined based upon analysis of the water connection, but not less than ~~\$35.82~~38.58 per month effective August 1, ~~2023~~2025, and ~~\$35.82~~41.55 per month effective August 1, ~~2024~~2026.

Monthly volume charge. NBU shall have the right to require metered water usage data, to perform individual account analysis of water consumption, or to perform sewer flow analysis for any customer under this rate. If metered water usage data becomes available, or if NBU performs an individual water consumption analysis or sewer flow analysis, then the monthly volume charge shall be determined in accordance with the general service 1 monthly volume charge rate schedule.

If metered water data is not available, and if NBU does not require an individual water consumption analysis or sewer flow analysis, then the monthly volume charge shall be ~~\$88.07~~94.85 per month effective August 1, ~~2023~~2025, and ~~\$88.07~~102.15 per month effective August 1, ~~2024~~2026.

Monthly unit charge. When a customer receives service at a multiple unit residential facility with five or more units, such as an apartment complex or mobile home park, each separate and identifiable permanent residential dwelling area and each public bathroom, laundry area, or other area where sewer service exists shall be subject to a monthly unit charge for billing purposes. When a customer receives service at a multi-unit nonresidential facility, each separate and identifiable office, retail, wholesale or other type of working space designed for occupancy by separate tenants or unrelated users shall be subject to a monthly unit charge for billing purposes. The monthly charge for each unit in excess of one unit shall be ~~\$16.37~~17.63 per month effective August 1, ~~2023~~2025, and ~~\$16.37~~18.99 per month effective August 1, ~~2024~~2026.

NBU will not undertake the apportionment of charges for such customers among the occupants or tenants. Charges for multi-unit service will be assessed against the customer of record for such location.

- (4) *Minimum monthly charge.* The minimum monthly charge shall be the larger of the following:
- The monthly customer charge plus the monthly volume charge plus the monthly unit charge, if applicable; or
 - The amount specified in any contract between the customer and NBU.
- (g) *Contractual sewage treatment.* NBU shall have the right to enter into contracts with customers for sewage treatment subject to prior approval of the city council. Such sewage treatment charges may be calculated on the basis of customer classification as set forth in this article or on cost of service, at the election of NBU; however, the sewage treatment charge shall never be less than cost of service.
- (h) *Experimental rate.*
- (1) *Applicability.* The experimental rate shall be applicable to any and all customer rate classifications at times selected by NBU. The time period for which the experimental rate may apply shall not exceed one year. At any time, the number of customers affected by the experimental rate shall not exceed one percent of the total number of customers served by NBU.
 - (2) *Purpose.* The purpose of the experimental rate is to aid in the design of new rates. NBU shall have the authority to initiate or discontinue the experimental rate as it deems appropriate.

(3) *Selection.* The methods and criteria for selection of rate class groups to be used for the experimental rate shall be selected and defined by NBU. Participation in the experimental rate by customers shall be on a voluntary basis.

(i) *Updates to city council.* NBU is directed to provide updates to city council and the NBU board on NBU's financial status. City council retains the power to consider a review of NBU's rates at any time.

(Ord. No. 2002-29, § 1(Att. A), 7-22-02; Ord. No. 2002-49, §§ I, II, 12-9-02; Ord. No. 2007-79, § 2, 10-22-07; Ord. No. 2008-74, § 2, 11-24-08; Ord. No. 2011-104, § 2, 11-28-11; Ord. No. 2013-50, § I, 8-26-13; Ord. No. 2014-61, § I, 9-8-14; Ord. No. 2015-61, § I(Exh. A), 11-9-15; Ord. No. 2019-73, § 2, 10-28-19; Ord. No. 2020-64, § 3, 10-26-20; Ord. No. 2023-28, § 3(Exh. A), 4-10-23; [Ord. No. 2025- , § \(Exh. A\), - -25](#))

A RESOLUTION BY THE BOARD OF TRUSTEES OF NEW BRAUNFELS UTILITIES APPROVING PROPOSED AMENDMENTS TO CHAPTER 130, ARTICLE V, SECTION 130-257 OF THE CODE OF ORDINANCES OF THE CITY OF NEW BRAUNFELS (I) ADJUSTING SEWER RATES AND CHARGES FOR FISCAL YEAR 2026; (II) PROVIDING FOR ADJUSTMENTS OF SEWER RATES AND CHARGES FOR FISCAL YEAR 2027; (III) RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; AND (IV) AUTHORIZING PRESENTATION OF SAME TO THE CITY COUNCIL OF NEW BRAUNFELS FOR ITS CONSIDERATION AND PASSAGE

WHEREAS, the City Council of the City of New Braunfels (the “City Council”) has established an ordinance containing the rules, regulations, and policies and rate provisions affecting the New Braunfels Utilities sewer system and its furnishing of services, fixing rates, deposits and providing for collection procedures and for the operations of said systems, and said ordinances have been codified in Chapter 130, Article V, Code of Ordinances of the City;

WHEREAS, the Board of Trustees of New Braunfels Utilities is of the opinion that it is now necessary and advisable that Chapter 130, Article V, Section 130-257 of the Code of Ordinances relating to sewer rates and charges be amended for fiscal year 2026 and fiscal year 2027; and

WHEREAS, the Board of Trustees has reviewed the proposed amendments, and is of the opinion that the same should be approved and submitted to the City Council, for its consideration and passage.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF NEW BRAUNFELS UTILITIES THAT:

SECTION 1. The Board of Trustees hereby approves the proposed amendments to Chapter 130, Article V, Section 130-257 of the Code of Ordinances of the City of New Braunfels as set forth in attached Exhibit A to, among other things, (i) adjust sewer rates and charges beginning August 1, 2025, as specified therein and (ii) adjust the sewer rates and charges in effect on July 31, 2026, beginning August 1, 2026, as specified therein, excluding those covered by contract, with no further action by the City Council of New Braunfels, Texas or by New Braunfels Utilities.

SECTION 2. The Board of Trustees hereby recommends approval of such amendments to the City Council and authorizes and directs the Chief Executive Officer of New Braunfels Utilities to present the proposed ordinance amendments in ordinance form to the City Council for its consideration and passage as provided by law.

SECTION 3. The recitals contained in the preamble hereof are found to be true, and such recitals are hereby made a part of this Resolution for all purposes and are adopted as a part of the judgment and findings of the Board of Trustees.

SECTION 4. All resolutions, or parts thereof, which are in conflict or inconsistent with any provision of this Resolution are hereby repealed to the extent of such conflict, and the provisions of this Resolution shall be and remain controlling as to the matters resolved herein.

SECTION 5. This Resolution shall be construed and enforced in accordance with the laws of the State of Texas and the United States of America.

SECTION 6. If any provision of this Resolution or the application thereof to any person or circumstance shall be held to be invalid, the remainder of this Resolution and the application of such provision to other persons and circumstances shall nevertheless be valid, and the Board of Trustees hereby declares that this Resolution would have been enacted without such invalid provision.

SECTION 7. It is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Chapter 551, Texas Government Code, as amended.

SECTION 8. This Resolution shall be in force and effect from and after its final passage, and it is so resolved.

PASSED, APPROVED, AND ADOPTED, this the 29th day of May, 2025.



Wayne Peters
President, Board of Trustees
New Braunfels Utilities

ATTEST:



Ryan Kelso
Secretary to the Board
New Braunfels Utilities

Exhibit A

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING CHAPTER 130, ARTICLE V, SECTION 130-257, CODE OF ORDINANCES OF THE CITY OF NEW BRAUNFELS, TEXAS ADJUSTING SEWER RATES AND CHARGES FOR FISCAL YEAR 2026; PROVIDING FOR ADJUSTMENTS OF SEWER RATES AND CHARGES FOR FISCAL YEAR 2027; RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO; REPEALING ALL OTHER ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HERewith; CONTAINING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of New Braunfels, Texas (the “City”), owns and operates by and through New Braunfels Utilities its own sewer system in accordance with the laws of the State of Texas and the charter of said City; and

WHEREAS, the Council of the City of New Braunfels has heretofore established an ordinance providing for assessment and collection of sewer rates and which ordinance has been codified as Chapter 130, Article V, Code of Ordinances of the City; and

WHEREAS, Section 130-257 of the Code of Ordinances of the City requires an update when rates are changed; and

WHEREAS, the New Braunfels Utilities Board of Trustees recommended new sewer rates and charges for fiscal year 2026 and fiscal year 2027 at a meeting held on May 29, 2025; and

WHEREAS, in order to change the sewer rates, it is now necessary and advisable that Section 130-257, Article V, Code of Ordinances, as heretofore established by ordinance, be amended; and

WHEREAS, the City Council of the City retains the power to consider an additional adjustment of NBU’s rates at any time.

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

SECTION 1.

THAT, the findings and recitations set out in the preamble to this Ordinance are found to be true and correct and they are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

THAT, Section 130-257, Chapter 130, Article V, New Braunfels Code of Ordinances, as heretofore established by ordinance, be and hereby is amended to, among other things, (i) adjust sewer rates and charges beginning August 1, 2025, and (ii) adjust the sewer rates and charges in effect on July 31, 2026, beginning August 1, 2026, excluding those covered by contract, with no further action by the City Council of New Braunfels, Texas or by New Braunfels Utilities.

SECTION 3.

THAT, Section 130-257, Chapter 130, Article V, New Braunfels Code of Ordinances, as heretofore established by ordinance, be and hereby are amended as set forth in attached Exhibit A with deleted language signified by strikethrough font and new language signified by underlined font.

SECTION 4.

THAT, this ordinance shall be and is hereby declared to be cumulative to all other ordinances of the City of New Braunfels relating to sewer rates, and same shall not operate to repeal or affect any such ordinance or ordinances except insofar as the provisions of such ordinance or ordinances are inconsistent or in conflict with the provisions of this ordinance, in which instance or instances those provisions shall be and they are hereby repealed.

SECTION 5.

THAT, if any provision of this ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are declared to be severable.

SECTION 6.

THAT, this ordinance shall be effective on August 1, 2025.

SECTION 7.

PASSED AND APPROVED: First Reading this 16th day of June, 2025.

PASSED AND APPROVED: Second Reading this 23rd day of June, 2025.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA ACEVEDO, City Attorney