



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



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

MONDAY, MARCH 23, 2026 at 6:00 PM

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

OUR MISSION

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

AGENDA

CALL TO ORDER

CALL OF ROLL: CITY SECRETARY

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

INVOCATION: MAYOR LINNARTZ

PLEDGE OF ALLEGIANCE & SALUTE TO THE TEXAS FLAG

PROCLAMATIONS:

- A) Arbor Day: "Grow Green with New Braunfels Parks and Recreation and Headwaters at the Comal" [26-204](#)
- B) America 250 Commemoration Proclamation [26-294](#)

PRESENTATION

- A) Recognition of Fire Lieutenant Arlon Hansmann's retirement. [26-349](#)
Ruy Lozano, Fire Chief
- B) Presentation of the New Braunfels Police Department 2025 annual report. [26-287](#)
Osbaldo Flores, Chief of Police

CITIZENS COMMUNICATIONS

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

1. CONSENT AGENDA

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

Action Items

- A) Approval of the purchase of replacement Self-Contained [26-239](#)
Breathing Apparatuses (SCBA) for the New Braunfels
Fire Department from HEAT Safety Equipment LLC.
Ruy Lozano, Fire Chief
- B) Approval of a contract amendment with Collaborative [26-291](#)
Solutions, LLC an affiliate of Cognizant Worldwide
Limited ("Cognizant") for professional services related to
continued support and consulting services of Workday
software.
Tony Gonzalez, Director of Information Technology
- C) Approval of a resolution establishing public purpose and [26-323](#)
for the conveyance of 0.844 acres, being Lots 213 and
214, New City Block 3001, in the City of New Braunfels,
addressed as 407 West Mill to New Braunfels Youth
Collaborative.
Matthew Eckmann, Assistant Director of Public Works
- D) Approval of an FY 2025 budget amendment for the [26-316](#)
Self-Insurance Fund.
Karrie Cook, Budget Manager

Resolutions

- E) Approval of a resolution recommended by the New [26-240](#)
Braunfels Economic Development Corporation (NBEDC)
approving a project expenditure of \$26,800 for the option
to extend the project feasibility period for an additional

90 days per the Purchase Contract between Mildred V. Bartels, Jerald D. Voges, and the NBEDC, pursuant to Section 505.102 of the Texas Local Government Code.

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.)

- F) Approval of the first reading of an ordinance establishing the number of positions in each classification and allowing over hires in the Police Department pursuant to Local Government Code, Chapter 143. [26-359](#)
Becca Miers, Director of Human Resources
- G) Approval of the first reading of an ordinance amending the Code of Ordinances, Chapter 126, Sec. 126-381(b), related to the river area parking zones by adding exceptions to enforcement for disabled parking plates and placards. [26-269](#)
Amy Niles, River and Watershed Manager
- H) Approval of the first reading of an ordinance repealing Section 2-121, of Chapter 2 of the New Braunfels Code of Ordinances, eliminating references to the Downtown Development Board. [26-289](#)
Valeria Acevedo, City Attorney
- I) Approval of the first reading of an ordinance amending the Code of Ordinances, Chapter 86, Section 86-4 to prohibit public entry to the Comal River Old Channel from City owned property. [26-305](#)
Amy Niles, River and Watershed Manager

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 requested by KB Homes and Killen, Griffin & Farrimond, PLLC, on behalf of Alice Schwanz, to rezone approximately 38 acres out of the R Perez Survey 28, Abstract 460, and the J Stark Survey 277, Abstract 530, from R-1 (Single Family District) and APD (Agricultural/Pre-Development District) to R-1A-6.6 (Single Family Residential District), located northwest of [26-176](#)

the property currently addressed at 2815 State Highway 46 West.

Christopher J. Looney, AICP, Planning Director

Applicants: KB Homes and Killen, Griffin & Farrimond, PLLC

Owner: Alice Schwanz

- B) Public hearing and first reading of an ordinance, [26-264](#) requested by Tarrah Stewart, on behalf of Allen and Jillian Beck, to rezone approximately 0.2 of an acre out of City Block 4045, Lot 10, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a Residence), currently addressed at 1329 Jackson Street.

Christopher J. Looney, AICP, Planning Director

Applicant: Tarrah Stewart

Owner: Allen & Jillian Beck

- C) Public hearing and first reading of an ordinance to City Council, requested by Henry Espinoza, to rezone approximately 2.3 acres out of the AM Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), currently addressed at 1752 and 1756 Saur Lane. [26-265](#)

Christopher J. Looney, AICP, Planning Director

Applicant/Owner: Henry Espinoza

- D) Public hearing and approval of a resolution to authorize the creation of a Tourism Public Improvement District (TPID). [26-320](#)

Jared Werner, Assistant City Manager

Tanya Pence, President Convention and Visitors Bureau

- E) Public hearing and approval of the first reading of an ordinance in consideration of the Tourism Public Improvement District (TPID) assessment; approving the service plan for the district; authorizing an agreement between the City, The Greater New Braunfels Chamber of Commerce, Inc., and the New Braunfels Tourism Public Improvement District Corporation regarding the management of the district; and appropriating \$320,000 in revenue to the district for 2026; and amending the FY 2026 Adopted Budget to create the new Tourism Public Improvement District Special Revenue Fund. [26-325](#)

Jared Werner, Assistant City Manager

Tanya Pence, President Convention and Visitors Bureau

- F) Public hearing and first reading of an ordinance [26-295](#) abandoning a 0.302-acre portion of right-of-way for a water lane, located between West San Antonio Street and Loop 337.

Matthew Eckmann, Assistant Director of Public Works

- G) Discuss and consider the acceptance of the FY 2025 [26-288](#) Audit and Annual Comprehensive Financial Report performed by Crowe, LLP.

Sandy Paulos, Director of Finance

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 [26-331](#) 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, specifically:

a. Discuss Legal Options Relating to Status of New Braunfels Utilities Real Estate Negotiations to Secure Easements Regarding the Western Downtown to Morningside Pressure Zone Conversion Project:

i. a 0.386 Acre Electric Utility Easement, situated in the J. Doehne Survey No a 0.005 Acre (220 sq. ft) Permanent Utility Easement and a 0.042 Acre (1,821 sq. ft) Temporary Construction Easement all being situated out of the remainder of Lot 13, Pleasant View Subdivision in Comal County, Texas according to the plat thereof recorded in Volume 4, Page 54 of the Map and Plat Records of Comal County, Texas as conveyed to Leonardo Hernandez III, Herman G. Hernandez, Yvette Hernandez Rodriguez, Michael Hernandez and Yvonne Hernandez Garcia by deed recorded in

Document No. 202006016641 of the Official Public Records of Comal County Texas, also known as Comal County Parcel No. 44948

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

3/23/2026

Agenda Item No. A)



Proclamation

THE STATE OF TEXAS §
COUNTY OF COMAL §
CITY OF NEW BRAUNFELS §

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the Nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our City increase property values, enhance the economic vitality of business areas, and beautify our Community; and

WHEREAS, trees; wherever they are planted, are a source of joy and spiritual renewal.

NOW THEREFORE, be it resolved, that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, proclaim April 18th, 2026 as Arbor Day. In the City of New Braunfels, and I urge all citizens to celebrate Arbor Day and “**Grow Green with New Braunfels Parks and Recreation and Headwaters at the Comal**” and to support efforts to protect our trees and woodlands; and

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the City of New Braunfels to be affixed on the 23rd day of March, 2026.

CITY OF NEW BRAUNFELS, TEXAS

BY: _____
Neal Linnartz, Mayor



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/23/2026

Agenda Item No. B)



Proclamation

THE STATE OF TEXAS §
COUNTY OF COMAL §
CITY OF NEW BRAUNFELS §

WHEREAS, On July 4, 2026, our nation will commemorate the semiquincentennial anniversary of the signing of the Declaration of Independence; and

WHEREAS, the journey toward this historic milestone is an opportunity to reflect on our nation’s past, honor the contributions of all Americans, and look ahead to the future generations who will carry forward the ideals of democracy and individual liberty that make the United States a unique nation in the world community; and

WHEREAS, the great state of Texas provided aid to the American Revolution and was founded on the ideals of individualism, popular sovereignty, westward expansion and the pursuit of happiness pioneered by the Revolutionary War generation; and

WHEREAS, The National Society Daughters of the American Revolution (DAR) is a non-political women’s service organization, established in 1890, whose members are lineally descended from Patriots of the American Revolution; and

WHEREAS, through the DAR President General’s leadership, Daughters are spending the next three years Illuminating Our Legacy by celebrating our nation’s rich history and diversity, promoting belonging through membership and dedicated service to God, Home, and Country, and by completing projects in unique, local and impactful ways; and

WHEREAS, from the 250th anniversary of the Boston Tea Party in 2023 until the 250th anniversary of the signing of the Treaty of Paris in 2033, Daughters are celebrating our nation’s rich history and diversity of experience by honoring all men and women who achieved American independence. These Patriots, believing in the noble cause of liberty fought valiantly to establish a new nation; and

WHEREAS, Jacob’s Well Chapter DAR, on April 25, 2026, will dedicate the America 250 DAR Patriots Marker at Emily Ann Veterans Memorial Plaza to commemorate the service and sacrifice of Revolutionary War patriots.

NOW THEREFORE, be it resolved, that I, Neal Linnartz, Mayor of the City of New Braunfels, Texas, do hereby commend and recognize the **America 250 Commemoration by the Jacob’s Well Chapter, National Society Daughters of the American Revolution**, and encourage all residents to join in honoring this historic milestone.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of New Braunfels to be affixed this the 23rd day of March 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/23/2026

Agenda Item No. A)

PRESENTER:

Ruy Lozano, Fire Chief

SUBJECT:

Recognition of Fire Lieutenant Arlon Hansmann's retirement.



City Council Agenda Item Report

550 Landa Street
New Braunfels, TX

3/23/2026

Agenda Item No. B)

PRESENTER:

Osbaldo Flores, Chief of Police

SUBJECT:

Presentation of the New Braunfels Police Department 2025 annual report.

3/23/2026

Agenda Item No. A)

PRESENTER:

Ruy Lozano, Fire Chief

SUBJECT:

Approval of the purchase of replacement Self-Contained Breathing Apparatuses (SCBA) for the New Braunfels Fire Department from HEAT Safety Equipment LLC.

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

The City Fire Department must replace their Self-Contained Breathing Apparatus (SCBA) equipment approximately every ten (10) years and remain within two (2) iterations of the last adopted standard equipment to align with the National Fire Protection Association (NFPA) standards, which has also been adopted by the Texas Commission on Fire Protection (TCFP). The current SCBA within the department has reached a 10-year life and two iterations of the standard have also passed, requiring replacement. This replacement was planned for and budgeted within the FY 2026 Adopted budget.

Staff are requesting to replace the SCBA from HEAT Safety Equipment LLC utilizing a contract through a cooperative agreement with TX Share. The necessary equipment is quoted at \$1,257,089.

ISSUE:

Replacement of NBFD SCBA due to age and maintaining compliance with NFPA and TCFP standards.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

This equipment was budgeted in FY 2026 Adopted Budget for \$1.25 million, therefore sufficient funds are available.

RECOMMENDATION:

Staff recommends approval of this purchase.

Quotation

5465 Curran Rd.
 Von Ormy, Texas 78073
 Ph. (210) 624-2320

DATE	Quotation No.
1/19/2026	Q26-01132

NAME / ADDRESS
City of New Braunfels 550 Landa Street New Braunfels, Texas 78130

P.O. NO.
TX Share 2025-124

ITEM	DESCRIPTION	QTY	COST	TOTAL
X5A14026305...	3M™ Scott™ Air-Pak™ XD SCBA X5A14026305B04, 4.5, E-Z Flo C5, QD Hose, Padded Harness Parachute Buckles, UEBSS, SEMS 3.0, 2 ea/Case Certification:NFPA 1981, 2018 Edition Model:Air-Pak XD Harness:Padded, Parachute Buckles Pressure:4500 psig Belt:Standard Bag:None Regulator:E-Z Flo C5, QD Hose, Rectus EBSS:UEBSS Airline:None Spare Harness:No Console:SEMS 3.0 Case:No Case Smart Number X5A14026305B04	110	7,910.53473	870,158.82
804722-01	CGA CYLINDER & VALVE ASSY, CARBON, 4500 PSI, 45 MIN STOCK# 7100293660	220	661.90655	145,619.44
70-0020-1005-9	3M™ Scott™ SEMS 3.0 Gateway 70-0020-1005-9	1	2,002.83	2,002.83
8006951	SCOTT CONNECT MONITOR, PRO EDITION ADD ON	1	0.00	0.00
78-8151-6649-7	Rit Bag Upgrades 3M™ Scott™ Vision C5 Facepiece 78-8151-6649-7, Gen 2, RIT-Pak III and RIT-Pak Fast Attack	11	288.54455	3,173.99
201673-02	RIT-Pak III, E-Z Flo C5 Regulator, Rectus	11	861.46545	9,476.12
31004104	ADAPTER,AIRLINE UEBSS TO RECTUS PRIMARY PORT	22	11.28136	248.19
31003989	QD, MALE, CHECKED, UEBSS RECTUS MALE PLUG	11	216.78455	2,384.63
31003990	QD, FEMALE, CHECKED, UEBSS RECTUS FEMALE SOCKET	11	216.78455	2,384.63
10008912	PACKING, PREFORMED	22	2.19455	48.28
FP1M40002M...	Mask w/comms Vision C5 Facepiece FP1MK0002M10010, M, RDI, Bone Conduction Headphone, Kevlar® Headnet, Motorola®, English, 1 ea/Case	168	1,494.42958	251,064.17
Total				

Quotation

5465 Curran Rd.
 Von Ormy, Texas 78073
 Ph. (210) 624-2320

DATE	Quotation No.
1/19/2026	Q26-01132

NAME / ADDRESS
City of New Braunfels 550 Landa Street New Braunfels, Texas 78130

P.O. NO.
TX Share 2025-124

ITEM	DESCRIPTION	QTY	COST	TOTAL
FP1L40002M...	3M™ Scott™ Vision C5 Facepiece w/Radio Direct Interface FP1L40002M00010, Gen 2, Motorola®, BCH, 4-Strap, Kev, Large	1	1,494.43	1,494.43
FP1S40002M...	M™ Scott™ Vision C5 Facepiece w/Radio Direct Interface FP1S40002M00010, Gen 2, Motorola®, BCH, 4-Strap, Kev, Small	1	1,494.43	1,494.43
CF5V20S0	3M™ Scott™ Vision C5 Charger CF5V20S0, Qty 1, Low-Power Supply (AC), 1 ea/Case	1	391.76	391.76
CF5V2TDB	3M™ Scott™ Vision C5 Charger CF5V2TDB, Qty 3, Triple Mounting Bracket, High-Power Supply (AC), 1 ea/Case	8	1,113.41875	8,907.35
201506-01	Battery Pack, Lithium ION C5 SPARE BATTERY PACKS	120	99.79467	11,975.36
FLOW TEST	FLOW TEST (SCBA) NFPA 1989 In-Service	110	-35.00	-3,850.00
FITTESTOHD	FIT TEST OHD	170	-30.00	-5,100.00
Trade In	TRADE IN UNIT (W/F NFPA 2013 Edition 4.5 no warranty) QTY 100		0.00	-35,000.00
Trade In	TRADE IN UNIT (45 minute 4500 psi Carbon Cylinders 4 years left before OOS) QTY 262		0.00	-15,000.00
Trade In	TRADE IN UNIT (AV3000HT masks used) QTY 140		0.00	-4,000.00
804723-01	4500, 60-MIN CARBON CYL & VALVE TX Share 2025-124	6	1,535.725	9,214.35
Total				\$1,257,088.78

3/23/2026

Agenda Item No. B)

PRESENTER:

Tony Gonzalez, Director of Information Technology

SUBJECT:

Approval of a contract amendment with Collaborative Solutions, LLC an affiliate of Cognizant Worldwide Limited (“Cognizant”) for professional services related to continued support and consulting services of Workday software.

DEPARTMENT: Finance, Human Resources, Information Technology

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

The City entered into an agreement with Cognizant for on-going support services in July 2025 via Agenda 25-880 that was funded through a credit balance remaining on the original implementation contract. These services provided on-going professional services in order to continue configuring the utilization of additional Workday processes that weren’t being utilized in addition to supporting the need for modification to existing processes in order to fine-tune the Workday system for all Team-members. As City Staff have continued to utilize Workday and have engaged in external audits of business processes, configurations, and functionality, Staff has identified the need for additional support hours. This contract amendment will allow for continued support services through the end of the fiscal year by the initial implementation partner ensuring a continued effective and efficient working relationship.

City staff is requesting an amendment to increase the contract from \$81,520.00 to \$169,270.00, an increase of \$87,750.00.

ISSUE:

There is a need to continue working with Cognizant for On-Demand Services Support and Enhanced Managed Services. These services cover areas such as:

- Workday Support and Troubleshooting
- New Functionality Review
- Reporting and Integrations
- Workday Solution Optimization
- Knowledge Transfer
- Organization Change & Training Post-Production Services

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

Funding, for the additional amount of \$87,750, is available from the Equipment Replacement Fund - ERP Replacement and Implementation Project Budget, therefore sufficient funds are available.

RECOMMENDATION:

Staff are recommending approval of this amendment with Cognizant for continued support and consulting services.



Prepared For:
New Braunfels, Texas

Statement of Work Workday Lean-On Services Support

Preparation Date: June 13, 2025

**STATEMENT OF WORK
FOR
WORKDAY LEAN-ON SERVICES SUPPORT**

This Statement of Work (“SOW”) is made effective on the 4th day of August 2025 (the “SOW Effective Date”) by and between **New Braunfels, Texas** (“Client”), having its principal place of business at 1488 South Seguin Avenue, New Braunfels, TX 78130 and **Collaborative Solutions, LLC**, a limited liability company (“CSLLC”), an Affiliate of Cognizant Worldwide Limited (“Cognizant”), having its principal place of business at 300 Frank W Burr Boulevard, Suite 36, 6th Floor, Teaneck, NJ 07666 for Services scheduled to begin on August 4, 2025 (“Start Date”) and expected to end on August 31, 2026.

This SOW, together with the Agreement, sets out the terms pursuant to which CSLLC will provide certain Services, as further described below. This SOW is being entered into in connection with and subject to the terms and conditions contained in the Master Services Agreement by and between Cognizant and Client dated as of March 11, 2024 (the “Agreement”). All capitalized terms used herein that are not otherwise defined shall have the same meaning as ascribed to such terms in the Agreement.

1.0 Scope of Work (“Scope”) for Consulting Services

1.1 Functionality Scope: Workday On-Demand Services Support

CSLLC will provide support or advisory Services for both planned and unplanned tasks, such as those representative activities listed in the table below, on behalf of Client and covering the generally available Workday functionality license.

Activity	Functionality Scope/Support Activity Detail
Workday Support and Troubleshooting	Assistance with support activities may include, but is not limited to, troubleshooting issues, guidance and other day-to-day activities including assisting the team with support requests.
New Functionality Review	CSLLC reviews new features and functions not yet implemented. CSLLC assists with new functionality reviews, which may include, but are not limited to, support and guidance for making decisions regarding the implementation of new functionality, such as employee/manager self-service, benefits, performance, and absence management. CSLLC can also provide sample testing scenarios, if available, or can help support Client in creating new sample test scenarios on an as-requested basis.
Reporting and Integrations	Based on Client requirements, CSLLC may provide technical support including integrations, custom reporting, and business form layouts via the Business Intelligence Reporting Tools (BIRT) framework. Integration assistance may include the configuration and supports the testing of Workday packaged integrations and the development of Client integrations.
Workday Solution Optimization	CSLLC is able to help improve the utilization of Client's Workday solution, as well as Client's experience. Such optimization may include, but is not limited to, updating business processes, revising organization structures, or modifying rules for Workday security, business process, and organization for the full Workday platform.

Activity	Functionality Scope/Support Activity Detail
Knowledge Transfer (“KT”)	As agreed to by Client and CSLLC, CSLLC on-demand support may include KT pertaining to the resolution of an issue and providing insight on how Client may troubleshoot similar issues in the future and advisory support including guidance on new feature sets, impact considerations, and solution guidance.
Organizational Change & Training Post-Production Services	CSLLC offers in-Production Workday customers services related to organizational change management, communications, and training. If requested this can be a part of the Lean-On Service.

1.2 Enhanced Managed Services

Managed Services are included for all CSLLC Continuous Value Services (“CVS”) clients. Enhanced Managed Services will be provided to Client and is supported by a Workday certified Engagement Manager.

Managed Services (All CVS clients)	Enhanced Managed Services
<ul style="list-style-type: none"> • Service delivery project management • Access to full platform squad consulting team • Access and use of cloud-based ticketing system • Proactive periodic Workday communications • Periodic “one-to-many” webinars • Metric reporting • Ticket and escalation management • Change Orders • New/existing project scoping needs • Monthly status call 	<ul style="list-style-type: none"> • Workday certified Engagement Manager • High touch personalized engagement mutually defined with Client • Biweekly status meetings • Quarterly initiative check-ins • Semi-annual account reviews • Collaboration on projects • Ongoing leadership oversight • Partnership for future initiatives and road-mapping • Biweekly financial reporting

2.0 Support Process

2.1 Ticketing System

Client’s primary contacts will submit all service requests via CSLLC’s ticketing system which will enable involvement by CSLLC support personnel for resolution.

Requests will be managed depending upon the type as outlined below.

2.2 Issue Resolution Support for Existing Configuration: As issue requests are received, CSLLC will:

- a. Acknowledge the request within twenty-four (24) hours of Client’s normal business hours. Definition of normal business hours will be mutually agreed upon between Client and the CSLLC Engagement Manager (“CSLLC EM”). If emergency assistance is needed, Client will log a case with Workday. Examples of emergency assistance include a system down issue or business critical function such as payroll not processing correctly. In non-emergency cases where urgent assistance is required, Client will submit a request via the ticketing system indicating the nature of

the urgent request and contact the CSLLC EM. The CSLLC EM will work with Client to outline a plan of action to address the urgent issue in a timely manner. This may involve after hours support if mutually agreed upon between both Parties. Support ticket requests initiated outside of standard hours of operation (i.e., Saturday and Sunday) will receive an initial response when the window of standard hours of operation becomes available.

- b. Request details on the configuration impacted, if not already provided.
- c. Within forty-eight (48) hours of standard issue requests, determine a plan of action to support resolution of the issue.
- d. Review configuration changes required with Client and request Client's approval to apply fix.
- e. If Client submits a request for assistance outside of the CSLLC ticketing system via any communication mechanism such as email, voice mail, text, or instant message, CSLLC is not subject to standard response times.

2.3 New Configuration Enhancement Requests: As new modification requests are received, CSLLC will:

- a. Receive the modification request in the ticketing system.
- b. Gather information on the requirements and systems involved.
- c. Estimate the Scope of effort.
- d. Request approval from Client, through ticketing system, to begin work via the ticket.
 - If level of effort is expected to exhaust available hours or is estimated to take more than forty (40) hours, a separate Change Order or SOW may be prepared.
 - The CSLLC EM will request resource(s) upon signature of the Change Order and can take up to ten (10) business days from date of signature. Schedule the work with Client as determined between Client's project manager and the CSLLC EM.
- e. Complete configuration and Unit Testing.
- f. Provide the change for User Acceptance Testing in Client's Sandbox or Implementation tenant. CSLLC can assist with providing testing guidance, if requested.

3.0 Services and Responsibilities

This section identifies the Services to be performed by CSLLC and the responsibilities of Client.

Stage	CSLLC Services	Client Responsibilities
Onboarding - (Occurs prior to Support Services)	<ul style="list-style-type: none"> • The CSLLC EM will participate and support the project kickoff meeting for the engagement • Create the work plan for identified support requests based upon current roadmap • Assemble the CSLLC project team based on planned work efforts • Jointly schedule workstream meetings 	<ul style="list-style-type: none"> • Participate in project kickoff meeting • Request tenant access for CSLLC consultants identified for planned work • Identify and provide project team and project Subject Matter Experts ("SMEs") • Provide input into the work plan based upon roadmap • Approve and sign off on work plan

Stage	CSLLC Services	Client Responsibilities
	<ul style="list-style-type: none"> • Schedule recurring project meetings and status reporting • Work with Client to set up CSLLC's secure transfer site for sharing confidential/private employee data • Complete any Client required onboarding documents • Gather and review preliminary documentation • Configuration of ticketing system for CSLLC and Client • Provide overview of ticketing system 	<ul style="list-style-type: none"> • Provide Client's tenant management strategy • Work with CSLLC to set up CSLLC's secure transfer site for sharing confidential/private employee data • Sign off on stage
Support Services	<ul style="list-style-type: none"> • Manage the work plan for support requests as identified in Section 1.1 • Update the Client roadmap for planned support needs • Participate in project status meeting in a time agreed upon by the CSLLC EM and Client • Conduct weekly workstream meetings between CSLLC functional/technical consultants and SMEs, on an as-needed basis • Provide KT documents, on an as-requested basis • Prepare, reconcile, and provide financial summaries to Client • Support Client's project manager with issue resolution, and additional resourcing requests for unplanned needs • Provide engagement artifacts • Providing guidance in developing high level deployment plan(s), as requested • Provide sign-off documents, as required for support requests 	<ul style="list-style-type: none"> • Manage the tenant management strategy • Inform CSLLC of changes to the tenant management strategy • Inform CSLLC of tenant refreshes two (2) weeks prior to scheduled date • Provide input to the work plan • Provide input into the Client roadmap • Participate in weekly project and workstream meetings • Provide SMEs for support requests • Provide requirements for any support request • Review and sign off on initial functional or technical design changes • Define and document test plan and test scenarios (End-to-End, User Acceptance and Regression) • Create/maintain defect tracking log • Execution of all test scenarios (End-to-End, User Acceptance and Regression) • Manage and sign off on all test results (End-to-End, User Acceptance and Regression) • Conduct Sandbox and Production migrations of configuration, unless requested in writing in advance per Section 2.2 • Conduct change management • Sign off on any support request

4.0 Project Schedule

Timeline by Stage		
	Onboarding	Support Services
Estimated Start Date	4-Aug-25	18-Aug-25
Estimated End Date	15-Aug-25	31-Aug-26

5.0 Assumptions & Dependencies

The Services, labor estimates, and Pricing presented in this SOW are dependent on the following assumptions being true:

- a. Client timely completes each item listed as a Client responsibility in Section 3.0.
- b. Client will provide applicable SMEs in Client's business processes, functional leads, and technical lead resources with whom to collaborate during the engagement.
- c. Client will have the necessary project and executive management support to review and make timely decisions as well as coordinate the activities of this project with other Client projects which may be occurring simultaneously.
- d. Services will be provided during the normal business hours agreed upon between Client and the CSLLC EM and will be as closely aligned to Client's time zone as possible. Off-hours support can be provided and pre-scheduled in advance.
- e. CSLLC resources will provide their own laptops.
- f. Unless otherwise agreed by CSLLC's internal security organization, the Client shall use CSLLC's secure transfer site for the secure exchange of sensitive employee data with the CSLLC support personnel. Client will agree to limit use for data conversion or production support purposes only for the duration of the activities required. CSLLC will inactivate the secure transfer site within thirty (30) days after the support activities are completed. Client will not use CSLLC's site for the transmission of any integration files for third-party vendors. CSLLC is not responsible for back up, archiving, or maintenance of files stored on the secure transfer site. In the event CSLLC utilizes its internal "Daytona" tool for data conversion ("Daytona"), Daytona and all of its components must be installed on the CSLLC secure cloud server and utilized solely within CSLLC's secure transfer site. Further, Daytona IP addresses must be added to the tenant whitelist. Daytona uses its own implementer account that must be excluded from multi-factor authentication.
- g. If needed, CSLLC can provide Client access to its SharePoint site to maintain non-sensitive project artifact data for project or engagement support activities only. The CSLLC EM will provide access to assigned project team members employed by CSLLC.
- h. If a data migration requires iLoad support by CSLLC, Client agrees that a tenant lockout will be performed.
- i. Client will provide CSLLC consultants with implementer access in Production, Sandbox, and Implementation tenants in a timely manner. Any Client delays will impact issue resolution times as identified in Section 2.2.
- j. Client will be solely responsible for testing and any Move-to-Production activities, which shall include configuration, business processes, data, reports and integrations. Client will provide written acceptance of test results to CSLLC prior to any Move-to-Production.
- k. In the event CSLLC is required to assist Client with Move-to-Production activities, Client will provide written approval if CSLLC's assistance is required during Client's Move-to-Production activities. Upon completion of Move-to-Production activities, Client will verify Production results and shall be solely responsible for Production accuracy. Client shall

provide written acceptance to CSLLC after such Move-to-Production activities have been completed.

- I. Client is responsible for providing timely responses to case(s) which have the status "Waiting on Client" and/or "Waiting on Third-Party." If there is no response from Client on "Waiting on Client" and/or "Waiting on Third-Party" case(s) within the ticketing system for more than thirty (30) calendar days, such case(s) will be closed.

6.0 Term and Termination

- a. This SOW shall commence on the Start Date identified above and shall continue through August 31, 2026 (the "Term"), unless terminated sooner pursuant to the Agreement. Upon termination of this SOW, Client shall pay to CSLLC all amounts due and payable hereunder. Any unused hours will be forfeited.

7.0 Pricing

CSLLC Project Roles	Quarter 1 Service Hours (Aug. - Oct.)	Quarter 2 Service Hours (Nov. - Jan.)	Quarter 3 Service Hours (Feb. - Apr.)	Quarter 4 Service Hours (May - Jul.)	Total Hours	Hourly Rate for Service Subscription	Estimated Fees
CVS Consultant	88	88	88	88	352	\$195	\$68,640
Total Block of Hours	88	88	88	88	352		
Consulting Services	\$17,160	\$17,160	\$17,160	\$17,160			\$68,640
Enhanced Managed Services	\$4,095	\$4,095	\$4,095	\$4,095			\$16,380
CSLLC Investment	-\$875	-\$875	-\$875	-\$875			-\$3,500
Invoice Amount	\$20,380	\$20,380	\$20,380	\$20,380			\$81,520
Invoice Date	Upon SOW Execution	15 days prior to Quarter Start	15 days prior to Quarter Start	15 days prior to Quarter Start			
Estimated Expenses							\$0
Grand Total							\$81,520

Lean-On Service Subscription

- a. The Enhanced Managed Services are applied in conjunction with the Consulting Services of this SOW. If additional Consulting Services are requested pursuant to the Change Order process, Enhanced Managed Services will also be included.
- b. Flexibility exists to use hours for resource needs not listed above in the pricing matrix. This includes requests for new resources or an increase in resource hours.
- c. Hours will roll over from quarter to quarter. Any unused hours at the end of the Term must be used within the first quarter of any mutually agreed upon renewal term.
- d. Any Services provided beyond the Scope of this SOW must be approved by Client pursuant to a Change Order.
- e. CSLLC will assign Client to a team support model comprised of CSLLC cross-functional and technical consultants with a built-in redundancy/backup. The team will support the areas outlined in this SOW. The CSLLC EM will communicate to the Client project manager who the CSLLC team members are as a part of the onboarding process.
- f. Billing will occur prior to the start of each period for the hours indicated for each service period.
- g. In the event Client exceeds the quarterly bucket of hours, CSLLC will promptly issue the following quarter's invoice upon the overage, which shall be due and payable in accordance

with the Agreement. Client can use the hours associated with the following quarter once the invoice is issued.

- h. If Client exceeds the annual estimated fees associated in the pricing table set forth herein, CSLLC will prepare a Change Order.
- i. Any and all fees associated with Client's e-invoicing, portal, or payment solution will be the responsibility of Client without dispute. CSLLC will provide all necessary documents or invoices to confirm the fees, if such fees are incurred.
- j. Invoices will be emailed to the following address: accounting@newbraunfels.gov
Any other mailed correspondence will be delivered as follows:

New Braunfels, Texas
1488 South Seguin Avenue
New Braunfels, TX 78130

- k. [CLIENT TO INSERT PO NUMBER ("PO#") HERE, IF REQUIRED - Confirmation will allow for timely and accurate invoice submission. If Client requires a PO#, Client will send a copy of the PO# to accounts-receivable@collaborativesolutions.com. If a PO# will not need to be generated, please make a note in this section.]

8.0 Expenses

It is expected Services will be provided primarily on a remote basis. If travel is required, all reasonable travel expenses incurred by CSLLC related to the performance of the Services defined herein, shall be invoiced to Client. All such travel will comply with CSLLC's Travel and Expense Policy, which shall be made available to Client upon request. All fees or penalties incurred due to cancellations or changes of travel at Client's request shall be invoiced to Client.

9.0 Signatures

IN WITNESS WHEREOF, the Parties have duly executed this SOW by their respective authorized representatives as of the SOW Effective Date.

Collaborative Solutions, LLC

Authorized Signature

New Braunfels, Texas

Authorized Signature

Antonia Plazibat
Name

Name

Chief Legal Officer
Job Title

Job Title

07/16/2025
Date

Date

3/23/2026

Agenda Item No. C)

PRESENTER:

Matthew Eckmann, Assistant Director of Public Works

SUBJECT:

Approval of a resolution establishing public purpose and for the conveyance of 0.844 acres, being Lots 213 and 214, New City Block 3001, in the City of New Braunfels, addressed as 407 West Mill to New Braunfels Youth Collaborative.

DEPARTMENT: Public Works

COUNCIL DISTRICTS IMPACTED: 5

BACKGROUND INFORMATION:

The New Braunfels Youth Collaborative has entered into an agreement with New Braunfels ISD for the conveyance of the properties located at 430 and 407 West Mill Street. In preparing for closing on the properties, it was determined that the City of New Braunfels was the record owner of the property at 407 West Mill Street, which is the location of the Academy Street Gym. While New Braunfels ISD has occupied and maintained this property for as far back as records are available, there are no official conveyance documents that have been located that officially transferred title.

ISSUE:

In order to close on this parcel, the Title Company is requesting that the City of New Braunfels, along with New Braunfels ISD, both sign the deed to convey the property to the New Braunfels Youth Collaborative.

FISCAL IMPACT:

There is no funding component of this transaction as part of this conveyance.

RECOMMENDATION:

Staff recommends the approval of this conveyance.

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN **SCHEDULE A**, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

**COMMITMENT FOR TITLE INSURANCE T-7
ISSUED BY**

FIDELITY NATIONAL TITLE INSURANCE COMPANY

We FIDELITY NATIONAL TITLE INSURANCE COMPANY will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Issued through the Office of: CORRIDOR
TITLE LLC

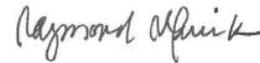
FIDELITY NATIONAL TITLE INSURANCE COMPANY



Authorized Signatory



By:



President

Attest:



Secretary

CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment, that is not shown in Schedule B, you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

COMMITMENT FOR TITLE INSURANCE (Form T-7)
TEXAS TITLE INSURANCE INFORMATION

Title insurance insures you against loss resulting from certain risks to your title. The commitment for Title Insurance is the title insurance company's promise to issue the title insurance policy. The commitment is a legal document. You should review it carefully to completely understand it before your closing date.

El seguro de título le asegura en relación a pérdidas resultantes de ciertos riesgos que pueden afectar el título de su propiedad.

El Compromiso para Seguro de Título es la promesa de la compañía aseguradora de títulos de emitir la póliza de seguro de título. El Compromiso es un documento legal. Usted debe leerlo cuidadosamente y entenderlo completamente antes de la fecha para finalizar su transacción.

Your Commitment for Title Insurance is a legal contract between you and us. The Commitment is not an opinion or report of your title. It is a contract to issue you a policy subject to the Commitment's terms and requirements.

Before issuing a Commitment for Title Insurance (the Commitment) or a Title Insurance Policy (the Policy), the Title Insurance Company (the Company) determines whether the title is insurable. This determination has already been made. Part of that determination involves the Company's decision to insure the title except for certain risks that will not be covered by the Policy. Some of these risks are listed in Schedule B of the attached Commitment as Exceptions. Other risks are stated in the Policy as Exclusions. These risks will not be covered by the Policy. The Policy is not an abstract of title nor does a Company have an obligation to determine the ownership of any mineral interest.

--MINERALS AND MINERAL RIGHTS may not be covered by the Policy. The Company may be unwilling to insure title unless there is an exclusion or an exception as to Minerals and Mineral Rights in the Policy. Optional endorsements insuring certain risks involving minerals, and the use of improvements (excluding lawns, shrubbery and trees) and permanent buildings may be available for purchase. If the title insurer issues the title policy with an exclusion or exception to the minerals and mineral rights, neither this Policy, nor the optional endorsements, ensure that the purchaser has title to the mineral rights related to the surface estate.

Another part of the determination involves whether the promise to insure is conditioned upon certain requirements being met. Schedule C of the Commitment lists these requirements that must be satisfied or the Company will refuse to cover them. You may want to discuss any matters shown in Schedules B and C of the Commitment with an attorney. These matters will affect your title and your use of the land.

When your Policy is issued, the coverage will be limited by the Policy's Exceptions, Exclusions and Conditions, defined below.

--**EXCEPTIONS** are title risks that a Policy generally covers but does not cover in a particular instance. Exceptions are shown on Schedule B or discussed in Schedule C of the Commitment. They can also be added if you do not comply with the Conditions section of the Commitment. When the Policy is issued, all Exceptions will be on Schedule B of the Policy.

--**EXCLUSIONS** are title risks that a Policy generally does not cover. Exclusions are contained in the Policy but not shown or discussed in the Commitment.

--**CONDITIONS** are additional provisions that qualify or limit your coverage. Conditions include your responsibilities and those of the Company. They are contained in the Policy but not shown or discussed in the Commitment. The Policy Conditions are not the same as the Commitment Conditions.

You can get a copy of the policy form approved by the Texas Department of Insurance by calling the Title Insurance Company at 1-(800) 442-7067 or by calling the title insurance agent that issued the Commitment. The Texas Department of Insurance may revise the policy form from time to time.

You can also get a brochure that explains the policy from the Texas Department of Insurance by calling 1-800-252-3439.

Before the Policy is issued, you may request changes in the policy. Some of the changes to consider are:

- Request amendment of the "area and boundary" exception (Schedule B, paragraph 2). To get this amendment, you must furnish a survey and comply with other requirements of the Company. On the Owner's Policy, you must pay an additional premium for the amendment. If the survey is acceptable to the Company and if the Company's other requirements are met, your Policy will insure you against loss because of discrepancies or conflicts in boundary lines, encroachments or protrusions, or overlapping of improvements. The Company may then decide not to insure against specific boundary or survey problems by making special exceptions in the Policy. Whether or not you request amendment of the "area and boundary" exception, you should determine whether you want to purchase and review a survey if a survey is not being provided to you.

- Allow the Company to add an exception to "rights of parties in possession." If you refuse this exception, the Company or the title insurance agent may inspect the property. The Company may except to and not insure you against the rights of specific persons, such as renters, adverse owners or easement holders who occupy the land. The Company may charge you for the inspection. If you want to make your own inspection, you must sign a Waiver of Inspection form and allow the Company to add this exception to your Policy.

The entire premium for a Policy must be paid when the Policy is issued. You will not owe any additional premiums unless you want to increase your coverage at a later date and the Company agrees to add an Increased Value Endorsement.

COMMITMENT FOR TITLE INSURANCE T-7
ISSUED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
SCHEDULE A

Effective Date: **March 3, 2026, 8:00 am**

GF No. **26-0634-C**

Commitment No. **26-0634-C**, issued **March 6, 2026**,

1. The policy or policies to be issued are:
 - a. OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: **\$2,400,000.00**
PROPOSED INSURED: **New Braunfels Youth Collaborative**
 - b. TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)
Policy Amount:
PROPOSED INSURED:
 - c. LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - d. TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:
 - e. LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:
 - f. OTHER
Policy Amount:
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: **Fee Simple**

3. Record title to the land on the Effective Date appears to be vested in:

Tract 1: City of New Braunfels

Tract 2: New Braunfels Independent School District as successor to Comal County ISD, No. 1

4. Legal description of land:

Tract 1: Lots 213 and 214, New City Block 3001, City of New Braunfels, according to the map or plat recorded in Volume G, Page 127, Deed Records of Comal County, Texas, and in Volume 1, Page 15, Map and Plat Records of Comal County, Texas.

Tract 2: Lots 215 and 216, New City Block 3020, City of New Braunfels, according to the map or plat recorded in Volume G, Page 127, Deed Records of Comal County, Texas, and in Volume 1, Page 15, Map and Plat Records of Comal County, Texas.

SCHEDULE B

EXCEPTIONS FROM COVERAGE

In addition to the Exclusions and Conditions and Stipulations, your Policy will not cover loss, costs, attorney's fees, and expenses resulting from:

1. The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):

DELETED

2. Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Homestead or community property or survivorship rights, if any of any spouse of any insured. (Applies to the Owner's Policy only.)
4. Any titles or rights asserted by anyone, including, but not limited to, persons, the public, corporations, governments or other entities,
 - a. to tidelands, or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs or oceans, or
 - b. to lands beyond the line of the harbor or bulkhead lines as established or changed by any government, or
 - c. to filled-in lands, or artificial islands, or
 - d. to statutory water rights, including riparian rights, or
 - e. to the area extending from the line of mean low tide to the line of vegetation, or the rights of access to that area or easement along and across that area.(Applies to the Owner's Policy only.)
5. Standby fees, taxes and assessments by any taxing authority for the year **2026**, and subsequent years; and subsequent taxes and assessments by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. (If Texas Short Form Residential Loan Policy of Title Insurance (T-2R) is issued, that policy will substitute "which become due and payable subsequent to Date of Policy" in lieu of "for the year _____ and subsequent years.")
6. The terms and conditions of the documents creating your interest in the land.
7. Materials furnished or labor performed in connection with planned construction before signing and delivering the lien document described in Schedule A, if the land is part of the homestead of the owner. (Applies to the Loan Title Policy Binder on Interim Construction Loan only, and may be deleted if satisfactory evidence is furnished to us before a binder is issued.)
8. Liens and leases that affect the title to the land, but that are subordinate to the lien of the insured mortgage. (Applies to Loan Policy (T-2) only.)
9. The Exceptions from Coverage and Express Insurance in Schedule B of the Texas Short Form Residential Loan Policy of Title Insurance (T-2R). (Applies to Texas Short Form Residential Loan Policy of Title Insurance (T-2R) only.) Separate exceptions 1 through 8 of this Schedule B do not apply to the Texas Short Form Residential Loan Policy of Title Insurance (T-2R).
10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception.):

- a. **Rights of parties in possession. (Owner's Policy Only)** This exception may be deleted at the request of the proposed insured, upon a physical inspection by the Title Company and payment of its reasonable and actual costs thereof.
- b. **All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.**
- c. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. The term "encroachment" includes encroachment of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land. In the event of a conflict between this exception and Covered Risk '1.(c)', this exception shall control. (Applies to Owner's Policy only)**
- d. **Rights of tenants in possession under unrecorded leases or rental agreements.**
- e. **All conveyances, contracts, deeds, reservations, exceptions, limitations, leases, and similar interests in or to any geothermal energy and associated resources below the surface of land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not, all as provided by Section 2703.056 (a) of the Texas Insurance Code.**

Rights, if any, to use the surface of the Land for the extraction or development of any geothermal energy and associated resources below the surface of the Land resulting in damage to an improvement located on the Land on or after Date of Policy (said rights).

"Company insures the Insured against loss, if any, sustained by the insured under the terms of this Policy by reason of the enforcement of said rights as to the land. Company agrees to provide defense to the Insured in accordance with the terms of this Policy if suit is brought against the Insured to enforce said rights as to the land."

- f. **Easement granted to City of New Braunfels (Utilities), dated May 28, 1986, recorded in [Volume 510, Page 872](#), of the Deed Records of Comal County, Texas. (Tract 2)**

SCHEDULE C

Your Policy will not cover loss, costs, attorneys' fees, and expenses resulting from the following requirements that will appear as Exceptions in Schedule B of the Policy, unless you dispose of these matters to our satisfaction, before the date the Policy is issued:

1. Documents creating your title or interest must be approved by us and must be signed, notarized and filed for record.
2. Satisfactory evidence must be provided that:
 - a. no person occupying the land claims any interest in that land against the persons named in paragraph 3 of Schedule A,
 - b. all standby fees, taxes, assessments and charges against the property have been paid,
 - c. all improvements or repairs to the property are completed and accepted by the owner, and that all contractors, sub-contractors, laborers and suppliers have been fully paid, and that no mechanic's, laborer's or materialmen's liens have attached to the property,
 - d. there is legal right of access to and from the land,
 - e. (on a Loan Policy only) restrictions have not been and will not be violated that affect the validity and priority of the insured mortgage.
3. You must pay the seller or borrower the agreed amount for your property or interest.
4. Any defect, lien or other matter that may affect title to the land or interest insured, that arises or is filed after the effective date of this Commitment.
5. Subchapter H, Chapter 5, Texas Property Code, effective September 1, 2025, prohibits ownership of real property by certain foreign parties. Any loss or damage incurred as a result of a violation of this law is excluded from coverage under the terms of a title insurance policy. Notwithstanding any applicable exclusions from coverage in the policy, and to avoid any misunderstanding, the title policy may also include a specific Schedule B exception regarding the operation of this law.

If a prohibited foreign entity or person is a party to this transaction, the Company must be notified in writing. The Company will not knowingly close or insure a transaction that violates the referenced state law.
6. **Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.**
7. **Intentionally deleted.**
8. **Company requires that it be provided with legible copies of documentary evidence (including, but not limited to copies of organizational documents, charters, by-laws, agreements and/or certificates) to determine the nature/type of the legal entity named City of New Braunfels, and to determine who has authority to execute documents in connection with the transaction to be insured.**
9. **Intentionally deleted.**

10. Company requires that it be provided with legible copies of documentary evidence (including, but not limited to copies of organizational documents, charters, by-laws, agreements and/or certificates) to determine the nature/type of the legal entity named New Braunfels Independent School District, and to determine who has authority to execute documents in connection with the transaction to be insured.
11. Company requires submission of following documentation to determine who has authority to act on behalf of New Braunfels Youth Collaborative.
 1. true and correct copies of corporation's governing documents (including Articles of Incorporation and Bylaws), together with all amendments thereto,
 2. Documentation from the Secretary of State/Texas Comptroller evidencing that the corporation is in lawful existence or, if a foreign corporation, that the corporation is qualified to do business in the state of Texas and evidencing that the corporation is in good standing,
 3. resolutions of the board of directors which authorize the subject transaction and designate, by name and office held, an authorized representative of the corporation to execute the closing documents on behalf of the corporation, supported by a Secretary's Certificate; and.
 4. certification as to whether the transaction involves all or substantially all of the corporation's assets and, if so, resolutions of the shareholders of the corporation authorizing the transaction.
12. We must be furnished with a properly executed Affidavit of Debts and Liens, executed by the record owner and/or seller.
13. We must be furnished with a properly executed Waiver of Inspection executed by the Purchaser(s).
14. This file must be updated prior to closing.
15. If a durable power of attorney is to be used in this transaction:
 1. Company requires an original power of attorney be provided that is suitable for filing of record, as required by Section 751.151 of the Texas Estates Code.
 2. The Agent under the Durable Power of Attorney shall provide an executed Certification of Durable Power of Attorney in a form acceptable to the underwriter.
 3. All documents in this transaction to be filed of record, including but not limited to any durable power of attorney used in this transaction, must wholly be in the English language, as required by Texas Property Code Section 11.002(a), in order to be filed in the real property records. If not wholly in the English language, company requires and requests a sworn English translation as described in Section 11.002, subparagraphs (b) or (c), of the Texas Property Code, suitable for filing of record.
16. FOR INFORMATIONAL PURPOSES ONLY: The following conveyances involving the subject property were recorded within the last 24 months (or, if none, the most recent conveyance): None - last deeds recorded in [Volume R, Page 356](#) (Tract 1) and [Volume E, Page 778](#) (Tract 2), of the Deed Records of Comal County, Texas.

SCHEDULE D

GF No. **26-0634-C**

Effective Date: **March 3, 2026, 8:00 am**

Pursuant to the requirements of Rule P-21, Basic Manual of Rules, Rates and Forms for the writing of Title Insurance in the State of Texas, the following disclosures are made:

1. The following individuals are directors and/or officers, as indicated, of the Title Insurance Company issuing this Commitment

The issuing Title Insurance Company, Fidelity National Title Insurance Company, is a corporation whose shareholders owning or controlling, directly or indirectly, 10% or more of said corporation, directors, and officers are listed below:

Shareholders: Fidelity National Title Group, Inc., which is owned 100% by FNTG Holdings, LLC, which is owned 100% by Fidelity National Financial, Inc., a publicly held company.

Directors: Joseph W. Grealish, Roger S. Jewkes, Marjorie Nemzura, Michael J. Nolan, Anthony J. Park

Officers: Michael J. Nolan, President, Chief Executive Officer, and Chairman of the Board; Anthony J. Park, Treasurer, Chief Financial Officer, and Executive Vice President; Marjorie Nemzura, Corporate Secretary and Vice President

2. The following disclosures are made by the Title Insurance Agent issuing this Commitment: CORRIDOR TITLE, LLC

a. The names of each shareholder, owner, partner or other person having, owning or controlling one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows:

Patrick M. Rose

b. Each shareholder, owner, partner or other person having, owning or controlling ten percent (10%) or more of an entity that has, owns, or controls one percent (1%) or more of the Title Insurance Agent that will receive a portion of the premium are as follows: None.

c. The following persons are managers and officers of the Title Insurance Agent:

MANAGERS

Patrick M. Rose

OFFICERS

Patrick M. Rose, President
Jayne Heckmann, CFO

3. You are entitled to receive advance disclosure of settlement charges in connection with the proposed transaction to which this commitment relates. Upon your request, such disclosure will be made to you. Additionally, the name of any person, firm or corporation receiving a portion of the premium from the settlement of this transaction will be disclosed on the closing or settlement statement.

You are further advised that the estimated title premium* is:

Owner's Policy	\$10,910.00
Loan Policy	\$0.00
Endorsement Charges	\$0.00
Other	\$0.00
Total	\$10,910.00

Of this total amount: 15% will be paid to the policy issuing Title Insurance Company; 85% will be retained by the issuing Title Insurance Agent; and the remainder of the estimated premium will be paid to other parties as follows:

<u>Amount</u>	<u>To Whom</u>	<u>For Services</u>
---------------	----------------	---------------------

" *The estimated premium is based upon information furnished to us as of the date of this Commitment for Title Insurance. Final determination of the amount of the premium will be made at closing in accordance with the Rules and Regulations adopted by the Commissioner of Insurance."

DELETION OF ARBITRATION PROVISION
(Not applicable to the Texas Residential Owner's Policy)

ARBITRATION is a common form of alternative dispute resolution. It can be a quicker and cheaper means to settle a dispute with your Title Insurance Company. However, if you agree to arbitrate, you give up your right to take the Title Insurance Company to court and your rights to discovery of evidence may be limited in the arbitration process. In addition, you cannot usually appeal an arbitrator's award.

Your policy contains an arbitration provision (shown below). It allows you or the Company to require arbitration if the amount of insurance is \$2,000,000 or less. If you want to retain your right to sue the Company in case of a dispute over a claim, you must request deletion of the arbitration provision before the policy is issued. You can do this by signing this form and returning it to the Company at or before the closing of your real estate transaction or by writing to the Company.

The arbitration provision in the Policy is as follows:

"Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured, unless the Insured is an individual person (as distinguished from an Entity). All arbitrable matters when the Amount of Insurance is in excess of \$2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction."

Signature

Date

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing real estate- and loan-related services (collectively, “FNF”, “our” or “we”) respect and are committed to protecting your privacy. This Privacy Notice lets you know how and for what purposes your Personal Information (as defined herein) is being collected, processed and used by FNF. We pledge that we will take reasonable steps to ensure that your Personal Information will only be used in ways that are in compliance with this Privacy Notice.

This Privacy Notice is only in effect for any generic information and Personal Information collected and/or owned by FNF, including collection through any FNF website and any online features, services and/or programs offered by FNF (collectively, the “Website”). This Privacy Notice is not applicable to any other web pages, mobile applications, social media sites, email lists, generic information or Personal Information collected and/or owned by any entity other than FNF.

Collection and Use of Information

The types of personal information FNF collects may include, among other things (collectively, “Personal Information”): (1) contact information (e.g., name, address, phone number, email address); (2) demographic information (e.g., date of birth, gender marital status); (3) Internet protocol (or IP) address or device ID/UDID; (4) social security number (SSN), student ID (SIN), driver’s license, passport, and other government ID numbers; (5) financial account information; and (6) information related to offenses or criminal convictions.

In the course of our business, we may collect Personal Information about you from the following sources:

- Applications or other forms we receive from you or your authorized representative;
- Information we receive from you through the Website;
- Information about your transactions with or services performed by us, our affiliates, or others; and
- From consumer or other reporting agencies and public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others.

Information collected by FNF is used for three main purposes:

- To provide products and services to you or one or more third party service providers (collectively, “Third Parties”) who are obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services that we perform for you or for Third Parties.
- To communicate with you and to inform you about FNF’s, FNF’s affiliates and third parties’ products and services.

Additional Ways Information is Collected Through the Website

Browser Log Files. Our servers automatically log each visitor to the Website and collect and record certain information about each visitor. This information may include IP address, browser language, browser type, operating system, domain names, browsing history (including time spent at a domain, time and date of your visit), referring/exit web pages and URLs, and number of clicks. The domain name and IP address reveal nothing personal about the user other than the IP address from which the user has accessed the Website.

Cookies. From time to time, FNF or other third parties may send a “cookie” to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer’s hard drive and that can be re-sent to the serving website on subsequent visits. A cookie, by itself, cannot read other data from your hard disk or read other cookie files already on your computer. A cookie, by itself, does not damage your system. We, our advertisers and other third parties may use cookies to identify and keep track of, among other things, those areas of the Website and third party websites that you have visited in the past in order to enhance your next visit to the Website. You can choose whether or not to accept cookies by changing the settings of your Internet browser, but some functionality of the Website may be impaired or not function as intended. See the Third Party Opt Out section below.

Web Beacons. Some of our web pages and electronic communications may contain images, which may or may not be visible to you, known as Web Beacons (sometimes referred to as “clear gifs”). Web Beacons collect only limited information that includes a cookie number; time and date of a page view; and a description of the page on which the Web Beacon resides. We may also carry Web Beacons placed by third party advertisers. These Web Beacons do not carry any Personal Information and are only used to track usage of the Website and activities associated with the Website. See the Third Party Opt Out section below.

Unique Identifier. We may assign you a unique internal identifier to help keep track of your future visits. We may use this information to gather aggregate demographic information about our visitors, and we may use it to personalize the information you see on the Website and some of the electronic communications you receive from us. We keep this information for our internal use, and this information is not shared with others.

Third Party Opt Out. Although we do not presently, in the future we may allow third-party companies to serve advertisements and/or collect certain anonymous information when you visit the Website. These companies may use non-personally identifiable information (e.g., click stream information, browser type, time and date, subject of advertisements clicked or scrolled over) during your visits to the Website in order to provide advertisements about products and services likely to be of greater interest to you. These companies typically use a cookie or third party Web Beacon to collect this information, as further described above. Through these technologies, the third party may have access to and use non-personalized information about your online usage activity.

You can opt-out of online behavioral services through any one of the ways described below. After you opt-out, you may continue to receive advertisements, but those advertisements will no longer be as relevant to you.

- You can opt-out via the Network Advertising Initiative industry opt-out at <http://www.networkadvertising.org/>.
- You can opt-out via the Consumer Choice Page at www.aboutads.info.
- For those in the U.K., you can opt-out via the IAB UK’s industry opt-out at www.youonlinechoices.com.
- You can configure your web browser (Chrome, Firefox, Internet Explorer, Safari, etc.) to delete and/or control the use of cookies.

More information can be found in the Help system of your browser. Note: If you opt-out as described above, you should not delete your cookies. If you delete your cookies, you will need to opt-out again.

When Information is Disclosed by FNF

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Disclosures may include, without limitation, the following:

- To agents, brokers, representatives, or others to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure in connection with an insurance transaction;
- To third-party contractors or service providers who provide services or perform marketing services or other functions on our behalf;
- To law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders; and/or
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

In addition to the other times when we might disclose information about you, we might also disclose information when required by law or in the good-faith belief that such disclosure is necessary to: (1) comply with a legal process or applicable laws; (2) enforce this Privacy Notice; (3) respond to claims that any materials, documents, images, graphics, logos, designs, audio, video and any other information provided by you violates the rights of third parties; or (4) protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep the Personal Information that is disclosed to us secure. We provide Personal Information and non-Personal Information to our subsidiaries, affiliated companies, and other businesses or persons for the purposes of processing such information on our behalf and promoting the services of our trusted business partners, some or all of which may store your information on servers outside of the United States. We require that these parties agree to process such information in compliance with our Privacy Notice or in a similar, industry-standard manner, and we use reasonable efforts to limit their use of such information and to use other appropriate confidentiality and security measures. The use of your information by one of our trusted business partners may be subject to that party's own Privacy Notice. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We also reserve the right to disclose Personal Information and/or non-Personal Information to take precautions against liability, investigate and defend against any third-party claims or allegations, assist government enforcement agencies, protect the security or integrity of the Website, and protect the rights, property, or personal safety of FNF, our users or others.

We reserve the right to transfer your Personal Information, as well as any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets. We also cannot make any representations regarding the use or transfer of your Personal Information or other information that we may have in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors, and you expressly agree and consent to the use and/or transfer of your Personal Information or other information in connection with a sale or transfer of some or all of our assets in any of the above described proceedings. Furthermore, we cannot and will not be responsible for any breach of security by any third parties or for any actions of any third parties that receive any of the information that is disclosed to us.

Information from Children

We do not collect Personal Information from any person that we know to be under the age of thirteen (13). Specifically, the Website is not intended or designed to attract children under the age of thirteen (13). You affirm that you are either more than 18 years of age, or an emancipated minor, or possess legal parental or guardian consent, and are fully able and competent to enter into the terms, conditions, obligations, affirmations, representations, and warranties set forth in this Privacy Notice, and to abide by and comply with this Privacy Notice. In any case, you affirm that you are over the age of 13, as **THE WEBSITE IS NOT INTENDED FOR CHILDREN UNDER 13 THAT ARE UNACCOMPANIED BY HIS OR HER PARENT OR LEGAL GUARDIAN.**

Parents should be aware that FNF's Privacy Notice will govern our use of Personal Information, but also that information that is voluntarily given by children – or others – in email exchanges, bulletin boards or the like may be used by other parties to generate unsolicited communications. FNF encourages all parents to instruct their children in the safe and responsible use of their Personal Information while using the Internet.

Privacy Outside the Website

The Website may contain various links to other websites, including links to various third party service providers. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites. Other than under agreements with certain reputable organizations and companies, and except for third party service providers whose services either we use or you voluntarily elect to utilize, we do not share any of the Personal Information that you provide to us with any of the websites to which the Website links, although we may share aggregate, non-Personal Information with those other third parties. Please check with those websites in order to determine their privacy policies and your rights under them.

European Union Users

If you are a citizen of the European Union, please note that we may transfer your Personal Information outside the European Union for use for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information, you consent to both our collection and such transfer of your Personal Information in accordance with this Privacy Notice.

Choices with Your Personal Information

Whether you submit Personal Information to FNF is entirely up to you. You may decide not to submit Personal Information, in which case FNF may not be able to provide certain services or products to you.

You may choose to prevent FNF from disclosing or using your Personal Information under certain circumstances ("opt out"). You may opt out of any disclosure or use of your Personal Information for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization by notifying us by one of the methods at the end of this Privacy Notice. Furthermore, even where your Personal Information is to be disclosed and used in accordance with the stated purposes in this Privacy Notice, you may elect to opt out of such disclosure to and use by a third party that is not acting as an agent of FNF. As described above, there are some uses from which you cannot opt-out.

Please note that opting out of the disclosure and use of your Personal Information as a prospective employee may prevent you from being hired as an employee by FNF to the extent that provision of your Personal Information is required to apply for an open position.

If FNF collects Personal Information from you, such information will not be disclosed or used by FNF for purposes that are incompatible with the purpose(s) for which it was originally collected or for which you subsequently gave authorization unless you affirmatively consent to such disclosure and use.

You may opt out of online behavioral advertising by following the instructions set forth above under the above section “Additional Ways That Information Is Collected Through the Website,” subsection “Third Party Opt Out.”

Access and Correction

To access your Personal Information in the possession of FNF and correct inaccuracies of that information in our records, please contact us in the manner specified at the end of this Privacy Notice. We ask individuals to identify themselves and the information requested to be accessed and amended before processing such requests, and we may decline to process requests in limited circumstances as permitted by applicable privacy legislation.

Your California Privacy Rights

Under California’s “Shine the Light” law, California residents who provide certain personally identifiable information in connection with obtaining products or services for personal, family or household use are entitled to request and obtain from us once a calendar year information about the customer information we shared, if any, with other businesses for their own direct marketing uses. If applicable, this information would include the categories of customer information and the names and addresses of those businesses with which we shared customer information for the immediately prior calendar year (e.g., requests made in 2013 will receive information regarding 2012 sharing activities). To obtain this information on behalf of FNF, please send an email message to privacy@fnf.com with “Request for California Privacy Information” in the subject line and in the body of your message. We will provide the requested information to you at your email address in response.

Please be aware that not all information sharing is covered by the “Shine the Light” requirements and only information on covered sharing will be included in our response.

Additionally, because we may collect your Personal Information from time to time, California’s Online Privacy Protection Act requires us to disclose how we respond to “do not track” requests and other similar mechanisms. Currently, our policy is that we do not recognize “do not track” requests from Internet browsers and similar devices.

Your Consent to This Privacy Notice

By submitting Personal Information to FNF, you consent to the collection and use of information by us as specified above or as we otherwise see fit, in compliance with this Privacy Notice, unless you inform us otherwise by means of the procedure identified below. If we decide to change this Privacy Notice, we will make an effort to post those changes on the Website. Each time we collect information from you following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you may submit in any manner that we may choose without notice or compensation to you. If you have additional questions or comments, please let us know by sending your comments or requests to:

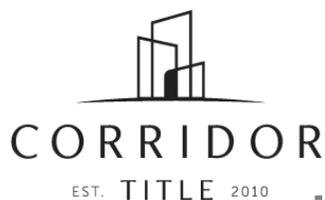
Fidelity National Financial, Inc.
601 Riverside Avenue

Jacksonville, Florida 32204 Attn: Chief Privacy Officer (888) 934-3354
privacy@fnf.com

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EFFECTIVE AS OF: JANUARY 24, 2014

LAST UPDATED: JANUARY 24, 2014



Privacy Policy Notice

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Corridor Title Company.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you. We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your personal information.

N^o 2160
Deed with Lien
C. Rudolf
et al
to
City of New-
Braunfels
Lots N^o 2113 and
N^o 2114

The State of Texas & Know all men by these Presents,
County of Comal & That We, C. Rudolf, H. C. Fischer,
Louis Henne and Joseph Faust, of the County of Comal
and State of Texas, for and in consideration of the sum
of One Dollar to us paid and in further consideration,
that the Mayor of the City of New Braunfels, in accordance
with a resolution passed by the City Council of said City
on the seventh day of January 1884, has issued to us the pro-
misory Notes of said City in amounts as follows, to wit:
to C. Rudolf for the sum of One Hundred and thirty six
⁹²/₁₀₀ Dollars, to H. C. Fischer for the sum of One hundred
and thirty six ⁹²/₁₀₀ Dollars, to Louis Henne for the sum of
Two Hundred and five ³⁷/₁₀₀ Dollars, and to Joseph Faust
for the sum of Two Hundred and five ³⁶/₁₀₀ Dollars, said
Notes being dated on the eighth day of January 1884, and
draw interest at the rate of Eight per cent per annum
from date, payable annually, principal payable on or before
the eighth day of January 1889. Have Granted, Bargained,
sold, and by these presents do grant, bargain, sell and
convey unto the Mayor of the City of New Braunfels, and
his successors in office, in the County of Comal and
State of Texas, all those certain Town Lots lying and
situated in said City of New Braunfels, and known
and designated on the Map of said City, as Town Lots
N^o Two Hundred and thirteen (2113) and N^o Two Hund-
red and fourteen (2114); each Lot containing about
half an acre of Land Bavarian measurement, and
bounded North West by Mill Street, North East by
Academy Street, South East by Lots N^o 2111 & 2112, and

South West by Lot No. XV out of Block No. 168, it being the same lots conveyed by the German Emigration Company to Alexander Sartor and Carl Sartor, and by said Sartors to William Lechner, and by the heirs of William Lechner deceased to Joseph Dreyer, and by said Joseph Dreyer to W.L. Kessler, by Deed dated August 14th 1869. and by said W.L. Kessler to G. Rudolf, H.C. Fischer, Louis Henne, Joseph Faust and Ernst Gruene jr. by Deed dated May first 1882, the said Ernst Gruene jr. having conveyed his interest to said Louis Henne and Joseph Faust by deed dated September 24th 1883. To Have and to hold the above described premises, together with all and singular the rights, members and appurtenances to the same, belonging unto the Mayor of the City of New Braunfels, for the use and benefit of the public Schools of said City, Forever. And We do hereby bind ourselves our heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the City of New Braunfels, for the purpose aforesaid, against every person, whomsoever lawfully claiming or to claim the same or any part thereof. But it is expressly agreed and stipulated that the vendor's Lien is retained against the above described property, premises and improvements, until the above described Notes and all interest thereon are fully paid, when this Deed shall become absolute. Witness our hands at New Braunfels, this the Eight day of January A.D. 1884.

H.C. Fischer
 Joseph Faust
 Louis Henne
 G. Rudolf

The State of Texas & Before me J. Lampe a Notary Public in and for Comal County, Texas, on this day personally appeared H.C. Fischer, Joseph Faust, Louis Henne & G. Rudolf, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed. Given under my hand and Seal of Office at New Braunfels, this the 10th day of January 1884.

J. Lampe, Notary Public Comal County, Texas.
 Filed for Record this the 21st day of January 1884 at 10 o'clock A.M. and Recorded the 26th of February A.D. 1884 at 10 o'clock A.M. H.C. Fischer
 Clerk. C.C. Comal Co. Tex.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, ESTABLISHING PUBLIC PURPOSE AND AUTHORIZING THE CONVEYANCE OF THE PROPERTY LOCATED AT 407 WEST MILL STREET, NEW BRAUNFELS, COMAL COUNTY, TEXAS, 78130 BEING LOTS 213 AND 214, NEW CITY BLOCK 3001, CITY OF NEW BRAUNFELS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME G, PAGE 127, DEED RECORDS OF COMAL COUNTY, TEXAS AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMENTS.

WHEREAS, the CITY OF NEW BRAUNFELS, TEXAS, appears to be the record Owner of that certain 0.844 acre tract of real property located at 407 West Mill Street, in the City of New Braunfels, Comal County, Texas, 78130 being Lots 213 and 214, New City Block 3001, City of New Braunfels, according to the map or plat recorded in Volume G, Page 127, Deed Records of Comal County, Texas, dated January 8, 1884 hereinafter referenced as “Property”; and

WHEREAS, New Braunfels Independent School District has had exclusive and sole possession of this Property for as long as City records have been kept; and

WHEREAS, New Braunfels Independent School District has approved the conveyance of this property to the New Braunfels Youth Collaborative for the public purpose of:

- a. To House a community youth center to serve as a safe space for community youth to learn, connect, play, and grow
- b. To repair, improve, and maintain the facility and its history for future generations.
- c. To inspire and uplift the next generation through dynamic and inclusive out-of-school activities and resources for youth in the community.
- d. To promote and foster academic success, wellness, enrichment, and healthy lifestyle amongst community youth.
- e. To preserve existing historical artifacts at the facility and create a space where members of the public can view and appreciate history of the building and New Braunfels community; and

WHEREAS, The City of New Braunfels, as record title holder of the Property, will need to be a joinder on the conveyance of this property with the New Braunfels Independent School District through a joint Gift Deed which requires adherence to the above stated public purpose;

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

HEREBY, approves and authorizes the conveyance of the Property to the New Braunfels Youth Collaborative for the above stated public purpose and further authorizes the City Manager to execute all necessary documents to convey the Property.

PASSED, ADOPTED AND APPROVED this _____ day of _____, 2026.

City of New Braunfels, Texas

Roy Neal Linnartz, Mayor

Attest:

Gayle Wilkinson, City Secretary

3/23/2026

Agenda Item No. D)

PRESENTER:

Karrie Cook, Budget Manager

SUBJECT:

Approval of an FY 2025 budget amendment for the Self-Insurance Fund.

DEPARTMENT: Finance

COUNCIL DISTRICTS IMPACTED: N/A

BACKGROUND INFORMATION:

Annually, at the end of the year, the City receives a report from Blue Cross Blue Shield with the total of medical claims that are incurred but not paid and incurred but not reported. In FY 2025, the total of the claims reflected a cost increase of more than 40% compared to the prior fiscal year. Since this total exceeded cost projections, the Self-Insurance Fund will require a budget amendment to cover the overage. This report is received after fiscal year end and this entry is made as part of the annual audit process.

The fund has sufficient reserves to support this budget amendment.

Budget Amendment:

	Original Budget Total	Proposed Budget Change	New Budget Total
Expenses	\$ 8,355,000	\$ 1,052,000	\$ 9,407,000

ISSUE:

N/A

FISCAL IMPACT:

The Self-Insurance fund has sufficient reserves to support this budget amendment.

RECOMMENDATION:

Staff recommends approval of this budget amendment for FY 2025.

3/23/2026

Agenda Item No. E)

PRESENTER:

Jeff Jewell, Economic and Community Development Director

SUBJECT:

Approval of a resolution recommended by the New Braunfels Economic Development Corporation (NBEDC) approving a project expenditure of \$26,800 for the option to extend the project feasibility period for an additional 90 days per the Purchase Contract between Mildred V. Bartels, Jerald D. Voges, and the NBEDC, pursuant to Section 505.102 of the Texas Local Government Code.

DEPARTMENT: Economic and Community Development**COUNCIL DISTRICTS IMPACTED:** 4**BACKGROUND INFORMATION:**

At the New Braunfels Economic Development Corporation (NBEDC) workshop on June 15th, 2023, the Board was introduced to a process to undertake predevelopment and feasibility work for the eventual development of the Gruene 16, Block 1, Lots 1-3 property. This property was purchased by the NBEDC in 2016 for HD Supply's planned expansion, which the company did not ultimately pursue. The envisioned process works with key stakeholders to conceptualize the project and objectives, develop a basic "vision" for the project, determine the market demand for the project as envisioned, and develop high level building and infrastructure budget estimates to determine the overall feasibility of the development concept(s) that receive the most support. This is intended to be the first steps in the feasibility and development concepts stage, with a second stage proposed to ultimately solicit a developer and negotiate a development agreement to bring the project to fruition. The NBEDC Board directed staff to move forward with the proposal.

The NBEDC, at its regular meeting on August 17, 2023, approved an expenditure to Economic & Planning Systems, Inc. (EPS), to begin the planning for a possible public/private partnership addressing the Gruene 16 property.

EPS facilitated a workshop with the NBEDC Board in November 2023 and addressed objectives for the site, identified key questions for additional research, and established parameters for the next steps of the potential public/private partnership. EPS facilitated another workshop with the NBEDC Board in May 2024 and reviewed the completed feasibility study, City Council and NBEDC goals, economic, demographic, and market trends, discussed broker insights, highlighted opportunistic land uses, and reviewed themes and concepts discovered during the study.

The NBEDC approved Phase 2 funding at its July 18, 2024 meeting. Phase 2 included urban planning, test fitting the site, completing financial feasibility studies, and drafting a Request for Proposals/Request for Qualifications for solicitation of development proposals on the site.

Phase 2 identified the potential and significant contribution of available five parcels (total of ~8.7 acres) on Gruene Road - all adjacent to the Gruene 16 property- to the overall project and vision. EPS advised the addition of these parcels would greatly enhance development opportunities of the Gruene 16 project and yield greater flexibility in how the site could be developed. These parcels were then added to the urban planning and

test fitting analysis. The inclusion of the parcels provides a greater footprint and yielded four different development scenarios with different development concepts and users.

On May 15, 2025, the NBEDC approved an initial amount of \$75,000 to secure the additional parcels for a nine-month feasibility period (\$50,000) and to cover due diligence costs for the properties (\$25,000). These parcels were then included in the RFP/RFQ process for developer consideration.

Staff has since identified the need to extend the feasibility period to continue project development, planning and negotiations with the development team. The existing contract allows for one extension of the feasibility period past the initial nine months for an additional 90 days. The initial nine-month period is set to expire April 24, 2026. If the funding and extension is approved, the feasibility period will end July 24, 2026.

The NBEDC held a public hearing on February 19, 2026 and unanimously approved the expenditure. If approved tonight, written notice and payment of earnest money (\$50,000) provided to Property Owners/Title Company will be issued before the April 24, 2026 deadline.

ISSUE:

Additional time is required to continue project feasibility and development planning on the site. To extend the feasibility period by 90 days (to July 24, 2026), an additional \$50,000 will be provided to the seller. The NBEDC approved an initial amount of \$75,000 for this project; \$50,000 was put in escrow to secure the properties and an additional \$1,800 was spent on an appraisal. The remaining balance of the initially approved amount is \$23,200. To close the gap between the authorized amount remaining, an expenditure of \$26,800 is recommended.

If the NBEDC extends the feasibility period by the additional 90-days and chooses not to close on the property, the existing contract stipulates the Seller will retain \$25,000 and the NBEDC will retain \$75,000 of the \$100,000 placed into escrow.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

The NBEDC approved an initial amount of \$75,000 for this project; \$50,000 was put in escrow to secure the properties and an additional \$1,800 was spent on a supplemental appraisal. The remaining balance of the initial amount is \$23,200. The cost to extend the feasibility period for an additional 90 days is \$50,000. To close this gap, an expenditure of \$26,800 is recommended.

RECOMMENDATION:

Staff recommends approval of the \$26,800 to extend the feasibility period an additional 90 days for the purchase of 8.7 acres adjacent to the NBEDC-owned Gruene 16 parcels.

RESOLUTION 2026 – RXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, APPROVING A RECOMMENDATION OF THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION (NBEDC) FOR A PROJECT EXPENDITURE OF \$26,800 FOR THE OPTION TO EXTEND THE PROJECT FEASIBILITY PERIOD FOR AN ADDITIONAL 90 DAYS PER THE PURCHASE CONTRACT BETWEEN MILDRED V. BARTELS AND JERALD D. VOGES AND THE NBEDC, PURSUANT TO SECTION 505.102 OF THE TEXAS LOCAL GOVERNMENT CODE.

WHEREAS, in 2016, the New Braunfels Economic Development Corporation (NBEDC) acquired a 16-acre site near Gruene Road and Common Street to support the extension of HD Supply; and

WHEREAS, for several reasons, the HD Supply expansion did not advance, and the land no longer had a designated use; and

WHEREAS, the NBEDC held a public hearing on August 17, 2023 and approved a project expenditure with Economic & Planning Systems, Inc., for a feasibility and planning study for the site – hereinafter referred to as “Phase 1”, and on September 11, 2023, the City Council of the City of New Braunfels, Texas approved a resolution in support of the NBEDC recommendation for Phase 1 funding; and

WHEREAS, after the completion of Phase 1, the project required advancement to Phase 2 to continue the next stages of the site planning; and

WHEREAS, the NBEDC held a public hearing on July 18, 2024, and approved an expenditure for Phase 2 of the process, and on August 26, 2024, the City Council of the City of New Braunfels, Texas approved a resolution in support of the NBEDC recommendation for Phase 2 funding; and

WHEREAS, during the Phase 2 process, staff was contacted by a real estate professional about the availability of five parcels on Gruene Road – adjacent to the existing Gruene 16 property; and

WHEREAS, the consultant, Economic & Planning Systems, Inc., advised the addition of these parcels would greatly advance the development opportunities of the Gruene 16 project as a whole; and

WHEREAS, the additional five parcels were then added to the Phase 2 process of urban planning and test fitting; and

WHEREAS, the NBEDC held a public hearing on May 15, 2025, to consider escrow and due diligence funding to secure the five parcels with a 9-month contract so these parcels would be included in the RFP/RFQ process for developer consideration; and

WHEREAS, on the City Council of the City of New Braunfels, Texas approved a resolution in support of the NBEDC recommendation for the escrow and due diligence of the additional parcels; and

WHEREAS, staff has since identified the need to extend the feasibility period of these additional parcels to continue project development, planning and negotiations with the development team; and

WHEREAS, the existing contract allows for one extension of the feasibility period past the initial nine months for an addition 90 days; and

WHEREAS, the NBEDC held a public hearing on February 19, 2026, to consider the extension of the feasibility period for an additional 90 days; and

WHEREAS, after the public hearing and discussion of the project, the NBEDC approved the project expenditure; and

WHEREAS, Section 505.102 of the Texas Local Government Code authorizes the NBEDC to make this project expenditure.

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

SECTION 1: That the recommendation by the NBEDC to approve the expenditure of \$26,800 for the option to extend the project feasibility period for an additional 90 days per the Purchase Contract between Mildred V. Bartels and Jerald D. Voges and the NBEDC, is hereby approved.

SECTION 2: That this resolution shall become effective from and after the date of its passage.

PASSED AND ADOPTED by the City Council of the City of New Braunfels, Texas on this 23rd of March, 2026.

NEAL LINNARTZ, Mayor
City of New Braunfels, Texas

ATTEST:

GAYLE WILKINSON, City Secretary
City of New Braunfels, Texas

PURCHASE CONTRACT

1. **PARTIES; RECITALS:** The parties to this Contract are MILDRED V. BARTELS and JERALD D. VOGES (“Sellers”) and THE NEW BRAUNFELS ECONOMIC DEVELOPMENT CORPORATION (“Buyer”). The Sellers agree, as to their respective interests, to sell and convey to Buyer and Buyer agrees to buy from Sellers the Properties described below.

2. **PROPERTY:** The land, improvements and accessories, except for the exclusions and reservations, are collectively referred to as the “Property”.

A. LAND:

0.942 acres out of the H. Foster Survey No. 34, Abstract 154, Comal County, Texas, out of the 1.596 acres described in a gift deed from Bruno and Elsie Voges to Mildred Voges Bartels, recorded in Volume 164, Page 464, Deed Records of Comal County, Texas

1.169 acres out of the H. Foster Survey No. 34, Abstract 154, Comal County, Texas, out of the 2.128 acres described in a special warranty deed from the Estate of Jerome B. Voges to the Jerome B. Voges Family Trust, recorded as Document Number 201106032412, Deed Records of Comal County, Texas

1.140 acres out of the H. Foster Survey No. 34, Abstract 154, Comal County, Texas, out of the 1.596 acres described in a gift deed from Bruno and Elsie Voges to Jerald Dean Voges, recorded in Volume 164, Page 527, Deed Records of Comal County, Texas

1.000 acre out of the H. Foster Survey No. 34, Abstract 154, Comal County, Texas, out of the 37.83 acres described in a warranty deed to Bruno and Elsie Voges, recorded in Volume 95, Page 266, Deed Records of Comal County, Texas

2.437 acres out of the H. Foster Survey No. 34, Abstract 154, Comal County, Texas, out of the 31.695 acres described in a gift deed from Bruno and Elsie Voges to Mildred Voges Bartels, recorded in Volume 325, Page 869, Deed Records of Comal County, Texas

B. IMPROVEMENTS: All permanently installed buildings, storage facilities, water wells, fences and gates subject to the conditions set forth in Paragraph of this 10 of this Agreement.

3. **SALES PRICE:** The Sales Price for the Property is \$4,600,000.

The Seller and the Buyer acknowledge that this Contract is entered at arm’s length and each party was acting independently and without influence of the other or a third party

4. **EARNEST MONEY:** Within 3 days after the Effective Date of this Contract, Buyer must deposit \$50,000.00 as earnest money with New Braunfels Title Company, as escrow agent, at 243 S. Seguin Ave., New Braunfels, Texas 78130. If Buyer fails to deposit the earnest money as required by this Contract, Sellers may terminate this Contract by providing written notice to Buyer before Buyer deposits the earnest money.
5. **FEASIBILITY PERIOD:** Sellers grant Buyer the unrestricted right to terminate this Contract for any reason or no reason by giving notice of termination to Sellers, pursuant to Paragraph 21 of this Agreement, within 270 days after the Effective Date of this Contract (the "Feasibility Period"). During the specified Feasibility Period, Buyer may access the Property to perform preliminary due diligence activities, including surveys, preliminary environmental and engineering assessments. At the sole discretion of the Buyer, the Feasibility Period may be extended only once, for an additional period of ninety (90) days. Written notice of extension of the Feasibility Period shall be provided to the Seller before the expiration of the initial Feasibility Period. Contemporaneously with giving notice of the Feasibility Period extension, Buyer shall deposit an additional \$50,000.00 as earnest money with the Title Company, as escrow agent. If this Contract is terminated by Buyer, during the Feasibility Period, as it may be extended, the earnest money will be delivered by the escrow agent to the Sellers and Buyer as follows:

<u>Notice of Termination</u>	Total Amount Payable to <u>Sellers</u>	Amount Payable to <u>Buyer</u>
Between day 1 and day 90 of Feasibility Period	\$5,000.00	\$45,000.00
Between day 91 and day 180 of Feasibility Period	\$10,000.00	\$40,000.00
Between day 181 and day 270 of Feasibility Period	\$15,000.00	\$35,000.00
After day 270 of Feasibility Period	\$25,000.00	\$75,000.00

The amount payable to Sellers represents independent consideration for Buyer's right of termination. The escrow agent is authorized and directed to pay and disburse the amount payable to Sellers out of the earnest money upon termination of this contract pursuant to this Paragraph 5. Notwithstanding the foregoing, at closing, Buyer shall be entitled to receive a credit of all earnest monies deposited with Escrow Agent.

6. **TITLE POLICY AND SURVEY:**
- A. **TITLE POLICY:** Seller will furnish to Buyer at Seller's expense an owner policy of title insurance (Title Policy) issued by New Braunfels Title Company (Title Company) in the amount of the Sales Price, dated at or after Closing, insuring Buyer against loss under the provisions of the Title Policy, subject to the promulgated exclusions (including existing building and zoning ordinances) and the following

exceptions:

- (1) The standard printed exception for standby fees, taxes and assessments.
- (2) Reservations or exceptions otherwise permitted by this Contract or as may be approved by Buyer pursuant to Paragraph 5D below.
- (3) The standard printed exception as to marital rights.
- (4) The standard printed exception as to waters, tidelands, beaches, streams and related matters.
- (5) The standard printed exception as to discrepancies, conflicts, shortages in area or boundary lines, encroachments or protrusions, or overlapping improvements. Buyer, at Buyer's expense, may have the exception amended to read, "shortages in area".

B. COMMITMENT: Within 20 days after the Title Company receives a copy of this Contract, Seller will cause the Title Company to furnish to Buyer, Buyer's counsel, Seller and Seller's counsel a commitment for title insurance (Commitment) and legible copies of restrictive covenants and documents evidencing exceptions in the Commitment (Exception Documents) other than the standard printed exceptions. Seller authorizes the Title Company to mail or hand deliver the Commitment and Exception Documents to Buyer at Buyer's address shown in Paragraph 21.

C. SURVEY: Within 30 days after the Effective Date of this Contract, Buyer shall obtain a survey of the Property at Buyer's sole expense. The survey must describe each tract of the Land which is subject to separate ownership by each of those parties comprising Sellers. When the Property has been surveyed pursuant to the Contract, the metes and bounds description of the Land prepared and certified by the surveyor shall replace and be substituted for the description of the Land contained in Paragraph 2A for all purposes, including, without limitation, in the Title Policy and in Sellers' Deed to Buyer; and this Contract shall be deemed to have been amended so as to incorporate (in lieu and replacement of the description of the Property contained in Paragraph 6) the metes and bounds description prepared and certified by the Surveyor. Neither party will claim a lack of sufficient property description in an attempt to void this Contract or as a defense to the Contract.

D. OBJECTIONS: Buyer may object in writing to (i) defects, exceptions, or encumbrances to title disclosed on the Survey other than items 5A(1) through (4) above and/or the Commitment other than items 6A(1) through (5) above; or (ii) any portion of the Property lying in a special flood hazard area (Zone V or A) as shown on the current Federal Emergency Management Agency map. Buyer must object the earlier of (i) the Closing Date or (ii) 15 days after Buyer receives the Commitment, Exception Documents and Survey. Buyer's failure to object within the time allowed will constitute a waiver of Buyer's right to object; except that the requirements in Schedule C of the Commitment are not waived by Buyer. Provided Sellers are not obligated to incur any expense, Sellers will use commercially reasonable efforts to cure the timely objections of Buyer within 15 days after Sellers receive the objections, but the Closing Date will not be extended. If objections are

not cured within such 15 day period, then Buyer has the right to terminate this Contract, whereupon the earnest money will be refunded to Buyer. If Buyer does not timely elect to terminate this Contract, Buyer is deemed to have waived the objections and accepted the Commitment and the Survey.

E. EXCEPTION DOCUMENTS: No Exception Documents have been provided as of the effective date of this Contract but are to be delivered pursuant to Paragraph 5B above.

F. LEASES: Prior to the execution of this Contract, Seller has provided Buyer with copies of written leases and given notice of oral leases ("Leases") listed below or on the attached exhibit. The following Leases will be permitted exceptions in the Title Policy and will not be a basis for objection to title: NONE

G. TITLE NOTICES:

(1) Abstract or Title Policy: Broker advises Buyer to have an abstract of title covering the Property examined by an attorney of Buyer's selection, or Buyer should be furnished with or obtain a Title Policy. If a Title Policy is furnished, the Commitment should be promptly reviewed by an attorney of Buyer's choice due to the time limitations on Buyer's right to object.

(2) Statutory Tax Districts: If the Property is situated in a utility or other statutorily created district providing water, sewer, drainage, or flood control facilities and services, Chapter 49, Texas Water Code, requires Seller to deliver and Buyer to sign the statutory notice relating to the tax rate, bonded indebtedness, or standby fee of the district prior to final execution of this Contract.

(3) Tide Waters: If the Property abuts the tidally influenced waters of the state, §33.135, Texas Natural Resources Code, requires a notice regarding coastal area property to be included in the Contract. An addendum containing the notice promulgated by TREC or required by the parties must be used.

(4) Annexation: If the Property is located outside the limits of a municipality, Seller notifies Buyer under §5.011, Texas Property Code, that the Property may now or later be included in the extraterritorial jurisdiction of a municipality and may now or later be subject to annexation by the municipality. Each municipality maintains a map that depicts its boundaries and extraterritorial jurisdiction. To determine if the Property is located within a municipality's extraterritorial jurisdiction or is likely to be located within a municipality's extraterritorial jurisdiction, contact all municipalities located in the general proximity of the Property for further information.

(5) Property Located in a Certificated Service Area of a Utility Service Provider: Notice required by §13.257, Water Code: The real property, described in Paragraph 2, that you are about to purchase may be located in a certificated water or sewer service area, which is authorized by law to provide water or sewer service

to the properties in the certificated area. If your property is located in a certificated area there may be special costs or charges that you will be required to pay before you can receive water or sewer service. There may be a period required to construct lines or other facilities necessary to provide water or sewer service to your property. You are advised to determine if the property is in a certificated area and contact the utility service provider to determine the cost that you will be required to pay and the period, if any, that is required to provide water or sewer service to your property. The undersigned Buyer hereby acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in Paragraph 2 or at Closing of purchase of the real property.

(6) Public Improvement Districts: If the Property is in a public improvement district, § 5.014, Property Code, requires Seller to notify Buyer as follows: As a purchaser of this parcel of real property you are obligated to pay an assessment to a municipality or county for an improvement project undertaken by a public improvement district under Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the municipality or county levying the assessment. The amount of the assessments is subject to change. Your failure to pay the assessments could result in a lien on and the foreclosure of your property.

(7) Texas Agricultural Development District: Seller has no knowledge whether the Property is located in a Texas Agricultural Development District. For additional information contact the Texas Department of Agriculture.

(8) Rollback Taxes: **If for the current ad valorem tax year the taxable value of the Land that is the subject of this Contract is determined by a special appraisal method that allows for appraisal of the Land at less than its market value, the person to whom the Land is transferred may not be allowed to qualify the Land for that special appraisal in a subsequent tax year and the Land may then be appraised at its full market value. In addition, the transfer of the Land or a subsequent change in the use of the Land may result in the imposition of an additional tax plus interest as a penalty for the transfer or the change in the use of the Land. The taxable value of the Land and the applicable method of appraisal for the current tax year is public information and may be obtained from the tax appraisal district established for the county in which the Land is located.**

7. PROPERTY CONDITION:

- A. ***ACCESS, INSPECTIONS AND UTILITIES***: Sellers permit Buyer and Buyer's agents access to the Property to conduct its due diligence of the Property at reasonable times. Buyer may have the Property inspected by inspectors selected by Buyer and licensed by TREC or otherwise permitted by law to make inspections. Any hydrostatic testing must be separately authorized by Sellers in writing. If the sale and purchase contemplated by this Contract does not close, through no fault of

Sellers, Buyer shall restore the Property to its original condition, if changed due to the Inspections performed by or under the direction of Buyer. Further, to the maximum extent allowed by law, Buyer shall indemnify and defend Sellers against any and all claims or causes of action, including but not limited to personal injury and/or property damage, arising out of or caused by Buyer's inspection of the Property.

NOTICE: Buyer should determine the availability of utilities to the Property suitable to satisfy Buyer's needs.

- B. *SELLERS' DISCLOSURE NOTICE PURSUANT TO SECTION 5.008, TEXAS PROPERTY CODE (Notice):*** The Texas Property Code does not require Sellers to furnish this Notice.
- C. *ACCEPTANCE OF PROPERTY CONDITION:*** Buyer accepts the Property AS IS. "As Is" means the present condition of the Property with any and all defects and without warranty except for the warranties of title and the warranties in this Contract. Buyer's agreement to accept the Property As Is under this Paragraph 7C does not preclude Buyer from inspecting the Property under Paragraph 7A, from negotiating repairs or treatments in a subsequent amendment, or from terminating this Contract during the Feasibility Period.
- D. *ENVIRONMENTAL MATTERS:*** Buyer is advised that the presence of wetlands, toxic substances, including asbestos and wastes or other environmental hazards, or the presence of a threatened or endangered species or its habitat may affect Buyer's intended use of the Property. Buyer may conduct a Phase I Environmental Site Assessment, at Buyers sole expense, to satisfy itself about the environmental condition of the Property.
- E. *SELLERS' REPRESENTATIONS AND WARRANTIES:*** Except as otherwise disclosed in this Contract, Sellers hereby represent and warrant to Buyer that, as of the Effective Date and as of the Closing Date, it has no actual knowledge of the following:
- (1) any flooding of the Property which has had a material adverse effect on the Sellers' use of the Property;
 - (2) any pending or threatened litigation, condemnation, or special assessment affecting the Property;
 - (3) any environmental hazards or conditions which materially affect the Property;
 - (4) any dumpsite, landfill, or underground tanks or containers now or previously located on the Property;
 - (5) any wetlands, as defined by federal or state law or regulation, affecting the

Property; or

- (6) any threatened or endangered species or their habitat affecting the Property.

Buyer is not relying upon any of Sellers' representations, statements or assertions concerning the Property, and Buyer is not relying on Sellers to provide any information on the Property which Buyer has not independently verified; further, Buyer is relying solely upon Buyer's independent verifications rather than Sellers' information, assertions, statements or representations. If to Buyer's Actual Knowledge (as hereinafter defined) or reasonable belief, any of the representations contained in this Paragraph 7E are not true and correct as of the date hereof or at Closing, Buyer may, at its option, (i) waive such misrepresentations and close this transaction, or (ii) terminate this Contract by written notice thereof to Sellers and to Title Company and the earnest money will be returned to Buyer, in which event the parties shall have no further right or obligation hereunder except for Buyer's obligations which are expressly intended to survive. Except as provided herein, Buyer hereby acknowledges and agrees that, upon the Closing Date, any claim of Buyer that any representation of Sellers herein is not true and correct will be automatically waived in full by Buyer, if Buyer had Actual Knowledge of such misrepresentation prior to the Closing. As used herein, "Actual Knowledge" with respect to Buyer means and applies to the actual knowledge of the person or persons overseeing the due diligence of the Property for Buyer.

8. **BROKER'S FEES:** Buyer owes no broker's fees. All obligations of the Sellers for payment of broker's fees are contained in a separate written agreement.

9. **CLOSING:**

- A. The Closing of the sale ("Closing") shall take place no later than thirty (30) days after the expiration date of the Feasibility Period as outlined in Paragraph 5. The date on which Closing actually occurs or is scheduled to occur is referred to herein as the "Closing Date". If either party fails to close the sale by the Closing Date, the non-defaulting party may exercise the remedies contained in Paragraph 15.

B. At Closing:

- (1) Sellers must execute and deliver a special warranty deed conveying title to the Property to the Buyer and showing no additional exceptions to those permitted in Paragraph 6 and furnish tax statements or certificates showing no delinquent taxes on the Property. Each Seller will warrant title only to the Property or interest therein which he or she owns.
- (2) Buyer will pay the cash portion of the Sales Price in good funds acceptable to escrow agent.
- (3) Sellers and Buyer must execute and deliver any notices, statements, certificates, affidavits, releases, loan documents and other documents

required of them by this Contract, the Commitment or law necessary for the Closing of the sale and the issuance of the Title Policy.

- (4) There will be no liens, assessments, or security interests against the Property which will not be satisfied out of the sales proceeds unless securing the payment of any loans assumed by Buyer and assumed loans will not be in default.

10. POSSESSION: Sellers shall deliver to Buyer possession of the Property in its present or required condition, ordinary wear and tear excepted, upon Closing and funding, subject to the rights of those claiming under any of the permitted exceptions; provided, however, Sellers reserve the right to remove any or all improvements on the Land within 180 days following Closing. Any improvements remaining on the Land 180 days after Closing will be deemed abandoned by Sellers and may be disposed of by Buyer as Buyer may determine, without obligation of notice or accounting to Sellers.

11. SPECIAL PROVISIONS:

- A. Buyer's obligation to close under this Contract is subject to approval by the City of New Braunfels City Council of the purchase of the Property evidenced hereby during the Feasibility Period. If the City Council denies funding for the purchase of the Property during the Feasibility Period, this Contract will terminate, and all earnest money being held by the escrow agent on the date of such termination will be released to Buyer. If the City Council denies funding for the purchase of the Property after the expiration of the Feasibility Period, this Contract will terminate, and all the earnest money will be paid to Sellers.

12. SETTLEMENT AND OTHER EXPENSES:

- A. The following expenses must be paid at or prior to Closing:
- (1) Expenses payable by Sellers (Sellers' Expenses):
 - (a) Releases of existing liens, including prepayment penalties and recording fees; release of Sellers' loan liability; tax statements or certificates; and other expenses payable by Sellers under this Contract.
 - (2) Expenses payable by Buyer (Buyer's Expenses):
 - (a) Loan origination, discount, buy-down, and commitment fees (Loan Fees).
 - (b) Appraisal fees; loan application fees; credit reports; preparation of loan documents; interest on the notes from the date of disbursement to one month prior to dates of first monthly payments; recording fees; copies of easements and restrictions; mortgagee title policy

with endorsements required by lender; loan-related inspection fees; photos, amortization schedules, escrow fee; all prepaid items, including required premiums for flood and hazard insurance, reserve deposits for insurance, ad valorem taxes and special governmental assessments; final compliance inspection; courier fee, repair inspection, underwriting fee and wire transfer, expenses incident to any loan, and other expenses payable by Buyer under this Contract.

13. PRORATIONS AND ROLLBACK TAXES:

A. PRORATIONS: Buyer is exempt from the payment of property taxes, therefore, taxes for the current year will be prorated through the Closing Date. All interest, maintenance fees, assessments, dues, and rents will be prorated through the Closing Date. Buyer will have no obligation to pay any expenses other than those prorated to Seller.

B. ROLLBACK TAXES: If this sale or Buyer's use of the Property after Closing results in the assessment of additional taxes, penalties or interest (Assessments) for periods prior to Closing, the Assessments will be the obligation of Buyer. If Assessments are imposed because of Sellers' use or change in use of the Property prior to Closing, the Assessments will be the obligation of Sellers. Obligations imposed by this paragraph will survive Closing.

14. CASUALTY LOSS: The parties acknowledge that the improvements located on the Land do not contribute to the value, and that any casualty loss of such improvements will not affect the parties' respective obligations hereunder or the amount of the Sales Price.

15. DEFAULT: If Buyer fails to comply with this Contract, Buyer will be in default, and Sellers may (a) terminate this Contract and receive the earnest money as liquidated damages, thereby releasing both parties from this Contract; provided, however, Sellers will be entitled to recover its attorneys' fees and costs in enforcing its right to receive the earnest money. If, due to factors beyond Sellers' control, Sellers fail within the time allowed to deliver the Commitment, Buyer may (a) extend the time for performance up to 15 days and the Closing Date will be extended as necessary or (b) terminate this Contract as the sole remedy and receive the earnest money. If Sellers fails to comply with this Contract for any other reason, Sellers will be in default and Buyer may, as Buyer's sole and exclusive remedy, either (a) enforce specific performance or (b) terminate this Contract and receive the earnest money, thereby releasing both parties from this Contract; provided, however Buyer will be entitled to recover its attorneys' fees and costs in enforcing its right to receive the earnest money. The foregoing is subject to the controlling provisions set forth in Paragraph 11.

16. MEDIATION: It is the policy of the State of Texas to encourage resolution of disputes through alternative dispute resolution procedures such as mediation. Any dispute between Sellers and Buyer related to this Contract which is not resolved through informal discussion may be submitted to a mutually acceptable mediation service or provider. This paragraph does not preclude a party from seeking equitable relief from a court of competent

jurisdiction.

17. **ATTORNEY'S FEES:** The prevailing party in any legal proceeding related to this Contract is entitled to recover reasonable attorney's fees and all costs of such proceeding incurred by the prevailing party.
18. **ESCROW:**
- A. ESCROW:* The escrow agent is not (i) a party to this Contract and does not have liability for the performance or nonperformance of any party to this Contract, (ii) liable for interest on the earnest money and (iii) liable for the loss of any earnest money caused by the failure of any financial institution in which the earnest money has been deposited unless the financial institution is acting as escrow agent.
- B. EXPENSES:* At Closing, the earnest money must be applied first to any cash down payment, then to Buyer's Expenses and any excess refunded to Buyer. If no Closing occurs, escrow may: (i) require a written release of liability of the escrow agent from all parties, (ii) require payment of unpaid expenses incurred on behalf of a party, and (iii) only deduct from the earnest money the amount of unpaid expenses incurred on behalf of the party receiving the earnest money.
- C. DEMAND:* Upon termination of this Contract, either party or the escrow agent may send a release of earnest money to each party and the parties shall execute counterparts of the release and deliver same to the escrow agent. If either party fails to execute the release, either party may make a written demand to the escrow agent for the earnest money. If only one party makes written demand for the earnest money, escrow agent shall promptly provide a copy of the demand to the other party. If escrow agent does not receive written objection to the demand from the other party within 15 days, escrow agent may disburse the earnest money to the party making demand reduced by the amount of unpaid expenses incurred on behalf of the party receiving the earnest money and escrow agent may pay the same to the creditors. If escrow agent complies with the provisions of this paragraph, each party hereby releases escrow agent from all adverse claims related to the disbursement of the earnest money.
- D. DAMAGES:* Any party who wrongfully fails or refuses to sign a release acceptable to the escrow agent within 7 days of receipt of the request will be liable to the other party for (i) damages, (ii) the earnest money, (iii) reasonable attorneys' fees, and (iv) all costs of suit.
- E. NOTICES:* Escrow agent's notices will be effective when sent in compliance with Paragraph 21. Notice of objection to the demand will be deemed effective upon receipt by escrow agent.
19. **REPRESENTATIONS:** All covenants, representations and warranties in this Contract survive Closing. Subject to the qualifications set out in Paragraph 7E, if any representation of Sellers in this Contract is untrue on the Closing Date, Seller will be in default. Unless

expressly prohibited by a written agreement, Seller may continue to show the Property and receive, negotiate and accept back-up offers.

20. **FEDERAL TAX REQUIREMENTS:** If Seller is a “foreign person”, as defined by applicable law, or if Seller fails to deliver an affidavit to Buyer that Seller is not a “foreign person”, then Buyer shall withhold from the sales proceeds an amount sufficient to comply with applicable tax law and deliver the same to the Internal Revenue Service together with appropriate tax forms. Internal Revenue Service regulations require filing written reports if currency in excess of specified amounts is received in the transaction.
21. **NOTICES:** All notices from one party to the other must be in writing and are effective when mailed to, hand-delivered at, or transmitted by facsimile or electronic transmission as follows to either the Seller or their Attorney:

To Seller at:
Mildred V. Bartels
7900 US Hwy. 281 North
Spring Branch, Texas 78070

Jerald D. Voges
3500 FM 725
New Braunfels, Texas 78130

To Buyer at:
New Braunfels Economic Development Corporation
Attn: Board President
550 Landa Street
New Braunfels, TX 78130

Copies of notices must also be sent at the same time as notices to a party to that party’s attorney listed in Paragraph 23.

22. **AGREEMENT OF PARTIES:** This Contract contains the entire agreement of the parties and cannot be changed except by their written agreement. Addenda which are a part of this Contract are: Environmental Assessment, Threatened or Endangered Species and Wetlands Addendum.
23. **CONSULT AN ATTORNEY:** Real estate licensees cannot give legal advice. **READ THIS CONTRACT CAREFULLY.** If you do not understand the effect of this Contract, consult an attorney BEFORE signing.

Sellers’ Attorney is:

Reagan Burrus PLLC
Attn: John T. Dierksen
401 Main Plaza #300
New Braunfels, Texas 78130

Buyer’s Attorney is:

Valeria M. Acevedo / City Attorney’s Office
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130

Telephone: 830-358-7479
 Email: jdierksen@reaganburrus.com

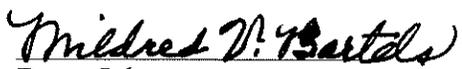
Telephone: 830-221-4281
 Email: vacevedo@newbraunfels.gov

24. **FORM OF SIGNATURE:** Buyer and Sellers agree that telecopy, facsimile or electronic signatures may be used in place of original signatures on this Contract with the same legal effect. Buyer and Sellers further agree that the Title Company and other third parties may rely on telecopy, facsimile or electronic signatures as original signatures and hereby waive any defense to the enforcement of this Contract based on the form of signature.
25. **ASSIGNABILITY:** The Buyer has the right to assign this Contract; provided, that contemporaneously with the assignment, the assignee must assume all of assignor's obligations hereunder.
26. **COUNTERPART SIGNATURES:** This Contract may be executed in several counterparts, each of which will be fully effective as an original and all of which together constitute one and the same instrument.
27. **EFFECTIVE DATE:** This Contract is not effective or binding until signed by Sellers and Buyer, and the Title Company has acknowledged receipt of the executed Contract and the earnest money as evidenced by the date of receipt below.
28. **PARTIES BOUND:** This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, administrators, legal representatives, successors and assigns.
29. **HEADINGS:** The headings used herein are for convenience only and do not limit or amplify the provisions hereof.
30. **DRAFTING:** The Contract were negotiated by all parties and all parties agree that any rule of law stating that the Contract be construed against the drafter shall be disregarded.
31. **LEGAL HOLIDAYS:** Notwithstanding anything herein to the contrary, if the final date of any period, any date of performance or any deadline date which is set forth in this Contract falls on a Saturday, Sunday or federal legal holiday, then such date shall be extended to the next following date which is not a Saturday, Sunday or federal legal holiday.
32. **APPLICABLE LAW:** This Contract shall be governed by, and construed in accordance with, the laws of the State of Texas.
33. **SEVERABILITY:** In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Contract shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

34. **SECTION 1031 PROVISION:** Buyer acknowledges that the sale of the Property by Seller may constitute the sale of "Relinquished" property pursuant to Section 1031 of the Internal Revenue Code of 1986, as amended, and Buyer shall execute such documents and otherwise cooperate with Sellers as may be reasonably requested in furtherance of compliance with Section 1031, so long as Buyer does not incur additional expense or liability as a result thereof and there is no delay in the Closing Date or modification of the terms hereof not otherwise approved by Buyer. Each party acknowledges that it has relied on the advice of its own tax counsel and tax advisors with respect to whether this respective transaction complies with Section 1031 or applicable provisions of the Internal Revenue Code and that the other party has made no representation or agreement with respect to such compliance. In the event earnest money is released to Seller prior to Closing that earnest money may, at Sellers' election, be paid to Sellers' designated 1031 facilitator. Sellers shall have the right to assign this contract to an intermediary to effect a 1031 like-kind exchange.
35. **ACCEPTANCE:** If this Contract is not accepted and executed by all parties on or before July 31, 2025, this offer shall be null and void and the Contract of no further force or effect.

SELLER:

MILDRED V. BARTELS

Date: July 29, 2025**BUYER:**NEW BRAUNFELS ECONOMIC
DEVELOPMENT CORPORATION
Shane Hines (2019, 2025) (143 CG)

Shane Hines, President

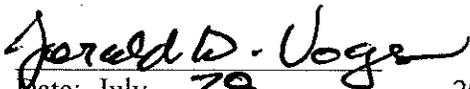
Date: July _____, 2025


Larry Hammonds (2014, 2025) (1552 CG)

Larry Hammonds, Secretary

Date: July _____, 2025

JERALD D. VOGES

Date: July 28, 2025

CONTRACT AND EARNEST MONEY RECEIPT

Receipt of Contract and \$50,000.00 Earnest Money in the form of _____ is acknowledged.

New Braunfels Title Company
243 S. Seguin Ave.
New Braunfels, TX 78130

NEW BRAUNFELS TITLE COMPANY

By: Caroline Gorman
Name: _____
Title: _____

EFFECTIVE DATE: 07/28/2025

July _____, 2025

**See attached Receipt Page
For dates(s) and contact info**



New Braunfels Title
San Marcos Title
Seguin Title

CONTRACT RECEIPT

File Number:

NB-4976-25

Property Address:

Gruene Road & East
Common Street, New
Braunfels, TX 78130

Escrow Officer:

Karin Boos

kboos@nbttitle.com

Escrow Assistant(s):

NB Title Closing Team

orders@nbttitle.com

Receipt of Contract is hereby acknowledged:

Received on: July 28, 2025

Received by:

Caroline Gorman

3/23/2026

Agenda Item No. F)

PRESENTER:

Becca Mears, Director of Human Resources

SUBJECT:

Approval of the first reading of an ordinance establishing the number of positions in each classification and allowing over hires in the Police Department pursuant to Local Government Code, Chapter 143.

DEPARTMENT: Human Resources

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:

There are no changes to the total number of full-time classified positions authorized for the Police Department in the FY 2026 Proposed Budget. The total number of authorized uniformed FTEs for the Police Department remains unchanged, consistent with the positions and funding included in the Adopted FY 2026 Budget.

The title for the Captain rank is being updated to Deputy Chief. This change reflects organizational restructuring and aligns with current departmental responsibilities.

To provide flexibility for hiring and training new officers, the Police Department is temporarily authorized to exceed the full-time uniformed FTEs by up to ten “over hire” positions. These over-hire positions are temporary and will either be converted to full-time authorized positions as vacancies occur or the officers will be dismissed in accordance with Chapter 143 of the Texas Local Government Code. This provision is temporary and will be brought back to City Council for adjustment following normal staffing updates.

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

Funding for all positions has been incorporated into the FY 2026 Proposed Budget. Therefore, sufficient funds are available.

RECOMMENDATION:

Staff recommended approval of the ordinance.

ORDINANCE NO. 2026-_____

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. 2025-52 which established the classifications and rank for both the Police Department and Fire Department for FY2025-26 as a part of the annual budget process; and

WHEREAS, the City of New Braunfels has adopted Civil Service, Chapter 143 of the Texas Local Government Code for its Fire and Police Department employees and has established a police department to provide the citizens a first-class public safety response; and

WHEREAS, the City of New Braunfels is experiencing population growth and, pursuant to Section 143.021(a) of the Texas Local Government Code, the City Council is required to establish employee classifications and prescribe the number of positions in each classification; and

WHEREAS, the City Council has determined that retitling the Police Department Captain classification to Deputy Chief is necessary to support executive-level responsibilities and strengthen operational leadership within the Police Department; and

WHEREAS, due to the need to provide flexibility in hiring and in recognition of the significant training time required before a new officer can be constructively deployed, the City has not consistently filled all authorized positions, and a fully staffed department is necessary to support specialty law enforcement activities, enhance operational effectiveness, and promote a safer community; and

WHEREAS, retirements and natural turnover are expected to create sufficient vacancies to transition temporary over hire officers into full-time authorized positions prior to the conclusion of their training, and such over hire positions are intended to be temporary, with officers either occupying an authorized full-time position within their probationary period or being dismissed based on tenure and placed on a reinstatement list in accordance with Section 143.085 of the Texas Local Government Code; and

WHEREAS, in recognition of current and anticipated attrition within the Police Department, this amendment expressly authorizes a limited and temporary over hire of the Police Officer classification, as approved by City Council, to mitigate the operational impact of personnel vacancies and support continuity of service while the department maintains its authorized staffing levels, provided that any over hire of sworn positions shall not exceed ten (10) Police Officer positions, shall be budgeted and temporary in nature, and will be determined by the Chief of Police in accordance with City Council-authorized staffing levels and in coordination with the City of New Braunfels Finance Department and Human Resources Department; and

WHEREAS, this Ordinance supersedes all other City ordinances related to authorized police department staffing under Chapter 143 of the Texas Local Government Code.

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

I.

The statements made in the preamble are found to be true and correct.

II.

The civil service classifications and number of positions in each classification in the Police Department shall be approved as follows:

<u>Classification</u>	<u>Effective</u> <u>10/01/2025</u>	<u>Effective</u> <u>04/13/2026</u>
1. Assistant Police Chief	1	1
2. Deputy Chief¹	3	3
3. Lieutenant	6	6
4. Sergeant	19	19
5. Corporal	21	21
6. Police Officer	121	121
7. Police Officer (Over hire Maximum)	0	10
<i>Totals:</i>	<i>171</i>	<i>171</i>

The classification of Assistant Police Chief is the rank/classification immediately below the Police Chief/Department Head. As such, that position is established by the City Council and will remain a position to which the Department Head may appoint the employee/officer, in accordance with Section 143.014 of the Texas Local Government Code. The Police Chief/Department Head position is not included in the positions listed above.

III.

The City Manager is authorized to hire up to the 10 over hires and will carefully monitor the over hire positions to ensure that the budget is maintained and the City Council’s staffing levels are kept. Under no circumstances will the number of over hires exceed the total number of authorized positions.

¹ Pursuant to the Meet and Confer amended agreement dated April 13, 2026, the position/rank immediately below the rank of Assistant Police Chief has been renamed from “Captain” to “Deputy Chief.”

IV.

This Ordinance does not demonstrate, nor is it any evidence of any intent to form a contract, unilateral or otherwise, with any civil service employee. This Ordinance is enacted to comply with Chapter 143, Texas Local Government Code, specifically Section 143.021, and for no other purpose.

V.

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.

VI.

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.

VII.

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.

VIII.

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 23rd day of March, 2026.

PASSED AND APPROVED: Second reading this 13th day of April, 2026.

CITY OF NEW BRAUNFELS, TEXAS

Neal Linnartz, Mayor

ATTEST:

Gayle Wilkinson, City Secretary

APPROVED AS TO FORM:

Valeria M. Acevedo, City Attorney

3/23/2026

Agenda Item No. G)

PRESENTER:

Amy Niles, River and Watershed Manager

SUBJECT:

Approval of the first reading of an ordinance amending the Code of Ordinances, Chapter 126, Sec. 126-381(b), related to the river area parking zones by adding exceptions to enforcement for disabled parking plates and placards.

DEPARTMENT:

Public Works

COUNCIL DISTRICTS IMPACTED: 1 and 5**BACKGROUND INFORMATION:**

On November 24, 2025, the City Council voted to approve a change to the exceptions to enforcement for downtown parking, allowing for those with a valid disabled license plate or placard to park for free. This ordinance change will align the exceptions for river area parking and downtown parking, allowing for those with a valid disabled license plate or placard to park for free in all City owned paid parking locations. Those with a Disabled Veteran license plate will continue to have free parking in the exceptions to enforcement. City of New Braunfels residents with a valid Resident River Parking Pass will continue to park for free at all river parking areas with the exception of Prince Solms Park.

ISSUE:

Approval of an ordinance adding disabled parking license plate and placard holders to the paid parking exceptions in River areas.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

Fiscal impact is unknown but expected to be minimal.

RECOMMENDATION:

Staff recommends approval of ordinance change adding disabled parking license plate and placard holders to the paid parking exceptions in the river parking areas.

AN ORDINANCE OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING CHAPTER 126, ARTICLE VII. – PARKING, DIVISION 4 BY ADDING PARKING REGISTRATION AND FEE EXCEPTIONS FOR DISABLED LICENSE PLATES AND PLACARDS IN RIVER PARKING ZONES; REPEALING ALL LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

Whereas, the City of New Braunfels seeks to provide equitable and accessible parking options in its paid river parking zones; and

Whereas, Texas state law recognizes both disabled parking license plates and placards as valid indicators for individuals with disabilities to access designated parking accommodations; and

Whereas, the City Council approved that disabled parking license plates be exempt from downtown parking zone fees; and

Whereas, the City Council desires to align local parking practices with other Texas cities and public input to ensure accessibility for all residents and visitors; and

Whereas, the City of New Braunfels seeks to promote fair and consistent enforcement of disabled parking regulations by ensuring that only disabled license plates and placards bearing the International Symbol of Access (ISA) are recognized as valid;

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

ARTICLE VII. – PARKING

DIVISION 4. METERED AND PAY STATION PARKING

Sec. 126-381. Paid parking space and paid parking zones established.

- (a) The below-listed zones may be diminished or extended and enlarged or other paid parking spaces or paid parking zones may be created when authorized by the city council. The following described areas are hereby established as paid parking zones:
 - (1) *Prince Solms Park*. There shall be a parking fee charged for all parking spaces in Prince Solms Park between the hours of 8:00 a.m. and 7:00 p.m. daily from May 1 through Labor Day. Such parking fee shall be paid by the operator of each vehicle at the designated locations and shall be charged \$20.00 for every parking space utilized by a vehicle of any size. If city personnel or any other parking enforcement agents authorized by the city manager determine that a vehicle is using more than one parking space, then an additional \$20.00 fee will be charged. Once paid by the operator, the space is not transferable to another vehicle. If a vehicle leaves and then returns later in the same day when the

fee is applicable, a new \$20.00 fee will be charged to park in one space. All fees collect from this parking lot will go into the River Activities Fund.

Exceptions. A Resident Prince Solms Sports pass shall be made available for users of the Prince Solms Park tennis courts, basketball courts and disc golf course.

For the purpose of section 126-381, the term "resident" applies to persons who reside within the city limits. The term of the Resident Prince Solms Sports pass is May 1st through Labor Day in the same year the pass was purchased. The fee for the Resident Prince Solms Sports pass shall be \$40.00 and valid for two years. All holders of a Resident Prince Solms Sports pass shall be entitled entry into Prince Solms Park parking area at no additional charge, seven days a week, excluding holidays, from May 1st through Labor Day for the purpose of parking their vehicles to utilize the tennis courts, basketball courts and disc golf course in the park.

- (2) *Landa Park parking lots located off Elizabeth Avenue.* There shall be a parking fee charged for the parking spaces located in Landa Park parking lots located off Elizabeth Avenue between the hours of 8:00 a.m. and 7:00 p.m. weekends and holidays from May 1 through Labor Day. Such parking fee shall be paid by the operator of each vehicle at the designated locations and shall be charged \$10.00 for every parking space utilized vehicle of any size. If city personnel or any other parking enforcement agents authorized by the city manager determine that a vehicle is using more than one parking space, then an additional \$10.00 fee will be charged. Once paid by the operator, the space is not transferable to another vehicle. If a vehicle leaves and then returns later in the same day when the fee is applicable, a new \$10.00 fee will be charged to park in one space. All fees collected from this parking lot will go into the River Activities Fund. There will be reserved parking spots in this parking lot for mini-golf patrons that will be clearly marked and signed.

Exceptions. The Landa Park parking lot located directly in front of Landa Recreation building will be reserved for staff use from May 1 through Labor Day and will not be available for paid parking.

- (3) *East San Antonio Street.* There shall be a parking fee charged for all parking spaces on the north side of East San Antonio Street between the intersection with South Liberty Avenue and the Comal River bridge between the hours of 8:00 a.m. and 7:00 p.m. daily from May 1 through Labor Day. Such parking fee shall be paid by the operator of each vehicle at the designated locations and shall be charged \$20.00 for every parking space utilized by a vehicle of any size. If city personnel or any other parking enforcement agents authorized by the city manager determine that a vehicle is using more than one parking space, then an additional \$20.00 fee will be charged. Once paid by the operator, the space is not transferable to another vehicle. If a vehicle leaves and then returns later in the same day when the fee is applicable, a new \$20.00 fee will be charged to park in one space. All fees collected from this parking location will go into the River Activities Fund.
- (4) *Hinman Island Drive.* There shall be a parking fee charged for all parking spaces on Hinman Island Drive between the hours of 8:00 a.m. and 7:00 p.m. daily from May 1 through Labor Day. Such parking fee shall be paid by the operator of each vehicle at the designated locations and shall be charged \$30.00 for every parking space utilized by a vehicle of any size. If city personnel or any other parking enforcement agents authorized by the city manager determine that a vehicle is using more than one parking space, then an additional \$30.00 fee will be charged. Once paid by the operator, the space is not transferable to another vehicle. If a vehicle leaves and then returns later in the same day when the fee is applicable, a new \$30.00 fee will be charged to park in one space. All fees collected from this parking lot will go into the River Activities Fund.
- (5) *Mill Street.* There shall be a parking fee charged for all parking spaces on Mill Street, and on the east side of Mill Street located north-east of the railroad tracks between the hours of 8:00 a.m. and 7:00 p.m. daily from May 1 through Labor Day. Such parking fee shall be paid by the operator of each vehicle at the designated locations and shall be charged \$20.00 for every parking space utilized by a vehicle of any size. If city personnel or any other parking enforcement agents authorized by the city manager determine that a vehicle is using more than one parking space, then an additional \$20.00 fee

will be charged. Once paid by the operator, the space is not transferable to another vehicle. If a vehicle leaves and then returns later in the same day when the fee is applicable, a new \$20.00 fee will be charged to park in one space. All fees collected from this parking lot will go into the River Activities Fund.

Exception. The Mill Street parking lot may be used for overflow staff parking working at the Tube Chute and River Booths. Staff will be provided with a staff parking pass.

- (6) *Fair Lane at River Acres Park.* There shall be a parking fee charged for all parking spaces on the southern side of Fair Lane from the intersection of Fair Lane and Common Street for 520 feet, with the exception of a no parking zone for emergency vehicles that starts 312 feet from the intersection of Fair Lane and Common Street and is 52 feet long. The parking fee will be charged between the hours of 8:00 a.m. and 7:00 p.m. daily from May 1 through Labor Day. Such parking fee shall be paid by the operator of each vehicle at the designated locations and shall be charged \$20.00 for every parking space utilized by a vehicle of any size. If city personnel any other parking enforcement agents authorized by the city manager determine that a vehicle is using more than one parking space, then an additional \$20.00 fee will be charged. Once paid by the operator, the space is not transferable to another vehicle. If a vehicle leaves and then returns later in the same day when the fee is applicable, a new \$20.00 fee will be charged to park in one space. All fees collected from this parking lot will go into the River Activities Fund.
- (7) *Cypress Bend Park.* There shall be a parking fee charged for all parking spaces in Cypress Bend Park between the hours of 8:00 a.m. and 7:00 p.m. daily from May 1 through Labor Day. Such parking fee shall be paid by the operator of each vehicle at the designated locations and shall be charged \$20.00 for every parking space utilized by a vehicle of any size. If city personnel or any other parking enforcement agents authorized by the city manager determine that a vehicle is using more than one parking space, then an additional \$20.00 fee will be charged. Once paid by the operator, the space is not transferable to another vehicle. If a vehicle leaves and then returns later in the same day when the fee is applicable, a new \$20.00 fee will be charged to park in one space. All fees collected from Cypress Bend Park will go into the River Activities Fund.

Exceptions. At the determination of the city manager or their designee the parking fee may be waived with rental of the Cypress Bend Pavilion.

(b) *General exceptions.*

- (1) Vehicles with disabled veteran license plates, disabled parking plates, or displaying a disabled parking placard, will be exempt from registration requirements and parking fees. With the exception of disabled veteran license plates or placards, the license plate or placard must bear the international symbol of access as defined in the Texas Transportation Code, Sec. 681.001, and it must be issued by a state or by a state or province of a foreign country to the owner of operator of the vehicle for the transportation of a person with a disability. ~~Vehicles with disabled veteran license plates will be exempt from parking fees.~~
- (2) When it has been determined by the city manager or their designated representative that weather or other conditions do not warrant charging such a fee, it may be temporarily suspended.
- (3) A resident river parking pass shall be made available for users of the paid parking spaces and paid parking zones in subsections 126-381 (a) (2), (3), (4), (5), (6), and (7).

For the purpose of section 126-381, the term "resident" applies to persons who reside within the city limits. There is no fee for the Resident River Parking Pass and it shall be valid for one year. All holders of a Resident River Parking Pass shall be entitled entry into Elizabeth Street parking area, East San Antonio Street on street parking, Mill Street parking, Hinman Island Drive on street parking, Fair Lane on street parking, and Cypress Bend Park parking at no additional charge, daily, from May 1st through Labor Day for the purpose of parking their vehicles.

(c) The river parking pass program may be administered and enforced by city personnel or authorized parking enforcement agents, as designated by the city manager.

(Ord. No. 2019-25, § II, 4-8-19; Ord. No. 2019-84, § 2, 11-25-19; Ord. No. 2024-24, § 1, 3-18-24; Ord. No. 2024-82, § 1, 11-12-24; Ord. No. 2025-18, § 1, 3-17-25)

SECTION 2:

This Ordinance shall be and is hereby declared to be cumulative to all other ordinances of the City of New Braunfels relating to parking within the City of New Braunfels, 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 3:

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

SECTION 4:

This Ordinance shall become adopted and effective after second reading, signature, and upon its filing with the City Secretary's Office.

PASSED AND APPROVED:

3/23/2026

Agenda Item No. H)

PRESENTER:

Valeria Acevedo, City Attorney

SUBJECT:

Approval of the first reading of an ordinance repealing Section 2-121, of Chapter 2 of the New Braunfels Code of Ordinances, eliminating references to the Downtown Development Board.

DEPARTMENT: City Attorney's Office

COUNCIL DISTRICTS IMPACTED: All districts

BACKGROUND INFORMATION:

This ordinance is part of an effort to update the Code of Ordinances. In 2011, City Council established the New Braunfels Downtown Board. Ordinance 2011-43 provided that the Downtown Development Board and the Main Street Advisory Board would no longer exist and they were merged into the New Braunfels Downtown Board. At this time, this outdated reference to the Downtown Development Board should be repealed.

ISSUE:

There is no existing Downtown Development Board so this ordinance should be repealed to clean-up the Code of Ordinances.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Staff recommends approval of this ordinance.

ORDINANCE NO. 2026 - ____

AN ORDINANCE REPEALING SECTION 2-121, DOWNTOWN DEVELOPMENT BOARD, OF CHAPTER 2, ARTICLE III, DIVISION 7, OF THE CODE OF ORDINANCES OF THE CITY OF NEW BRAUNFELS, TEXAS; PROVIDING FOR REPEALER, SEVERABILITY, SAVINGS CLAUSE, AND EFFECTIVE DATE.

WHEREAS, in 2010, the Downtown Development Board was established by City Council by Ordinance No. 2010-14; and

WHEREAS, in 2011, City Council merged the Downtown Development Board and the Main Street Advisory Board by Ordinance No. 2011-43 in order to align with the City's Main Street Program with the National Main Street Program, and to more clearly articulate the boundaries of the Downtown area; and

WHEREAS, since Section 2-121 still reflects the existence of the Downtown Development Board even though it no longer exists, it needs to be repealed; and

WHEREAS, the City Council of the City of New Braunfels finds that this ordinance amendment is reasonably necessary to eliminate outdated ordinances.

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

SECTION 1: 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 Ch. 2, Article III, Division 7, Section 2-121 is hereby repealed in its entirety: as indicated below:

DIVISION 7. - ~~DOWNTOWN DEVELOPMENT BOARD~~

Sec. 2-121. - ~~Reserved. Established.~~

~~There is established a downtown development board for the city to serve as an advocacy entity for the downtown implementation plan and the attached bylaws to govern this board are hereby adopted.~~

Secs. 2-122—2-125. - Reserved.

SECTION 3: Repealer.

All provisions of the New Braunfels Code of Ordinances, or other ordinances, whether codified or uncodified, in conflict with the provisions of this ordinance are hereby repealed, and all other

provisions of the Code of Ordinances or other ordinances, codified or uncodified, not in conflict with the provisions of the ordinance shall remain in full force and effect.

SECTION 4: Severability

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 or section of this ordinance shall be declared unconstitutional or invalid by any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any other remaining phrase, clause, sentence paragraph or section of this ordinance.

SECTION 5: Savings Clause.

The repeal of any ordinance or part of ordinances effectuated by the enactment of this ordinance shall not be construed as abandoning any action now pending under or by virtue of such ordinance or as discontinuing, abating, modifying or altering any penalty accruing or to accrue, or as affecting any rights of the municipality under any section or provisions at the time of passage of this ordinance.

SECTION 6: Publication and Effective Date.

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 _____ day of _____, 2026.

PASSED AND APPROVED: Second reading this _____ day of _____, 2026.

CITY OF NEW BRAUNFELS, TEXAS

By: _____
Neal Linnartz, Mayor

ATTEST:

Gayle Wilkinson, City Secretary

APPROVED AS TO FORM:

Valeria M. Acevedo, City Attorney

ORDINANCE NO. 2011 - 43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING ARTICLE III SECTION 38-51 CREATING A NEW BRAUNFELS DOWNTOWN BOARD AND ADOPTING BYLAWS; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, in January of 1991 the City of New Braunfels joined the Texas Historical Commission's Main Street Program which seeks to revitalize and develop Downtowns; and

WHEREAS, in January of 2009 the City of New Braunfels hired consulting firm Torti Gallas & Partners, Inc. to prepare a Downtown Implementation Plan to serve as a roadmap for downtown revitalization, growth and development; and

WHEREAS, the Downtown Implementation Plan was approved by City Council on January 25, 2010; and

WHEREAS, the plan recommends that an advocacy entity be established to advise, guide, and champion implementation of the plan; and

WHEREAS, the roles and responsibilities of the Main Street Advisory Board and the Downtown Development Board as well as their Bylaws are very similar; and

WHEREAS, both boards voted to merge under a new name, New Braunfels Downtown Board ("NBDB") and operate under a new set of Bylaws that encompass the duties of Main Street and facilitates the implementation of the Downtown Implementation Plan.

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

SECTION 1: The findings and recitations set out in the preamble to this ordinance are found to be true and they are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2: There is established a New Braunfels Downtown Board for the City of New Braunfels, Texas to operate under the requirements of the Texas Main Street Program, serve as an advocacy entity for the Downtown Implementation Plan and the attached Bylaws to govern this board are hereby adopted. The Main Street Advisory Board and Downtown Development Board shall no longer exist. The members of the Downtown Development Board and the Main Street Advisory Board will initially merge their 24 members and then achieve the 17 members as identified in the bylaws through upcoming term expirations.

SECTION 3: This Ordinance shall be and is hereby declared to be cumulative to all other ordinances of the City of New Braunfels, 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 4: That if any provision of this Ordinance shall be held void, illegal, or unconstitutional, it is hereby provided that all other parts of the same which are not held void, illegal or unconstitutional shall remain in full force and effect.

SECTION 5: This Ordinance may be read and published by descriptive caption only.

SECTION 6: This Ordinance shall take effect upon the second and final reading of the same.

PASSED AND APPROVED: First reading this 9th day of May, 2011.

PASSED AND APPROVED: Second reading this 23rd day of May, 2011.

CITY OF NEW BRAUNFELS, TEXAS



Gale Pospisil, Mayor

ATTEST:

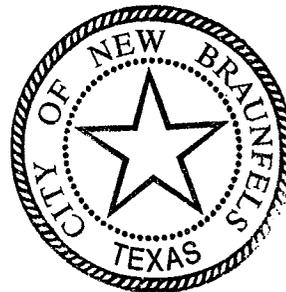


Patrick Aten, City Secretary

APPROVED AS TO LEGAL FORM:



Paul Isham, Interim City Attorney



BYLAWS OF
NEW BRAUNFELS DOWNTOWN BOARD
FOR THE CITY OF
NEW BRAUNFELS, TEXAS

ARTICLE I
Name

The name of this organization shall be the New Braunfels Downtown Board ("NBDB").

ARTICLE II
Purposes

The purposes for which this Board is organized are to stimulate downtown economic development in New Braunfels, Texas by following the Texas Main Street Program Four-Point Approach; encouraging cooperation and building leadership in the business community; creating a positive image for downtown by promoting the downtown as an exciting place to live, shop, work and invest; guide and assist in improving the downtown appearance; to champion implementation of the Downtown Implementation Plan; to receive, administer and distribute funds in connection with any activities related to the purposes stated herein; and to take all other actions and activities that implement and advance the purposes stated herein.

ARTICLE III
Membership

Section 3.1 Appointments

The NBDB shall be composed of seventeen (17) members who shall be appointed by the City Council of the City of New Braunfels ("City Council"). The Downtown Development Coordinator shall serve as staff liaison for the City of New Braunfels, but shall not have a vote.

Section 3.2 Qualifications

A member of the NBDB shall have a demonstrated interest in downtown and be (a) a resident of downtown New Braunfels, or (b) an owner of a business or enterprise located in downtown New Braunfels, or (c) an owner of property located in downtown New Braunfels, or (d) a New Braunfels developer/contractor, or (e) a representative of one of the following organizations and/or entities: Comal County, Schiltebahn Water Park, New Braunfels Chamber of Commerce Board, New Braunfels Convention and Visitors Bureau Board, Downtown Association (DTA), Historic Landmark Commission (HLC), Planning and Zoning Commission (P&Z), New Braunfels Industrial Development Corporation (4B Board), New Braunfels Economic Development Foundation Board, Main Street Partners, any arts and heritage organization, or (f) have demonstrated expertise in the areas of marketing/media services, finance, architecture, or education. Applicants to the NBDB shall demonstrate qualifications for their designated position prior to appointment. City Council will consider nominations from the listed boards and commissions. If a member does not retain the said qualification during his or her term, such failure shall constitute a resignation from the Board. By filing an application with the City Council each applicant agrees to abide by these bylaws, ordinances, rules and regulations of the City of New Braunfels (including its Code of Ethics) and county, state and federal laws, rules and regulations related to the activities of the NBDB and further agrees to participate in committee work, required trainings, and volunteer activities of the NBDB.

Section 3.3 Terms

The term for each Board member shall be for three (3) years with one-third (1/3) of then NBDB rotating off each year.

Section 3.4 Resignations

Any member resigning shall submit a letter of resignation to the Chair of the NBDB and the City Secretary's Office. The City Council will be notified by the City Secretary's Office of such resignation with a request that a new member be appointed.

Section 3.5 Attendance

A member of the NBDB shall be assumed to have resigned his or her position as a member of the NBDB thereby forfeiting his or her unexpired term of office if, he or she is absent three (3) consecutive times or a total of any four (4) times during a calendar year not including special or committee meetings, provided at least five (5) days meeting notice has been given. The Downtown Development Coordinator shall notify the membership and the City Secretary's Office of such resignation. The City Council will be notified by the City Secretary's Office of such action with a request that a new member be appointed to the NBDB with the understanding that nothing contained herein shall be construed as limiting City Council's appointment or reappointment of any individual.

ARTICLE IV
Officers

Section 4.1 Election of Officers

On or before June 1 after the new members have been appointed by City Council, the NBDB with a quorum in attendance shall elect from its members a Chair and Vice-Chair.

Section 4.2 Term of Office

Each officer shall hold his or her office for one (1) year. All resignations from an office shall be submitted in writing to the Chair. Any resignation or removal from the NBDB shall constitute a resignation from an office. Officers cannot serve in the same position for more than two (2) consecutive terms. No member may serve in more than one officer position at a time.

Section 4.3 Duties of Officers

Section 4.3.1 Chair

The Chair shall preside and participate at all meetings of the NBDB, shall recruit and approve standing and special committee chairs, and shall have voting power.

Section 4.3.2 Vice-Chair

The Vice-Chair shall assist the Chair as needed and shall serve as the presiding officer in the absence of the Chair. The Vice-Chair shall have the right to vote on all issues that come before the NBDB.

Section 4.4 Vacancies

Any vacancy in an office shall be filled by the NBDB at its next regular or special meeting.

ARTICLE V
Meetings

Section 5.1 Date, Time and Place of Meetings

The NBDB shall meet on the third Tuesday morning of months January through December at 8:30 o'clock A.M. Meetings shall be held in the municipal building of the City of New Braunfels unless notice of a different location is given. The NBDB may change the meeting day, time and place upon a majority vote of a quorum.

Section 5.2 Open Meetings

All meetings shall be held in accordance with the Texas Open Meetings Act.

Section 5.3 Special Meetings

The Chair or one-third (1/3) of the Members of the NBDB may call a special meeting of the NBDB with at least five (5) days written notice to all members specifying the purpose of such meeting.

Section 5.4 Quorum

A majority of the members of the NBDB shall constitute a quorum.

ARTICLE VI
Committees

Section 6.1 Standing Committees

The following shall be standing committees if the Board: Design, Promotion, Economic Restructuring and Organization. The Board may create additional standing committees and shall delineate the duties of such committees. In consultation with Standing Committee Chairs, the Chair shall recruit and approve members from the NBDB and interested residents of the City of New Braunfels to be members of the Standing Committees. Each Standing Committee shall have a member or members from the NBDB. The rules governing the conduct of the NBDB's meetings shall also govern those of the Standing Committees.

Section 6.2 Special Committees

The Board may create special committees with limited purposes or goals to perform

specific functions and activities specified by the Board. At the beginning of each calendar year the Board shall determine if any Special Committees then in existence need to continue the work assigned to them. The Chair shall recruit and approve members from the Board and interested residents of the City of New Braunfels to be members of the Special Committees. The rules governing the conduct of the Board's meetings shall also govern those of the Special Committees.

ARTICLE VII
Procedures

Section 7.1 Parliamentary Authority

The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern the NBDB in all cases in which they are applicable and in which they are not inconsistent with these bylaws. The NBDB shall conduct themselves in accordance with the City Charter of the City of New Braunfels and the laws of the State of Texas.

Section 7.2 Notices

Any notice required herein shall be given in writing and shall be given when deposited in the U.S. mail, by facsimile, e-mail, or personal delivery.

ARTICLE VIII
Indemnification

New Braunfels Downtown Board and Committee members shall be covered by Ordinance No. 2011-____, as amended from time to time.

ARTICLE IX
Amendment to Bylaws

These bylaws may be amended at any regular or special meeting of the NBDB by a quorum and provided that all of the members were given fifteen (15) days prior written notice of the amendment. No amendment adopted by the DDB shall become effective until approved by the City Council.

ADOPTED this _____ day of _____, 2011.

Chair

3/23/2026

Agenda Item No. 1)

PRESENTER:

Amy Niles, River and Watershed Manager

SUBJECT:

Approval of the first reading of an ordinance amending the Code of Ordinances, Chapter 86, Section 86-4 to prohibit public entry to the Comal River Old Channel from City owned property.

DEPARTMENT: Public Works**COUNCIL DISTRICTS IMPACTED:** Districts 3 and 5**BACKGROUND INFORMATION:**

The City of New Braunfels has a requirement through the Edwards Aquifer Habitat Conservation Plan to prohibit river access along the protected Comal River Old Channel. The current ordinance only prohibits entrance to the Old Channel from the Landa Park Golf Course, but does not cover access from Landa Park, Hinman Island Park, or Prince Solms Park. There has been an increase in recent activity with people entering the Old Channel from Hinman Island Park and Prince Solms Park because of recent invasive tree removal, making the channel more visible and seemingly accessible to the public. The lack of ordinance coverage at this location was recently discovered. Expanding the ordinance to prohibit access to the Old Channel of the Comal River from all city-owned property would aid in the protection of the endangered species habitat that is present in the Old Channel. This proposed ordinance revision would prohibit access to the Comal River Old Channel from all City owned property and would aid with enforcement. It should be noted that the Spring Fed Pool is not considered the Old Channel of the Comal and would not be impacted by this proposed ordinance change.

ISSUE:

The Old Channel of the Comal River is required to be protected from public access and the City's current code of ordinances has a gap in coverage.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

New signage will be needed but existing signage funding is available in the River Activities Fund budget.

RECOMMENDATION:

City staff recommend approving ordinance revision to prohibit public access to the Old Channel of the Comal River from City-owned property.

AN ORDINANCE OF THE CITY OF NEW BRAUNFELS, TEXAS, AMENDING CHAPTER 86, ARTICLE I. – SECTION 86-4(i) BY PROHIBITING PUBLIC ACCESS TO THE OLD CHANNEL OF THE COMAL RIVER FROM CITY OWNED PROPERTY; REPEALING ALL LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY, PUBLICATION AND AN EFFECTIVE DATE.

Whereas, the City of New Braunfels is a permittee of the Edwards Aquifer Habitat Conservation Plan and is responsible to protect endangered species habitat in the Comal River system; and

Whereas, the City of New Braunfels seeks to protect the Old Channel of the Comal River, which is excellent Fountain Darter Habitat, as required by the Edwards Aquifer Habitat Conservation Plan; and

Whereas, an existing ordinance protects the Old Channel of the Comal River from the Golf Course, but not other city owned properties;

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

CHAPTER 86- PARKS AND RECREATION

ARTICLE I. – IN GENERAL

Sec. 86-4. - Additional rules and regulations for control of parks and recreation areas and facilities.

- (i) It shall be unlawful for any person to wade or swim in any pond, stream, or water hazard within the boundaries of the Landa Park Golf Course for the purpose of recovering golf balls or for any other purpose. All public access to the Old Channel of the Comal River is prohibited from City-owned property.

SECTION 2:

This Ordinance shall be and is hereby declared to be cumulative to all other ordinances of the City of New Braunfels relating to parking within the City of New Braunfels, 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 3:

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

SECTION 4:

This Ordinance shall become adopted and effective after second reading, signature, and upon its filing with the City Secretary's Office.

PASSED AND APPROVED:

3/23/2026

Agenda Item No. A)

PRESENTER:

Christopher J. Looney, AICP, Planning Director

Applicants: KB Homes and Killen, Griffin & Farrimond, PLLC

Owner: Alice Schwanz

SUBJECT:

Public hearing and first reading of an ordinance requested by KB Homes and Killen, Griffin & Farrimond, PLLC, on behalf of Alice Schwanz, to rezone approximately 38 acres out of the R Perez Survey 28, Abstract 460, and the J Stark Survey 277, Abstract 530, from R-1 (Single Family District) and APD (Agricultural/Pre-Development District) to R-1A-6.6 (Single Family Residential District), located northwest of the property currently addressed at 2815 State Highway 46 West.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 3**BACKGROUND INFORMATION:****Case No:** PZ25-0466**Applicants:**

KB Homes & Killen, Griffen & Farrimond, PLLC

(210) 960-2750 | ashley@kgftx.com

Owner:

Alice Schwanz

(830) 609-7689 | hugoalice@axsto.net

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The subject property is approximately 38 acres on the southwest side of State Highway 46 West, an existing principal arterial, approximately ¼ mile northwest of its intersection with Hueco Springs Loop Road. It is bordered by the Mission Hills Ranch Planned Development (PD), R-1, and APD zoning. Adjacent land uses consist of vacant land and a residential neighborhood.

ISSUE:

In Spring 2025, the applicant submitted a request to rezone the subject property to R-1A-5.5, Single-Family Residential District (5,500 square-foot minimum lot sizes). Following the May 2025 Planning Commission meeting, the applicant withdrew their original request and subsequently submitted an application for R-1A-6.6 zoning. Both zoning districts allow single-family detached residential development, however the new request requires larger minimum lot sizes of 6,600 square feet. This difference does not change the overall consistency of the proposal with the Comprehensive Plan or the surrounding zoning pattern. Rather, it reflects the applicant's intent to pursue a lower density residential zoning district while remaining aligned with the

Comprehensive Plan.

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. Currently, a Level 1 TIA Report is required based on preliminary development information and the applicant's requested zoning district. The TIA will analyze how the development will affect the surrounding roads and identify necessary improvements to maintain traffic operations, safety, and access in accordance with city and state requirements.

Additionally, the subject property includes the extension of the Minor Collector, Old Mission Lane, to State Highway 46 in accordance with the adopted Throughfare Plan. Assessment and mitigation of impacts to State Highway 46 West and the area neighborhoods shall be provided in the TIA and/or in accordance with a Thoroughfare Plan Design and Area Transportation Plan. As presented in the 2025 Thoroughfare Plan Update, city staff have initiated analysis and design of a plan to address existing concerns and anticipated operational changes to traffic resulting from the Old Mission Lane thoroughfare extension. The plan will be finalized in conjunction with the developer and residents in the surrounding neighborhoods and implemented when the extension is made by the developer.

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

COMPREHENSIVE PLAN REFERENCE:

R-1A-6.6 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 3.13:** Cultivate an environment where a healthy mix of different housing products at a range of sizes, affordability, densities, amenities, and price points can be provided across the community as well as within individual developments.

Future Land Use Plan: The subject property is located within the Hoffman Lane Sub Area, along a Transitional Mixed-Use Corridor, near an Existing Employment Center and a Future Market Center.

STRATEGIC PLAN REFERENCE:

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

- Economic Mobility - Output: Increase the number of new affordable housing units produced each fiscal year.

FISCAL IMPACT:

The proposed rezoning supports the recommendations of the Land Use Fiscal Analysis (LUFA) by encouraging fiscally responsible development patterns. The LUFA emphasizes the importance of infill development in areas already served by existing infrastructure, as it increases revenue without placing significant strain on city services or requiring major new infrastructure investments. Additional development opportunities allowed by this proposed rezoning can contribute to long-term fiscal health by potentially generating net positive revenue per acre, reducing future budget burdens, and supporting the continued provision of more affordable housing options.

RECOMMENDATION:

Approval. The requested R-1A-6.6 zoning would allow for single-family residential development that is compatible with adjacent zoning districts and surrounding built-environment patterns, while incorporating

compatible minimum lot size standards. This zoning approach supports orderly development by balancing additional housing opportunities with neighborhood compatibility and appropriate transitions between uses on an infill site. Additionally, it promotes fiscally responsible development that aligns with adopted policy direction and long-range planning goals. All of these factors make the request consistent with the Comprehensive Plan, Land Use Fiscal Analysis, and Strategic Plan.

The Planning Commission held a public hearing on February 3, 2026, and recommended approval of the applicant's request (4-3-0).

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:

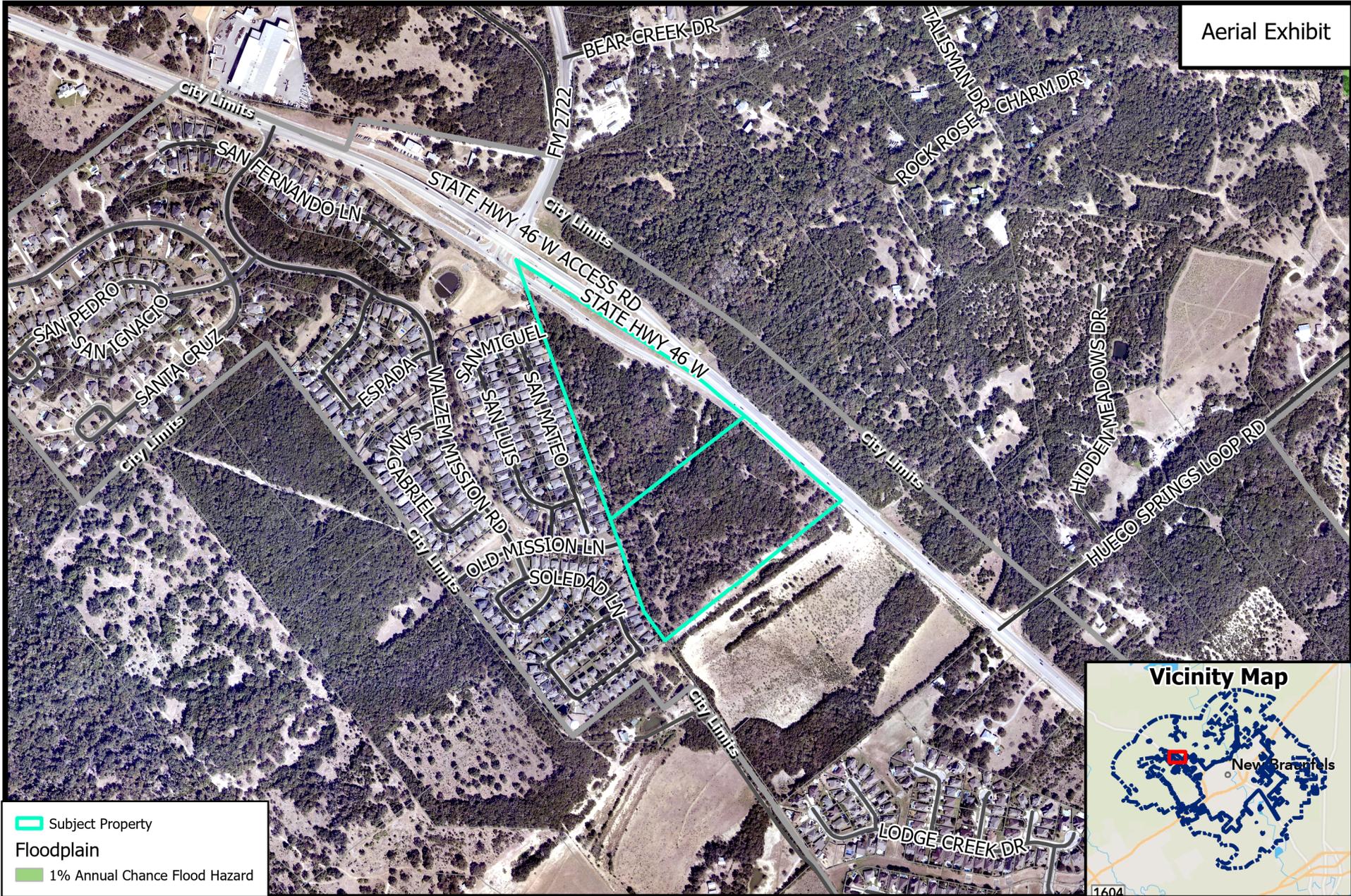
- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets,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

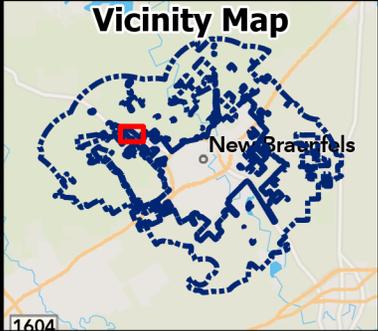
Public hearing notices were sent to owners of 63 properties within 200 feet of the request. As of the date this agenda was posted, approximately 20% of the property within 200 feet is represented by opposition, which requires a majority vote of City Council to approve the applicant's request.

Resource Links:

- Chapter 144, Sec. 3.3-1 (R-1) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-1 (APD) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 3.4-2 (R-1A-6.6) of the City's Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?

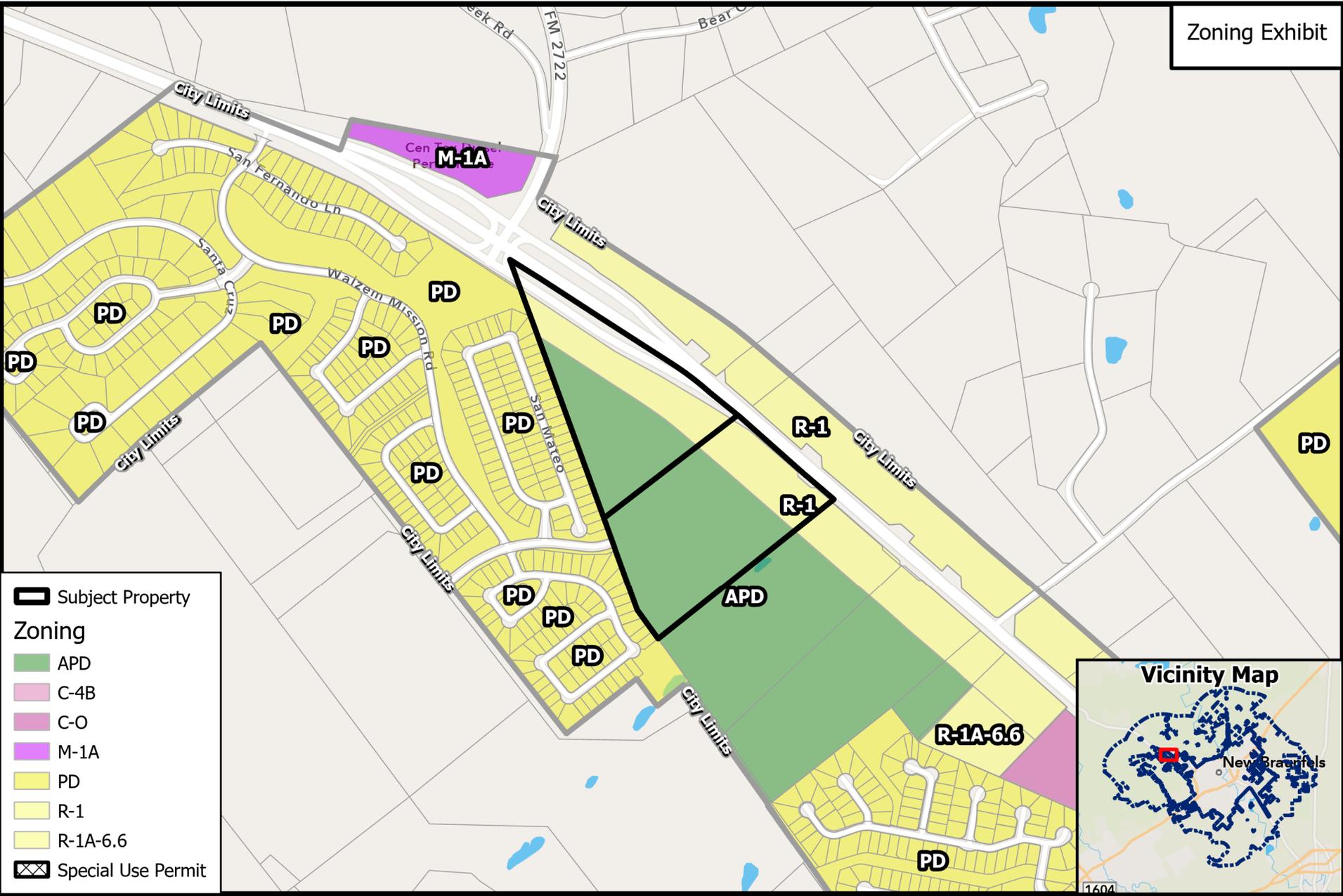


▭ Subject Property
▭ Floodplain
▭ 1% Annual Chance Flood Hazard



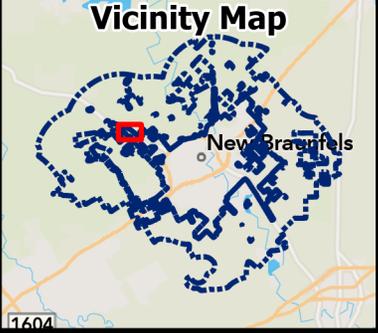
PZ25-0466
State Hwy 46 W - R-1 & APD to R-1A-6.6



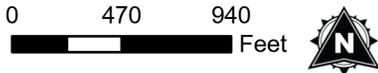


Legend

- Subject Property
- Zoning**
- APD
- C-4B
- C-O
- M-1A
- PD
- R-1
- R-1A-6.6
- Special Use Permit



PZ25-0466
State Hwy 46 W - R-1 & APD to R-1A-6.6





Property Frontage along SH 46 W

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Accessory building/structure (see section 144-5.4)	P	P	P
Accessory dwelling (one accessory dwelling per lot)	P	P	P
Accounting, auditing, bookkeeping, and tax preparations			
Acid manufacture			
Adult day care (no overnight stay)			
Adult day care (with overnight stay)			
Aircraft support and related services			
Airport			
All-terrain vehicle (ATV) dealer/sales			
Ambulance service (private)			
Amphitheaters (outdoor live performances)			
Amusement devices/arcade (four or more devices)			
Amusement services or venues (indoors) (see section 144-5.13)			
Amusement services or venues (outdoors)			
Animal grooming shop			
Answering and message services			
Antique shop			
Appliance repair			
Archery range			
Armed services recruiting center			
Art dealer/gallery			
Artist or artisans studio			
Assembly/exhibition hall or areas			
Assisted living facility/retirement home			
Athletic fields			
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)			
Bank, savings and loan, or credit union			
Bar/tavern (no outdoor music)			
Bar/tavern			
Barber/beauty college (barber or cosmetology school or college)			
Barns and farm equipment storage (related to agricultural uses)	P	P	P
Battery charging station			
Bed and breakfast inn (see section 144-5.6)			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Bicycle sales and/or repair			
Billiard/pool facility			
Bingo facility			
Bio-medical facilities			
Blacksmith or wagon shops			
Blooming or rolling mills			
Boarding house/lodging house			
Book binding			
Book store			
Bottling or distribution plants (milk)			
Bottling works			
Bowling alley/center (see section 144-5.13)			
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)			
Cabin or cottage (rental for more than 30 days)			
Cafeteria/cafe/delicatessen			
Campers' supplies			
Campgrounds			
Canning/preserving factories			
Car wash (self-service; automated)			
Car wash, full service (detail shop)			
Carpenter, cabinet, or pattern shops			
Carpet cleaning establishments			
Caterer			
Cement, lime, gypsum or plaster of Paris manufacture			
Cemetery and/or mausoleum	P	P	
Check cashing service			
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	P
Cider mills			
Civic/conference center and facilities			
Cleaning, pressing and dyeing (non-explosive fluids used)			
Clinic (dental)			
Clinic (emergency care)			
Clinic (medical)			
Club (private)			
Coffee shop			
Cold storage plant			
Commercial amusement concessions and facilities			
Communication equipment—Installation and/or repair			
Community building (associated with residential uses)	P		P

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Community home (see definition)	P	P	P
Computer and electronic sales			
Computer repair			
Concrete or asphalt mixing plants—Permanent			
Concrete or asphalt mixing plants—Temporary			
Confectionery store (retail)			
Consignment shop			
Contractor's office/sales, with outside storage including vehicles			
Contractor's temporary on-site construction office	P	P	P
Convenience store with gas sales			
Convenience store without gas sales			
Cotton ginning or baling works			
Country club (private)	P	P	
Credit agency			
Crematorium			
Curio shops			
Custom work shops			
Dance hall/dancing facility (see section 144-5.13)			
Day camp			
Department store			
Distillation of bones			
Dormitory (in which individual rooms are for rental)			
Drapery shop/blind shop			
Driving range			
Drug store/pharmacy			
Duplex/two-family/duplex condominiums			
Electrical generating plant			
Electrical repair shop			
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			
Family home adult care	P	P	P
Family home child care	P	P	P
Farmers market (produce market—wholesale)		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			
Fertilizer manufacture and storage			
Filling station (gasoline tanks must be below the ground)			
Florist			
Flour mills, feed mills, and grain processing		P	
Food or grocery store with gasoline sales			
Food or grocery store without gasoline sales			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Food processing (no outside public consumption)			
Forge (hand)			
Forge (power)			
Fraternal organization/civic club (private club)			
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			
Gas manufacture			
Gas or oil wells			
Golf course (public or private)	P	P	P
Golf course (miniature)			
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)			
Handicraft shop			
Hardware store			
Hay, grain, and/or feed sales (wholesale)		P	
Health club (physical fitness; indoors only)			
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	P	P
Home repair and yard equipment retail and rental outlets			
Hospice			
Hospital, general (acute care/chronic care)			
Hospital, rehabilitation			
Hotel/motel			
Hotels/motels—Extended stay (residence hotels)			
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)			
Laboratory equipment manufacturing			
Laundromat and laundry pickup stations			
Laundry, commercial (without self-serve)			
Laundry/dry cleaning (drop off/pick up)			

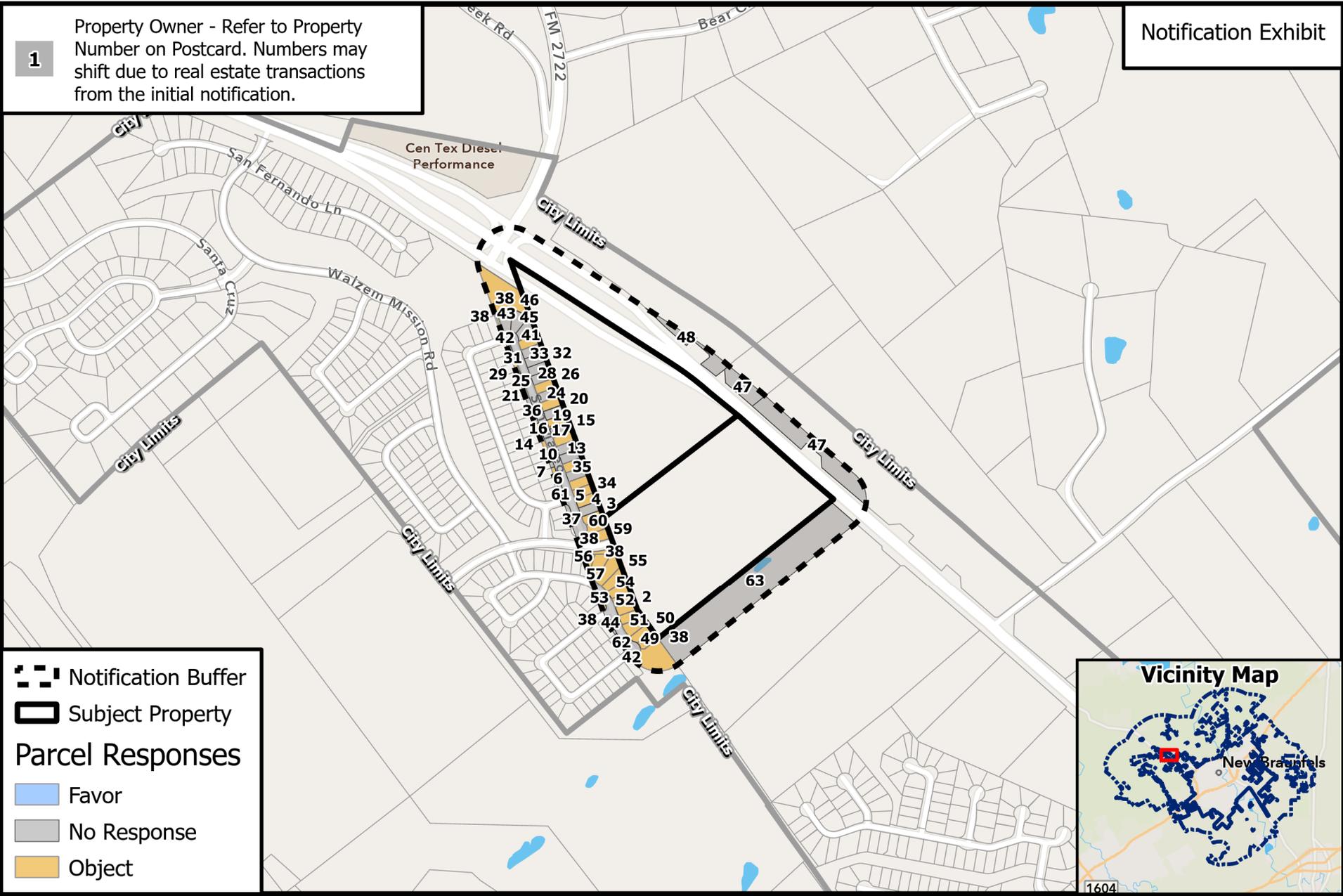
Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Laundry/washateria (self-serve)			
Lawnmower sales and/or repair			
Leather products manufacturing			
Light manufacturing			
Limousine/taxi service			
Livestock sales/auction		P	
Locksmith			
Lumber mill			
Lumberyard (see section 144-5.15)			
Lumberyard 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			
Meat or fish packing/storage plants			
Medical supplies and equipment			
Metal fabrication shop			
Micro brewery (onsite mfg. and/or sales)			
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			
Motion picture theater (indoors)			
Motion picture theater (outdoors, drive-in)			
Motorcycle dealer (primarily new/repair)			
Moving storage company			
Moving, transfer, or storage plant			
Multifamily (apartments/condominiums)			
Museum			
Natural resource extraction and mining			
Needlework shop			
Nonbulk storage of gasoline, petroleum products and liquefied petroleum			
Nursing/convalescent home/sanitarium			
Offices, brokerage services			
Offices, business or professional			
Offices, computer programming and data processing			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Offices, consulting			
Offices, engineering, architecture, surveying or similar			
Offices, health services			
Offices, insurance agency			
Offices, legal services, including court reporting			
Offices, medical offices			
Offices, real estate			
Offices, security/commodity brokers, dealers, exchanges and financial services			
Oil compounding and barreling plants			
One-family dwelling, detached	P	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)			
Parking structure/public garage			
Pawn shop			
Personal services			
Personal watercraft sales (primarily new/repair)			
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)			
Photographic supply			
Plant nursery (no retail sales on site)	P	P	
Plant nursery (retail sales/outdoor storage)			
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			
Radio/television shop, electronics, computer repair			
Railroad roundhouses or shops			
Rappelling facilities			
Recreation buildings (private)			
Recreation buildings (public)	P	P	P
Recycling kiosk			
Refreshment/beverage stand			
Rental or occupancy for less than one month (see section 144-5.17)			
Research lab (non-hazardous)			
Residential use in buildings with non-residential uses permitted in the district			
Restaurant/prepared food sales			
Restaurant with drive-through service			

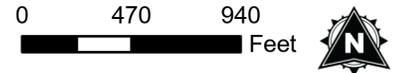
Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)			
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)			
Retail store and shopping center (more than 50,000 sq. ft. bldg.)			
Retirement home/home for the aged			
Rock crushers and rock quarries			
Rodeo grounds		P	
RV park			
RV/travel trailer sales			
Sand/gravel sales (storage or sales)			
School, K-12 public or private	P	P	P
School, vocational (business/commercial trade)			
Security monitoring company (no outside storage or installation)			
Security systems installation company			
Sexually oriented business (see chapter 18)			
Sheet metal shop			
Shoe repair shops			
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	P	P
Smelting of tin, copper, zinc or iron ores			
Specialty shops in support of project guests and tourists			
Stables (as a business) (see chapter 6)	P	P	
Stables (private, accessory use) (see chapter 6)	P	P	
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.)			
Sugar refineries			
Tailor shop (see home occupation)			
Tar distillation or manufacture			
Tattoo or body piercing studio			
Taxidermist			
Telecommunications towers/antennas (see section 144-5.7)			
Telemarketing agency			
Telephone exchange buildings (office only)			
Tennis court (commercial)			
Theater (non-motion picture; live drama)			
Tire sales (outdoors)			
Tool rental			
Townhouse (attached)			
Transfer station (refuse/pick-up)			
Travel agency			

Land Use	Existing	Existing	Proposed
	R-1	APD	R-1A-6.6
Truck or transit terminal			
Truck stop			
Tuber entrance and takeout facilities (see section 144-5.13)			
University or college (public or private)			
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			
Warehouse/office and storage/distribution center			
Waterfront amusement facilities—Berthing facilities sales and rentals			
Waterfront amusement facilities—Boat fuel storage/dispensing facilities			
Waterfront amusement facilities—Boat landing piers/launching ramps			
Waterfront amusement facilities—Swimming/wading pools/bathhouses			
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			
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			

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



PZ25-0466
State Hwy 46 W - R-1 & APD to R-1A-6.6



PLANNING COMMISSION – February 3, 2026 – 6:00PM

City Hall Council Chambers

Applicant: KB Homes

Address/Location: northwest of the property currently addressed at 2815 State Highway 46 W

PZ25-0466

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. BLAKEY JIM
2. MEURER SUSAN
3. KOZIARSKI WOJCIECH & AGATHA KWASNIK
LVNG TRST 12-14-2023
4. GIGNAC WILLIAM J
5. BOYLES VICKI
6. CAMERON RODNEY & KATHY
7. MILLER JASON S & ALLISON L
8. FITZPATRICK ASHLEY & SETH PHEGLEY
9. HINOJOSA MELISA L
10. DEISSEROTH CHRISTOPHER & JOAN
11. RHAME JOHN E & SOPHIA M
12. PROPERTY OWNER # 12
13. SZEKELY JOSEPH JR & KIMBERLY A
14. BONDESEN BRADLEY
15. TURNER AMY & COREY D
16. DOWNING DENNIS & LINDA FAMILY TRUST
1-24-2023
17. JONES ELLEN E
18. GARCIA VANESSA
19. ADAMSON JOHN III & KATE E
20. DEARDORFF JOSEPH LEE & BICH LY
21. WEDDEL MICHAEL & RACHEL
22. GLYNN VICTORIA & MARTIN D
23. LE CANU MARC H & LISA R
24. GONZALEZ RAFAEL JR & CHRISTINE M
25. GARNIER KELLIE L & SHILOH M
26. POINDEXTER LIVING TRUST 12-22-2022
27. STEINDORF JUSTIN
28. MCDONALD MARTIN DEAN
29. SMITH BRODY & MICHELLA
30. KOENIG DARIN J & NOCONA L
31. VEALE THOMAS K
32. CONTRERAS MAURICIO
33. SCHNEIDER COURTNY M
34. PROPERTY OWNER # 34
35. PROPERTY OWNER # 35
36. PROPERTY OWNER # 36
37. BELL DEREK D & ANDREA A
38. MISSION HILLS RANCH HOA INC
39. BECK TODD & CATHERINE E
40. LE CANU SARAH L
41. PITCHFORD LESLIE RVCBL TRST 06-12-2025
42. NEW BRAUNFELS CITY OF
43. HAGERTY DANIEL R
44. MAYNARD KEVIN & JOANN DURANGO-
MAYNARD
45. NIUMATA KERISIANO J & TRISHA M
46. HINOJOSA JUAN M & NORMA J
47. QUENT TANA K & PENNY M PENCE
48. MCNIEL KATHRYN J ET AL
49. HASSELL DANNY R & REBECCA S
50. HOLDER BRANDON
51. HERNANDEZ STEPHEN R & CARLA M
52. MCNAIR CHERYL A
53. BOHNING LORI
54. CURTIS SCOTT C & CASSANDRA M
55. GRADY DANIEL JR
56. PAYNE MICHELLE C
57. MAYTON THOMAS & DINORAH
58. PROPERTY OWNER # 58
59. TAYLOR JANICE
60. BEST BRANDON & LAURA
61. TROCHES-LUGO MELISSA & GLENN LUGO
62. PROPERTY OWNER # 62
63. STAATS RANDALL E

SEE MAP

MISSION HILLS RANCH HOA INC

910 SANTA CRUZ

NEW BRAUNFELS TX 78132

Property #: 38

PZ25-0466

Case Manager: AM

* LAND would be better utilized as light commercial *

RECEIVED FEB 02 BY: *AM*

FAVOR

OPPOSE

COMMENTS

MHR lots start at 6800 sq-ft to 1.7 acres. Average lot size is over 10,000. Our home values are \$375k to \$1 million. KB Homes wants to build basic starter homes and will bring value down. Current and projected infrastructure (roads, water, etc) cannot support more homes, due to 2722 Bridge: no expansion of state 46. No funding. Already have 1900 homes coming in Pursions development on other side. The land would →

GARNIER KELLIE L & SHILOH M

777 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 25

PZ25-0466

Case Manager: AM

RECEIVED FEB 02 BY: *AM*

FAVOR

OPPOSE

COMMENTS

The continued growth threatens the safety, wildlife, charm and traffic of our beautiful neighborhood. We chose this area for so many reasons that are being taken so rapidly.

ADAMSON JOHN III & KATE E

758 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 19

PZ25-0466

Case Manager: AM

COMMENTS

FAVOR

OPPOSE

RECEIVED FEB 02 BY: *AM*

RHAME JOHN E & SOPHIA M
742 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 11
PZ25-0466
Case Manager: AM

RECEIVED
FEB 02
BY: *[Signature]*

FAVOR

OPPOSE

COMMENTS

- 1) Have not seen plat or sendings
- 2) How much is too much, already enough homes in area
- 3) KB homes not same qty as other homes on this side of town
- 4) Traffic / road concerns
- 5) Lower value of Mission Hills homes

PITCHFORD LESLIE RVCBL TRST 06-12-2025
794 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 41
PZ25-0466
Case Manager: AM

FAVOR

OPPOSE

COMMENTS

AREA TOO CONDENSED
OVER DEVELOPMENT
STRAIN ON NEIGHBORHOOD
WATER AVAILABILITY

RECEIVED
FEB 02
BY: *[Signature]*

STEINDORF JUSTIN
781 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 27
PZ25-0466
Case Manager: AM

RECEIVED
FEB 02
BY: *[Signature]*

FAVOR

OPPOSE

COMMENTS

* I do not support anymore
urban sprawl & I damn sure
don't want another busy road
built through my neighborhood.

* My property value & peace of mind
have suffered enough from the over
building.

PROPERTY OWNER # 12
749 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 12
PZ25-0466
Case Manager: AM

TAYLOR JANICE
710 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 59
PZ25-0466
Case Manager: AM

COMMENTS

FAVOR
OPPOSE

RECEIVED
FEB 02
BY: *Ad M. H.*

COMMENTS

FAVOR
OPPOSE

NB is quickly losing its charm with the uncontrolled growth. Our city government could protect our heritage with a PUD.

RECEIVED
FEB 02
BY: *Ad M. H.*

TURNER AMY & COREY D
750 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 15
PZ25-0466
Case Manager: AM

RECEIVED
FEB 02
BY: *Ad M. H.*

COMMENTS

FAVOR
OPPOSE

- We don't want the additional traffic and congestion of small-lot homes
- KB homes are significantly lower quality and size vs. ours and surrounding neighborhoods.
- We cannot spare the water!
- Our unscrupulous Councilman D. Lee Edwards is vying to benefit financially from this deal.
- Old Mission Road cut through will make it unsafe for our kids

LE CANU MARCH & LISA R
773 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 23
PZ25-0466
Case Manager: AM

FAVOR

OPPOSE

COMMENTS

See Attached

To whom it may concern,

We are adamantly opposed to this project at this time.

First there have been no renderings provided. Previously when this was brought up, we were provide proposed renderings of the lots and the layout of the area. These renderings showed no Green Spaces or Parks which means residents would gravitate to our neighborhood to use our amenities which we fund through our HOA. At the very least we would want to see any adjoining neighborhoods to have a Park and green spaces to keep up the look and feel of the area. We would also like to see a PUD set in place for the area to keep the greenery and beauty of the Texas Hill Country an attractive place for families to live and enjoy.

Second, where are the traffic, sewer and water reports and studies? We do not have the existing infrastructure to keep up with all the building going on in this area. It feels like ever other day we hear about a new development being built in the area, how are the current residents going to be affected by adding a new neighborhood to an area with very limited resources? There are already water and sewer issues, and the traffic on HWY 46 is a nightmare during rush hour now. I would love to see this looked into further or additional infrastructure in place before any new projects get green lit.

Just because they can, does not mean they should. This Project is not needed with all the housing projects already approved in the area and the city should look into buying this land instead and turning it into a Park and protecting the Hill Country from unneeded and unchecked growth.

Marc and Lisa Le Canu
773 San Mateo

#23

P225-0466

Vicki Boyles
726 San Mateo
New Braunfels 78132



Property #5

*Opposed -

Not best of the Land.
possible City use - Fire station
Park - as Police Sub station
Comm'l use, ??
next to Road

BK lawsuits from other states. Serious structural defects, while costly and complex claims, include compromised load-bearing elements arise from poor soil preparation or approved engineering plans, resulting in visible damage like large dry rot. Systemic issues with mechanical heating, ventilation, and air conditioning have also been a recurring complaint reporting persistent malfunctions, and frequent service calls.

KB Homes clearly has room for improvement against some of its competitors.

Ingredients of the 'Cheap Quality'

- **Materials on a Budget:** Think of it like a cake. If you use cheap ingredients, you can't expect a gourmet result. KB Homes tends to use materials that aren't top-tier. Vinyl siding, low-grade wood, and linoleum flooring can degrade faster, leading to more frequent replacements.
- **Taking Shortcuts:** Ever been tempted to take a shortcut while following a recipe? Well, in home-building, this could mean shaky foundations and leaky roofs. Some folks claim that KB Homes might skimp on some construction steps. This can lead to defects that only pop up after you've settled in.
- **Quality Control? Eh, Maybe:** We all know someone who never double-checks their work, right? Well, KB Homes isn't winning any awards in the quality control department either.

COMMENTS

FAVOR

OPPOSE



BK lawsuits from other states.

Serious structural defects, while less frequent, are the most costly and complex claims, including foundation problems or compromised load-bearing elements. These defects often arise from poor soil preparation or failure to build according to approved engineering plans, resulting in differential settlement and visible damage like large drywall cracks or uneven floors. Systemic issues with mechanical components, particularly the heating, ventilation, and air conditioning (HVAC) systems, have also been a recurring complaint, with homeowners reporting persistent malfunctions, inadequate performance, and frequent service calls.

KB Homes clearly has room for improvement when stacked against some of its competitors.

Ingredients of the 'Cheap Quality' Soup:

- **Materials on a Budget:** Think of building a house like baking a cake. If you use cheap ingredients, you can't expect a gourmet result. KB Homes tends to use materials that aren't top-tier. Vinyl siding, low-grade wood, and linoleum flooring can degrade faster, leading to more frequent replacements.
- **Taking Shortcuts:** Ever been tempted to take a shortcut while following a recipe? Well, in home-building, this could mean shaky foundations and leaky roofs. Some folks claim that KB Homes might skimp on some construction steps. This can lead to defects that only pop up after you've settled in.
- **Quality Control? Eh, Maybe:** We all know someone who never double-checks their work, right? Well, KB Homes isn't winning any awards in the quality control department either.

BLAKEY JIM
307 RIDGE BLUFF
SAN ANTONIO TX 78216
Property #: 1
PZ25-0466
Case Manager: AM

FAVOR

OPPOSE

COMMENTS

Developers do not leave
enough trees, so I am
opposed.

New Braunfels

MILLER JASON S & ALLISON L

737 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 7

PZ25-0466

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

DEISSEROTH CHRISTOPHER & JOAN

745 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 10

PZ25-0466

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

GLYNN VICTORIA & MARTIN D

766 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 22

PZ25-0466

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

KB Homes does not
build Quality homes.
This builder will negatively
affect current home owners
property value. Please find
another builder. I pray
City Council will hear
our concerns. Our
District 3 representative
has sold us out for his own
gain. This will be his last term.

SMITH BRODY & MICHELLA

785 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 29

PZ25-0466

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

I oppose this zoning change because it would introduce a dense housing development that does not align with the character or infrastructure of our neighborhood (Mission Hills Ranch). This area cannot safely support the added traffic + strain on resources. I urge the planning Commission + city council to deny this request + protect the quality of life existing for current residents + families.

Growth should be intentional, not crammed in where it clearly doesn't fit.

Michella Smith

HASSELL DANNY R & REBECCA S

3000 SOLEDAD LN

NEW BRAUNFELS TX 78132

Property #: 49

PZ25-0466

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

GRADY DANIEL JR
3110 SOLEDAD LN
NEW BRAUNFELS TX 78132
Property #: 55
PZ25-0466
Case Manager: AM

FAVOR

OPPOSE

COMMENTS

Lot sizes are
not comparable to
homes they will back
up to.

We need to keep
trees and not clear
all of the land

BEST BRANDON & LAURA

714 SAN MATEO

NEW BRAUNFELS TX 78132

Property #: 60

PZ25-0466

Case Manager: AM

COMMENTS

FAVOR

OPPOSE

HOLDER BRANDON
3004 SOLEDAD LN
NEW BRAUNFELS TX 78132
Property #: 50
PZ25-0466
Case Manager: AM

RECEIVED
FEB 02
BY: *AdMh*

FAVOR
OPPOSE

COMMENTS

How can you continue to build houses when we are on the brink of a housing market collapse in the area? Not to mention the ecological impacts to the area, ripping up trees and vegetation keeping the hillside together. Are we even out of the drought yet? Can we get some of the other major projects finished before starting a new one? Traffic is a nightmare, so that bottle necks emergency services. Water is almost a luxury at this point. Utilities keep going up from trying to pay for infrastructure that wasn't in place to begin with. So we have to pay for it when we don't want it. What is so great about expansion & growth? It's violent and penetrative act that scars what it wants. What you call expansion & call the RA

BELL DEREK D & ANDREA A
717 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 37
PZ25-0466
Case Manager: AM

RECEIVED
FEB 02
BY: *AdMh*

FAVOR
OPPOSE

COMMENTS

This development puts too much demand on an already burdened area. From water resources, power, environmental impact and traffic. Not to mention civil services like trash, sewer & emergency services. There are so many new developments going up from Mayfair to Vermineli. The growth is not sustainable.

DOWNING DENNIS & LINDA FAMILY TRUST 1-24-2023
757 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 16
PZ25-0466
Case Manager: AM

COMMENTS

FAVOR
OPPOSE

RECEIVED
FEB 02
BY: *AdMh*

MEURER SUSAN
3016 SOLEDAD LN
NEW BRAUNFELS TX 78132
Property #: 2
PZ25-0466
Case Manager: AM

FAVOR
OPPOSE

COMMENTS

VERY MUCH OPPOSE!

RECEIVED
FEB 04
BY: *[Signature]*

HERNANDEZ STEPHEN R & CARLA M
3008 SOLEDAD LN
NEW BRAUNFELS TX 78132
Property #: 51
PZ25-0466
Case Manager: AM

RECEIVED
FEB 04
BY: *[Signature]*

FAVOR
OPPOSE

COMMENTS

We Oppose any building on this property. We oppose the K.B. Homes Co. to build next to our neighborhood.
Steve Hernandez

CURTIS SCOTT C & CASSANDRA M
3106 SOLEDAD LN
NEW BRAUNFELS TX 78132
Property #: 54
PZ25-0466
Case Manager: AM

COMMENTS

FAVOR
OPPOSE

RECEIVED
FEB 04
BY: *[Signature]*

MCNAIR CHERYL A
3102 SOLEDAD LN
NEW BRAUNFELS TX 78133
Property #: 52
PZ25-0466
Case Manager: AM

FAVOR
OPPOSE

COMMENTS

RECEIVED
FEB 04
BY: *[Signature]*

PROPERTY OWNER # 35
738 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 35
PZ25-0466
Case Manager: AM

FAVOR
OPPOSE

COMMENTS

RECEIVED
FEB 04
BY: *[Signature]*

City is already
over built.

Looking like
San Antonio.

This will lower our
property values significantly.

PROPERTY OWNER # 34
730 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 34
PZ25-0466
Case Manager: AM

COMMENTS

FAVOR
OPPOSE

RECEIVED
FEB 04
BY: *[Signature]*

I am opposed to the proposed development. The city has the opportunity to pause and mindfully develop. High density development is impacting the charm and natural beauty of the Hill Country. The city needs to thoughtfully consider any future development in the remaining land in our city to preserve our community and natural resources.

MAYTON THOMAS & DINORAH
3118 SOLEDAD LN
NEW BRAUNFELS TX 78132
Property #: 57
PZ25-0466
Case Manager: AM

COMMENTS

FAVOR
OPPOSE

RECEIVED
FEB 04
[Signature]

GIGNAC WILLIAM J
722 SAN MATEO
NEW BRAUNFELS TX 78132
Property #: 4
PZ25-0466
Case Manager: AM

COMMENTS

FAVOR
OPPOSE

RECEIVED
FEB 04
BY: *[Signature]*

From: [Planning Division](#)
To: [Amanda Mushinski](#)
Subject: FW: Case # PZ25-0466 Mission Hills Ranch Resident
Date: Tuesday, February 3, 2026 12:08:59 PM

Property #6

From: Cameron Computer <kacameron15@gmail.com>
Sent: Tuesday, February 3, 2026 11:56 AM
To: Planning Division <Planning@newbraunfels.gov>
Subject: Case # PZ25-0466 Mission Hills Ranch Resident

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am a new resident in the Mission Hills Ranch Community. My address is 733 San Mateo, New Braunfels TX 78132. This is to inform you that I am OPPOSED to the plans of KB Homes wanting to expand in that area and affect the current structure of our community. I plan to be in attendance this evening at the hearing.

Thank you,

Kathy A. Cameron
Cell # (830) 433-3332

From: [Mark Sackett](#)
To: [Amanda Mushinski](#)
Subject: Case Number: PZ25-0466
Date: Tuesday, February 3, 2026 4:40:26 PM

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Day,

My name is Mark Sackett and I became the owner of the residence located at **3122 Soledad Ln, New Braunfels, TX 78132**, in October 2025. I was just informed of Zoning Change Request (Case Number: **PZ25-0466**) that affects our neighborhood (Mission Hills Ranch). A couple of my neighbors advised they received a Notice in the mail for input/comment on the matter; however, I did not receive such Notice. I am emailing you to provide my input/comment. I **oppose** Zoning Change Request (Case Number : **PZ25-0466** / Case Type: Zone Change / Case Description: R-1 and APD to R-1A-6.6 / Location: State Highway 46 W). Thank you for your time and consideration!

V/R,
Mark Sackett

Property #56

From: [Joel Banks](#)
To: [Amanda Mushinski](#)
Cc: banksik@me.com
Subject: Opposition to PZ25-0466
Date: Tuesday, February 3, 2026 3:09:44 PM
Attachments: [EmailLogo-Small_c6d86cff-0062-47bb-89b0-351933562e2d.png](#)

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Amanda great talking to you.

Property #58.
We oppose
PZ25-0466.

Sent from my iPhone

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 38 ACRES, BEING OUT OF THE R PEREZ SURVEY 28, ABSTRACT 460, AND THE J STARK SURVEY 277, ABSTRACT 530, LOCATED NORTHWEST OF THE PROPERTY CURRENTLY ADDRESSED AT 2815 STATE HIGHWAY 46 WEST, FROM R-1 (SINGLE FAMILY DISTRICT) AND APD (AGRICULTURAL/PRE-DEVELOPMENT DISTRICT) TO R-1A-6.6 (SINGLE FAMILY RESIDENTIAL 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 R-1A-6.6 (Single Family Residential 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 38 acres being out of the R Perez Survey 28, Abstract 460, and the J Stark Survey 277, Abstract 530, located northwest of the property currently addressed at 2815 State Highway 46 West from R-1 (Single Family District) and APD (Agricultural/Pre-Development District) to R-1A-6.6 (Single Family Residential 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 R-1 (Single Family District) and APD (Agricultural/Pre-Development District) to R-1A-6.6 (Single Family Residential District):

Approximately 38 acres, being out of the R Perez Survey 28, Abstract 460, and the J Stark Survey 277, Abstract 530, 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 March 2026.

PASSED AND APPROVED: Second reading this 13th day of April 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney



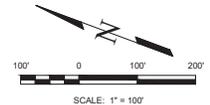
LOCATION MAP
NOT TO SCALE

- NOTES**
1. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (ADN), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A COMBINED SCALE FACTOR OF 1.00017.
 2. SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.
 3. THE FIELD WORK WAS COMPLETED ON MARCH 19, 2025.
 4. BY GRAPHICAL PLOTTING ONLY, THE TRACT SHOWN HEREON LIES WITHIN ZONE "D" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. ABR5303, DATED SEPTEMBER 2, 2009, FOR COMAL COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

- LEGEND**
- POB = POINT OF BEGINNING
 - OPR = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
 - PR = PLAT RECORDS OF COMAL COUNTY, TEXAS
 - VOL = VOLUME
 - PG = PAGE
 - DOC = DOCUMENT
 - SET 1/2" IRON ROD WITH "CULDE" CAP
 - = FOUND AS NOTED
 - ⊕ = FIRE HYDRANT
 - ⊖ = WATER VALVE
 - ⊙ = STORM MANHOLE
 - ⊕ = SANITARY MANHOLE
 - ⊕ = UTILITY POLE
 - ⊕ = GUY ANCHOR
 - ⊕ = SIGN

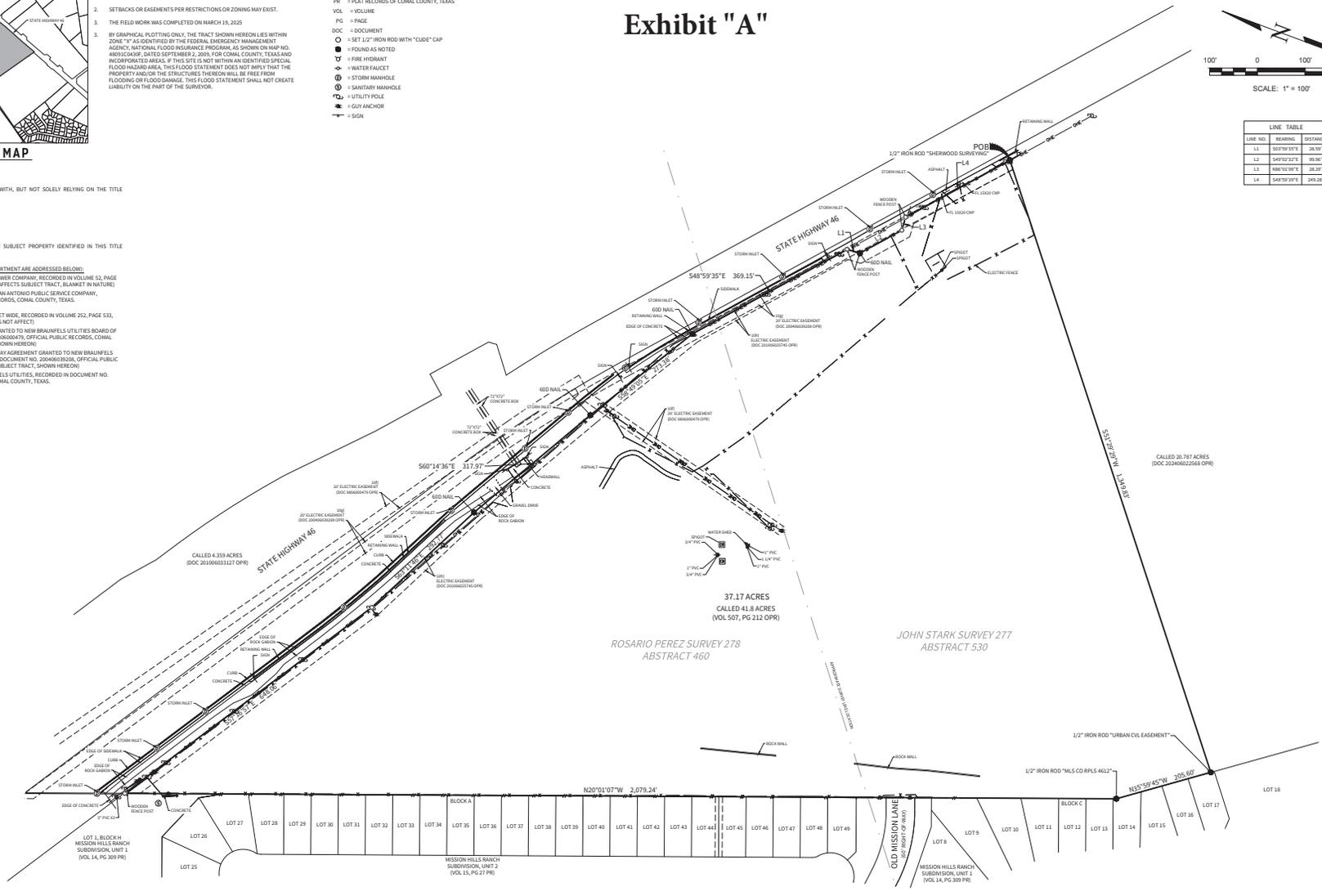
- LINE LEGEND**
- x — = BARBED WIRE FENCE
 - // — = WOOD FENCE

Exhibit "A"



LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S47°39'37"E	28.50'
L2	S47°39'37"E	28.50'
L3	N88°16'59"E	28.23'
L4	S48°39'37"E	398.28'

- REFERENCES:**
THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON THE TITLE COMMITMENT LISTED BELOW.
- TITLE COMMITMENT:**
ALAMO TITLE INSURANCE
G.P. # 25-06070
DATE ISSUED: FEBRUARY 12, 2025
EFFECTIVE DATE: FEBRUARY 4, 2025
- ONLY THOSE MATTERS AFFECTING THE AREA OF SUBJECT PROPERTY IDENTIFIED IN THIS TITLE COMMITMENT ARE SHOWN.
- SCHEDULE B (ONLY THOSE MATTERS IN TITLE COMMITMENT ARE ADDRESSED BELOW):**
- 101 EASEMENT AND RIGHT GRANTED TO COMAL POWER COMPANY, RECORDED BY VOLUME 51, PAGE 525, DEED RECORDS, COMAL COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)
 - 102 EASEMENT AND RIGHT OF WAY GRANTED TO SAN ANTONIO PUBLIC SERVICE COMPANY, RECORDED IN VOLUME 72, PAGE 293, DEED RECORDS, COMAL COUNTY, TEXAS. (DOES NOT AFFECT)
 - 103 PRIVATE EASEMENT AND RIGHT OF WAY, 30 FEET WIDE, RECORDED IN VOLUME 252, PAGE 532, DEED RECORDS, COMAL COUNTY, TEXAS. (DOES NOT AFFECT)
 - 104 ELECTRIC LINE RIGHT-OF-WAY AGREEMENT GRANTED TO NEW BRAUNFELS UTILITIES BOARD OF TRUSTEES, RECORDED IN DOCUMENT NO. 20060600479, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
 - 105 EXCLUSIVE ELECTRIC POWER LINE RIGHT-OF-WAY AGREEMENT GRANTED TO NEW BRAUNFELS UTILITIES BOARD OF TRUSTEES, RECORDED IN DOCUMENT NO. 20040609208, OFFICIAL PUBLIC RECORDS, BEAUMONT COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
 - 106 EXCLUSIVE ELECTRIC POWER LINE RIGHT-OF-WAY AGREEMENT GRANTED TO NEW BRAUNFELS UTILITIES BOARD OF TRUSTEES, RECORDED IN DOCUMENT NO. 20040609208, OFFICIAL PUBLIC RECORDS, BEAUMONT COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)
 - 107 UTILITY EASEMENT GRANTED TO NEW BRAUNFELS UTILITIES, RECORDED IN DOCUMENT NO. 20060600479, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS. (AFFECTS SUBJECT TRACT, SHOWN HEREON)



LAND TITLE SURVEY

37.17 ACRES OF LAND LOCATED IN THE JOHN STARK SURVEY 277, ABSTRACT 530, COMAL COUNTY, TEXAS, AND THE ROSARIO PEREZ SURVEY 278, ABSTRACT 460, COMAL COUNTY, TEXAS, AND BEING OUT OF A CALLED 41.8 ACRE TRACT RECORDED IN VOLUME 507, PAGE 212 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

DATE	03-24-2025
PROJECT NO.	04428.000
DRAWN BY	DB
CHECKED BY	CW
REVISIONS	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

STATE OF TEXAS
COUNTY OF BEAUMONT

TO: ALICE SCHWANZ, KB HOME LONE STAR INC., ALAMO TITLE INSURANCE

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 3A, CONDITION 2, LAND TITLE SURVEY.

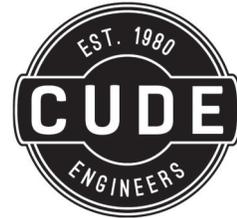
Chris Walterscheid
CHRIS WALTERSCHEID
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6180
CWALTERSCHEID@CUEENGINEERS.COM



V-1

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUE ENGINEERS TO VERIFY DISCREPANCIES FROM 1 TO CORRECTED.

Exhibit "B"



LEGAL DESCRIPTION 37.17 ACRES OF LAND

37.17 ACRES OF LAND LOCATED IN THE JOHN STARK SURVEY 277, ABSTRACT 530, COMAL COUNTY, TEXAS AND THE ROSARIO PEREZ SURVEY 278, ABSTRACT 460, COMAL COUNTY, TEXAS, AND BEING OUT OF A CALLED 41.8 ACRE TRACT RECORDED IN VOLUME 507, PAGE 212 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; SAID 37.17 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD WITH "SHERWOOD SURVEYING" CAP IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 46, FOR THE NORTH CORNER OF A CALLED 20.787 ACRE TRACT RECORDED IN DOCUMENT 202406022568 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, THE EAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 51°29'29" W, ALONG AND WITH THE NORTHWEST LINE OF SAID 20.787 ACRE TRACT, A DISTANCE OF 1,349.83 FEET TO A FOUND 1/2" IRON ROD WITH "URBAN CVL EASEMENT" CAP IN THE NORTHEAST LINE OF BLOCK C OF MISSION HILLS RANCH SUBDIVISION, UNIT 1 RECORDED IN VOLUME 14, PAGE 309 OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS;

THENCE, ALONG AND WITH THE NORTHEAST LINE OF SAID BLOCK C, THE NORTHEAST LINE OF BLOCK A OF MISSION HILLS RANCH SUBDIVISION, UNIT 2 RECORDED IN VOLUME 15, PAGE 27 OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS, THE NORTHEAST LINE OF BLOCK H OF SAID MISSION HILLS RANCH SUBDIVISION, UNIT 1, THE FOLLOWING TWO (2) COURSES:

- 1) N 35°59'45" W, A DISTANCE OF 205.60 FEET TO A FOUND 1/2" IRON ROD WITH "MLS CO RPLS 4612" CAP;
- 2) N 20°01'07" W, A DISTANCE OF 2,079.24 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP IN THE SAID SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 46, FOR A NORTHEAST CORNER OF SAID MISSION HILLS RANCH SUBDIVISION, UNIT 1 AND THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG AND WITH SAID SOUTHWEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 46, THE FOLLOWING NINE (9) COURSES:

- 1) S 57°16'57" E, A DISTANCE OF 648.06 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;
- 2) S 63°11'46" E, A DISTANCE OF 292.77 FEET TO A FOUND 60D NAIL;
- 3) S 60°14'36" E, A DISTANCE OF 317.97 FEET TO A FOUND 60D NAIL;
- 4) S 58°49'05" E, A DISTANCE OF 273.38 FEET TO A FOUND 60D NAIL;
- 5) S 48°59'35" E, A DISTANCE OF 369.15 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;
- 6) S 03°59'35" E, A DISTANCE OF 28.59 FEET TO A FOUND 60D NAIL;
- 7) S 49°02'32" E, A DISTANCE OF 99.96 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;
- 8) N 86°01'09" E, A DISTANCE OF 28.29 FEET TO A SET 1/2" IRON ROD WITH "CUDE" CAP;
- 9) S 48°59'39" E, A DISTANCE OF 249.28 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 37.17 ACRES OF LAND, MORE OR LESS.

Chris Walterscheidt 03/24/2025

CHRIS WALTERSCHEIDT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6180
CUDE ENGINEERS JOB NO. 04428.000



3/23/2026

Agenda Item No. B)

PRESENTER:

Christopher J. Looney, AICP, Planning Director

Applicant: Tarrah Stewart

Owner: Allen & Jillian Beck

SUBJECT:

Public hearing and first reading of an ordinance, requested by Tarrah Stewart, on behalf of Allen and Jillian Beck, to rezone approximately 0.2 of an acre out of City Block 4045, Lot 10, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a Residence), currently addressed at 1329 Jackson Street.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 1**BACKGROUND INFORMATION:****Case No:** SUP26-013**Applicant:**

Tarrah Stewart

(830) 660-8131 | tarrah_stewart@yahoo.com

Owner:

Allen & Jillian Beck

(254) 462-8186 | Allen.m.beck@gmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The subject property comprises 0.2 of an acre on the southeast side of Jackson Street approximately one block north of Business 35/Elliot Knox Boulevard. The subject property is bordered by R-2 and C-3 zoning and adjacent land uses consist of residences.

The 1920s residence on the subject site is roughly 1226 square feet with 3 bedrooms and 2 bathrooms. Per the Zoning Ordinance, the maximum occupancy of an STR with a total of 3 bedrooms and 2 bathrooms is 8 occupants, and the minimum off-street parking is 3 spaces. There is sufficient space on the site to meet the minimum parking requirements.

ISSUE:

R-2 is intended to preserve low-density residential neighborhoods by accommodating detached single-family and duplex dwellings while maintaining compatible development patterns and neighborhood character. Short-Term Rentals (STRs) are not permitted by right or by Special Use Permit within residential zoning districts such as R-2. To seek an SUP for an STR, a property must be rezoned to a non-residential district. To meet that

procedural requirement, the applicant is requesting to rezone from R-2 to C-O (Commercial Office District) and concurrently apply for a Special Use Permit (SUP) to allow the short-term rental use of the existing single-family home.

The applicant selected C-O because it is the least intensive mixed-use zoning district that allows both 1) the continued use of the existing residence as a single-family dwelling and 2) the potential operation of a short-term rental with SUP approval. C-O also allows multifamily residential, office and additional low-intensity nonresidential uses. The surrounding area is primarily developed with single-family homes. Rezoning the property to a mixed-use district would introduce a broader range of potential uses than what currently exists in the neighborhood.

Short-term rental standards in the Zoning Ordinance help to ensure proper measures are in place to protect public health, safety, and neighboring properties. If this rezoning request is approved, the registration of the short-term rental and online payment of hotel occupancy taxes are required. Also, the project must comply with all other City Code standards.

COMPREHENSIVE PLAN REFERENCE:

The proposed rezoning is not consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land-use patterns.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 3.17:** Enact policies that dis-incentivize incompatible commercial encroachment into neighborhoods that whittle away at the edges, while still allowing for neighborhood scale commercial within walking distance of homes.

Future Land Use Plan: The subject property is located within the New Braunfels Sub Area, near existing Civic and Market Centers.

STRATEGIC PLAN REFERENCE:

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

The proposed rezoning does not represent a targeted mixed-use redevelopment or contribute to integrated housing and commercial opportunities identified in the plan. Instead, it would introduce opportunity for some non-residential uses within an established residential neighborhood, outside of designated mixed-use or employment focus areas. Additionally, the conversion of an existing single-family home to a short-term rental at this location would not support the Strategic Plan’s goal of increasing affordable housing options or advancing community connectivity improvements.

FISCAL IMPACT:

As noted in the Comprehensive Plan and Strategic Plan consistency review above, the proposed rezoning would introduce opportunities for nonresidential uses within a predominantly residential area without contributing to a broader mixed-use or redevelopment objective. The proposed rezoning request is not in alignment with the recommendations and strategies of the Land Use Fiscal Analysis. While the property could generate limited revenue through local and state hotel occupancy taxes (HOT) if operated as a short-term rental, the request would not result in a mix of uses or development intensity that increases fiscal productivity. The existing single-family home would remain in residential use, and the change in zoning would not further the Land Use Fiscal Analysis recommendations of encouraging diverse, revenue-positive development patterns within targeted growth areas.

RECOMMENDATION:

Denial. The requested zoning change would introduce the potential for nonresidential uses within a predominantly residential area and allow for higher intensity uses such as multifamily or office development that are not consistent with the surrounding neighborhood character or the intent of the Comprehensive Plan and Strategic Plan. The request does not support the Land Use Fiscal Analysis objectives related to mixed-use or fiscally productive development patterns and may set a precedent for similar commercial rezonings within established residential neighborhoods.

If approved, staff recommends the following conditions:

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan and floor plan. Any significant changes to the site plan or floor plan will require a revision to the SUP.

The Planning Commission held a public hearing on March 3, 2026, and unanimously recommended denial of the applicant's request (9-0).

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 14 properties within 200 feet of the request. As of the date this agenda was posted, approximately 26% of the property within 200 feet is represented by opposition, which requires a supermajority vote of City Council to approve the applicant's request.

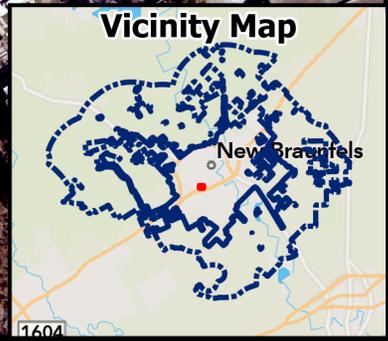
Resource Links:

- 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?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=COOR_CH144_3.3-2)
- Chapter 144, Sec. 3.4-17 (C-O) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=COOR_CH144_3.4-17)
- Chapter 144, Sec. 3.6 (SUP) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=COOR_CH144_3.6)
- Chapter 144, Sec. 5.17 (Short-term Rental) of the City's Code of Ordinances:
[https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?](https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?nodeId=COOR_CH144_5.17)

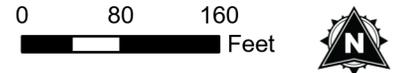
Aerial Exhibit



 Subject Property



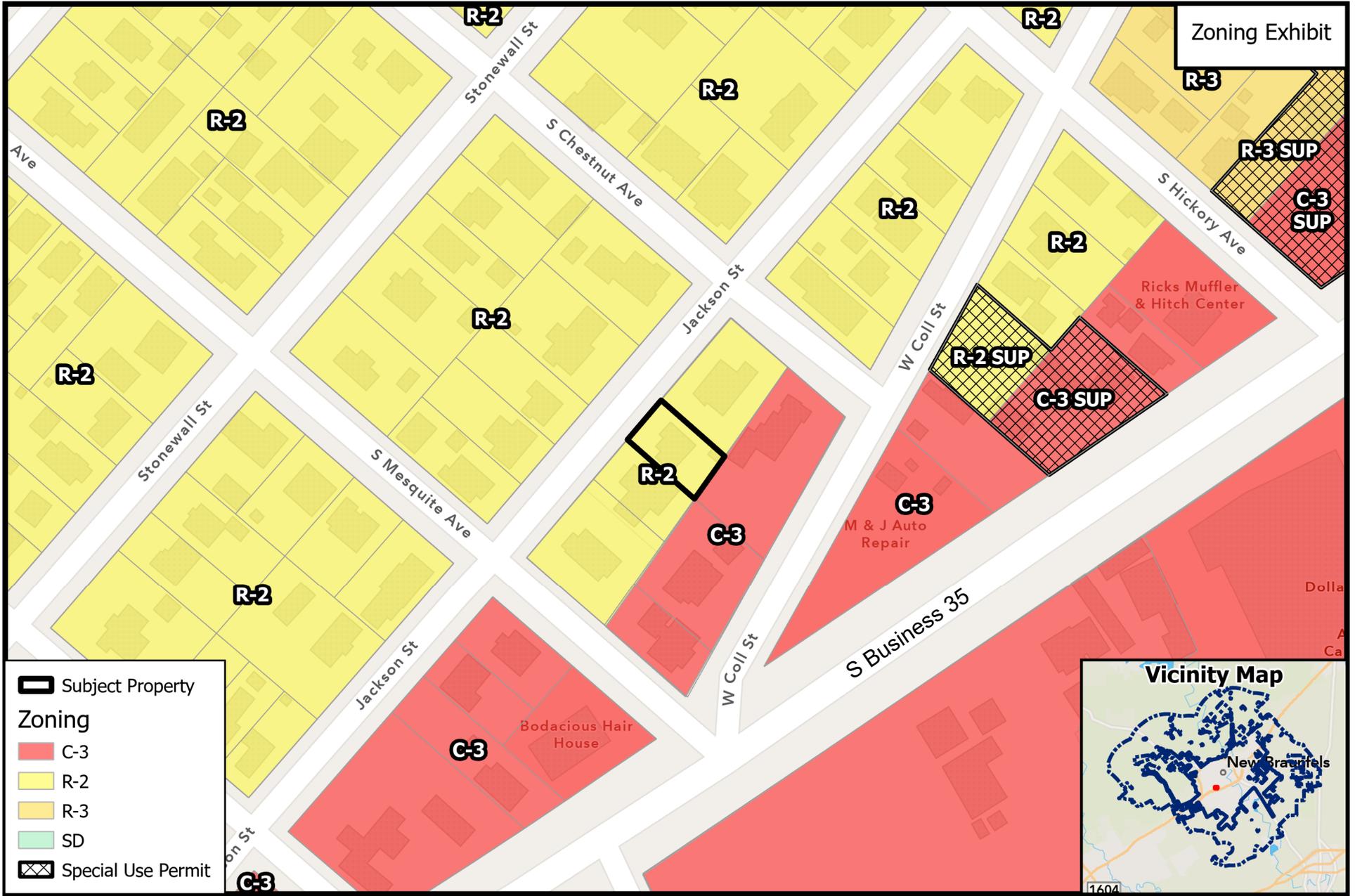
SUP26-013
1329 Jackson St - R-2 to C-O SUP for STR



Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP26-013 - 1329 Jackson St - R-2

Source: City of New Braunfels Planning
Date: 2/10/2026

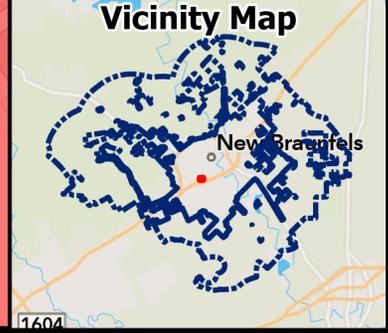
DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of New Braunfels. Any use or reliance on this map by else is at that party's risk and without liability to the City of New Braun officials or employees for any discrepancies, errors, or variances which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



Zoning Exhibit

Legend

- Subject Property
- Zoning**
- C-3
- R-2
- R-3
- SD
- Special Use Permit



SUP26-013
1329 Jackson St - R-2 to C-O SUP for STR



Path: L:\Boards and Commissions\ZoneChange & SUPs\2026\SUP26-013 - 1329 Jackson St - R-2

Source: City of New Braunfels Planning
 Date: 2/10/2026

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Land Use	Existing	Proposed
	R-2	CO
Accessory building/structure (see section 144-5.4)	P	P
Accessory dwelling (one accessory dwelling per lot)	P	P
Accounting, auditing, bookkeeping, and tax preparations		P
Acid manufacture		
Adult day care (no overnight stay)		P
Adult day care (with overnight stay)		
Aircraft support and related services		
Airport		
All-terrain vehicle (ATV) dealer/sales		
Ambulance service (private)		
Amphitheaters (outdoor live performances)		
Amusement devices/arcade (four or more devices)		
Amusement services or venues (indoors) (see section 144-5.13)		
Amusement services or venues (outdoors)		
Animal grooming shop		
Answering and message services		P
Antique shop		P
Appliance repair		
Archery range		
Armed services recruiting center		P
Art dealer/gallery		P
Artist or artisans studio		P
Assembly/exhibition hall or areas		
Assisted living facility/retirement home		
Athletic fields		
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)		
Bar/tavern		
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	CO
Bicycle sales and/or repair		
Billiard/pool facility		
Bingo facility		
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)		
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)		
Cabin or cottage (rental for more than 30 days)		
Cafeteria/cafe/delicatessen		
Campers' supplies		
Campgrounds		
Canning/preserving factories		
Car wash (self-service; automated)		
Car wash, full service (detail shop)		
Carpenter, cabinet, or pattern shops		
Carpet cleaning establishments		
Caterer		
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum	P	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		
Cleaning, pressing and dyeing (non-explosive fluids used)		
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P
Club (private)		
Coffee shop		P
Cold storage plant		
Commercial amusement concessions and facilities		
Communication equipment—Installation and/or repair		
Community building (associated with residential uses)	P	P

Land Use	Existing	Proposed
	R-2	CO
Community home (see definition)	P	P
Computer and electronic sales		
Computer repair		
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		
Convenience store without gas sales		
Cotton ginning or baling works		
Country club (private)	P	
Credit agency		P
Crematorium		
Curio shops		
Custom work shops		
Dance hall/dancing facility (see section 144-5.13)		
Day camp		
Department store		
Distillation of bones		
Dormitory (in which individual rooms are for rental)		P
Drapery shop/blind shop		
Driving range		
Drug store/pharmacy		
Duplex/two-family/duplex condominiums	P	P
Electrical generating plant		
Electrical repair shop		
Electrical substation		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		
Fairground		
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)		
Florist		
Flour mills, feed mills, and grain processing		
Food or grocery store with gasoline sales		
Food or grocery store without gasoline sales		

Land Use	Existing	Proposed
	R-2	CO
Food processing (no outside public consumption)		
Forge (hand)		
Forge (power)		
Fraternal organization/civic club (private club)		
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)		
Government building or use with no outside storage (outside storage allowed in M-2 and M-2A)	P	P
Grain elevator		
Greenhouse (commercial)		
Handicraft shop		
Hardware store		
Hay, grain, and/or feed sales (wholesale)		
Health club (physical fitness; indoors only)		
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		P
Hospital, general (acute care/chronic care)		
Hospital, rehabilitation		
Hotel/motel		
Hotels/motels—Extended stay (residence hotels)		
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	CO
Laundry/washateria (self-serve)		
Lawnmower sales and/or repair		
Leather products manufacturing		
Light manufacturing		
Limousine/taxi service		
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		
Meat or fish packing/storage plants		
Medical supplies and equipment		
Metal fabrication shop		
Micro brewery (onsite mfg. and/or sales)		
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		
Motion picture theater (indoors)		
Motion picture theater (outdoors, drive-in)		
Motorcycle dealer (primarily new/repair)		
Moving storage company		
Moving, transfer, or storage plant		
Multifamily (apartments/condominiums)		P
Museum		
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	CO
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	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)		
Parking structure/public garage		
Pawn shop		
Personal services		P
Personal watercraft sales (primarily new/repair)		
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		P
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)		
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		
Radio/television shop, electronics, computer repair		
Railroad roundhouses or shops		
Rappelling facilities		
Recreation buildings (private)		
Recreation buildings (public)	P	P
Recycling kiosk		
Refreshment/beverage stand		
Rental or occupancy for less than one month (see section 144-5.17)		
Research lab (non-hazardous)		P
Residential use in buildings with non-residential uses permitted in the district		P
Restaurant/prepared food sales		
Restaurant with drive-through service		

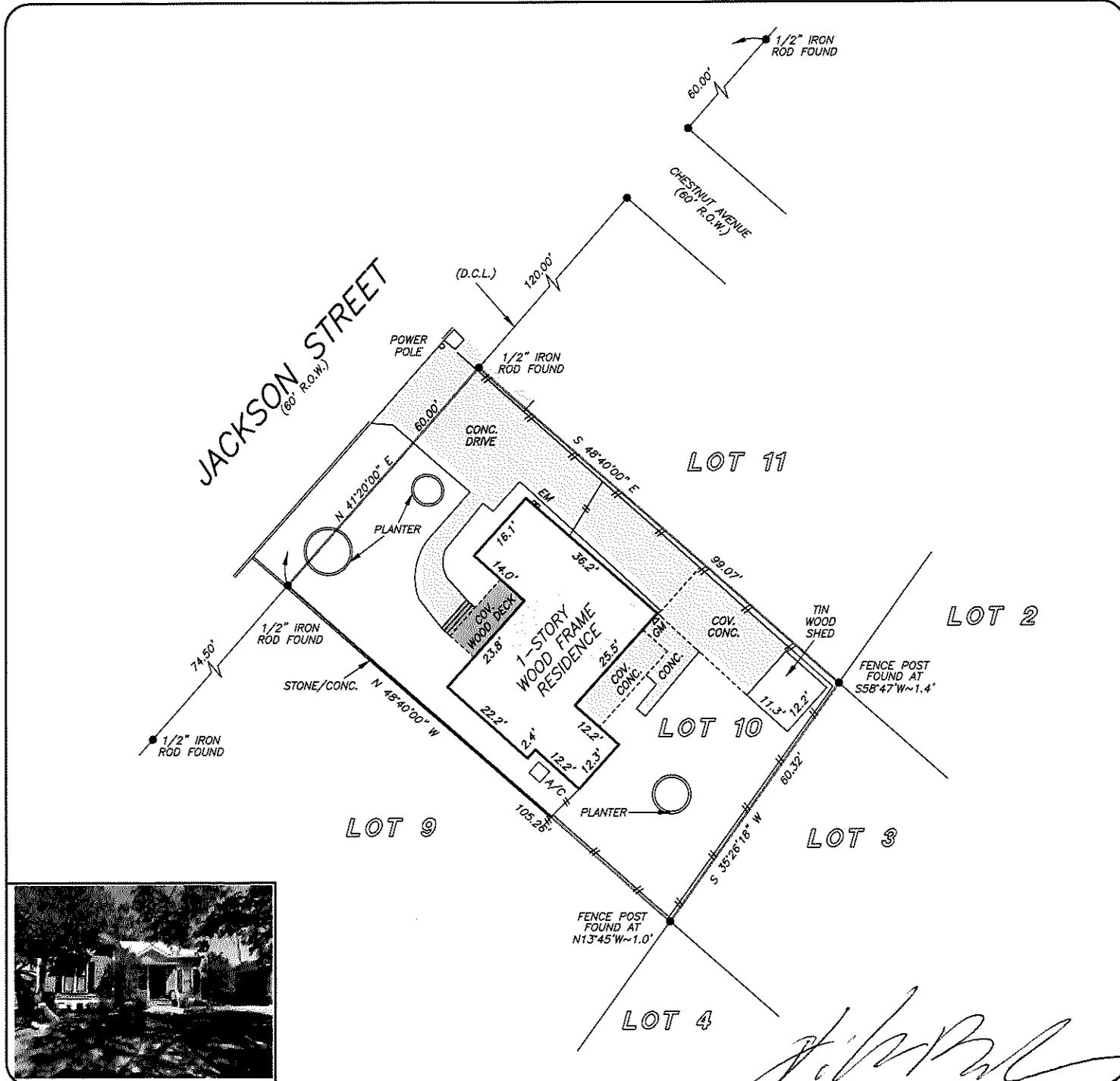
Land Use	Existing	Proposed
	R-2	CO
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		
Retirement home/home for the aged		P
Rock crushers and rock quarries		
Rodeo grounds		
RV park		
RV/travel trailer sales		
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)		P
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	P
Smelting of tin, copper, zinc or iron ores		
Specialty shops in support of project guests and tourists		
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.)		
Sugar refineries		
Tailor shop (see home occupation)		
Tar distillation or manufacture		
Tattoo or body piercing studio		
Taxidermist		
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		P
Theater (non-motion picture; live drama)		
Tire sales (outdoors)		
Tool rental		
Townhouse (attached)		P
Transfer station (refuse/pick-up)		
Travel agency		P

Land Use	Existing	Proposed
	R-2	CO
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		
Warehouse/office and storage/distribution center		
Waterfront amusement facilities—Berthing facilities sales and rentals		
Waterfront amusement facilities—Boat fuel storage/dispensing facilities		
Waterfront amusement facilities—Boat landing piers/launching ramps		
Waterfront amusement facilities—Swimming/wading pools/bathhouses		
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		P

GF NO. 2515098-NBF INDEPENDENCE TITLE
 ADDRESS: 1329 JACKSON STREET
 NEW BRAUNFELS, TEXAS 78130
 BORROWER: ALLEN BECK AND
 JILLIAN COLLUM BECK

LOT 10 NEW CITY BLOCK 4045 HILL CREST ADDITION

SITUATED IN THE CITY OF NEW BRAUNFELS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 57, PAGES 11-13, DEED RECORDS
 OF COMAL COUNTY, TEXAS



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48091C 0435 G MAP REVISION: 05/08/2024 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

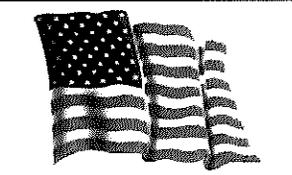
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 57, PGS. 11-13, C.C.D.R.

DRAWN BY: RC

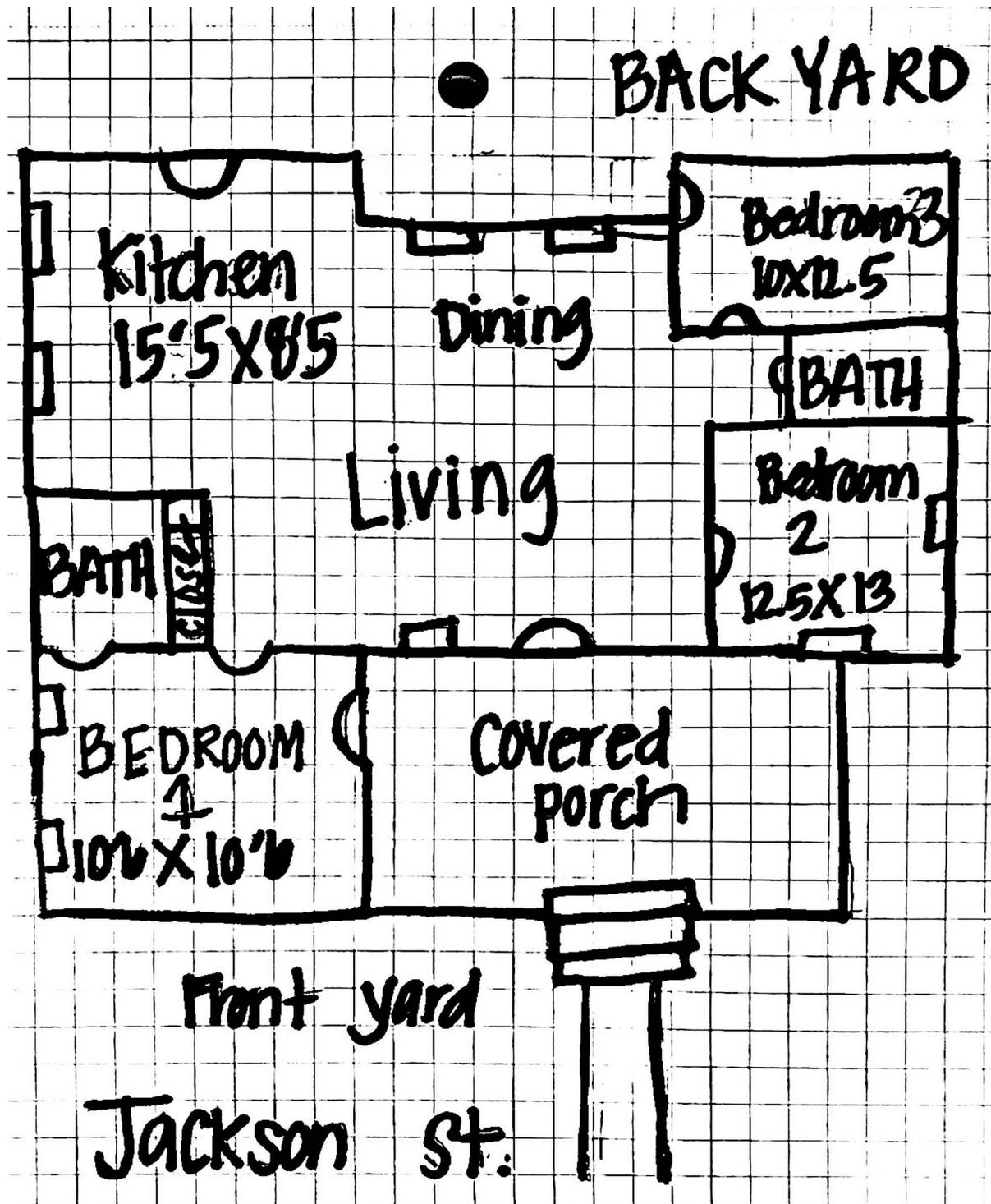
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. SA2025-01604
 MAY 19, 2025



NICOLE CANTU
 830-629-8100

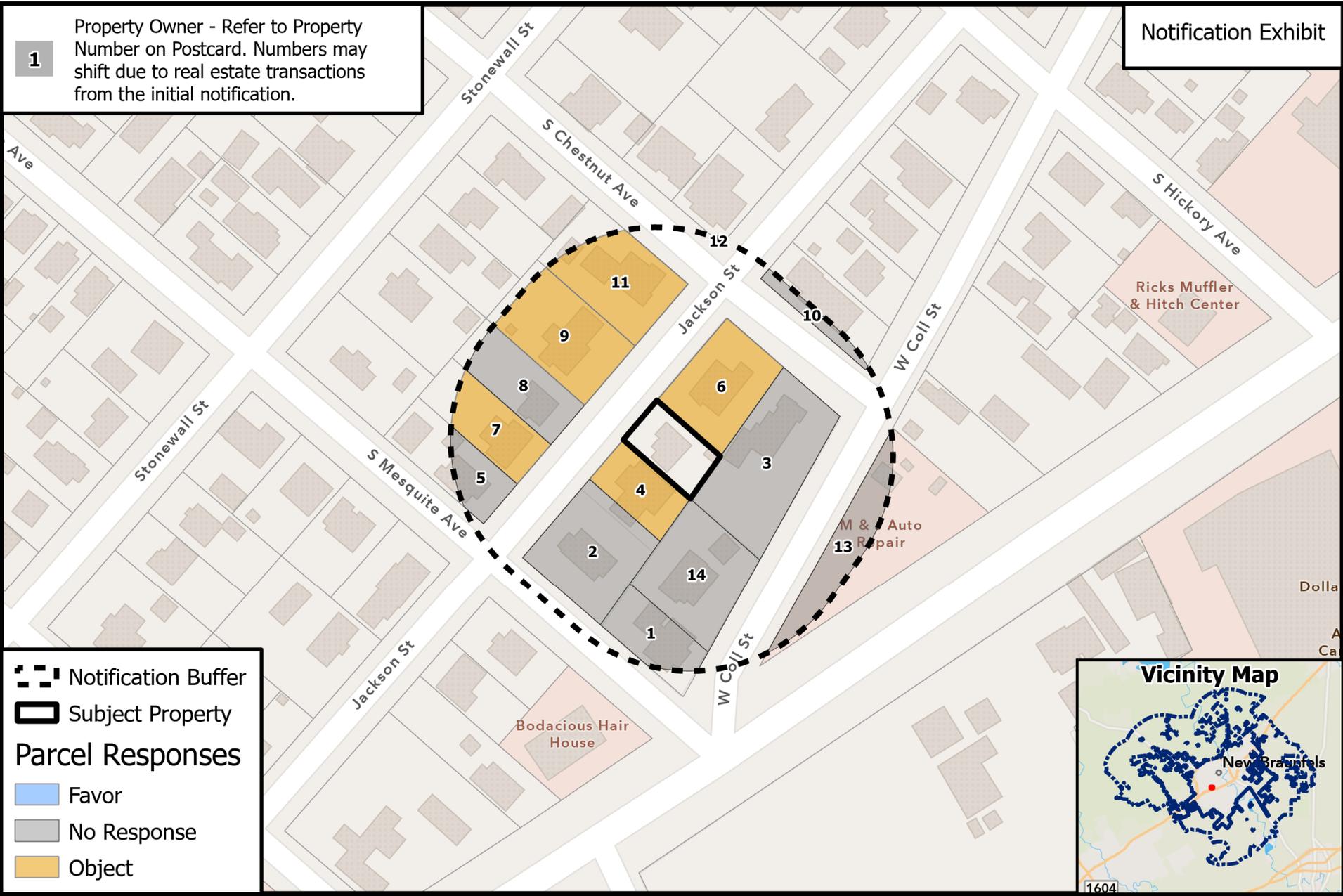






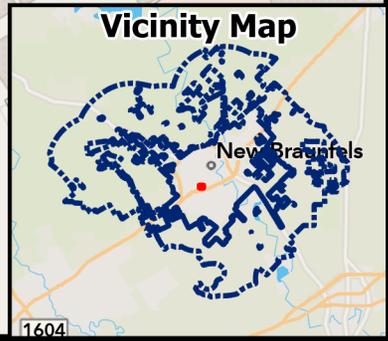
1329 Jackson St

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

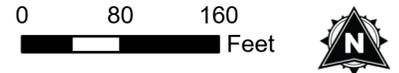


Parcel Responses

- Notification Buffer
- Subject Property
- Favor
- No Response
- Object



SUP26-013
1329 Jackson St - R-2 to C-O SUP for STR



PLANNING COMMISSION – March 3, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Tarrah Stewart

Address/Location: 1329 Jackson St

SUP26-013

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. MADDEN JOSHUA D ET AL | 9. SHARP AMY N |
| 2. GONZALES GOENTJE & PRECILIANO DIAZ | 10. SHARON PETERS REAL ESTATE INC |
| 3. BECK JILLIAN C | 11. WEINBERG DAVID WILLIAM TRUST 2004 |
| 4. ROBINSON ROBERT JOSEPH | 12. JOHNSON MARK |
| 5. GRIFFIN ANNA L | 13. ADAMS RANDAL H |
| 6. KING MICHAEL W & DEBORAH | 14. JOHNSTON ANDREW D & LORINA |
| 7. RODRIGUEZ PEDRO G & ESPERANZA | |
| 8. HEIMER-SAGALYN MARY C | |

SEE MAP

JOHNSON MARK
495 S CHESTNUT AVE
NEW BRAUNFELS TX 78130
Property #: 12
SUP26-013
Case Manager: AM

RECEIVED
FEB 25
BY: *[Signature]*

FAVOR

OPPOSE

COMMENTS

This is a quiet, gentrified neighborhood with both older couples and young couples with young children. This is not the place to welcome unvetted strangers among some of the most vulnerable segments of the population. The danger of bad actors is too high and not worth the risk.
Mal & John

WEINBERG DAVID WILLIAM TRUST 2004
1308 JACKSON ST
NEW BRAUNFELS TX 78130
Property #: 11
SUP26-013
Case Manager: AM

RECEIVED
FEB 25
BY: *[Signature]*

FAVOR

OPPOSE

COMMENTS

ADAMANDLY

This is an established old neighborhood. Neighbors know, like, protect, each other. STRs create unsafe, loud, unsecure environments. I've had a couple bad experiences with STR from past houses I've owned in California, that inevitably lead to neighborhood/neighbor problems. New Braunfels zoned our area as a Residential Zone not Commercial.

KING MICHAEL W & DEBORAH
504 S CHESTNUT AVE
NEW BRAUNFELS TX 78130
Property #: 6
SUP26-013
Case Manager: AM

COMMENTS

RECEIVED
FEB 25
BY: *[Signature]*

FAVOR

OPPOSE

RÓDRIGUEZ PEDRO G & ESPERANZA

1374 JACKSON ST

NEW BRAUNFELS TX 78130

Property #: 7

SUP26-013

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

RECEIVED
FEB 20
BY: *AM*

SHARP AMY N

1328 JACKSON ST

NEW BRAUNFELS TX 78130

Property #: 9

SUP26-013

Case Manager: AM

FAVOR

OPPOSE

COMMENTS

From Live Oak to Walnut
and San Antonio to Elliott
Knox, there are no STRs.
This is a historic neighbor-
hood that needs to be
preserved.

RECEIVED
FEB 20
BY: *AM*

ROBINSON ROBERT JOSEPH
1347 JACKSON ST
NEW BRAUNFELS TX 78130

Property #: 4

SUP26-013

Case Manager: AM

COMMENTS

FAVOR

OPPOSE

RECEIVED
FEB 20
BY: *AM*

Draft Minutes for the March 3, 2026, Planning Commission Regular Meeting

D) SUP26-013 Public hearing and recommendation to City Council, requested by Tarrah Stewart, on behalf of Allen and Jillian Beck, to rezone approximately 0.2 of an acre out of City Block 4045, Lot 10, from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a Residence), currently addressed at 1329 Jackson Street. (Applicant: Tarrah Stewart; Owners: Allen & Jillian Beck; Staff Contact: Amanda Mushinski, Planner, AICP, CNU-A)

Amanda Mushinski introduced the aforementioned item and recommended denial.

Chair Sonier asked if there were any questions for staff.

Discussion followed on land use of the area, proximity of existing short-term rentals, and the intent of the request.

Chair Sonier invited the applicant to speak on the item.

Tarrah Stewart elaborated on the request discussing the intent, and surrounding land uses.

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

Two individuals spoke in opposition of the item.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Discussion followed on the proposed base rezoning, and the existing land use and zoning of the area.

Motion by Commissioner Rudy, seconded by Commissioner Nolte, to recommend denial of the item to City Council. Motion carried unanimously (9-0-0).

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 0.2 ACRES, BEING OUT OF CITY BLOCK 4045, LOT 10, ADDRESSED AT 1329 JACKSON STREET, FROM R-2 (SINGLE-FAMILY AND TWO-FAMILY DISTRICT) TO C-O SUP (COMMERCIAL OFFICE DISTRICT WITH A SPECIAL USE PERMIT TO ALLOW SHORT TERM RENTAL OF A RESIDENCE); 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-O (Commercial Office District) 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 City Council desires to amend the Zoning Map by changing the zoning of approximately 0.2 acres being out of City Block 4045, Lot 10, addressed at 1329 Jackson Street from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a Residence); and

WHEREAS, in keeping with the spirit and objectives of a Special Use Permit, the City Council has given due consideration to all components of said permit; and

WHEREAS, the City recognizes that granting such a permit is possible while promoting the health, safety and general welfare of the public, by providing harmony between existing zoning districts and land uses; and

WHEREAS, it is the intent of the City to ensure for the health, safety and general welfare of the public by providing compatible and orderly development, which may be suitable only in certain locations in a zoning district through the implementation of a Special Use Permit meeting those requirements cited in Sections 3.6-2 and 3.6-3, Chapter 144 of the New Braunfels Code of Ordinances; and

WHEREAS, the property is located in an area suitable for Short Term Rental use; and

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

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

WHEREAS, the City Council desires to grant a Special Use Permit at 1329 Jackson Street, to allow a Short Term Rental of a Residence in the C-O (Commercial Office District); **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 from R-2 (Single-Family and Two-Family District) to C-O SUP (Commercial Office District with a Special Use Permit to allow Short Term Rental of a Residence) with conditions herein described:

Approximately 0.2 acres, being out of City Block 4045, Lot 10, as depicted in Exhibit "A", attached.

SECTION 2

THAT the Special Use Permit be subject to the following additional conditions:

1. The residential character of the property must be maintained.
2. The property will remain in compliance with the approved site plan Exhibit "B" and floor plan Exhibit "C". Any significant changes to the site plan or floor plan will require a revision to the SUP.

SECTION 3

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

SECTION 4

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 5

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 March 2026.

PASSED AND APPROVED: Second reading this 13th day of April 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

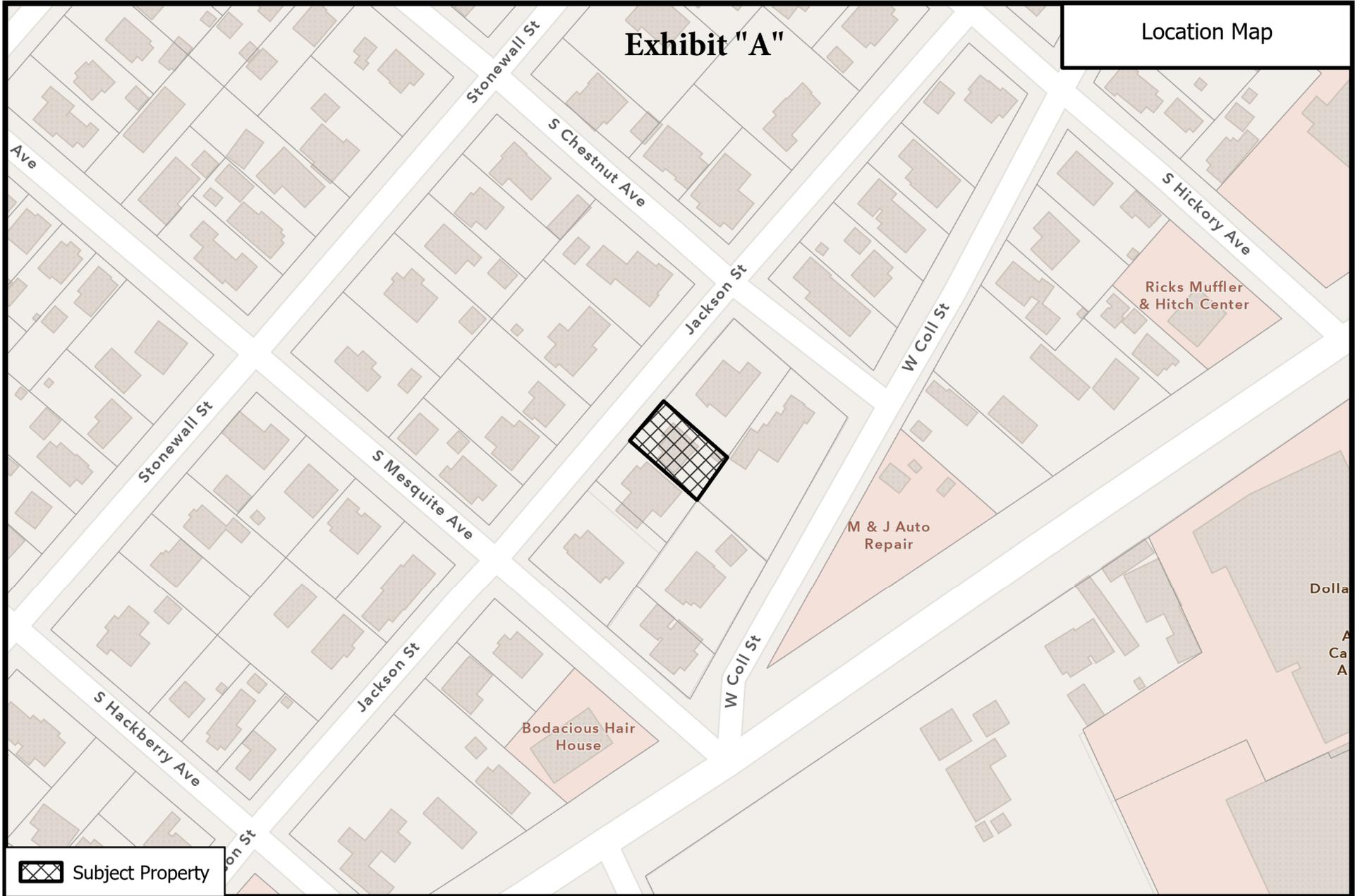
GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

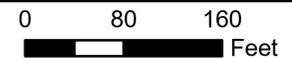
VALERIA M. ACEVEDO, City Attorney

Exhibit "A"

Location Map



SUP26-013 1329 Jackson St - R-2 to C-O SUP for STR



GF NO. 2515098-NBF INDEPENDENCE TITLE
 ADDRESS: 1329 JACKSON STREET
 NEW BRAUNFELS, TEXAS 78130
 BORROWER: ALLEN BECK AND
 JILLIAN COLLUM BECK

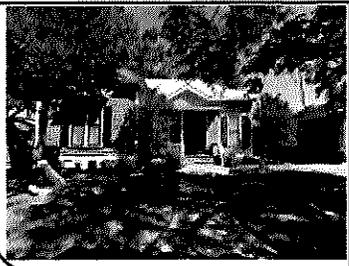
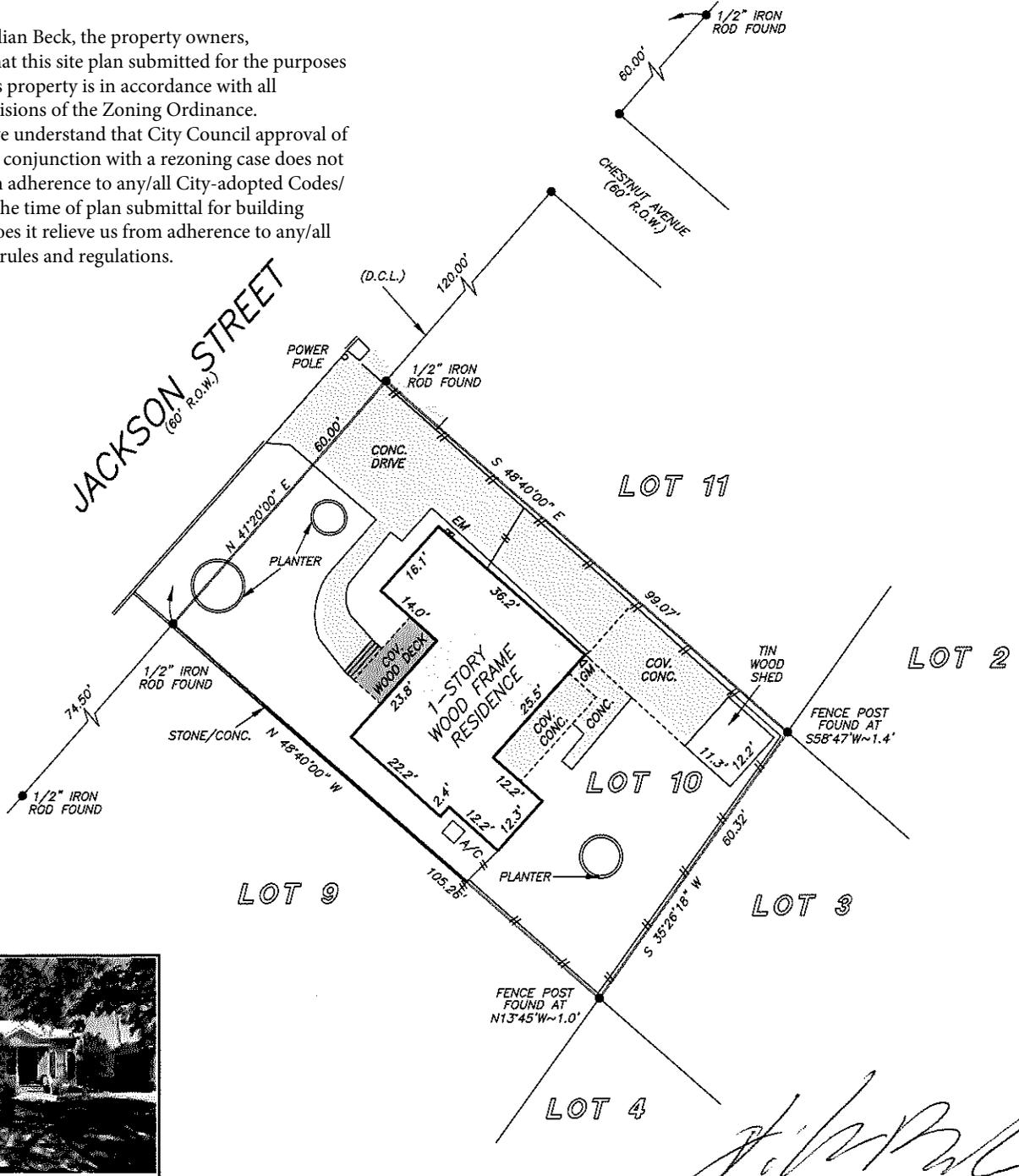
Exhibit "B"

**LOT 10
 NEW CITY BLOCK 4045
 HILL CREST ADDITION**

SITUATED IN THE CITY OF NEW BRAUNFELS
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
 IN VOLUME 57, PAGES 11-13, DEED RECORDS
 OF COMAL COUNTY, TEXAS



We, Allen & Jillian Beck, the property owners, acknowledge that this site plan submitted for the purposes of rezoning this property is in accordance with all applicable provisions of the Zoning Ordinance. Additionally, we understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve me from adherence to any/all City-adopted Codes/ Ordinances at the time of plan submittal for building permits. Nor does it relieve us from adherence to any/all state or federal rules and regulations.



THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48091C 0435 G MAP REVISION: 05/08/2024 ZONE X
 BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

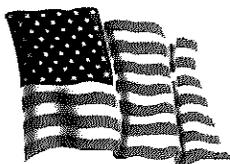
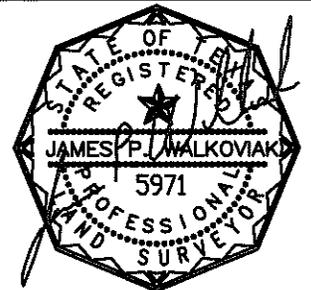
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
 RECORD BEARING: VOL. 57, PGS. 11-13, C.C.D.R.

DRAWN BY: RC

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK
 PROFESSIONAL LAND SURVEYOR
 NO. 5971
 JOB NO. SA2025-01604
 MAY 19, 2025



NICOLE CANTU
 830-629-8100



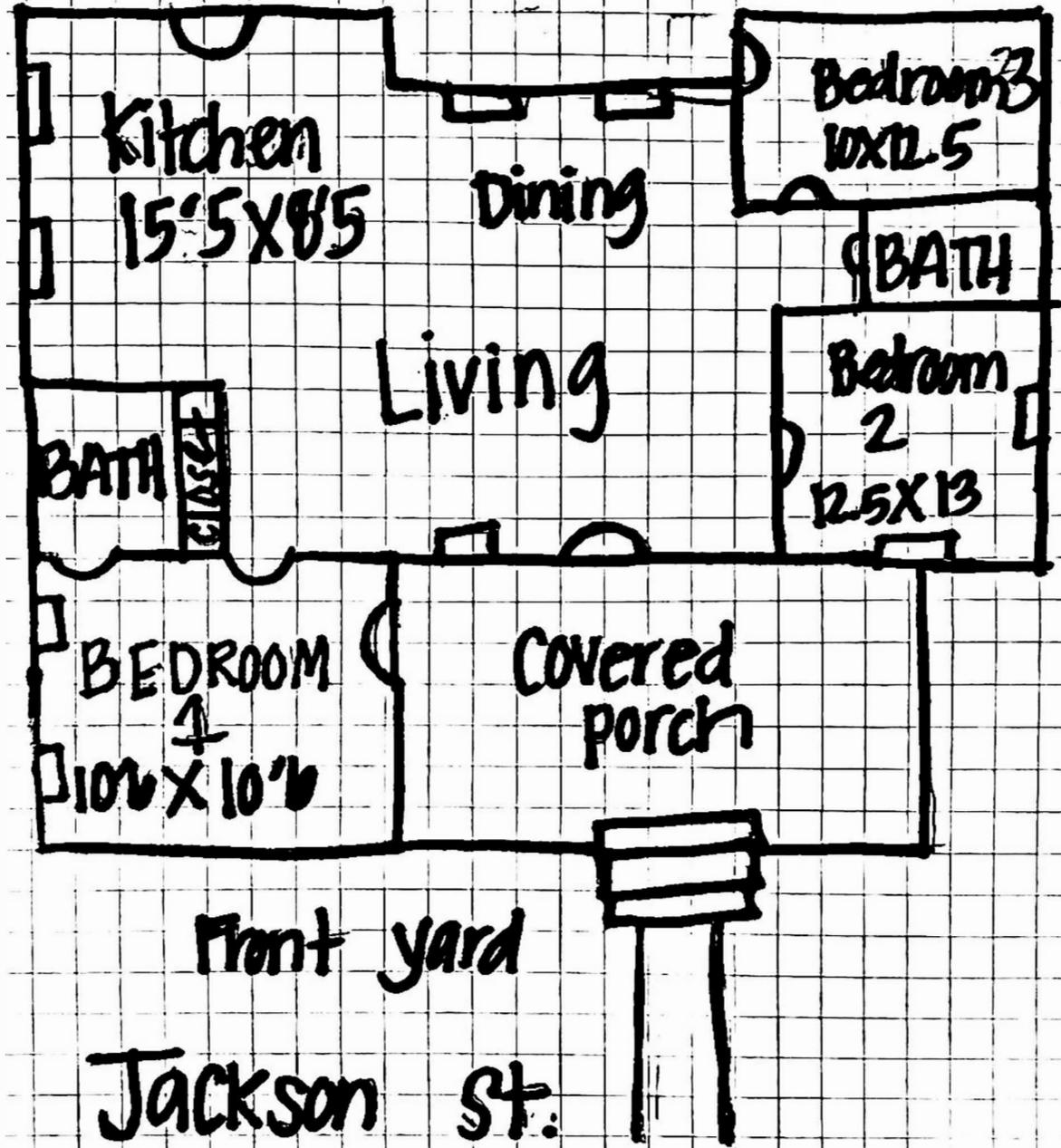
PRECISION
 surveyors

1-800-LANDSURVEY
 www.precisionsurveyors.com
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217
 FIRM NO. 10063700

Exhibit "C"



BACK YARD



3/23/2026

Agenda Item No. C)

PRESENTER:

Christopher J. Looney, AICP, Planning Director

Applicant/Owner: Henry Espinoza

SUBJECT:

Public hearing and first reading of an ordinance to City Council, requested by Henry Espinoza, to rezone approximately 2.3 acres out of the AM Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), currently addressed at 1752 and 1756 Saur Lane.

DEPARTMENT: Neighborhood and Community Planning**COUNCIL DISTRICTS IMPACTED:** 2**BACKGROUND INFORMATION:****Case No:** PZ26-0023**Applicant/Owner:**

Henry Espinoza

(210)777-2112 | hleatx@gmail.com

Staff Contact:

Amanda Mushinski, AICP, CNU-A

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

The subject property is approximately 2.3 acres on the southwest side of Saur Lane, an existing principle arterial, and southwest of the New Braunfels National Airport. It is bordered by APD AH, R-3L AH, M-1 SUP AH AL zoning districts. Adjacent land uses consist of the New Braunfels National Airport, residences, and undeveloped land.

ISSUE:

The submitted application indicates that the proposed zoning change is intended to allow for light industrial development.

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.

Barbarosa Road / Saur Lane Road Widening: The Barbarosa Road and Saur Lane Road Widening Project, located between FM 1101 and Saur Lane, is currently in final design with right-of-way acquisition underway. The roadway is proposed to be expanded to a four-lane major urban collector with continuous bicycle and pedestrian facilities. This planned improvement will enhance access, circulation, and transportation capacity.

COMPREHENSIVE PLAN REFERENCE:

M-1A at this location would be consistent with the following actions from Envision New Braunfels:

- **Action 1.3:** Encourage balanced and fiscally responsible land use patterns.
- **Action 1.6:** Incentivize infill development and redevelopment to take advantage of existing infrastructure.
- **Action 1.8:** Concentrate future investment in industrial and employment centers near existing and emerging hubs, such as the airport; and along existing high-capacity transportation networks, such as Interstate Highway 35.
- **Action 3.1:** Plan for a healthy jobs / housing balance.
- **Action 3.3:** Balance commercial centers with stable neighborhoods.
- **Action 6.2:** Protect the airport from incompatible land use encroachment.

Future Land Use Plan: The subject property is located within the Oak Creek Subarea, near Future Employment and Market Centers.

STRATEGIC PLAN REFERENCE:

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

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

AIRPORT MASTER PLAN COMPATIBILITY ANALYSIS REFERENCE:

- The proposed M-1A zoning district is consistent with the policies and intent of the New Braunfels Regional Airport Master Plan.
- The Master Plan emphasizes the importance of protecting the airport from incompatible land uses and avoiding encroachment that could negatively impact current or future airport operations.
- Light industrial uses, such as those allowed in M-1A zoning, are generally considered compatible with airport environments due to their lower sensitivity to noise and limited concentrations of people that may be impacted by nearby airport activity.
- The Master Plan notes that surrounding land use decisions beyond the airport boundary can directly affect the airport's long-term viability and expansion potential.
- M-1A zoning supports employment-oriented development while minimizing land use conflicts with airport operations and is therefore consistent with the Master Plan's goal of preserving the airport and supporting its continued operation and economic contribution to the community.

FISCAL IMPACT:

The proposed rezoning request is in alignment with the following recommendations and strategies of the Land Use Fiscal Analysis:

- Infill projects that add people and buildings in areas with existing infrastructure increase tax revenue

without significant impacts on services and infrastructure costs and distribute cost burdens across more property owners. An increase in development opportunities from rezoning will allow net positive revenue per acre.

RECOMMENDATION:

Approval. M-1A allows light industrial uses that are consistent with Envision New Braunfels, the Strategic Plan, the Land Use Fiscal Analysis and the Airport Master Plan. In addition, the Barbarosa Road / Saur Lane Road Widening Project will improve roadway capacity and access in the area, further supporting the rezoning request.

The Planning Commission held a public hearing on March 3, 2026, and unanimously recommended approval of the applicant’s request (9-0).

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:

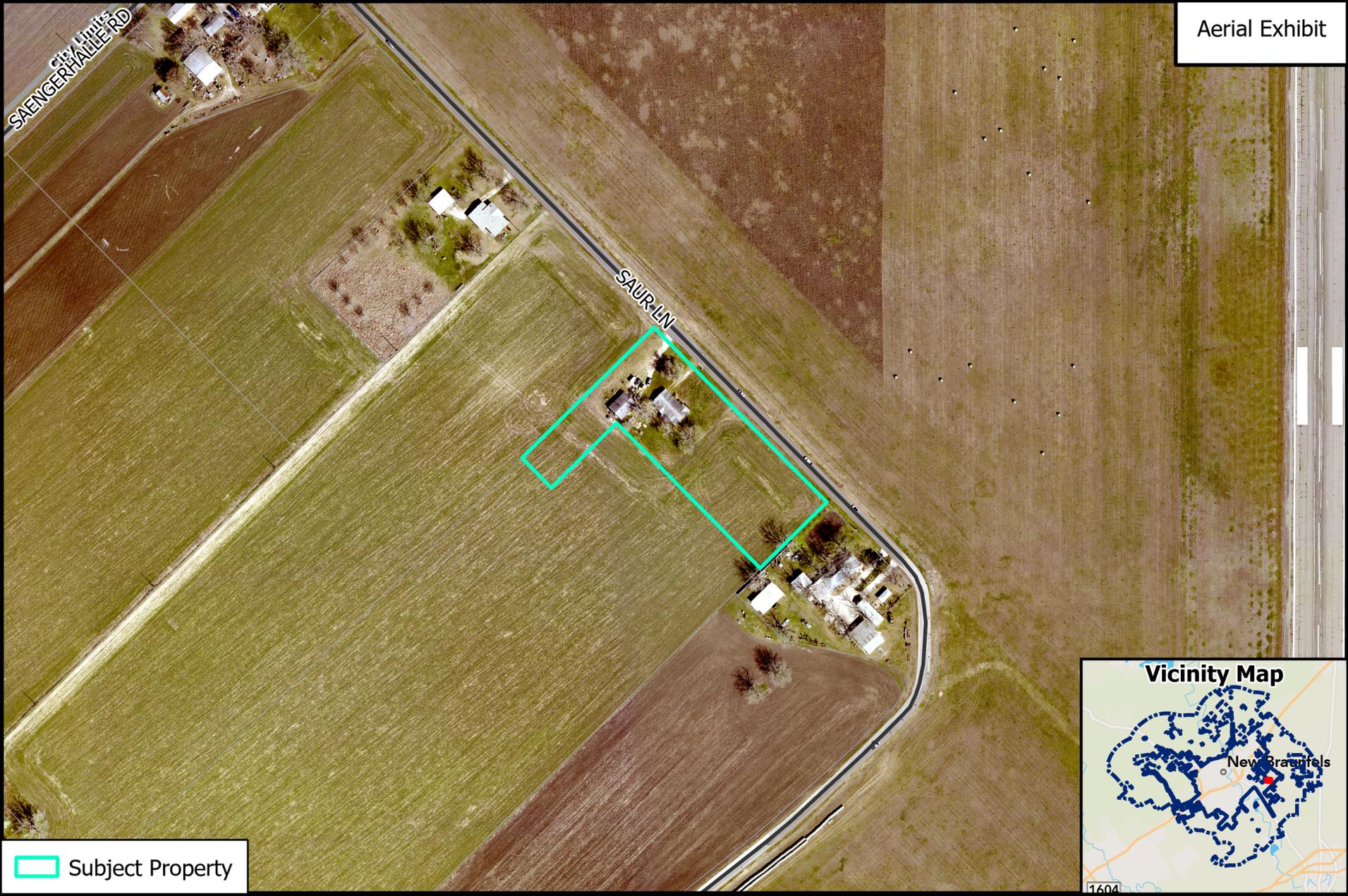
- (1) Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the city as a whole;
- (2) Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets,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

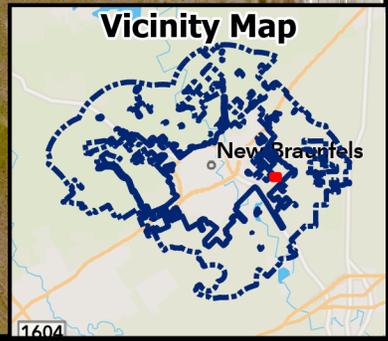
Public hearing notices were sent to owners of 3 properties within 200 feet of the request. As of the date this agenda was posted, no written responses had been received by the City.

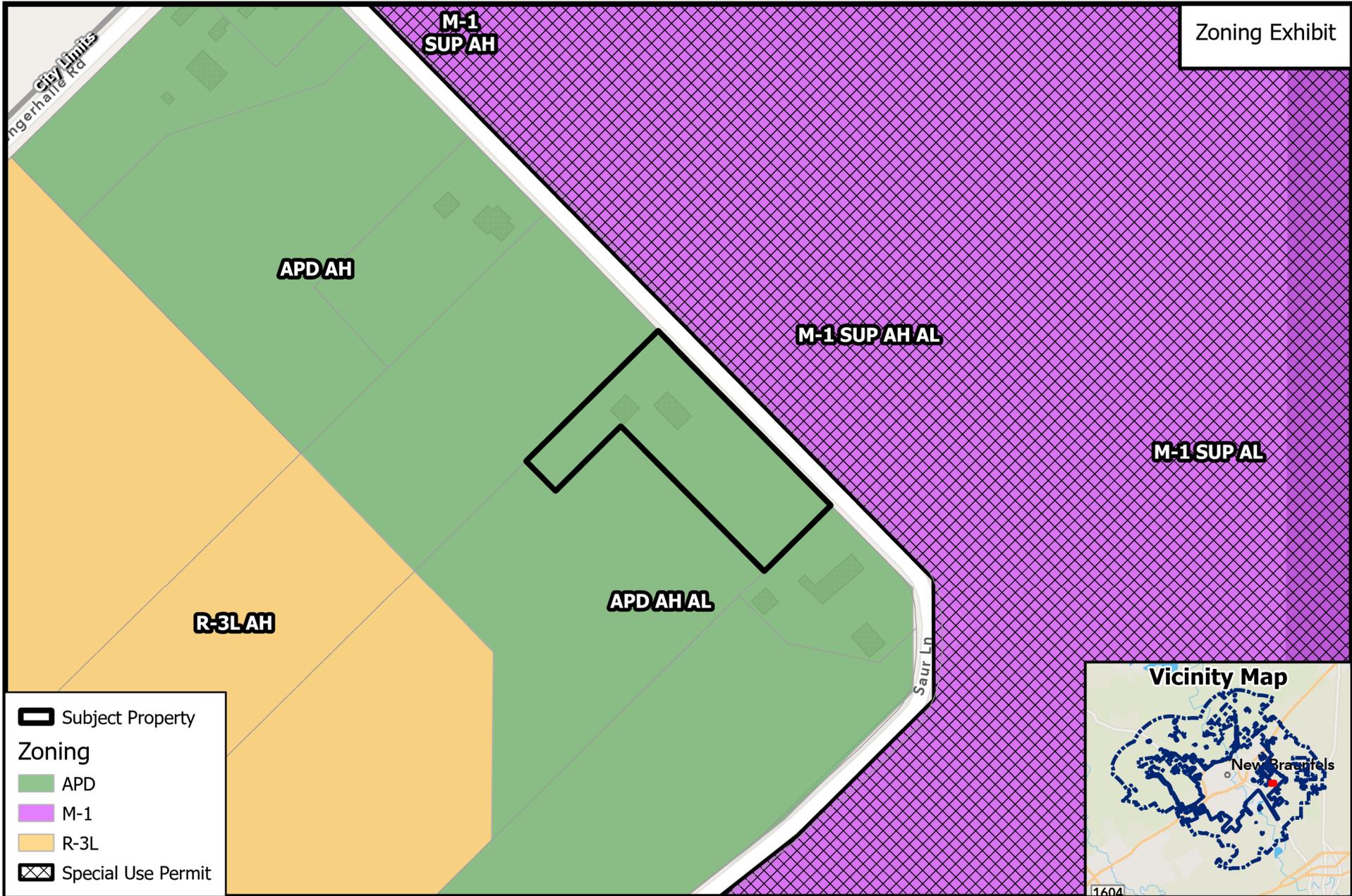
Resource Links:

- 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. 3.4-18 (M-1A) of the City’s Code of Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?
- Chapter 144, Sec. 5.20 (AH) of the City’s Code Ordinances:
https://library.municode.com/tx/new_braunfels/codes/code_of_ordinances?



 Subject Property

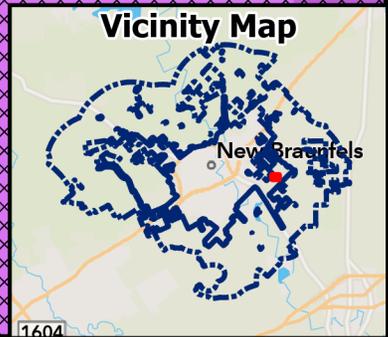




Subject Property
 Subject Property

Zoning

- APD
- M-1
- R-3L
- Special Use Permit



PZ26-0023
1756 Suar Ln - APD AH to M-1A AH



Land Use	Existing	Proposed
	APD	M-1A
Accessory building/structure (see section 144-5.4)	P	
Accessory dwelling (one accessory dwelling per lot)	P	
Accounting, auditing, bookkeeping, and tax preparations		P
Acid manufacture		
Adult day care (no overnight stay)		
Adult day care (with overnight stay)		
Aircraft support and related services		P
Airport		P
All-terrain vehicle (ATV) dealer/sales		P
Ambulance service (private)		P
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		P
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)		P
Auto body repair, garages (see section 144-5.11)		P
Auto glass repair/tinting (see section 144-5.11)		P
Auto interior shop/upholstery (see section 144-5.11)		P
Auto leasing		P
Auto muffler shop (see section 144-5.11)		P
Auto or trailer sales rooms or yards (see section 144-5.12)		P
Auto or truck sales rooms or yards—Primarily new (see section 144-5.12)		P
Auto paint shop		P
Auto repair as an accessory use to retail sales		P
Auto repair garage (general) (see section 144-5.11)		P
Auto supply store for new and factory rebuilt parts		P
Auto tire repair/sales (indoor)		P
Auto wrecking yards		
Automobile driving school (including defensive driving)		P
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)		P
Barns and farm equipment storage (related to agricultural uses)	P	P
Battery charging station		P
Bed and breakfast inn (see section 144-5.6)		

Land Use	Existing	Proposed
	APD	M-1A
Bicycle sales and/or repair		P
Billiard/pool facility		P
Bingo facility		P
Bio-medical facilities		P
Blacksmith or wagon shops		P
Blooming or rolling mills		
Boarding house/lodging house		
Book binding		P
Book store		P
Bottling or distribution plants (milk)		P
Bottling works		P
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)		P
Bulk storage of gasoline, petroleum products, liquefied petroleum and flammable liquids (see section 5.27)		
Bus barns or lots		P
Bus passenger stations		P
Cabin or cottage (rental)		
Cabin or cottage (rental for more than 30 days)		
Cafeteria/cafe/delicatessen		P
Campers' supplies		P
Campgrounds		
Canning/preserving factories		
Car wash (self-service; automated)		P
Car wash, full service (detail shop)		P
Carpenter, cabinet, or pattern shops		P
Carpet cleaning establishments		P
Caterer		P
Cement, lime, gypsum or plaster of Paris manufacture		
Cemetery and/or mausoleum	P	P
Check cashing service		P
Chemical laboratories (e.g., ammonia, bleaching powder)		
Chemical laboratories (not producing noxious fumes or odors)		P
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)		P
Clinic (dental)		P
Clinic (emergency care)		P
Clinic (medical)		P
Club (private)		P
Coffee shop		P
Cold storage plant		P
Commercial amusement concessions and facilities		P
Communication equipment—Installation and/or repair		P
Community building (associated with residential uses)		P

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

Land Use	Existing	Proposed
	APD	M-1A
Food processing (no outside public consumption)		P
Forge (hand)		P
Forge (power)		P
Fraternal organization/civic club (private club)		P
Freight terminal, rail/truck (when any storage of freight is wholly outside an enclosed building)		P
Freight terminal, truck (all storage of freight in an enclosed building)		P
Frozen food storage for individual or family use		P
Funeral home/mortuary		P
Furniture manufacture		P
Furniture sales (indoor)		P
Galvanizing works		P
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	P	
Greenhouse (commercial)		P
Handicraft shop		P
Hardware store		P
Hay, grain, and/or feed sales (wholesale)	P	
Health club (physical fitness; indoors only)		P
Heating and air-conditioning sales/services		P
Heavy load (farm) vehicle sales/repair (see section 144-5.14)		P
Heavy manufacturing		
Heliport		P
Hides/skins (tanning)		
Home occupation (see section 144-5.5)	P	
Home repair and yard equipment retail and rental outlets		P
Hospice		
Hospital, general (acute care/chronic care)		P
Hospital, rehabilitation		P
Hotel/motel		P
Hotels/motels—Extended stay (residence hotels)		
Ice delivery stations (for storage and sale of ice at retail only)		P
Ice plants		P
Indoor or covered sports facility		
Industrial laundries		P
Iron and steel manufacture		
Junkyards, including storage, sorting, baling or processing of rags		
Kiosk (providing a retail service)		P
Laboratory equipment manufacturing		P
Laundromat and laundry pickup stations		P
Laundry, commercial (without self-serve)		P
Laundry/dry cleaning (drop off/pick up)		P

Land Use	Existing	Proposed
	APD	M-1A
Laundry/washateria (self-serve)		P
Lawnmower sales and/or repair		P
Leather products manufacturing		P
Light manufacturing		P
Limousine/taxi service		P
Livestock sales/auction	P	
Locksmith		P
Lumber mill		
Lumberyard (see section 144-5.15)		P
Lumberyard or building material sales (see section 144-5.15)		P
Machine shop		P
Maintenance/janitorial service		P
Major appliance sales (indoor)		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		P
Manufacturing and processes		P
Manufacturing processes not listed		P
Market (public, flea)		P
Martial arts school		P
Meat or fish packing/storage plants		
Medical supplies and equipment		P
Metal fabrication shop		P
Micro brewery (onsite mfg. and/or sales)		P
Micro distillery (onsite mfg. and/or sales)		P
Mini-warehouse/self-storage units (no boat and RV storage permitted)		P
Mini-warehouse/self-storage units with outside boat and RV storage		P
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)		P
Moving storage company		P
Moving, transfer, or storage plant		P
Multifamily (apartments/condominiums)		
Museum		P
Natural resource extraction and mining		
Needlework shop		P
Nonbulk storage of gasoline, petroleum products and liquefied petroleum		P
Nursing/convalescent home/sanitarium		
Offices, brokerage services		P
Offices, business or professional		P
Offices, computer programming and data processing		P

Land Use	Existing	Proposed
	APD	M-1A
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)		P
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.)		P
Pet store (over 10,000 sq. ft.)		P
Petroleum or its products (refining of)		
Photo engraving plant		P
Photographic printing/duplicating/copy shop or printing shop		P
Photographic studio (no sale of cameras or supplies)		P
Photographic supply		P
Plant nursery (no retail sales on site)	P	P
Plant nursery (retail sales/outdoor storage)		P
Plastic products molding/reshaping		P
Plumbing shop		P
Portable building sales		P
Poultry killing or dressing for commercial purposes		
Propane sales (retail)		P
Public recreation/services building for public park/playground areas		P
Publishing/printing company (e.g., newspaper)		P
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		P
Refreshment/beverage stand		P
Rental or occupancy for less than one month (see section 144-5.17)		
Research lab (non-hazardous)		P
Residential use in buildings with non-residential uses permitted in the district		
Restaurant/prepared food sales		P
Restaurant with drive-through service		P

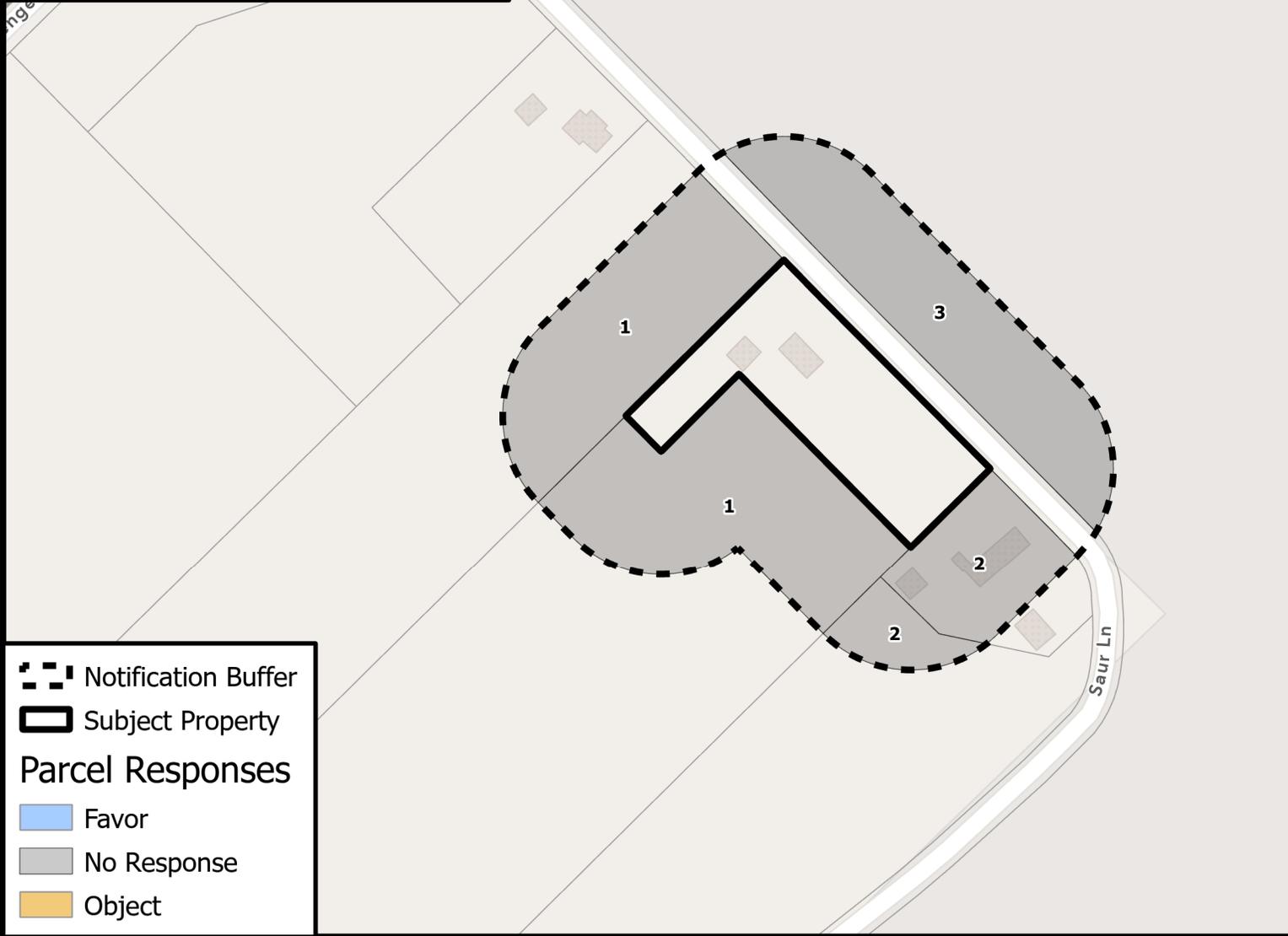
Land Use	Existing	Proposed
	APD	M-1A
Retail store and shopping center without drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center with drive-through service (50,000 sq. ft. bldg. or less)		P
Retail store and shopping center (more than 50,000 sq. ft. bldg.)		P
Retirement home/home for the aged		
Rock crushers and rock quarries		
Rodeo grounds	P	P
RV park		
RV/travel trailer sales		P
Sand/gravel sales (storage or sales)		
School, K-12 public or private	P	P
School, vocational (business/commercial trade)		P
Security monitoring company (no outside storage or installation)		P
Security systems installation company		P
Sexually oriented business (see chapter 18)		
Sheet metal shop		P
Shoe repair shops		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
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)	P	
Stables (private, accessory use) (see chapter 6)	P	
Steel furnaces		
Stockyards or slaughtering		
Stone/clay/glass manufacturing		P
Storage—Exterior storage for boats and recreational vehicles		P
Storage in bulk		P
Structural iron or pipe works		
Studio for radio or television, without tower (see zoning district for tower authorization)		P
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		P
Telecommunications towers/antennas (see section 144-5.7)		
Telemarketing agency		P
Telephone exchange buildings (office only)		P
Tennis court (commercial)		P
Theater (non-motion picture; live drama)		P
Tire sales (outdoors)		P
Tool rental		P
Townhouse (attached)		
Transfer station (refuse/pick-up)		P
Travel agency		P

Land Use	Existing	Proposed
	APD	M-1A
Truck or transit terminal		P
Truck stop		
Tuber entrance and takeout facilities (see section 144-5.13)		
University or college (public or private)		P
Upholstery shop (non-auto)		P
Used or second hand merchandise/furniture store		P
Vacuum cleaner sales and repair		P
Vehicle storage facility		
Veterinary hospital (no outside animal runs or kennels)		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
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
Water storage (surface, underground or overhead), water wells and pumping stations that are part of a public or municipal system	P	P
Welding shop		P
Wholesale sales offices and sample rooms		P
Wire or rod mills		
Wood distillation plants (charcoal, tar, turpentine, etc.)		
Woodworking shop (ornamental)		P
Wool scouring		
Zero lot line/patio homes		



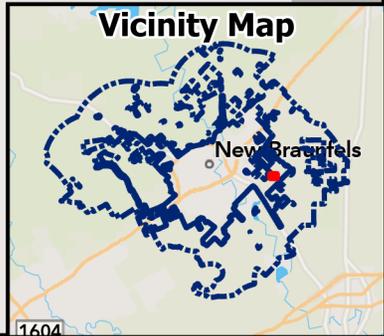
1752 & 1756 Saur Ln

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



Parcel Responses

- Notification Buffer
- Subject Property
- Favor
- No Response
- Object



PZ26-0023
1756 Saur Ln - APD AH to M-1A AH



PLANNING COMMISSION – March 3, 2026 – 6:00PM

City Hall Council Chambers

Applicant: Henry Espinoza

Address/Location: 1752 & 1756 Saur Ln

PZ26-0023

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. ROCKSPRING SAUR LLC
2. TIMMERMANN GERALD N
3. NEW BRAUNFELS CITY OF

SEE MAP

Draft Minutes for the March 3, 2026, Planning Commission Regular Meeting

E) PZ26-0023 Public hearing and recommendation to City Council, requested by Henry Espinoza, to rezone approximately 2.3 acres out of the AM Esnaurizar Survey, Abstract 20, from APD AH (Agricultural/Pre-Development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District), currently addressed at 1752 and 1756 Saur Lane. (Applicant/Owner: Henry Espinoza; Staff Contact: Amanda Mushinski, Planner, AICP, CNU-A)

Amanda Mushinski introduced the aforementioned item and recommended approval.

Chair Sonier asked if there were any questions for staff.

Discussion followed on the existing use of the property, and height limitations due to proximity to the airport.

Chair Sonier invited the applicant to speak on the item.

Henry Espinoza elaborated on the request discussing the intent of the request and the proposed use.

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

No one spoke.

Chair Sonier closed the public hearing.

Chair Sonier asked if there were any further discussion or motion to be made.

Motion by Vice-Chair Taylor, seconded by Commissioner Allsup, to recommend approval of the item to City Council. Motion carried unanimously (9-0-0).

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 2.3 ACRES, BEING OUT OF THE AM ESNAURIZAR SURVEY, ABSTRACT 20, CURRENTLY ADDRESSED AT 1752 AND 1756 SAUR LANE, FROM APD AH (AGRICULTURAL/PRE-DEVELOPMENT, AIRPORT HAZARD OVERLAY DISTRICT) TO M-1A AH (LIGHT INDUSTRIAL, AIRPORT HAZARD OVERLAY 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 M-1A AH (Light Industrial, Airport Hazard Overlay 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 2.3 acres being out of the AM Esnaurizar Survey, Abstract 20, currently addressed at 1752 and 1756 Saur Lane from APD AH (Agricultural/Pre-Development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay 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 APD AH (Agricultural/Pre-Development, Airport Hazard Overlay District) to M-1A AH (Light Industrial, Airport Hazard Overlay District):

Approximately 2.3 acres, being out of the AM Esnaurizar Survey, Abstract 20, as delineated on Exhibit "A" and depicted 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 March 2026.

PASSED AND APPROVED: Second reading this 13th day of April 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

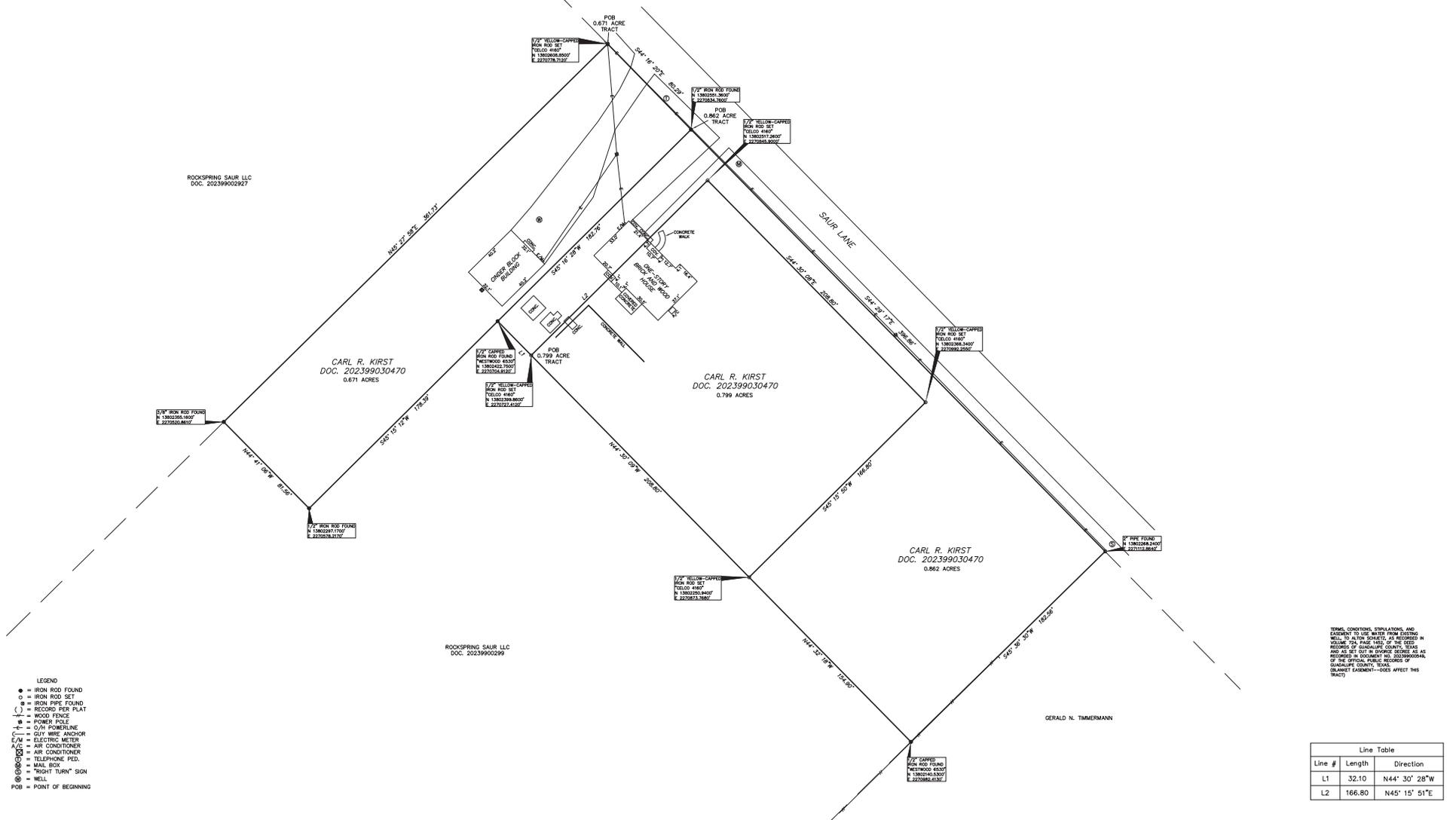
GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

Exhibit "A"

BEARING AND DISTANCE DATA OBTAINED BY CITY 2022 AND SHOWN BE WITTED FROM TO BEGIN OF CONSTRUCTION.
BEARING DATA DERIVED FROM TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE, NAD 83 DATUM.



- LEGEND
- = IRON ROD FOUND
 - = IRON ROD SET
 - ⊖ = IRON PIPE FOUND
 - () = RECORD FEE PLAT
 - = WOOD FENCE
 - ⊕ = POWER POLE
 - = OLN POWERLINE
 - = GUY WIRE ANCHOR
 - ⊗ = ELECTRIC METER
 - ⊕ = AIR CONDITIONER
 - ⊕ = TELEPHONE PED.
 - ⊕ = MAIL BOX
 - ⊕ = "RIGHT TURN" SIGN
 - ⊕ = WELL
 - POB = POINT OF BEGINNING

TERMS, CONDITIONS, STIPULATIONS, AND EXEMPTION TO THE WATER PUMP (TAPPING) WELL-TO-ALTOUR SCHEDULE, AS RECORDED IN VOLUME 224 PAGE 1024 OF THE 2022 RECORDS OF DALLAS COUNTY, TEXAS AND AS SET OUT IN INSTRUMENT NO. 2022090001 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS (INSTRUMENT EXEMPT—DOES NOT AFFECT THIS TRACT)

Line Table		
Line #	Length	Direction
L1	32.10	N44° 30' 28"W
L2	166.80	N45° 15' 51"E

GERALD N. TIMMERMANN

CELCO SURVEYING
REG. #: 10193975
TEL: 830-214-5109
eddie@celcosurveying.com
www.celcosurveying.com

SURVEY PLAT

P.O. BOX 701267
SAN ANTONIO, TEXAS 78270

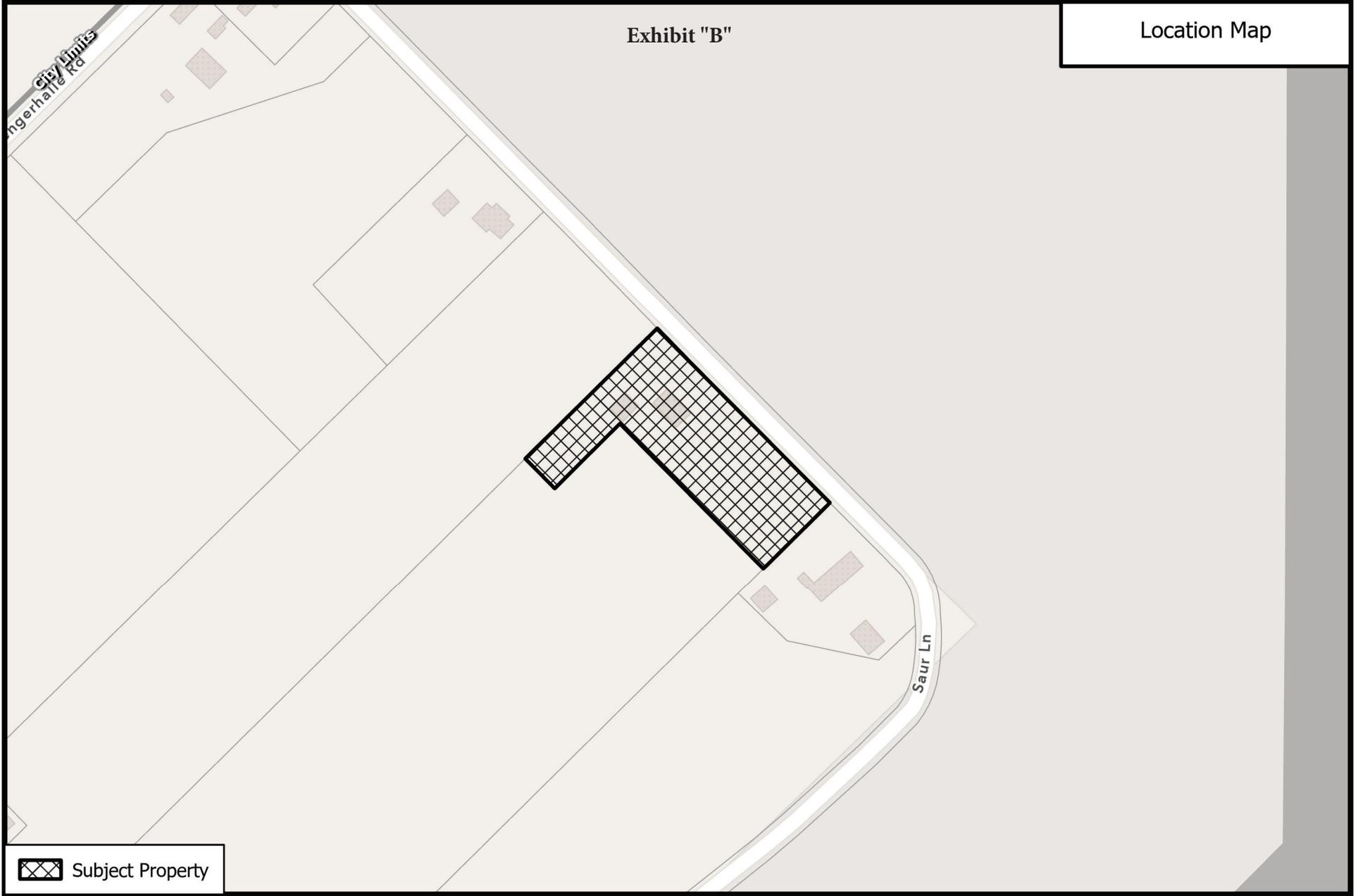
CATEGORY 1A CERTIFICATION
THE UNDERSIGNED DOES HEREBY CERTIFY TO THE EMPLOYEES LISTED BELOW THAT THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, TSPS, LAND TITLE SURVEY.
BUYER: LYNETTE CAROLINA OTERO OSORIO AND HENRY ESPINOZA LENDER: N/A
TITLE CO: CORRIDOR TITLE G.P.#: 25-3834-L
PLAN No.: 2022-3054 SURVEY DATE: NOVEMBER 24, 2022

ADDRESS: 1752 AND 1756 SAUR LANE, NEW BRAUNFELS, TEXAS
LEGAL DESCRIPTION:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



Exhibit "B"

Location Map



Subject Property



3/23/2026

Agenda Item No. D)

PRESENTER:

Jared Werner, Assistant City Manager
Tanya Pence, President Convention and Visitors Bureau

SUBJECT:

Public hearing and approval of a resolution to authorize the creation of a Tourism Public Improvement District (TPID).

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

A Tourism Public Improvement District (TPID) is a state-authorized tool designed to enhance and promote tourism, hotel activity, and year-round visitation within a defined geographic area. Its primary purpose is to generate dedicated funding for expanded marketing and promotional initiatives that support a stronger and more resilient tourism economy. Ten Texas cities, including Waco, Corpus Christi, Frisco, Denton, and Addison currently operate TPIDs.

For New Braunfels, creation of a TPID directly aligns with the City's Strategic Plan, particularly the Economic Mobility and Organizational Excellence strategic priorities. Several local factors further support consideration of a TPID:

- Hotel Occupancy Taxes have relatively stagnated since FY 2022.
- In-progress redevelopment and mixed used centers in the downtown area are expected to increase year-round tourism demand.
- There is a strong relationship between the performance of the tourism economy and sales tax collections. A portion of sales tax revenue is tied directly to property tax relief.
- Advertising and promotion costs have increased significantly since COVID; additional resources would allow for an expanded campaign and broader reach.

A TPID would provide the resources needed to expand marketing into additional regions and during more months of the year. The proposed assessment is 2% of the room rate, with an expected average annual revenue of \$1.2 million. Eligible lodging properties include those within the city limits with five or more rooms unless they derive a majority of revenue from admission tickets.

Under the proposed service plan:

- 85% of funding must support marketing, attracting groups, and sales activities.
- 10% is allocated to research and administration.
- 5% is reserved for contingencies.

Council Consideration This Evening:

The action requested this evening is the approval of a resolution to create a Tourism Public Improvement District (TPID).

Proposed TPID Timeline:

- November: City Council considered format and content of the proposed petition and service plan.
- Dec-Jan: Chamber of Commerce gathered petition signatures.
- March: Petition validated; Council orders and holds *public hearings March 23*.
- April: Council considers final approval to create the TPID
- July 1st: TPID assessments begin.

Administration

The TPID assessment would be collected using the same process currently in place for local hotel tax collections. A TPID board, comprised of lodging representatives, would oversee expenditures, with non-voting representatives from the City and the Chamber/CVB. City Council must review and approve the service plan annually throughout the 10-year authorization period.

Note: This topic was previously presented to City Council for discussion at the June 30 workshop, the November 17 presentation meeting and the February 2 workshop.

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Approval of accepting the resolution.

RESOLUTION NO. 2026-R____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS TEXAS, AUTHORIZING THE CREATION OF THE NEW BRAUNFELS TOURISM PUBLIC IMPROVEMENT DISTRICT APPLICABLE TO HOTEL PROPERTIES WITH FIVE OR MORE ROOMS WITHIN THE CITY OF NEW BRAUNFELS; MAKING CERTAIN FINDINGS AS TO THE ADVISABILITY OF THE IMPROVEMENTS AND SERVICES TO BE PROVIDED WITHIN THE DISTRICT; RESOLVING OTHER MATTERS IN CONNECTION THEREWITH AS REQUIRED BY CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, Chapter 372 of the Texas Local Government Code, Public Improvement District Assessment Act, (the “Act”), authorizes the creation of public improvement districts and the levy of assessments on property within them to pay the costs of public improvement projects that confer a special benefit on the property within the districts; and

WHEREAS, Section 372.0035 of the Act authorizes the creation of public improvement districts with common characteristics or uses for projects in municipalities, specifically authorizing the creation of a tourism public improvement district made up of one or more hotels within the City limits; and

WHEREAS, the City of New Braunfels, Texas (“City”) received a petition for the creation of the New Braunfels Tourism Public Improvement District (the “District”) from the owners of over sixty percent of the hotels within the City on January 30, 2026 (the “Petition”); and

WHEREAS, the Petition has been examined, verified and found to meet the requirements of Section 372.005(b-1) of the Act, and the Petition is found to be sufficient for consideration by the City Council of the City of New Braunfels, Texas (the “City Council”); and

WHEREAS, it is contemplated that no bond funding will be used for the District; and

WHEREAS, after providing the notices required by Section 372.009 of the Act, the City Council, on March 23, 2026, conducted a public hearing on the advisability of the improvements and services to be provided within the District; and

WHEREAS, after all persons having an interest in the creation of the District were given the opportunity to be heard, the City Council closed the public hearing; and

WHEREAS, the City Council has determined that the approval of this Resolution is in the best interest of the City and its residents.

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

SECTION 1. The Petition submitted to the City on January 30, 2026, was filed with the City Secretary and complies with Section 372.005 of the Act.

SECTION 2. Pursuant to the requirements of the Act, the City Council, after considering the Petition for the proposed District and the evidence and testimony presented at the public hearing, hereby finds and determines as follows:

- (a) Advisability of the Services and Improvements Proposed for the District. It is advisable to create the District to provide the services and improvements described in this Resolution, and the services and improvements will contribute to the economic growth of the City.
- (b) Nature of the Services and Improvements. The purpose of the District will be to provide special supplemental services related to the District, limited to advertising, promotion, activities and business recruitment activities that are authorized by the Act for improvement and promotion of the District, including supplemental marketing to increase hotel activity and the provision of supplemental sales activities including but not limited to incentives by the District to organizations to encourage them to bring their meetings and events to New Braunfels. The District will supplement and enhance the existing marketing and sales services provided by the Greater New Braunfels Chamber of Commerce, Inc. within the area of assessment and may include contracts for services with third-party entities such as marketing firms and other agencies.
- (c) Estimated Cost of the Authorized Improvements; No Bonded Indebtedness. During the proposed ten-year period the District will be in place, the estimated annual cost of improvements and services provided by the District are estimated to range from approximately \$320,000 to \$1,450,000 annually; however, in no event shall the assessment amount exceed two percent of the price paid to hotels for a taxable room night in a hotel. The District shall not incur bonded indebtedness.
- (d) Boundaries. The District will be located wholly within the City, a Texas home-rule municipality. A map of the boundaries is included in Exhibit A. The boundaries of the District shall solely include hotel properties with 5 or more rooms within the City, as described in the District Boundaries list, which is attached hereto as Exhibit B. An exception to inclusion in the District is provided to any lodging entity whose majority of revenue is derived from tickets and/or passes to an attraction. Such an exception shall not prevent such a lodging property from voluntarily contributing to or supporting the work of the District. The hotels listed on the District Boundaries list will make up the assessment roll for assessment in accordance with the Method of Assessment listed below.
- (e) Method of Assessment. The District assessment will be levied on hotels with 5 or more rooms located within the City. The total cost of the services and improvements to be provided shall be apportioned during the year based on a rate of two percent of the amount of taxable room-nights sold at qualifying hotels located within the

District. Accordingly, those qualifying hotels that sell more rooms will pay a greater portion of the assessment since those properties benefit more from the incentives and the promotion and marketing services provided by the District. Room night sales that are not subject to the City's hotel occupancy tax shall not be subject to the District assessment. The amount of the assessment must be reviewed and approved annually by the City Council.

- (f) Apportionment of Cost between the City and the District. The District shall pay the cost of the supplemental services described in the Petition by assessment against the hotels with five or more rooms within the district. The City will not be obligated to provide any funds to the District other than from assessments levied on the District hotel properties.
- (g) Management of the District. The District shall be managed in accordance with an agreement that between the City and the New Braunfels Tourism Public Improvement District Corporation that will be executed after the creation of the District and the Corporation.
- (h) Advisory Body. There is no City advisory body for the District. The City will assign responsibility for the Service Plan to the Board of Directors for the to-be-formed New Braunfels Tourism Public Improvement District Corporation (NBTPIDC), which will have a board of directors composed of hoteliers within the District.

SECTION 4. The District is authorized and created as a Public Improvement District under the Act, and named the New Braunfels Tourism Public Improvement District, in accordance with the findings set forth in this Resolution as to the advisability of the services and improvements. The District shall be subject to the terms, conditions, limitations and reservations contained in the findings of this Resolution, the Act and other applicable laws.

SECTION 5. The City Secretary is directed to coordinate the filing of a copy of this Resolution with the county clerks of Comal County not later than the seventh day after the date of adoption of this Resolution. This Resolution shall take effect, and the District shall be deemed to be established effective upon adoption of this Resolution. The District may be terminated as provided by law. The assessments that will provide funding for the District shall apply to taxable hotel room night sales on eligible hotels within the District beginning July 1, 2026.

SECTION 6. The recitals contained in the preamble hereof are hereby found to be true, and such recitals are made a part of this Resolution for all purposes and are adopted as a part of the findings of the City Council.

SECTION 7. Should any section, subsection, sentence, clause or phrase of this Resolution be declared unconstitutional and/or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. The City Council hereby declares that it would have passed this Resolution, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 8. All provisions of any resolution in conflict with this Resolution are hereby

repealed to the extent they are in conflict. Any remaining portions of such resolutions shall remain in full force and effect.

SECTION 9. It is 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 of the Texas Government Code.

SECTION 10. This Resolution shall become effective immediately upon its passage.

PASSED AND APPROVED on this 23rd day of March 2026.

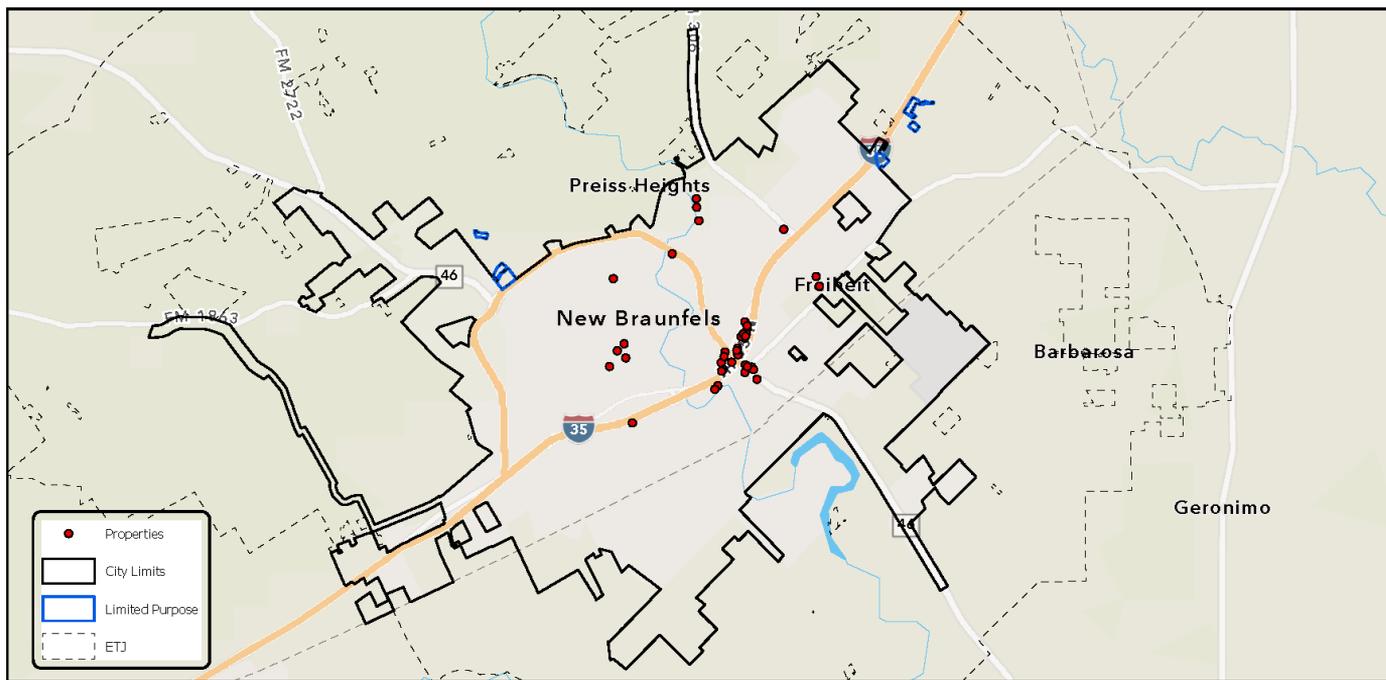
NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

Exhibit A District Boundaries and Map

The district boundaries are made up of all hotels within the City limits of New Braunfels with 5 or more hotel rooms. An exception to inclusion in the District is provided to any lodging entity whose majority of revenue is derived from tickets and/or passes to an attraction. Such an exception shall not prevent such a lodging property from voluntarily contributing to or supporting the work of the District. A list of such hotels is provided in the following pages along with a map of the City of New Braunfels city limits. All hotels included on the provided list are included in the District boundaries.



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New Braunfels Tourism Public Improvement District

Source: City of New Braunfels GIS
Date: 2/10/2020



DISCLAIMER: THE DATA AND INFORMATION CONTAINED HEREIN WERE DEVELOPED SOLELY FOR USE BY THE CITY OF NEW BRAUNFELS. ANY USE OF THIS INFORMATION FOR ANY OTHER PURPOSES IS NOT WARRANTED BY THE CITY OF NEW BRAUNFELS. NO EMPLOYEE OR EMPLOYEES OF THE CITY OF NEW BRAUNFELS SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

EXHIBIT B

District Hotels within the City Boundaries

New Braunfels Tourism Public Improvement District**All properties are proposed to be subject to an assessment of two percent (2%) of taxable hotel night stays.**

Hotel	Property Address	Zipcode
AMERICINN BY WYNDHAM	1254 FM 1101	78130
AMERICAS BEST VALUE INN	808 State Hwy 46 S	78130
BEST WESTERN INN & SUITES	1493 IH 35 N	78130
CANDLEWOOD SUITES	1471 IH 35 N	78130
COMFORT SUITES	1489 IH 35 N	78130
CORATEL INN & SUITES	979 IH 35 N	78130
COUNTRY INN & SUITES	1483 IH 35 N	78130
COURTYARD BY MARRIOTT	750 IH 35 N	78130
DAYS INN	963 IH 35 N	78130
EDELWEISS INN	1063 IH 35 N	78130
FAIRFIELD INN	1465 IH 35 N	78130
GARDEN INN	1051 N Business 35	78130
GRUENE MANSION INN	1275 Gruene Rd	78130
GRUENE RIVER HOTEL & RETREAT	1235 Gruene Rd	78130
GRUENE RIVER INN	1111 Gruene Rd	78130
HACIENDA DEL RIO (Formerly Gruene Outpost)	1273 River Terrace	78130
HAMPTON INN & SUITES	575 State Hwy 46 S	78130
HEIDELBERG LODGES	1020 N Houston Ave	78130
HILL COUNTRY INN & SUITES (Formerly Surestay)	510 State Hwy 46 S	78130
HILTON GARDEN INN	1501 IH 35 N	78130
HOLIDAY INN EXPRESS & SUITES	1436 N Business 35	78130
HOMEWOOD SUITES	620 Oxford Dr	78130
HOME2SUITES	2162 Stephens Place	78130
HOWARD JOHNSON	201 Loop 337	78130
LA QUINTA INN & SUITES	365 State Hwy 46 S	78130
MICROTEL INN & SUITES	1175 N Business 35	78130
MOTEL 6	1275 IH 35 N	78130
PRINCE SOLMS INN	295 E San Antonio St	78130
RODEWAY INN	1209 IH 35 N	78130
SCHMITZ BED & BREAKFAST/GUADALUPE HOTEL	471 Main Plaza	78130
SLEEP INN & SUITES	1477 IH 35 N	78130
SOPHIE'S GASTHAUS	487 W San Antonio St	78130
SPRINGHILL SUITES	738 IH35 N	78130
STUDIO 6 NEW BRAUNFELS	1214 N Business 35	78130
SUPER 8 NEW BRAUNFELS	815 IH 35 S	78130
THE FAUST HOTEL	240 S Seguin Ave	78130
TRAVELODGE INN	375 State Hwy 46 S	78130
WINGATE HOTEL	245 FM 306	78130

3/23/2026

Agenda Item No. E)

PRESENTER:

Jared Werner, Assistant City Manager
Tanya Pence, President Convention and Visitors Bureau

SUBJECT:

Public hearing and approval of the first reading of an ordinance in consideration of the Tourism Public Improvement District (TPID) assessment; approving the service plan for the district; authorizing an agreement between the City, The Greater New Braunfels Chamber of Commerce, Inc., and the New Braunfels Tourism Public Improvement District Corporation regarding the management of the district; and appropriating \$320,000 in revenue to the district for 2026; and amending the FY 2026 Adopted Budget to create the new Tourism Public Improvement District Special Revenue Fund.

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

A Tourism Public Improvement District (TPID) is a state-authorized tool designed to enhance and promote tourism, hotel activity, and year-round visitation within a defined geographic area. Its primary purpose is to generate dedicated funding for expanded marketing and promotional initiatives that support a stronger and more resilient tourism economy. Ten Texas cities, including Waco, Corpus Christi, Frisco, Denton, and Addison currently operate TPIDs.

For New Braunfels, creation of a TPID directly aligns with the City's Strategic Plan, particularly the Economic Mobility and Organizational Excellence strategic priorities. Several local factors further support consideration of a TPID:

- Hotel Occupancy Taxes have relatively stagnated since FY 2022.
- In-progress redevelopment and mixed used centers in the downtown area are expected to increase year-round tourism demand.
- There is a strong relationship between the performance of the tourism economy and sales tax collections. A portion of sales tax revenue is tied directly to property tax relief.
- Advertising and promotion costs have increased significantly since COVID; additional resources would allow for an expanded campaign and broader reach.

A TPID would provide the resources needed to expand marketing into additional regions and during more months of the year. The proposed assessment is 2% of the room rate, with an expected average annual revenue of \$1.2 million. Eligible lodging properties include those within the city limits with five or more rooms unless they derive a majority of revenue from admission tickets.

Under the proposed service plan:

- 85% of funding must support marketing, attracting groups, and sales activities.
- 10% is allocated to research and administration.
- 5% is reserved for contingencies.

Council Consideration This Evening:

The action requested this evening is the public hearing and the approval of the first reading of an ordinance in consideration of the Tourism Public Improvement District (TPID) assessment; approving the service plan for the district; authorizing an agreement between the City , The Greater New Braunfels Chamber of Commerce, Inc., and the New Braunfels Tourism Public Improvement District Corporation regarding the management of the district; and appropriating revenue to the district for 2026; and amending the operating budget.

Proposed TPID Timeline:

- November: City Council considered format and content of the proposed petition and service plan.
- Dec-Jan: Chamber of Commerce gathered petition signatures.
- March: Petition validated; Council orders and holds *public hearings March 23*.
- April: Council considers final approval to create the TPID
- July 1st: TPID assessments begin.

Administration

The TPID assessment would be collected using the same process currently in place for local hotel tax collections. A TPID board, comprised of lodging representatives, would oversee expenditures, with non-voting representatives from the City and the Chamber/CVB. City Council must review and approve the service plan annually throughout the 10-year authorization period.

Note: This topic was previously presented to City Council for discussion at the June 30 workshop, the November 17 presentation meeting and the February 2 workshop.

Budget Amendment

As referenced in the caption, this ordinance also authorizes a budget amendment to create a new Special Revenue Fund as the assessment is scheduled to begin on July 1st of this fiscal year. The estimated collections from July 1st to September 30th is approximately \$320,000. Therefore, the following budget amendment is recommended for consideration:

New Braunfels Tourism Public Improvement Special Revenue Fund

<i>Revenues - Increase</i>	<i>\$320,000</i>
<i>Expenditures - Increase</i>	<i>\$320,000</i>

ISSUE:

N/A

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

There is no fiscal impact associated with this item.

RECOMMENDATION:

Approval of the first reading of the ordinance.

CITY OF NEW BRAUNFELS CERTIFICATION OF PUBLIC RECORD

THE STATE OF TEXAS §

COUNTY OF COMAL §

I, the undersigned City Secretary of the City of New Braunfels, Texas, so certify that the following is a true and correct copy of Ordinance No. 2026-_____ passed and approved by the New Braunfels City Council on April 13, 2026, as same appears in the Official Records of the City of New Braunfels, Texas, of which the City Secretary's Office is the lawful custodian.

WITNESSETH MY HAND and the Official Seal of the City of New Braunfels , Texas, this the 13th day of April 2026.

GAYLE WILKINSON, City Secretary

(SEAL)

ORDINANCE NO. 2026-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS AUTHORIZING THE LEVY OF AN ASSESSMENT AT THE RATE OF 2% OF TAXABLE ROOM-NIGHTS SOLD AT QUALIFYING HOTELS LOCATED WITHIN THE NEW BRAUNFELS TOURISM PUBLIC IMPROVEMENT DISTRICT (THE DISTRICT); SETTING THE METHOD OF PAYMENT FOR THE ASSESSMENT; APPROVING THE SERVICE PLAN FOR THE DISTRICT; AUTHORIZING AN AGREEMENT BETWEEN THE CITY, THE GREATER NEW BRAUNFELS CHAMBER OF COMMERCE, Inc., AND THE NEW BRAUNFELS TOURISM PUBLIC IMPROVEMENT DISTRICT CORPORATION REGARDING THE MANAGEMENT OF THE DISTRICT; APPROPRIATING \$320,000 IN REVENUE FOR FY 2026 TO THE DISTRICT; AND AMENDING THE FY 2026 ADOPTED BUDGET TO CREATE THE NEW TOURISM PUBLIC IMPROVEMENT DISTRICT SPECIAL REVENUE FUND.

WHEREAS, Chapter 372, as amended, Texas Local Government Code, titled the Public Improvement District Assessment Act (the Act) authorizes the creation of public improvement districts and the levy of assessments against property within the district to pay the costs of public improvement projects that confer a special benefit on property within such district; and

WHEREAS, Section 372.0035 authorizes the creation of public improvement districts common characteristics or use for projects in municipalities, specifically authorizing the creation of a tourism public improvement district made up of one or more hotels within the City limits; and

WHEREAS, the City received a petition for the creation of the New Braunfels Tourism Public Improvement District (the District) from the owners of a sufficient percentage of hotels within the City on January 30, 2026 ("the Petition"); and

WHEREAS, the Petition, has been examined, verified, and found to meet the requirements of Section 372.005(b-1) of the Act and City Council approved the creation of the District by Resolution on March 23, 2026; and

WHEREAS, the Petition included a Service Plan that calls for an assessment at the rate of 2% of taxable room-nights sold at qualifying hotels located within the District; and

WHEREAS, the City Council finds that it is in the best interests of the residents of the City of New Braunfels to adopt the proposed Service Plan as required to comply with the state law and to update the anticipated revenue numbers; and

WHEREAS, the District will be managed by the New Braunfels Tourism Public Improvement District Corporation ("NBTPIDC") in conjunction with the Greater New Braunfels Chamber of Commerce, Inc. ("CHAMBER"), in accordance with an agreement between the City, CHAMBER, and NBTPIDC; and

WHEREAS, it is contemplated that no bond funding will be used for the District; and

WHEREAS, after providing the notices required by Section 372.016 of the Act, the City Council, on March 23, 2026, conducted a public hearing on the assessment to be levied as a special assessment within the District; and

WHEREAS, after all persons having an interest in the creation of the District were given the opportunity to be heard, the City Council closed the public hearing; and

WHEREAS, the City Council has determined that the approval of this Ordinance is in the best interest of the City and its residents; **NOW THEREFORE**,

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

SECTION 1

THAT the City Council finds that the statements set forth in the recitals of this Ordinance are true and correct, and the Council incorporates such recitals as a part of this Ordinance for all intents and purposes.

SECTION 2

THAT a **special assessment rate** of 2% of the gross taxable hotel room night revenue of hotels with 5 or more rooms ordinarily used for sleeping within the District is levied to fund improvements and services in the District. An exception to inclusion in the District is provided to any lodging entity whose majority of revenue is derived from tickets and/or passes to an attraction. Such an exception shall not prevent such a lodging property from voluntarily contributing to or supporting the work of the District.

The assessment shall apply beginning July 1, 2026. The gross taxable hotel room night revenue will be self-reported by hotels within the District and remitted on a monthly basis in the same method used to remit payment for Hotel Occupancy Tax, which is currently due on the 20th of each month. The assessment will only apply in instances where the hotel occupancy tax is required to be collected against the room night charges.

SECTION 3

THAT the Service Plan for the District, as attached hereto as **Exhibit A**, is approved. Any future amendments of the Service Plan must also be adopted by ordinance as required by the Act.

SECTION 4

THAT the City Manager or designee is authorized to execute a three-party agreement between City, the Greater New Braunfels Chamber of Commerce, Inc., and the New Braunfels Tourism Public Improvement District Corporation regarding the management of the District, attached hereto as **Exhibit B**. Any future amendments to that agreement will require City Council action, however, such amendments may be adopted without an ordinance.

SECTION 5

THAT District revenues in the average annual amount of \$ 1,107,500 are appropriated into the NBTPID Special Revenue Fund for use in accordance with the Service Plan and the three-party agreement.

SECTION 6

THAT the FY2026 operating budget as adopted by Ordinance No. 2025-58 is amended to establish the NBTPID Special Revenue Fund to increase revenues and expenditures as the assessment will become effective on July 1st, 2026.

SECTION 7

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 March, 2026.

PASSED AND APPROVED: Second reading the _____ day of April, 2026.

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

Exhibit A

New Braunfels Tourism Public Improvement District (NBTPID) Service Plan

Date: November 24, 2025

The New Braunfels Tourism Public Improvement District Service Plan is formulated to positively impact visitation to New Braunfels and increase overnight accommodation activity through strategic investment which will be overseen by a Board of Directors of the district. The voting members of the TPID Board of Directors will be comprised solely of lodging property representatives of hotels that participate in the New Braunfels Tourism Public Improvement District. The proposed district is designed to ensure that New Braunfels is able to successfully compete with other cities throughout the state and across the country to achieve an increased market share of event, meeting, group, and leisure travel business.

District Name

The district name shall be the New Braunfels Tourism Public Improvement District (NBTPID).

District Location

The NBTPID will be located entirely within the city limits of New Braunfels, TX (City), a Texas home-rule municipality. The boundaries of the proposed NBTPID are as shown on the attached map marked "Exhibit A" and shall solely include non-contiguous and contiguous lodging properties with five (5) or more rooms within the City of New Braunfels. An exception to inclusion in the District is provided to any lodging entity whose majority of revenue is derived from tickets and/or passes to an attraction. Such an exception shall not prevent such a lodging property from voluntarily contributing to or supporting the work of the District.

Purpose of the NBTPID

The proposed NBTPID will supplement the existing use of local hotel occupancy taxes for sales and marketing initiatives for the purpose of generating additional business, group, event, and leisure travel to New Braunfels that will generate increased lodging activities for the hotels within the District.

Method of Assessment

The NBTPID assessment will be levied on hotel properties located within the NBTPID boundaries that have five (5) or more rooms ordinarily used for sleeping and that do not derive the majority of their revenue from tickets and/or passes to an attraction. The annual assessment rate for all hotel properties within the District shall be two percent (2%) of taxable hotel room night sales. The assessment shall only apply to room night sales which are subject to local hotel occupancy tax under Texas state law. If a room night rental transaction is exempt from local hotel occupancy tax, it is also exempt from the application of the NBTPID assessment. Further, the NBTPID assessment shall not apply to prior hotel contracts for room nights or fully pre-paid hotel night reservations, that were executed prior to the creation of the NBTPID by the City Council, and for which the contract does not have a provision allowing for it to be unilaterally amended by the hotel to include a new fee.

The NBTPID budget will be allocated as shown in the Table A below:

Table A

10-year Cumulative Service Plan*

Category	%	\$'s
Marketing & Sales	85%	\$9,413,750
Research and Administration	10%	\$1,107,500
Contingency Funds	5%	\$553,750
Total	100%	\$11,075,000

*Service plan allocations, up to a 10% variance, can be allowed under any category.

The estimated annual funding for the NBTPID for the ten-year term of the District from FY 2026-FY 2035 is shown in Table B below. The estimated annual funding is forecasted to increase each year based on new lodging facilities and NBTPID activity. Expenditures of the NBTPID will be limited to actual collections, which cannot exceed the two percent (2%) assessment on each taxable room night sale by New Braunfels lodging partners with 5 or more rooms and do not derive the majority of their revenue for tickets and /or passes to an attraction, as defined in the NBTPID petition. The NBTPID will follow established statutory procedures for the addition of newly built eligible hotels into the district. Assessment revenue not expended in a fiscal year may be rolled over to the next fiscal year's budget, so long as they are allocated to the same budget category and approved by a majority vote of the NBTPID Board.

Table B

10-year Service Plan Category Percentages & Amounts

Budget Year	Est. % YOY increase	Annual Projected Budget	Marketing & Sales	Research & Administration	Contingency
		100%	85%	10%	5%
FY26 (July - Sept.)	5%	\$320,000	\$272,000	\$32,000	\$16,000
FY27	4%	\$990,000	\$841,500	\$99,000	\$49,500
FY28	4%	\$1,025,000	\$871,250	\$102,500	\$51,250
FY29	4%	\$1,070,000	\$909,500	\$107,000	\$53,500
FY30	8%	\$1,150,000	\$977,500	\$115,000	\$57,500
FY31	4%	\$1,195,000	\$1,015,750	\$119,500	\$59,750
FY32	4%	\$1,240,000	\$1,054,000	\$124,000	\$62,000
FY33	4%	\$1,290,000	\$1,096,500	\$129,000	\$64,500
FY34	4%	\$1,345,000	\$1,143,250	\$134,500	\$67,250
FY35	8%	\$1,450,000	\$1,232,500	\$145,000	\$72,500
Totals		\$11,075,000	\$9,413,750	\$1,107,500	\$553,750

Projected New Braunfels Tourism Public Improvement District Services

Supplemental Marketing (advertising and promotion) and Sales Initiatives

Fifty percent (50%) of the annual NBTPID budget is targeted for increased marketing initiatives, which will drive more overnight stays to NBTPID hotels and indirect economic activity within New Braunfels. This allocation is part of the eighty-five (85%) overall NBTPID allocation to the marketing and sales category. The percentage spent on marketing compared to sales may be adjusted by the NBTPIDC Board based on recommendations of the Greater New Braunfels Chamber of Commerce, Inc. (CHAMBER). Current hotel occupancy tax fund collections do not generate enough budget capacity for sales and marketing campaigns to drive year-round visitation to multiple audiences. NBTPID funds will generate additional capacity to expand reach in key target markets that are not accessible with current funding, such initiatives may include, but are not limited to:

a. Expand reach and frequency in primary markets

The CHAMBER has historically focused on 4 key primary markets: Houston, Dallas/Fort Worth, San Antonio and Austin at various times with various mediums throughout the year. Data shows these markets drive the majority of tourism to New Braunfels. The additional funding provided by a TPID allows marketing on a more year-round basis both within these and other key markets, and to undertake additional tactics for increased reach, frequency and market awareness.

b. Allow for advertising in secondary Texas markets

The current HOT budget does not support advertising in secondary designated marketing areas (DMA's) including but not limited to: Corpus Christi, Harlingen and Midland/Odessa for the majority of the year. The additional NBTPID funds will allow the CHAMBER to focus on these secondary markets with impactful marketing initiatives for longer periods of time. Data indicates these markets drive tourism with longer stays which provide a larger positive impact for New Braunfels businesses.

c. Experience Development/Visitor Servicing

A key strategy for the CHAMBER is to further separate New Braunfels from its competition in experience development and visitor servicing. With NBTPID funding, resources will be available to develop and enhance supplemental programs and experiences that yield heightened visitor perceptions of New Braunfels as a destination. It is also noteworthy that current HOT fund levels have allowed us to maintain the existing Visitor Center, but they only enable basic operations dependent on volunteer staff, in a location that no longer provides sufficient visitor traffic. The NBTPID funding could be utilized to relocate the visitor center downtown and support expenses as the center will enhance our ability to increase traffic and create a meaningful resource and potential revenue center. The NBTPID funds could also be used to support the creation of impactful customer service programs such as the Ambassador program geared for hospitality partners and other stakeholders aimed at increasing awareness of New Braunfels assets in different ways creating a positive and memorable experience for all tourists visiting the New Braunfels community.

Supplemental Sales (Conventions, Meetings, Sports) Initiatives

Thirty-five percent (35%) of annual NBTPID budget is targeted to supplemental sales initiatives designed to increase state and regional awareness of New Braunfels as a meeting and convention destination to generate increased hotel activity. This allocation is part of the eighty-five percent (85%) allocation for the Marketing and Sales category. The percentage of the NBTPID funding that is spent on sales compared to marketing may be adjusted by the NBTPID Board based on recommendations of the CHAMBER. Supplemental sales initiatives may include but are not limited to:

a. **Direct marketing related to group sales initiatives**

The NBTPID funding will enable us to place paid additional advertising in support of group sales efforts. Research shows paid advertising increases reach and frequency exponentially as well as provides us the ability to better target audiences generating the highest ROI.

b. **Film and Music Commissions**

A growing opportunity for Designated Marketing Organizations (DMOs) is the ability to sell their community as a film and music destination. Industry trade associations along with celebrities like Taylor Sheridan, Matthew McConaughey and Billy Bob Thornton are actively promoting Texas as a film friendly destination and NBTPID funds will provide the opportunity to tap into opportunities within this sector. Additionally, cities like Austin, Nashville and Tulsa have proven to have a rich, unique music scene which appeals to a growing sector of travelers seeking an authentic cultural experience. The NBTPID funding will allow us the ability to actively seek out opportunities in both the film and music industries to bring business, room nights, and exposure for New Braunfels.

c. **Tradeshows/Sales Missions (FAM tours)**

To ensure success, the CHAMBER must increase its involvement and engagement with travel/tradeshow associations. A focus on increased sales initiatives will lead to additional site visits for industry tradeshows. It is important to bring meeting planners to our destination so that they can experience first-hand all that New Braunfels has to offer.

d. **Sales Servicing and Staffing**

The expansion of our overall sales and marketing efforts for both leisure and group travel may require additional staff and contract resources.

e. **National Industry Organizations**

The ability to develop strong partnerships with meeting planner groups is critical to the future success of growing group room nights. Current HOT funding allocations limit the capacity of the CHAMBER to attend certain key industry meetings throughout the year that include meeting planners that would likely be interested in New Braunfels as a destination for their events; the NBTPID will help enhance this capacity to attend these regional and national meetings.

f. Events Bid Fund/Incentives

Currently, the CHAMBER budget does not have the capacity to offer incentives for groups and organizations to bring their events or group business to New Braunfels. The NBTPID would provide funding to offer competitive incentives and sponsorships that will enable us to better compete to secure key groups that will host their meetings in New Braunfels. These funds will also support transportation incentives which is a primary obstacle in recruiting meetings. With the limited number of hotels with meeting space, transportation incentives will help cover the cost for potential groups to transport attendees from a cadre of hotels to secondary meeting, event, and attraction venues.

Research and Administration Initiatives

Ten percent (10%) of the annual NBTPID budget will be allocated toward research initiatives and for the administrative costs of administering the TPID. With the NBTPID investment in additional marketing for both leisure and group travel, combined with the increased sales initiatives, it is possible that additional CHAMBER and/or contract sales staff may be necessary. Any such initiatives will be presented to the NBTPID Board for their review and potential approval. It will also be important for the NBTPID to have the ability to conduct thorough research to make educated recommendations as well as to be able to track and analyze the results/impact of NBTPID funded marketing and sales initiatives. The allocation to research is essential to maximizing the impact of every TPID dollar. The administrative and research costs may include, but would not be limited to the following:

a. Administrative Costs

The City of New Braunfels will incur additional costs from its collection of TPID fees and the NBTPID will be responsible for reimbursing the City for such costs. The NBTPID may also need to cover limited additional CHAMBER expenses for legal counsel, administration of the district, and supplemental finance and accounting assistance needed to administer the NBTPID funds.

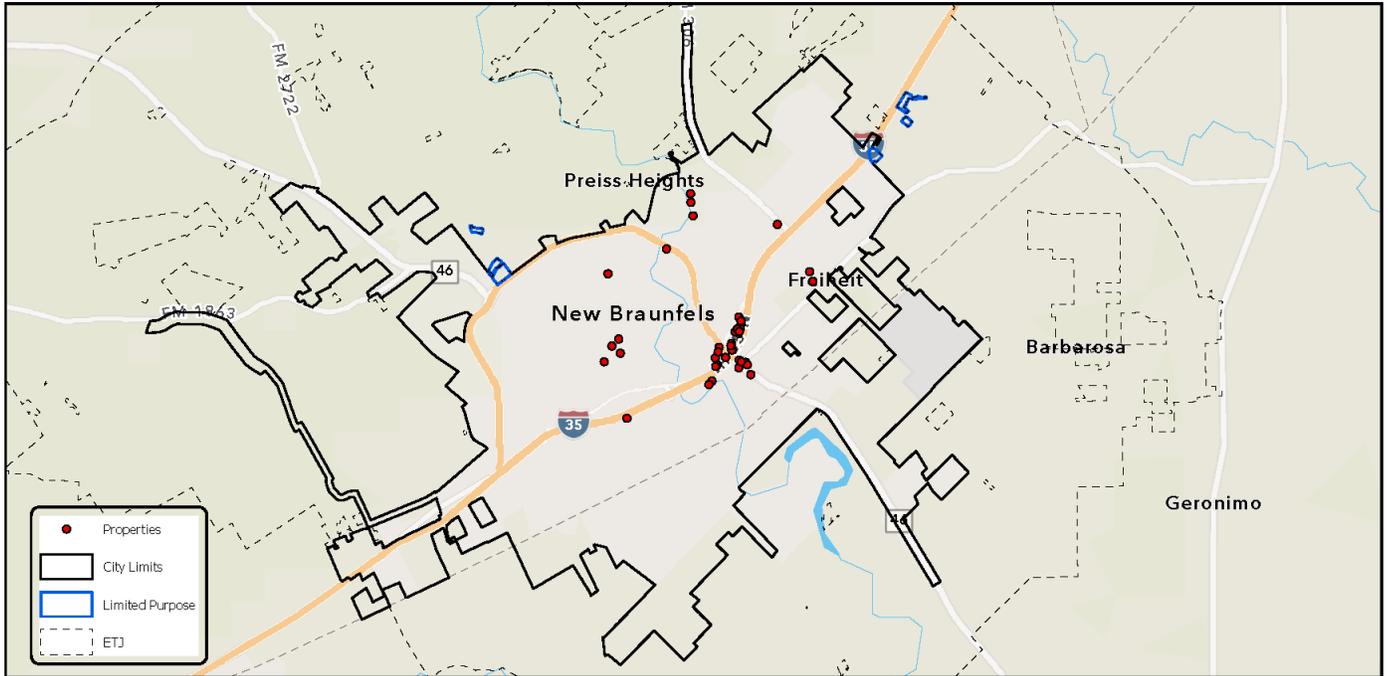
b. Research

Growing our tourism and hotel activity will require a continued dedication to research and prospecting programs to ensure a strong ROI from the sales and marketing initiatives undertaken by the NBTPID. Current hotel occupancy tax fund levels have allowed us to conduct some of this essential research, but with the NBTPID funding, we will be able to garner higher level and more strategic ROI measurements and data as well as use industry-leading sales prospecting tools.

Contingency Funds

Five percent (5%) of annual NBTPID budget will be allocated to NBTPID contingency funds to allow consistent operation of the NBTPID Service Plan during unexpected economic challenges and to be prepared to address new opportunities within each budget category.

Exhibit A: Proposed NBTPID Boundaries



New Braunfels Tourism Public Improvement District



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Source: City of New Braunfels GIS
 Date: 2/10/2020

DISCLAIMER: This map and information contained herein was prepared solely for use by the City of New Braunfels. Any use or reliance on the map or information herein is at the user's sole risk. The City of New Braunfels, its officers or employees may not be liable for any damages or losses of any kind which may result.

**NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO NEW
BRAUNFELS, TEXAS**

CONCERNING THE FOLLOWING HOTEL PROPERTY

Hotel Property Address

As the purchaser of the real property described above, you are obligated to pay assessments to New Braunfels, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Services") undertaken for the benefit of the property within the New Braunfels Tourism Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED SERVICES, WHICH MUST BE PAID IN FULL WITH EVERY PAYMENT BY THE HOTEL OF LOCAL HOTEL OCCUPANCY TAX REMITTANCES TO THE MUNICIPALITY. YOUR FAILURE TO PAY THE ASSESSMENT MAY RESULT IN PENALTIES AND INTEREST BEING ADDED TO WHAT YOU OWE, AND MAY INCLUDE THE PURSUIT OF ANY OTHER REMEDY THAT IS AUTHORIZED UNDER SECTION 372.0035(d), LOCAL GOVERNMENT CODE.

**The amount of the assessment is 2 percent of all taxable room night sales.
Hoteliers typically pass this 2 percent TPID assessment onto the hotel guests in
the form of a two percent TPID fee on each taxable room night folio.**

Information about the calculation of the assessment may be obtained from the City of New Braunfels. The exact assessment rate will be approved each year by the New Braunfels City Council in the annual service plan update for the district. More information about the assessments, including the assessment rate and due dates, may be obtained from the City of New Braunfels. The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date:

Signature of Purchaser:

EXHIBIT B

**CONTRACT BETWEEN THE CITY, THE GREATER NEW BRAUNFELS CHAMBER OF
COMMERCE, INC. AND THE NEW BRAUNFELS TOURISM PUBLIC IMPROVEMENT DISTRICT
CORPORATION FOR THE COLLECTION OF ASSESSMENTS AND PROVISION OF SERVICES
AND IMPROVEMENTS FOR THE NEW BRAUNFELS TOURISM PUBLIC IMPROVEMENT
DISTRICT**

STATE OF TEXAS §
 §
COUNTY OF COMAL §

CONTRACT FOR THE NEW BRAUNFELS TOURISM PUBLIC IMPROVEMENT DISTRICT

This contract for the collection of assessments and provision of services and improvements for the New Braunfels Tourism Public Improvement District (the "Contract") effective as of July 1, 2026 is made by and between the New Braunfels Tourism Public Improvement District Corporation, ("NBTPIDC"), a Texas nonprofit corporation, the Greater New Braunfels Chamber of Commerce ("", Inc. hereinafter called ("Chamber") a Texas nonprofit corporation (with the activities undertaken on behalf of the Chamber by the New Braunfels Convention and Visitors Bureau, a division within the New Braunfels Chamber), and the City of New Braunfels (the "City"), a Texas municipal corporation.

RECITALS:

WHEREAS, on March 23, 2026, the New Braunfels City Council, passed Resolution No. 2026-R__ that made certain findings concerning the advisability of establishing the New Braunfels Tourism Public Improvement District (the "District"), authorized and created the District as a public improvement district under Chapter 372 of the Texas Local Government Code, designated the NBTPIDC as the entity responsible for the oversight of the management of and provision of services and improvements to the District, authorized the City Manager to enter into a contract with NBTPIDC and New Braunfels Chamber ("CHAMBER") for the provision of services and improvements for the District and collection services by the City for the District, and approved the initial District service plan in Ordinance No. 2026-____, attached hereto as **Exhibit A** (the "Service Plan"); and

WHEREAS, NBTPIDC shall be the primary entity responsible for the oversight of services and improvements to the District, but CHAMBER shall implement the Service Plan for the District under NBTPIDC's oversight; and

WHEREAS, the Board of Directors of NBTPIDC and the Board of Directors of the CHAMBER have each passed a resolution authorizing their respective entities to enter into this Contract and authorizing Chair to sign on behalf of NBTPIDC to bind the corporation under this Contract, and the CHAMBER's President & CEO to sign on behalf of CHAMBER; and

WHEREAS, the City, NBTPIDC and CHAMBER now desire to enter into this Contract for the collection of the assessments and the management of the provision of services and improvements to the District; and

WHEREAS, the services to be supplied to the District provide special benefits to the property owners within the District and are supplemental to standard City services.

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NBTPIDC, CHAMBER and the City agree as follows:

1. **Engagement and Compensation.** The City hereby engages NBTPIDC and CHAMBER and they agree to provide in accordance with the provisions of this Contract and Resolution No. 2026- R__ the services and improvements described in the Service Plan and future annual service plans to be approved by NBTPIDC and the City Council. The amount to be allocated CHAMBER for the administration of the program items shall not exceed the amount established for "Administration" by each annually approved service plan (as same may be later modified pursuant to Section 2(a) of this Contract). The amount to be paid to the City for any administrative costs for implementation or oversight of the program items shall be twenty percent (20%) of the ten percent (10%) collected under the research and administration category annually. This compensation is necessary for the City to recover its costs associated with performing its duties under this Agreement.
2. **Scope of Services.** Throughout the duration of this Contract, NBTPIDC and CHAMBER shall provide the services and improvements as described in the Service Plan and thereafter approved annually by the City Council. In providing these services and improvements,
NBTPIDC and CHAMBER shall:
 - (a) timely deliver the services and improvements in accordance with the annually approved service plan, subject to NBTPIDC's ability to modify items within the City Council approved program categories if NBTPIDC determines that such changes would serve the common interest of owners in the District and the increase or decrease in the amount of a program category does not exceed ten percent (10%) of the budgeted amount for that category. The Service Plan and each such

annually approved service plan as same may thereafter be increased or decreased shall be hereafter referred to as the "Service Plan," and must be approved by ordinance to comply with state law. "Program categories" in the Service Plan include marketing and sales activities and other services as provided in the Service Plan;

- (b) only use District assessment funds received to defray expenditures which:
 - (i) fit within the noted categories specifically listed in the Service Plan; and (ii) incurred after July 1, 2026 (hereinafter called "allowable costs"), other than allowable startup costs as referred to in the "Start-Up Costs for Creation of the PID" section of Exhibit 2;
- (c) support all costs covered by District assessment funds by properly executed checks, orders, payrolls, time records, invoices, contracts, vouchers, or other accounting documents evidencing in detail the nature and propriety of the charges. Such documentation shall be clearly identified, readily accessible and, to the extent possible, kept separate and apart from all other such documents;
- (d) set priorities and schedules for implementing the service plan elements, considering the needs and preferences of owners in the District and the availability of personnel and financial resources;
- (e) if necessary, secure and retain the services of qualified personnel or contracted services to implement the service plan and provide communication equipment and office supplies as approved by the NBTPIDC Board;
- (f) prepare a timely annual update of the Service Plan for the District to be presented to the City Council for annual review and approval by ordinance. The plan will include an updated assessment roll, along with an updated service plan; for the remainder of the term of the District.
- (g) commission an annual financial audit of the TPID financials by a Certified Public Accountant and make the audit available to the City no later than 120 days after the end of the fiscal year;
- (h) allow reasonable access as provided under the Texas Public Information Act to the City of the financial records of NBTPIDC and CHAMBER that relate to the District;
- (i) enter into contracts with jurisdictions for provision of services or improvements to the District;

- (j) prepare and deliver to the City quarterly/annual financial reports in a timely manner as listed in **Exhibit B**; and
- (k) take other actions reasonably necessary for the management of the District and the provision of the services and improvements to the District;

3. **Collection and Distribution of Assessments.** The City shall collect the annual assessments for the District along with the other local hotel occupancy taxes paid by hotels within the District. Funds shall be accounted for and distributed as provided below.

- (a) The assessments received will be transferred to CHAMBER on a quarterly basis. Assessments collected after the District has been dissolved shall be retained by the City, but the retention of such assessments shall be subject to utilization by the District for any prior executed debt of the District and to repay any hotel that is legally entitled to a refund of all or a portion of an assessment and any interest required by law to be paid.
- (b) All assessments, including any interest for late payments, shall be transferred on a quarterly basis to an account of the CHAMBER for the benefit of the NBTPIDC by Automated Clearing House, wire transfer or other means mutually agreed to by the City and CHAMBER. The District assessment collection process is explained in **Exhibit C**.
- (c) Pursuant to Section 2 above, the City hereby expressly acknowledges that NBTPIDC is contracting with CHAMBER to implement the funded activities of the District, more specifically: to enhance services, undertake certain improvements, and in particular, special supplemental services relating to District marketing, business recruitment (sales initiatives), and promotional activities to increase demand for transient, business, convention, group, event, and other hotel activity generating business to the City of New Braunfels. A copy of the NBTPIDC/CHAMBER contract is included as **Exhibit D**.
- (d) Beginning on July 1, 2026 the City shall levy against each hotel within the District an assessment of two percent (2%) of the taxable room night sales at that hotel, with the cumulative amount of assessments against all of the NBTPID hotels defined as the NBTPID annual revenue. The City shall each fiscal quarter allocate the quarterly NBTPID revenue to CHAMBER for the supplemental marketing and sales services during each of the 10 years of the existence of the TPID. Each year during the City's annual budget process, the City shall allocate an estimated

annual appropriation of the actual collected NBTPID revenue to be paid to CHAMBER.

- (e) The City shall provide CHAMBER with electronic copies of the assessment roll. CHAMBER shall make that information available to the NBTPIDC Board.
 - (f) If necessary, NBTPIDC or its contractor shall make available to the tax collector sufficient funds to repay any taxpayer who is legally entitled to a refund of all or a portion of an assessment and any interest required by law to be paid. City shall make a good faith effort to notify NBTPIDC of such potential situations (including, but not limited to lawsuits) so that NBTPIDC is able to set aside a sufficient reserve to cover any such refunds and interest.
 - (g) NBTPIDC or its contractor will invest the District assessments received from the City and any income earned on those assessments in accordance with the investment policies and strategies prescribed in Chapter 2256 of the Texas Government Code to achieve the following investment objectives, in order of priority:
 - (1) understanding of the suitability of the investment to the financial requirements of the entity; (2) preservation and safety of principal; (3) liquidity; (4) marketability of the investment if the need arises to liquidate the investment before maturity; (5) diversification of the investment portfolio; and (6) yield. The assessments and any interest or other income earned on such public funds shall be used by NBTPIDC and CHAMBER to fund services and improvements that are consistent with the expenditure categories listed in the Service Plan that is annually approved by the City Council.
4. **Conflict of Interest.** By signing this Contract, the NBTPIDC and CHAMBER both acknowledge to the City that it has made and will continue to make full disclosure in writing of any existing conflicts of interest or potential conflicts of interest, including personal financial interest, direct or indirect, in property and business relationships that relate to the duties of the NBTPIDC. The NBTPIDC and CHAMBER further agree that it shall make disclosure in writing of any conflicts of interest which develop subsequent to the signing of this Contract and prior to its termination.
5. **Discrimination Prohibited.** NBTPIDC and CHAMBER, in the execution, performance, or attempted performance of the Agreement, shall not willfully discriminate against any person or persons because of sex, race, religion, color or national origin, nor will NBTPIDC or CHAMBER permit its officers, agents, employees or subcontractors to engage in such discrimination.

6. **Gift to Public Servant.** City may terminate this Contract immediately if NBTPIDC or CHAMBER after notice by the City, has failed within a reasonable time period to cure an inappropriate or illegal offer or agreement to confer any benefit upon a City employee or official that the City employee or official is prohibited by law from accepting.

For purposes of this section, “benefit” means anything reasonably regarded as pecuniary gain or pecuniary advantage, including benefit to any other person in whose welfare the beneficiary has a direct or substantial interest, but does not include a contribution or expenditure made and reported in accordance with law, or an expenditure that is permitted under existing city ethics ordinances/policies.

Notwithstanding any other legal remedies, City may require NBTPIDC and/or CHAMBER to remove any employee of NBTPIDC or of CHAMBER who has violated the restrictions of this section or any similar state or federal law, and obtain reimbursement for any expenditures made as a result of the improper offer, agreement to confer, or conferring of a benefit to a City employee or official.

7. **No Partnership or Joint Venture.** It is specifically understood that the relationship described in this Contract between NBTPIDC, CHAMBER, and the City is contractual in nature and is not to be construed to create an agency, partnership or joint venture relationship between NBTPIDC, CHAMBER, and the City; nor shall the City be liable for any debts incurred by the NBTPIDC or CHAMBER in the conduct of such other party’s business or function.
8. **Independent Contractor.** NBTPIDC’s and CHAMBER’s status shall be that of independent contractors and not an agent, servant, employee, or representative of the City in the performance of services under this Contract. NBTPIDC and CHAMBER shall exercise independent judgment in performing duties under this Contract and are solely responsible for setting working hours, scheduling or prioritizing the work flow and determining how the work is to be performed. No term or provision of this Contract or act of NBTPIDC or CHAMBER in the performance of this Contract shall be construed as making NBTPIDC or CHAMBER the agent, servant or employee of the City, or making NBTPIDC or CHAMBER or any of their employees eligible for the fringe benefits, such as retirement, insurance and worker’s compensation, which City provides its employees.
9. **Assignment.** NBTPIDC and CHAMBER shall not sell, assign, transfer or convey this Contract, in whole or in part, without the prior written consent of the New Braunfels City Manager. As an express condition of consent to any assignment, NBTPIDC and CHAMBER shall remain liable for completion of the Contract work in the event of default by the successor contractor or assignee.

10. **Insurance.**

(a) The NBTPIDC shall, at its own expense, maintain in full force and effect throughout the term of this Contract insurance as set forth below:

1. The Chamber shall maintain a comprehensive general liability insurance policy, with an insurance company or companies authorized to do business in the State of Texas, which shall include bodily injury, property damage, contractual and automobile liability coverage with a minimum coverage of not less than \$1,000,000. In addition, workers' compensation insurance coverage shall be provided by the Chamber in accordance with State Law.

(b) Other Requirements:

1. The City shall be named as an additional insured and a waiver of subrogation in favor of the City shall be provided on every applicable insurance policy. The NBTPIDC and CHAMBER hereby waive subrogation rights for loss or damage to the extent same are covered by insurance. Insurers shall have no right of recovery or subrogation against the City.
2. The term "CITY" shall include all authorities, boards, bureaus, commissions, divisions, departments and offices of the City, and the individual members, employees and agents in their official capacities.
3. The term "CHAMBER" shall include the New Braunfels Convention and Visitors Bureau Division within the New Braunfels Chamber of Commerce Inc.
4. Insurance shall be provided through companies duly approved to transact that class of insurance in the State of Texas.
5. Certificates of insurance shall be provided to the City Manager. Thirty (30) days written notices is required before any insurance is altered, cancelled, or non-renewed.

City of New Braunfels
Attn: City Manager
550 Landa St.
New Braunfels, Texas 78130

CITY SHALL HAVE NO DUTY TO EXECUTE OR PERFORM UNDER THIS CONTRACT UNTIL THE CERTIFICATE AND SUFFICIENT EVIDENCE OF CONFORMITY TO CITY'S INSURANCE REQUIREMENTS SHALL HAVE BEEN DELIVERED AND APPROVED BY THE CITY, AND NO CITY OFFICER OR EMPLOYEE SHALL HAVE AUTHORITY TO WAIVE THIS REQUIREMENT.

11. **Indemnity.** NBTPIDC AND CHAMBER AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY, ITS OFFICERS, AGENTS AND EMPLOYEES, AGAINST ANY AND ALL CLAIMS, LAWSUITS, JUDGMENTS, COSTS AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM FOR WHICH RECOVERY OF DAMAGES IS SOUGHT, SUFFERED BY ANY PERSON OR PERSONS THAT MAY ARISE OUT OF OR BE OCCASIONED BY NBTPIDC OR CHAMBER'S BREACH OF ANY OF THE TERMS OR PROVISIONS OF THIS CONTRACT, OR BY ANY NEGLIGENT ACT OR OMISSION OF NBTPIDC OR CHAMBER, THEIR OFFICERS, DIRECTORS, AGENTS, ASSOCIATES, EMPLOYEES, SUB-CONSULTANTS OR CONTRACTORS, IN THE PERFORMANCE OF THIS CONTRACT; EXCEPT THAT THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE SOLE NEGLIGENCE OF CITY, ITS OFFICERS, AGENTS, EMPLOYEES OR SEPARATE CONTRACTORS AND IN THE EVENT OF JOINT AND CONCURRENT NEGLIGENCE OF BOTH NBTPIDC AND/OR CHAMBER AND THE CITY, RESPONSIBILITY AND INDEMNITY, IF ANY, SHALL BE APPORTIONED COMPARATIVELY IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS, WITHOUT, HOWEVER, WAIVING ANY GOVERNMENTAL IMMUNITY AVAILABLE TO THE CITY UNDER TEXAS LAW. THE PROVISIONS OF THIS PARAGRAPH ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND THEIR RESPECTIVE OFFICERS, DIRECTORS, AGENTS, ASSOCIATES, EMPLOYEES, SUB-CONSULTANTS OR CONTRACTORS IN CONNECTION WITH THE PERFORMANCE OR CONDUCT OF THE SERVICES RELATED TO, CONTEMPLATED BY OR ARISING AS A RESULT OF THE SERVICE PLAN, AND ARE NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.

12. **Rights, Remedies and Termination.** All parties are executing this Contract in good faith and with the intent that all provisions contained herein shall be met in accordance with their terms. In the event of a breach or violation of its terms by any party to this Contract, then the party(ies) in compliance may exercise whatever rights and remedies may be available or afforded to such party(ies) at law or in equity. In addition to any other remedies available, the City may terminate this Contract if NBTPIDC or CHAMBER violates any part of this Contract and NBTPIDC or CHAMBER fails to reasonably cure the violation

of this Contract within thirty (30) days of receipt of written notice to both entities by the City of a violation of this Contract by certified mail.

In addition to termination, the City shall recover those portions of assessment funds, including interest or other income earned on such assessment funds that were not spent on allowable costs per the Service Plan, plus any other damages suffered by the City as a result of NBTPIDC or CHAMBER's violation of the terms and conditions of this Contract. NBTPIDC and CHAMBER may each invoice City for all services they respectively completed and shall be compensated in accordance with the terms of this Contract with special assessments for all services performed by NBTPIDC and CHAMBER prior to the date specified in such notice. A previous payment or approval of payment of all or any portion of assessment funds by City shall not be deemed a waiver of the City's rights under this section. Any express waiver by the City of a violation by NBTPIDC or by CHAMBER shall not be deemed to waive any subsequent violation by NBTPIDC or CHAMBER.

13. **Notice.** Any notice, payment, statement, or demand required or permitted to be given under this Contract by any party to the other may be effected by personal delivery in writing or by mail, postage prepaid. Mailed notices shall be addressed to the parties at the addresses appearing below, but each party may change its address by written notice in accordance with this section. Mailed notices shall be deemed communicated as of three (3) days after mailing:

If to the City:

City of New Braunfels
Attn: City Manager
550 Landa St.
New Braunfels, TX 78130

If to NBTPIDC:

New Braunfels Tourism Public Improvement District Corporation (NBTPIDC)
Chair
c/o New Braunfels Chamber
390 S. Seguin Ave.
New Braunfels, Texas 78130

If to CHAMBER:

Current President & CEO of Greater New Braunfels Chamber of Commerce
390 S. Seguin Ave.
New Braunfels, Texas 78130

14. **Right of Review and Audit.** City is granted the right to audit, at City's election, all NBTPIDC and CHAMBER records and billings relating to the performance of this Contract. NBTPIDC and CHAMBER agree to retain such records for a minimum of three (3) years following completion of this Contract. Any payment, settlement, satisfaction, or release provided under this Contract shall be subject to City's rights as may be disclosed by such audit.
15. **Captions.** The captions, headings, and arrangements used in this Contract are for convenience only and shall not in any way affect, limit, amplify, or modify its terms and provisions.
16. **Compliance with Laws and Regulations.** This Contract is entered into subject to and controlled by the Charter and ordinances of the City of New Braunfels, TX and all applicable laws, rules, and regulations of the State of Texas and the Government of the United States of America. NBTPIDC and CHAMBER shall, during the course of performance of this Contract, comply with all applicable City codes and ordinances, as amended, and all applicable State and Federal laws, rules and regulations, as amended.
17. **Venue.** The obligations of the parties to this Contract shall be performable in Comal County, Texas, and in Guadalupe County, Texas. If legal action is necessary in connection with or to enforce rights under this Contract, exclusive venue shall lie in Comal County, Texas.
18. **Governing Law.** This Contract shall be governed by and construed in accordance with the laws and court decisions of the State of Texas, without regard to conflict of law or choice of law principles of Texas or of any other state.
19. **Legal Construction.** In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Contract, and this Contract shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Contract.
20. **Term.** This Contract shall terminate on September 30, 2035, unless otherwise agreed to in writing by the parties. If for any reason the District is dissolved before September 30, 2035, this Contract shall terminate upon the payment to NBTPIDC and CHAMBER for all services and improvements provided to the District to the date of dissolution, and for the reasonable cost of services and the satisfaction of any prior executed debt by the District, to conclude the business of the District.

21. **Counterparts.** This Contract may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument. If this Contract is executed in counterparts, then it shall become fully executed only as of the execution of the last such counterpart called for by the terms of this Contract to be executed.
22. **Successors and Assigns.** This Contract shall be binding upon and inure to the benefit of the parties and their respective successors and, except as otherwise provided in this Contract, their assigns.
23. **Entire Agreement; No Oral Modifications.** This Contract (with all referenced exhibits, attachments, and provisions incorporated by reference) embodies the entire agreement of the City with both parties, superseding all oral or written previous and contemporary agreements between the parties relating to matters set forth in this Contract. Except as otherwise provided elsewhere in this Contract, this Contract cannot be modified without written supplemental agreement executed by both parties.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE.]

EXECUTED and effective as of the ____ day of _____20__, by City, signing by and through its City Manager, duly authorized to execute same by Resolution No. 2026-R__ approved by the City Council on March 23, 2026, and by NBTPIDC and CHAMBER, acting through their authorized officials.

CITY OF NEW BRAUNFELS

ATTEST:

VALERIA M. ACEVEDO
City Attorney

By: _____
City Manager

**NEW BRAUNFELS TOURISM PUBLIC IMPROVEMENT
DISTRICT CORPORATION, INC.,
a Texas nonprofit corporation**

By: _____
Chair

**NEW BRAUNFELS CHAMBER, A TEXAS
NONPROFIT CORPORATION**

By: _____
President & CEO, New Braunfels Chamber

- Attachments:
Resolution No. 2026-R__
Exhibit A – The Initial Service Plan
Exhibit B – Financial Reports
Exhibit C – Tourism PID Assessment Collection Process
Exhibit D – NBTPIDC/CHAMBER Contract

THE STATE OF TEXAS §
 §
CITY OF NEW BRAUNFELS §

This instrument was ACKNOWLEDGED before me on _____, 20__, by _____, City Manager of the City of New Braunfels, a Texas municipal corporation, on behalf of the City of New Braunfels.

Notary Public - State of Texas

My Commission Expires: _____

Printed Name of Notary Public

THE STATE OF TEXAS §
 §
CITY OF NEW BRAUNFELS §

This instrument was ACKNOWLEDGED before me on _____, 20__, by _____, the authorized agent New Braunfels Tourism Public Improvement District Corporation, Inc., a Texas nonprofit corporation, on behalf of said corporation.

Notary Public - State of Texas

My Commission Expires: _____

Printed Name of Notary Public

THE STATE OF TEXAS §
 §
CITY OF NEW BRAUNFELS §

This instrument was ACKNOWLEDGED before me on _____, 20__, by
_____, the authorized agent of CHAMBER, a Texas nonprofit
corporation, on behalf of said corporation.

Notary Public - State of Texas

My Commission Expires: _____

Printed Name of Notary Public

INSERT RESOLUTION NO. 2026-R__ HERE

**Exhibit A
Service Plan**

10-year Service Plan Category Percentages & Amounts

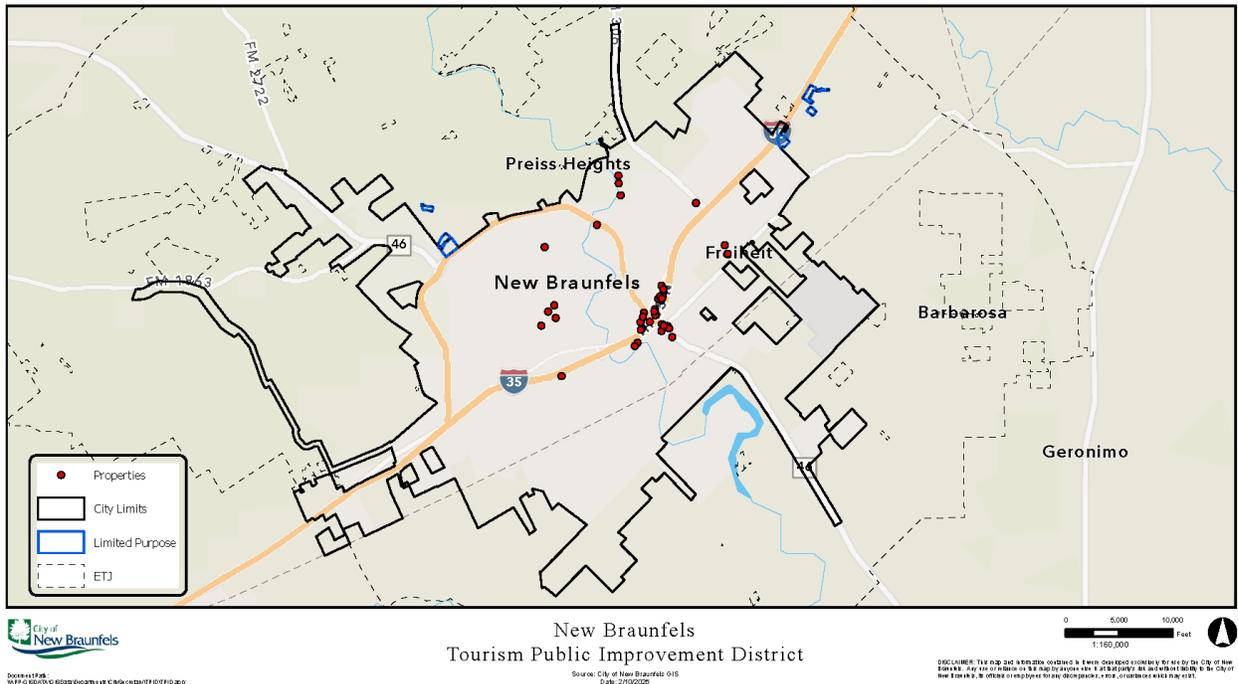
Budget Year	Est. % YOY increase	Annual Projected Budget	Marketing & Sales	Research & Administration	Contingency
		100%	85%	10%	5%
FY26 (July - Sept.)	5%	\$320,000	\$272,000	\$32,000	\$16,000
FY27	4%	\$990,000	\$841,500	\$99,000	\$49,500
FY28	4%	\$1,025,000	\$871,250	\$102,500	\$51,250
FY29	4%	\$1,070,000	\$909,500	\$107,000	\$53,500
FY30	8%	\$1,150,000	\$977,500	\$115,000	\$57,500
FY31	4%	\$1,195,000	\$1,015,750	\$119,500	\$59,750
FY32	4%	\$1,240,000	\$1,054,000	\$124,000	\$62,000
FY33	4%	\$1,290,000	\$1,096,500	\$129,000	\$64,500
FY34	4%	\$1,345,000	\$1,143,250	\$134,500	\$67,250
FY35	8%	\$1,450,000	\$1,232,500	\$145,000	\$72,500
Totals		\$11,075,000	\$9,413,750	\$1,107,500	\$553,750

Exhibit B

Category	Timeline (annually)
TPID Management Workshop	April/May/June
1 st Quarter report FY (P&L, Balance Sheet, Spending update & Marketing updates)	March 15
2 nd Quarter report FY (P&L, Balance Sheet, Spending update & Marketing updates)	June 15
3 rd Quarter report FY (P&L, Balance Sheet, Spending update & Marketing updates)	September 15
4 th Quarter report FY (P&L, Balance Sheet, Spending update & Marketing updates)	December 15
FY Annual Report	120 days after FY ends
FY Annual Financial Audit Report	120 days after FY ends

Exhibit C: TPID Assessment Collection Procedures

Tourism Public Improvement District (TPID) Assessment: The New Braunfels TPID was created by Resolution No: 2026-R__ on March 23, 2026. A two percent (2%) TPID assessment on taxable hotel room night sales for hotels with five or more rooms within the City of New Braunfels was created by Resolution No: 2026-R__ on March 23, 2026, and applies to hotels with five or more rooms within the designated TPID within the City of New Braunfels. An exception to inclusion in the District is any lodging entity whose majority of revenue is derived from tickets and/or passes to an attraction. Such an exception shall not prevent such a lodging property from voluntarily contributing to or supporting the work of the District. The map below illustrates the proposed New Braunfels TPID boundaries.



The definitions related to hotel, occupancy, collection procedures, remedies, etc., are applied as referred to in New Braunfels City Code and applicable state law.

TPID Fiscal Year Billing Cycle: The New Braunfels Tourism PID will operate for ten (10) years (July 1, 2026 to September 30, 2035). The assessment roll and assessment rate will be approved annually by the City Council.

TPID Charges/Collection: The two percent (2%) assessment only applies to hotel charges that are subject to city hotel occupancy tax at hotels with five or more rooms. The TPID assessments will be remitted to and collected by the City using the schedule and process that is in place for City hotel occupancy tax payments. Remittances, collection and any penalties shall occur in accordance with city ordinance and state law.

Exhibit D

CHAMBER & NEW BRAUNFELS TOURISM PUBLIC IMPROVEMENT DISTRICT CORPORATION (NBTPIDC)

EFFECTIVE DATE:	July 1, 2026
TERM OF AGREEMENT:	120 months
CONTRACT AMOUNT:	\$11,075,000 est.
CHAMBER CONTACT:	Jonathan Packer President & CEO, New Braunfels Chamber of Commerce Address 390 S. Seguin Ave. New Braunfels, TX 78130
CHAMBER PHONE NUMBER:	830 – 625 - 2385
CHAMBER EMAIL:	info@nbchamber.com
NBTPIDC CONTACT:	Chair Address -----, TX -----
NBTPIDC PHONE NUMBER:	--- --- ---
NBTPIDC EMAIL:	-----@-----

This Agreement (the "Agreement") is between Greater New Braunfels Chamber of Commerce ("**CHAMBER**"), with its principal place of business at 390 S. Seguin Ave., New Braunfels, TX 78130 and the **NEW BRAUNFELS TOURISM PUBLIC IMPROVEMENT DISTRICT CORPORATION** (hereinafter "**NBTPIDC**"), with its principal place of business at 390 S. Seguin Ave., New Braunfels, TX 78130.

Whereas the Texas Legislature has provided the authority to the City of New Braunfels to create a Tourism Public Improvement District that is composed solely of hotels.

Whereas the City of New Braunfels has received petitions from more than the requisite percentage of properties as provided under state law within the proposed Tourism Public Improvement District to enable the creation of the district.

Whereas the City of New Braunfels has held the two required public hearings on the public improvement district, and has approved the creation of a New Braunfels Tourism Public Improvement District, and to fund the District has approved the levy of a NBTPID assessment against all hotels within the District that have five or more rooms beginning on July 1, 2026 for a term of ten years.

Whereas a group of hoteliers have created a non-profit 501 (c) (6) entity entitled the New Braunfels Tourism Public Improvement District Corporation (NBTPIDC) with the intention that this entity will oversee the administration of the New Braunfels Tourism Public Improvement District.

Whereas it is the intent of the New Braunfels Tourism Public Improvement District Corporation Board of Directors to contract with the CHAMBER to implement the funded activities of the New Braunfels Tourism Public Improvement District.

Whereas CHAMBER is mutually interested in working with the New Braunfels Tourism Public Improvement District Corporation Board as a contracted entity to implement the District programs under the project funding provisions authorized by the New Braunfels Tourism Public Improvement District Corporation Board of Directors.

Therefore, be it resolved, in consideration of the mutual covenants and conditions set forth herein and in Exhibits and Attachments hereto, all of which are incorporated herein by reference, CHAMBER and NBTPIDC agree as follows:

Subject to the terms and conditions specified in Exhibits 1 and 2 hereto, NBTPIDC agrees to contract with CHAMBER to perform the obligations specified hereto under the Scope of Work Summary in Exhibit 2 with reimbursement for actual expenses and services by CHAMBER and other entities for implementation of the work, as provided in the New Braunfels Tourism Public Improvement District Service Plan and Budget.

**NEW BRAUNFELS
CHAMBER OF COMMERCE
("CHAMBER")**

By: _____
Name: _____
Title: President and CEO

Date: _____

**NBTPIDC
(New Braunfels Tourism
Public Improvement District Corp.)**

By: _____
Name: _____
Title: Chair

Date: _____

EXHIBIT 1

STANDARD TERMS AND CONDITIONS

1. **REPRESENTATIONS AND WARRANTIES.** CHAMBER and NBTPIDC each warrant and represent that (i) it has the power and authority to grant the rights and perform the obligations to which it commits herein; (ii) the execution of the Agreement by the person representing it will be sufficient to render the Agreement binding upon it; and (iii) neither its performance hereunder nor the exercise by the other party of rights granted by the warranting party hereunder will violate any applicable laws or regulations, or the legal rights of any third parties, or the terms of any other agreement to which the warranting party is or becomes a party. Each party is separately responsible for ensuring that its performance and grant of rights does not constitute any such violation during the Term. No party's approval of advertising or other copy submitted by another will relieve the other's responsibility under this Section.
2. **USE OF TRADE AND SERVICE MARKS.** Nothing contained herein will give either party a license or other right to use the trade or service marks of the other party except as expressly provided for in this agreement. Any such use will require the prior written consent of the party that owns the marks.
3. **CONFIDENTIALITY.** CHAMBER and NBTPIDC each agree that they will not use in any way for their own account or the account of any third party, nor will they disclose to any third party, any confidential information revealed to them by the other party which is identified in writing as confidential prior to disclosure. Each party will take such reasonable precautions to protect the confidentiality of such information as are employed to protect the party's own confidential information of a similar nature. It is expressly understood and agreed that all information disclosed by either party, or gained by either party in the course of this agreement, including this agreement, whether files, records, documents, presentations, research material, operational methods, marketing plans or strategies, electronic data, tapes, software, drawings, manuals, guidebooks, reports, plans, proposals, customer lists, business processes, know-how, specifications, or any other information not generally known outside of CHAMBER or NBTPIDC (collectively known as "Confidential Information",) shall be considered confidential and shall be retained in confidence.

In furtherance of the business relationship between the parties, it is agreed as follows: • to take or cause to be taken all reasonable precautions to prevent the disclosure or communication of Confidential Information to third parties consistent with requirements imposed under the Texas Public Information Act;

- that this confidentiality clause shall survive the term of this or any other agreement or understanding the parties may have with each other, and
- that either party will at no time take any action or make any statement that could discredit the reputation of the other party.

4. **TERM AND TERMINATION.** The Agreement will be effective on the Effective Date and will terminate immediately after the completion of the Term. In the event of expiration or early termination of the Agreement, the terms of Section 3 above and Sections 5, 6, and 9 below will forever survive the termination of the Agreement. Either party may terminate the Agreement in the event of a material default by the other party on any of its representations, warranties, or obligations under the Agreement by the following procedure: (i) the non-defaulting party will provide the defaulting party with written notice specifying the particulars of the default; (ii) if the default is not cured within thirty (30) days after such notice is given, the non-defaulting party may terminate the Agreement immediately upon providing written notice to the defaulting party. Additionally, NBTPIDC may terminate the Agreement due to a finding of failure to meet performance expectations including but not limited to ROI requirements that are set by the NBTPIDC Board and within the NBTPIDC Bylaws. Such termination must be preceded by 120 days notice of the performance issues and an opportunity provided during that time for CHAMBER to address any such issues to the NBTPIDC Board's satisfaction. If CHAMBER does not cure such performance failures by the end of these 120 days, then the NBTPIDC Board may choose to terminate the Agreement for the following budget year. Upon provision of termination notice by either party, and except to the extent the other party intends to timely cure its default, both parties will engage in good faith negotiations to arrange for a mutually satisfactory end to the Agreement. In the event of any termination prior to the natural expiration of the Term, CHAMBER shall be entitled to payment for deliverables in progress to the extent work has been performed satisfactorily.
5. **INDEMNIFICATION.** NBTPIDC will indemnify and hold harmless CHAMBER and its respective institutions, officers, directors, employees, franchisees, attorneys, agents, successors and assigns from any claims, damages, liabilities, losses, government procedures, and costs, including reasonable attorneys' fees and costs of suit, arising out of (i) NBTPIDC's failure to comply with applicable laws and regulations, unauthorized use of CHAMBER's trademarks or negligence or willful misconduct in connection with its performance of the Agreement; or (ii) NBTPIDC's intentional misrepresentation or breach of any warranty, obligation or covenant of the Agreement.

CHAMBER will indemnify and hold harmless NBTPIDC and its respective institutions, officers, directors, employees, franchisees, attorneys, agents, successors and assigns from any claims, damages, liabilities, losses, government procedures and costs, including reasonable attorneys' fees and costs of suit, arising out of (i) CHAMBER's failure to comply with applicable laws and regulations, unauthorized use of NBTPIDC's trademarks or negligence or willful

misconduct in connection with its performance of the Agreement; or (ii) CHAMBER's intentional misrepresentation or breach of any warranty, obligation or covenant of the Agreement.

Except in the case of third party claims, neither party will be obligated to the other party for indirect, special, consequential, or incidental damages.

6. **DISPUTE RESOLUTION.**

- a. All claims, disputes or controversies between the parties under this Agreement ("Claim") that cannot be resolved through ordinary business negotiations will be resolved, at the election of either party, through mediation until such time as the parties mutually agree to terminate such mediation or the mediator declares an impasse.
- b. All offers, promises, conduct and statements, whether written or oral, made in the course of negotiation, or proceedings by either party to confirm awards hereunder are confidential, privileged, and inadmissible for any purpose, including, without limitation, impeachment or estoppel, in any other litigation or proceeding involving any of the parties, provided that evidence that is otherwise admissible or discoverable will not be rendered inadmissible or non-discoverable as a result of its use in the negotiation or arbitration.

7. **RELATIONSHIP OF THE PARTIES.** CHAMBER and NBTPIDC are independent contractors, and the Agreement does not create a partnership, joint venture, employee/employer or other agency relationship between them.

8. **ASSIGNMENT.** The Agreement will be binding on and inure to the benefit of each of the parties, their successors and assigns. It may not be assigned or transferred, in whole or in part, without the written consent of the other party. Any such assignment or transfer without consent will be void.

9. **NOTICES.** All notices and other communications required to be given under the Agreement shall be in writing and shall be deemed to have been given (i) when personally delivered; or (ii) three (3) business days after mailing, postage prepaid, by certified mail; or (iii) when delivered (and receipted for) by an overnight delivery service, addressed in each case to the parties at the addresses set forth on the Agreement unless a different address shall have been designated in writing.

10. **GOVERNING LAW.** The Agreement will be governed by the laws of the State of Texas, without giving effect to its conflicts of law provisions. Any failure by either of the parties to exercise any right granted herein upon the occurrence of any contingency set forth in this Agreement will not in any event constitute a waiver of any such right upon the exercise of any such

contingency. In case any term in this Agreement shall be held invalid, illegal or unenforceable in whole or in part, neither the validity of the remaining part of such term nor the validity of any other term shall be in any way affected thereby.

11. **OWNERSHIP.** All records, reports, documents and other material delivered or transmitted to NBTPIDC by CHAMBER shall remain the joint property of CHAMBER and NBTPIDC, and shall, upon request, a copy of such documents and other materials shall be returned by NBTPIDC to CHAMBER, at NBTPIDC's expense, at termination or expiration of this contract. All records, reports, documents, or other material related to this contract and/or obtained or prepared by NBTPIDC in connection with the performance of the services contracted for herein shall become the joint property of NBTPIDC and CHAMBER, and shall, upon request, a copy of such documents and other materials shall be returned by CHAMBER to NBTPIDC, at CHAMBER's expense, at termination or expiration of this contract.
12. **INSPECTION AND AUDIT.** The NBTPIDC, or its authorized agents or representatives, shall have the option of reviewing, examining, and/or auditing all accounts, records, documents, books, and other supporting materials of CHAMBER relating to this contract. CHAMBER shall provide reasonable access to such material at no charge.
13. **FUNDING.** The continuation of this contract is contingent upon the approval of funds to fulfill the requirements of the contract by the City of New Braunfels. If the City fails to approve sufficient monies to provide for the continuation of the contract, or if such approval is denied, the contract shall terminate pursuant to Section 4 above.
14. **AMENDMENTS IN WRITING.** Any alteration, variation, modification, or waiver of provisions of this contract shall be valid only when it has been reduced to writing and executed by all parties. The effective date of this contract may be extended only if an amendment to that effect is duly executed by the contracting parties and approved by the necessary authorities prior to said termination date.
15. **SEVERABILITY.** If any provision of the Contract is declared or found to be illegal, unenforceable or void, in whole or in part, then both parties shall be relieved of all obligations arising under such provision, but only to the extent that it is illegal, unenforceable or void, it being the intent and agreement of the parties that the Contract shall be deemed amended by modifying such provision to the extent necessary to make it legal and enforceable while preserving its intent or, if that is not possible, by substitution therefore another provision that is legal and enforceable and achieves the same objectives. Any such invalidity, illegality, or unenforceability shall not affect any other provision of the Contract. The parties agree to negotiate in good faith for a proper amendment to the Contract in the event any provision thereof is declared illegal, invalid or unenforceable.

16. **ENTIRE AGREEMENT**. This Contract contained in Exhibit D between CHAMBER and NBTPIDC and Exhibits 1 and 2 and the attached contract between CHAMBER, NBTPIDC, and the City and related exhibits thereto constitute the entire agreement and understanding between CHAMBER and NBTPIDC, and there are no other agreements, representatives, warranties or understandings between CHAMBER and NBTPIDC with respect to the subject matter hereof. To the extent that any other agreement, written or verbal, appears to exist between the parties with respect to the subject matter hereof, the Contract supersedes any such agreement.

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EXHIBIT 2

SCOPE OF WORK for CHAMBER on behalf of the New Braunfels Tourism Public Improvement District(NBTPID) and the New Braunfels Tourism Public Improvement District Corporation (NBTPIDC)

Summary

CHAMBER proposes to contract with the New Braunfels Tourism Public Improvement District Corporation (NBTPIDC). The contract will enable CHAMBER to implement additional marketing and sales programs to secure increased transient, business, convention, group, event, and other hotel activity to the City of New Braunfels. The contract will be funded by New Braunfels Tourism Public Improvement District (NBTPID) proceeds received from a two percent (2%) special assessment levied against all hotels with five or more rooms within the City of New Braunfels.

To implement this program, the NBTPIDC Board will adopt an annual budget along with specific ROI requirements for sales incentives. The NBTPIDC Board shall adopt sales and marketing policies and protocols under which CHAMBER can, pursuant to advance approval by the NBTPIDC Board, implement projects if the project meets the designated criteria adopted by the NBTPIDC Board. The NBTPIDC Board may choose to provide adjustments to the annual plan throughout the budget year that are consistent with the annual adopted NBTPID budget and service plan, including the shifting of resources as provided in the Service Plan.

Mission of the NBTPID: The New Braunfels Tourism Public Improvement District is a public improvement district dedicated to increasing demand for transient, business, convention, group, and other hotel room night consumption in the City of New Braunfels.

Purpose of the Public Improvement District and the Non-Profit Corporation: The creation of the New Braunfels Tourism Public Improvement District and of the New Braunfels Tourism Public Improvement District Corporation is to ensure the effective and judicious allocation of district assessment revenues to accomplish the above noted mission of the District.

Start-Up Costs for Creation of the PID

It is understood by both the NBTPIDC and by CHAMBER that there are certain start-up costs for creation of the district. These costs may include the consulting, legal, and administrative services that enabled creation of the district. State law provides for the reimbursement of these costs

from the proceeds of the District once it is established and CHAMBER will coordinate the presentation for payment/reimbursement of these costs to the NBTPIDC Board for their approval. These costs must be consistent with the approved budget categories within the service plan.

General NBTPID Operations

Obligations and Expenditures: CHAMBER is authorized to enter into contracts and otherwise obligate and spend NBTPID funds only in accordance with the NBTPIDC Board approved budget and plan. CHAMBER shall not incur obligations or indebtedness for the current or any future fiscal year in excess of its fund balance and/or anticipated revenues that will be available cumulatively by the fiscal year in which the obligation must be paid.

Requisitions to utilize NBTPID funds will only be sought by CHAMBER staff for initiatives that meet the NBTPIDC criteria as outlined in the NBTPID budget and operating plan, unless a specific exception is approved by a majority vote of the NBTPIDC Board of Directors. The CHAMBER Convention and Visitors Bureau President in consultation with the CHAMBER Sr. Vice President of Finance & Administration must review all such expenditures to ensure compliance with this agreement and the approved NBTPID budget and plan. Staff utilizing NBTPID funds shall be bound by current TPID travel and expense policies that are adopted by the NBTPIDC Board.

Maintenance of NBTPID Funds: All assessment funds received from the City of New Braunfels for the NBTPID shall be deposited in a bank account separate from all other CHAMBER funds. Utilized banking institutions shall be FDIC insured and maintain a minimum of either a Moody's rating of "Baa1" or higher, or a Standard & Poor's rating of "BBB+" or higher. An annual investment strategy and goals shall be presented to the NBTPIDC Board as part of the annual plan and budget approval process for funds that do not need to be reserved for maintenance and operation of the district. All funds of the NBTPID shall be handled in full compliance of the Texas Public Funds Investment Act.

Insurance and Audit Services: CHAMBER shall secure insurance and financial and performance audit services for matters pertaining to the NBTPID. Recommendations will be brought to the NBTPIDC Board for approval. The completed performance and annual audit reports will be provided to the NBTPIDC Board and to the City Manager for the City of New Braunfels.

Staffing Pattern and Duties Summary

CHAMBER will accomplish its contractual duties for the NBTPIDC and the NBTPID through a mix of contracts with outside firms, very limited hiring of new staff, and utilization of existing CHAMBER staff. The proposed costs for each of these supplemental resources will be presented to the NBTPIDC Board during the annual budget approval process and shall be solely based on

the percentage of time spent on NBTPID functions that are within the approved NBTPID service plan. These costs must be consistent with the approved budget categories within the service plan.

Approvals from NBTPIDC Board

Approval of Budget, Operating Plan, and Amendments/Exceptions: The annual NBTPID budget and operating plan will be presented to the NBTPIDC Board for approval at a meeting at least 30 days prior to the start of each fiscal year, other than the initial fiscal year of the NBTPID. Proposed amendments or exceptions to the annual plan or to the ROI protocols may be presented to the NBTPIDC Board for approval at their quarterly meetings. If there is a very time sensitive matter, recommendations for amendments or exceptions may be presented to the NBTPIDC Board at other times through email or specially called meetings, in accordance with the NBTPIDC bylaws or board approved operational policies. For the purposes of this agreement, amendments may also include the addition or deletion of previously approved marketing or sales initiatives.

Overall Goals for NBTPID Marketing and Promotion Initiatives: The goals of the NBTPID marketing and promotion initiatives will be outlined definitively in each year's annual plan that will be approved by the NBTPIDC Board. The target audience will include convention and meeting planners, business travelers, and leisure and other hotel activity generating travelers.

Requests for Exceptions to ROI Requirements: While CHAMBER does not anticipate the need to ask for exceptions to the ROI Requirement, it is possible that such a situation may present itself. For example, there may be a business prospect that requires more sales initiatives than the ROI in lodging nights would indicate (e.g.; conventions held by ASAE, MPI, etc.) but offers the city and its hotel sector access to entities that can bring much other needed conventions and groups to our area. In such scenarios and other meritorious situations, CHAMBER staff may bring such items up for consideration to the NBTPIDC Board for their review and consideration. A brief summary of the anticipated ROI and an explanation of the grounds for considering an exception will be provided to the NBTPIDC Board. Whether to grant such an exception will be at the discretion of the NBTPIDC Board. Similarly, the NBTPIDC Board, one of its members, or a funding hotel within the district may propose such an item for consideration by the NBTPIDC Board for its review and consideration.

Shifting Between Expenditure Categories: CHAMBER has the authority to propose to the NBTPIDC Board a shifting of resources between categories for approved activities and efforts. Shifts between categories shall not exceed 10%. Similarly, the NBTPIDC Board on its own motion may propose, approve and require such a shifting of resources.

Conflict of Interest Administration: It is possible that certain hotel members of the NBTPIDC, and in certain cases a majority of the board, will have an interest in a city-wide or regional convention or meeting that may be marketed through the NBTPID. In such cases, CHAMBER shall work with the involved board member(s) to file the appropriate conflict of interest forms as outlined in the bylaws for the NBTPIDC and shall secure the needed votes to authorize the project as outlined in the bylaws for the NBTPIDC.

Reports to the NBTPIDC Board

Reports on Status of Projects/Expenditures: Quarterly and annual reports shall be provided to the NBTPIDC Board on the progress of CHAMBER staff in implementation of the NBTPID programs. These reports will indicate the status of progress on the approved plan, financial statements, and bank balances showing the timing of actual NBTPID revenues and expenses. The quarterly financial statement, balance sheet, and statement of activities shall be maintained and presented in compliance with General Accepted Accounting Principles (GAAP) for non-profit corporations. These reports shall be similar to those currently produced by CHAMBER, incorporating the items contained in the NBTPIDC board approved Service Plan and budget.

CHAMBER staff will also provide courtesy copies of the quarterly and annual reports to the City Manager for the City of New Braunfels for further distribution.

Financial Statements: Financial statements will show the timing in which actual assessments will be collected and when they will be spent. In accordance with standard practices, CHAMBER may book meetings that will be held a number of years later. In this case, a meeting may be booked, and an obligation made, in one year; but the sales incentive/initiative expense will not actualize until the meeting occurs. With this in mind, revenues and expenses may be shown over the ten year term of the district, with expenses being allowed up to three years past the initial term of the PID. Balances are to be carried forward, and all NBTPID assessments along with any earned interest will be proposed for expenditure over the booking period for eligible NBTPID marketing, events, and programs. In accordance with city and state law, any funds not obligated during the term of the district must be returned to the city for distribution back to the assessed properties if the District term is not renewed prior to its dissolution.

Access to NBTPID Materials: Reasonable access to all NBTPID related materials and information shall also be available to the NBTPIDC Board at all times. Courtesy copies of quarterly and annual reports will be emailed to the New Braunfels City Manager & City Council for further appropriate distribution. Requests for access to NBTPID documents by other parties will be handled as required under the Texas Public Information Act.

Orientation for the NBTPIDC Board: An annual orientation shall be done for the NBTPIDC Board on the administration of the NBTPID, board roles and responsibilities, and the responsibilities of CHAMBER under this contract.

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3/23/2026

Agenda Item No. F)

PRESENTER:

Matthew Eckmann, Assistant Director of Public Works

SUBJECT:

Public hearing and first reading of an ordinance abandoning a 0.302-acre portion of right-of-way for a water lane, located between West San Antonio Street and Loop 337.

DEPARTMENT: Public Works**COUNCIL DISTRICTS IMPACTED:** 1**BACKGROUND INFORMATION:****Case Number:** ROW25-136**Applicant:** David D. and Stephanie L. Feltmann
905 Encino Drive
New Braunfels, TX 78130**Agent:** Ink Civil
c/o James Ingalls
2021 SH 46 West, New Braunfels, TX 78132
830-358-7127 / plats@ink-civil.com**Staff Contact:** Matthew Eckmann, Assistant Director Public Works
(830) 221-4089 / meckmann@newbraunfels.gov

The subject right-of-way (r-o-w) is located between the West San Antonio Street r-o-w and the Loop 337 r-o-w adjacent to the property addressed as 3100 West San Antonio Street, and consists of 0.302 unimproved acres (13,143 square feet). The abutting properties are zoned "M-1" Light Industrial District. The subject property abuts the applicant's property at 3100 West San Antonio Street and property owned by UBetcha Storage 2, LLC who declined to participate in this abandonment.

ISSUE:

The applicant is requesting the city abandon the subject r-o-w allowing for the purchase of it to combine with their existing adjacent property. There are existing electric and wastewater utilities within the r-o-w, which will be captured within an easement across the property upon platting. The property is currently unimproved.

An appraisal report was prepared by an independent appraiser indicating an estimated market value of \$19,800

for the r-o-w (see attached Appraisal Summary Sheet).

City departments and New Braunfels Utilities have reviewed the request and have no objections to abandoning the subject r-o-w provided the conditions at the end of the report are implemented to ensure protection of the utility infrastructure.

The applicant has agreed to purchase the property for the appraised value and with the staff conditions referenced at the end of the report.

Surrounding Zoning and Land Use:

North - Loop 337 Right-of-Way

South - West San Antonio Street Right-of-Way

West - M-1/ Applicants Property

East - M-1 / UBetcha Storage 2, LLC

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

The \$19,800 received from the sale of unimproved right-of-way would be deposited into the street trust account and can be used for future roadway improvements. There would be an addition of 0.302 acres to the tax rolls and less r-o-w to maintain with taxpayer dollars, consistent with recommendations in the Land Use Fiscal Analysis.

RECOMMENDATION:

On March 3, 2026, the Planning Commission voted in favor 9-0 for the recommendation to City Council to approve this abandonment subject to the following staff recommendations:

Approval; multiple City departments and NBU reviewed the request and have no objection if approved with the following conditions:

1. The applicant shall provide a Utility Easement equal to the width of the right-of-way.
2. The abandoned right-of-way property must be included within a plat of the adjacent property owned by the applicant in compliance with the City's Subdivision Platting Ordinance. A final plat of the property must be submitted and approved by the City prior to ownership transfer. Recordation of the final plat will occur subsequent to the transfer.
3. All conditions of approval are to be reflected on the plat in the form of notes and easements as appropriate.

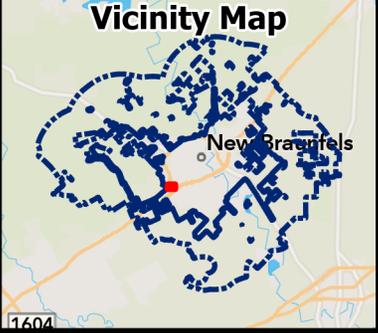


▭ Subject Property

Floodplain

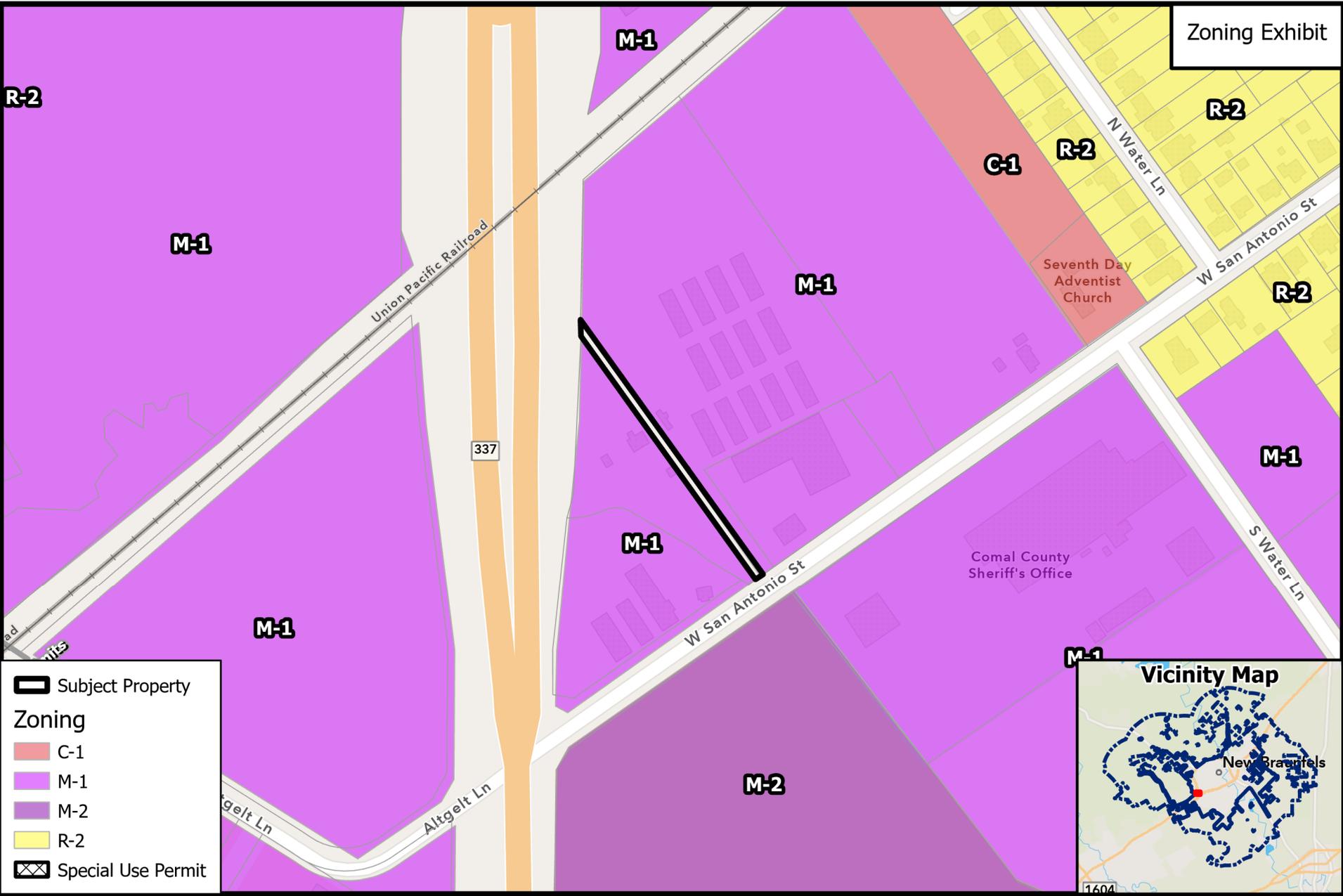
▭ Floodway

▭ 1% Annual Chance Flood Hazard



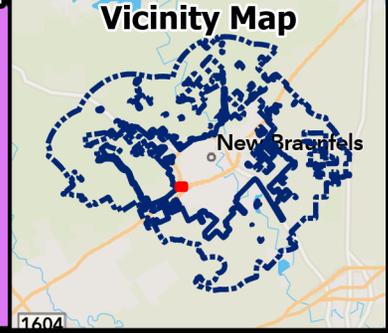
CS26-149
Water Ln ROW Abandonment





Legend

- Subject Property
- Zoning**
- C-1
- M-1
- M-2
- R-2
- Special Use Permit



CS26-149
Water Ln ROW Abandonment





Existing Land Use Exhibit

- Subject Property
- Existing Land Use**
- Residential Low Density
- Commercial
- Industrial
- Government
- Institution
- Open



CS26-149
Water Ln ROW Abandonment





SUBJECT PHOTOS



View of the subject from West San Antonio Street



View of the subject from Loop 337



View of the central portion of the subject, looking south



View of the central portion of the subject, looking south



View of the central portion of the subject, looking north



View of the central portion of the subject, looking south

Note: The yellow line drawn on the photo is used to identify the approximate location boundary of the subject right-of-way to be abandoned and is meant for illustration purposes only.





View of the adjacent tract from West San Antonio Street



View of the adjacent tract from Loop 337



Looking west along West San Antonio Street, subject on the right



Looking east along West San Antonio Street, subject on the left



Looking south along Loop 337, subject on the left



Looking north along Loop 337, subject on the right

**20' WATER LANE
COMAL COUNTY, TEXAS
0.302 OF AN ACRE TRACT**

EXHIBIT "A"

BEING a 0.302 of an acre (13,143 square feet) tract of land lying in the Juan Martin De Veramendi Survey, Abstract 2, Comal County, Texas, same being all of the 20' Water Lane right-of-way and more particularly described as follows:

BEGINNING at a 1/2" iron rod found with plastic cap stamped "Matkin-Hoover Eng & Svy" (N: 13,795,799.01, E: 2,237,338.01) in the northwest right-of-way line of San Antonio St (varying width right-of-way), for the southwest corner of the aforementioned 20' Water Lane, the southeast corner of a called 1.517 acre tract of land described in deed to David Don Feltman and Stephanie Lynn Feltman, recorded in document number 20240617411, Official Public Records, Comal County, Texas, and the southwest corner of the herein described 0.302 of an acre tract;

THENCE leaving the northwest right-of-way of the aforementioned San Antonio St, along the southwest right-of-way line of the aforementioned 20' Water Lane and a northeast line of the aforementioned 1.517 acre tract N35°42'01"W a distance of 643.95 feet (Record – N35°12'51"W a distance of 643.53 feet) to a 3/8" iron rod found in the east right-of-way line of Loop 337 (varying width public right-of-way) for the northwest corner of said 20' Water Lane, the north corner of said 1.517 acre tract and the northwest corner of the herein described 0.302 of an acre tract;

THENCE along the east right-of-way line of the aforementioned Loop 337 and the north right-of-way line of the aforementioned 20' Water Lane N01°40'21"E a distance of 32.95 feet to a point for the north corner of said 20' Water Lane, the west corner of lot 1 of the George Subdivision Unit 1 (recorded in volume 8, page 246, Map and Plat Records, Comal County, Texas) described in deed to Ubetcha Storage 2, LLC a Texas LLC, recorded in document number 202406008129, Official Public Records, Comal County, Texas, and the northwest corner of the herein described 0.302 of an acre tract, from which a 1/2" iron rod with plastic cap stamped "DEE RPLS 6904" bears N83°21'57"E a distance of 0.44 feet;

THENCE leaving the east right-of-way of the aforementioned Loop 337, along the northeast right-of-way line of the aforementioned 20' Water Lane and a southwest line of the aforementioned lot 1, S35°42'01"W a distance of 670.29 feet (Record – S34°57'W a distance of 669.65 feet) to a 1/2" iron rod found in the northwest right-of-way line of San Antonio St for the southeast corner of said 20' Water Lane, a southwest corner of said lot 1 and the southeast corner of the herein described 0.302 of an acre tract;

**20' WATER LANE
COMAL COUNTY, TEXAS
0.302 OF AN ACRE TRACT**

THENCE along the northwest right-of-way line of the aforementioned San Antonio St and the southeast right-of-way line of the aforementioned 20' Water Lane S54°42'49"W a distance of 20.00 feet to the **PLACE OF BEGINNING** and containing 0.302 of an acre (13,143 square feet.)

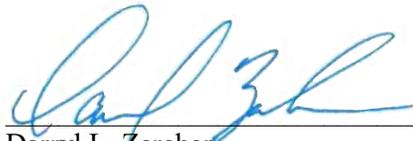
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983 (HARN), South Central Zone.

THE STATE OF TEXAS X
 X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in September of 2024.

Date 27 day of January 2026 A.D.





Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

VICINITY MAP
(NTS)

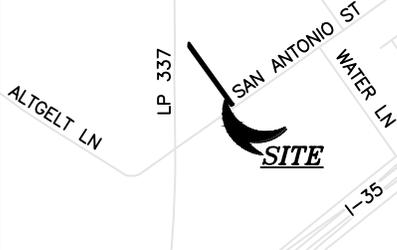


EXHIBIT "A"

TRACT CONTAINING
0.302 OF AN ACRE

SITUATED IN THE JUAN MARTIN DE VERAMENDI
SURVEY, A-2, COMAL COUNTY, TEXAS

Pg. 3 of 3

CDS JOB NO. 124220

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE,
NAD 1983(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE
SURFACE. (GRID X 1.00015 = SURFACE)

PROPERTY OWNER NAMES WERE OBTAINED FROM
THE COMAL COUNTY, TEXAS, APPRAISAL DISTRICT.

LINE	BEARING	DISTANCE
L1	S54°42'49"W	20.00'
L2	N01°40'21"E	32.95'
L3	N83°21'57"E	0.44'

JUAN MARTIN DE VERAMENDI
SURVEY, ABSTRACT 2

GEORGE SUBDIVISION UNIT 1
VOL. 8, PG. 243
M.P.R.C.C.

LOT 1
UBETCHA STORAGE 2,
LLC A TEXAS LLC
CALLED 6.807 ACRES
DOC. 202406008129
O.P.R.C.C.

LOT 3
UBETCHA STORAGE 2,
LLC A TEXAS LLC
CALLED 0.828
OF AN ACRE
DOC. 202406008129
O.P.R.C.C.

LOT 2
UBETCHA STORAGE 2,
LLC A TEXAS LLC
CALLED 1.093 ACRES
DOC. 202406008129
O.P.R.C.C.

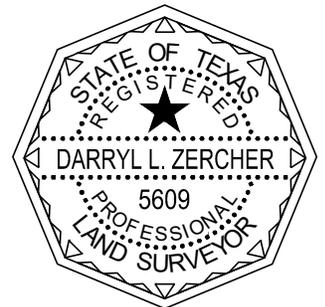
DAVID DON FELTMAN AND
STEPHANIE LYNN FELTMAN
CALLED 1.517
DOC. 20240617411
O.P.R.C.C.

TRACT AREA 0.302 ACRES
(SQUARE FEET = 13,143)

POB
N: 13,795,799.01
E: 2,237,338.01

DARRYL L. ZERCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE
PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ON THE
GROUND SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION,
IN SEPTEMBER OF 2024.



SEE
DETAIL

3/8" IRON
ROD FOUND

1/2" IRON ROD
FOUND STAMPED
"DEE RPLS 6904"

DETAIL
NOT TO SCALE

LOOP 337
(VARYING WIDTH PUBLIC RIGHT-OF-WAY)

LEGEND

- - 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CDS/MUERY S.A. TX."
- - FOUND MONUMENTATION
- - UNMONUMENTED POINT
- POB - PLACE OF BEGINNING
- P - PROPERTY LINES
- R.O.W. - RIGHT-OF-WAY
- - - REFERENCE LINE
- M.R.C.C. - MAP RECORDS OF COMAL COUNTY
- O.P.R.C.C. - OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
- (RECORD) - RECORD CALL TAKEN FROM DOCUMENT
NUMBER 202406017411, O.P.R.C.C.
- ((RECORD)) - RECORD CALL TAKEN FROM VOLUME 8,
PAGE 243, M.P.R.C.C.



DRAWN BY:
J.R.F.

DATE:
01/27/2026

DRAWING NAME:
124220_LP 337 SAN ANTONIO ST_20' WATER.DWG

20' WATER LANE
COMAL COUNTY,
TEXAS



CONCLUSION

In the final analysis of the subject property, similar weight was given to all of the sales. The following is the adjustment table with the concluded opinion of value via the Sales Approach.

	SUBJECT	1	2	3	4
Date	Current	Jun-25	Jun-24	Aug-23	Feb-23
Sale Price		\$475,000	\$478,000	\$395,000	\$900,000
SIZE - SF	79,224	96,154	66,081	85,247	226,773
Unit Price (\$ / SF)		\$4.94	\$7.23	\$4.63	\$3.97

TRANSACTION ADJUSTMENTS

Property Rights	Fee Simple	Similar 0% \$4.94	Similar 0% \$7.23	Similar 0% \$4.63	Similar 0% \$3.97
Financing Terms	Cash	Cash 0% \$4.94	Cash 0% \$7.23	Cash 0% \$4.63	Cash 0% \$3.97
Conditions of Sale	Arm's Length	Normal 0% \$4.94	Normal 0% \$7.23	Normal 0% \$4.63	Normal 0% \$3.97
Market Conditions	Current	Jun-25 3% \$5.09	Jun-24 8% \$7.81	Aug-23 12% \$5.19	Feb-23 15% \$4.56

PROPERTY ADJUSTMENTS

Location	Average	Inferior 5%	Similar 0%	Similar 0%	Similar 0%
Size - SF	79,224	96,154 0%	66,081 0%	85,247 0%	226,773 15%
Physical Features	Average	Inferior 5%	Similar 0%	Similar 0%	Inferior 5%
Utilities	All available	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Zoning	M-1	Similar 0%	Similar 0%	Similar 0%	Similar 0%
Total Adjustment		10%	0%	0%	20%
Adjusted \$ / SF		\$5.60	\$7.81	\$5.19	\$5.48
Adjusted Mean \$ / SF					\$6.02

A value generally in line with the mean is well supported.

Concluded
Unit Value **\$6.00**





CONCLUSION

Based on the provided plat exhibit and county deed records, the area to be abandoned is estimated to contain 0.302 acre (13,143 SF) and is located along the northeast line of the larger parcel. Given the small size and narrow shape of the proposed right-of-way abandonment, it has limited utility as a stand-alone tract. The highest and best use of the proposed abandonment is for use in conjunction with the larger parcel; thus, the value of the area to be abandoned is based on a pro-rata share of the larger parcel. Additionally, it is noted that the area being abandoned is improved with an existing 15-inch sanitary sewer line. According to the plat exhibit provided, a public utility easement over the abandoned area will be maintained for access to and service, maintenance, and operation of the existing/future utility infrastructure. The rights to be purchased, encumbered with the public utility easement, are estimated to be 25% of the fee simple value of the subject property. Please refer to the *Land Valuation* section of the report for the analysis of the land value.

The computation of the value of the area to be abandoned is presented below:

Calculations of the Right-Of-Way Abandonment								
Land Value								
ROW Abandonment -	13,143 SF	x	\$6.00 /SF	x	25%	=	\$19,715	
Total Value of the R.O.W. Abandonment							Rd.	\$19,800

The opinion of value in this report is for real property interest, or real estate which includes the physical land and site improvements within the acquisition. This report does not include a value opinion for personal property or trade fixtures

This appraisal, subject to the assumptions and limiting conditions as expressed herein and conducted according to the Uniform Standards of Professional Appraisal Practice, led us to the opinion that the subject property has a market value of:

VALUE CONCLUSION			
Status	Interest	Date	Value
As Is	Fee Simple	January 8, 2026	\$19,800



ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS ABANDONING APPROXIMATELY 13,143 SQUARE FEET (0.302 ACRES) OF PUBLIC RIGHT-OF-WAY, LOCATED BETWEEN WEST SAN ANTONIO STREET AND LOOP 337, ACCORDING TO THE PROVISIONS OF CHAPTER 253, SECTION 253.001 OF THE TEXAS LOCAL GOVERNMENT CODE; REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City of New Braunfels has street rights to a 13,143 square foot (0.302-acre) tract of land, more or less, being public right-of-way, located between West San Antonio Street and Loop 337, and said right-of-way being in the City of New Braunfels, Texas; and

WHEREAS, the City of New Braunfels, having received a request from David D. and Stephanie L. Feltmann, petitioning the City to consider the abandonment of said right-of-way; and

WHEREAS, after determining that there is no need for the City of New Braunfels or any other surrounding property owners to retain the street right-of-way, it is the decision of the City Council of the City of New Braunfels that action be taken to release same to David D. and Stephanie L. Feltmann in the proper and legal manner; and

WHEREAS, the fair market value of the land is determined to be Nineteen Thousand Eight Hundred Dollars (\$435,000.00) and thus by making the sale of the land to the abutting property owner, the City of New Braunfels will be complying with all sections of said Chapter 253, Section 253.001, and that the sale of said land in this particular instance has been determined by a fair appraisal and is conclusive of the fair market value thereof; **now, therefore;**

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

SECTION 1

THAT the City of New Braunfels, acting by and through its City Manager shall execute a Deed without Warranty to David D. and Stephanie L. Feltmann, or their successor or assigns, conveying all of its right, title and interest in and to the public right-of-way and all rights in and to a 13,143 square foot (0.302-acre) tract of land, more or less, being public right-of-way located between West San Antonio Street and Loop 337,

and said right-of-way being in the City of New Braunfels, Texas. A survey and description of the property to be conveyed is attached as Exhibit "A" If said Deed Without Warranty is not executed within One Hundred Eighty (180) Days of the second and final reading of this ordinance, this ordinance shall become null and void, and a new application for abandonment shall be required.

SECTION 2

THAT the following conditions apply to the said abandonment:

1. The applicant shall provide a Utility Easement equal to the width of the right-of-way.
2. The abandoned right-of-way property must be included within a plat of the adjacent property owned by the applicant in compliance with the City's Subdivision Platting Ordinance. A final plat of the property must be submitted and approved by the City prior to ownership transfer. Recordation of the final plat will occur subsequent to the transfer.
3. All conditions of approval are to be reflected on the plat in the form of notes and easements as appropriate.

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 that they are in conflict.

SECTION 5

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 6

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 March, 2026.

PASSED AND APPROVED: Second reading this 13th day of April, 2026.

CITY OF NEW BRAUNFELS

NEAL LINNARTZ, Mayor

ATTEST:

GAYLE WILKINSON, City Secretary

APPROVED AS TO FORM:

VALERIA M. ACEVEDO, City Attorney

**20' WATER LANE
COMAL COUNTY, TEXAS
0.302 OF AN ACRE TRACT**

EXHIBIT "A"

BEING a 0.302 of an acre (13,143 square feet) tract of land lying in the Juan Martin De Veramendi Survey, Abstract 2, Comal County, Texas, same being all of the 20' Water Lane right-of-way and more particularly described as follows:

BEGINNING at a 1/2" iron rod found with plastic cap stamped "Matkin-Hoover Eng & Svy" (N: 13,795,799.01, E: 2,237,338.01) in the northwest right-of-way line of San Antonio St (varying width right-of-way), for the southwest corner of the aforementioned 20' Water Lane, the southeast corner of a called 1.517 acre tract of land described in deed to David Don Feltman and Stephanie Lynn Feltman, recorded in document number 20240617411, Official Public Records, Comal County, Texas, and the southwest corner of the herein described 0.302 of an acre tract;

THENCE leaving the northwest right-of-way of the aforementioned San Antonio St, along the southwest right-of-way line of the aforementioned 20' Water Lane and a northeast line of the aforementioned 1.517 acre tract N35°42'01"W a distance of 643.95 feet (Record – N35°12'51"W a distance of 643.53 feet) to a 3/8" iron rod found in the east right-of-way line of Loop 337 (varying width public right-of-way) for the northwest corner of said 20' Water Lane, the north corner of said 1.517 acre tract and the northwest corner of the herein described 0.302 of an acre tract;

THENCE along the east right-of-way line of the aforementioned Loop 337 and the north right-of-way line of the aforementioned 20' Water Lane N01°40'21"E a distance of 32.95 feet to a point for the north corner of said 20' Water Lane, the west corner of lot 1 of the George Subdivision Unit 1 (recorded in volume 8, page 246, Map and Plat Records, Comal County, Texas) described in deed to Ubetcha Storage 2, LLC a Texas LLC, recorded in document number 202406008129, Official Public Records, Comal County, Texas, and the northwest corner of the herein described 0.302 of an acre tract, from which a 1/2" iron rod with plastic cap stamped "DEE RPLS 6904" bears N83°21'57"E a distance of 0.44 feet;

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**20' WATER LANE
COMAL COUNTY, TEXAS
0.302 OF AN ACRE TRACT**

THENCE along the northwest right-of-way line of the aforementioned San Antonio St and the southeast right-of-way line of the aforementioned 20' Water Lane S54°42'49"W a distance of 20.00 feet to the **PLACE OF BEGINNING** and containing 0.302 of an acre (13,143 square feet.)

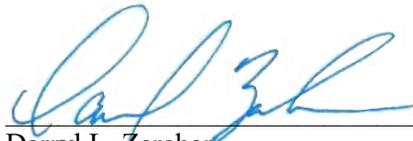
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983 (HARN), South Central Zone.

THE STATE OF TEXAS X
 X **KNOWN TO ALL MEN BY THESE PRESENTS:**
COUNTY OF BEXAR X

I, Darryl L. Zercher, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in September of 2024.

Date 27 day of January 2026 A.D.





Darryl L. Zercher
Registered Professional Land Surveyor
No. 5609 - State of Texas

VICINITY MAP
(NTS)

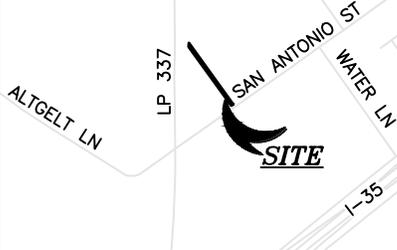


EXHIBIT "A"

TRACT CONTAINING
0.302 OF AN ACRE

SITUATED IN THE JUAN MARTIN DE VERAMENDI
SURVEY, A-2, COMAL COUNTY, TEXAS

Pg. 3 of 3

CDS JOB NO. 124220

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE,
NAD 1983(2011), EPOCH:2010
TEXAS SOUTH CENTRAL ZONE (4204)

ALL DISTANCES SHOWN ARE
SURFACE. (GRID X 1.00015 = SURFACE)

PROPERTY OWNER NAMES WERE OBTAINED FROM
THE COMAL COUNTY, TEXAS, APPRAISAL DISTRICT.

LINE	BEARING	DISTANCE
L1	S54°42'49"W	20.00'
L2	N01°40'21"E	32.95'
L3	N83°21'57"E	0.44'

JUAN MARTIN DE VERAMENDI
SURVEY, ABSTRACT 2

GEORGE SUBDIVISION UNIT 1
VOL. 8, PG. 243
M.P.R.C.C.

LOT 1
UBETCHA STORAGE 2,
LLC A TEXAS LLC
CALLED 6.807 ACRES
DOC. 202406008129
O.P.R.C.C.

LOT 3
UBETCHA STORAGE 2,
LLC A TEXAS LLC
CALLED 0.828
OF AN ACRE
DOC. 202406008129
O.P.R.C.C.

LOT 2
UBETCHA STORAGE 2,
LLC A TEXAS LLC
CALLED 1.093 ACRES
DOC. 202406008129
O.P.R.C.C.

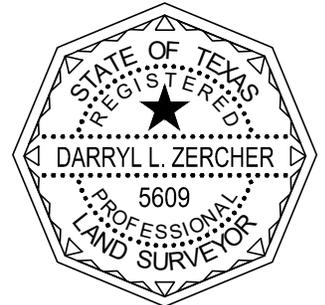
DAVID DON FELTMAN AND
STEPHANIE LYNN FELTMAN
CALLED 1.517
DOC. 20240617411
O.P.R.C.C.

TRACT AREA 0.302 ACRES
(SQUARE FEET = 13,143)

POB
N: 13,795,799.01
E: 2,237,338.01

DARRYL L. ZERCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5609

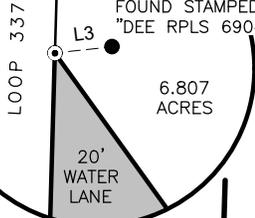
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE ABOVE
PLAT IS A TRUE AND CORRECT REPRESENTATION OF AN ON THE
GROUND SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION,
IN SEPTEMBER OF 2024.



SEE
DETAIL

3/8" IRON
ROD FOUND

1/2" IRON ROD
FOUND STAMPED
"DEE RPLS 6904"



DETAIL
NOT TO SCALE

LOOP 337
(VARYING WIDTH PUBLIC RIGHT-OF-WAY)

LEGEND

- - 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CDS/MUERY S.A. TX."
- - FOUND MONUMENTATION
- - UNMONUMENTED POINT
- POB - PLACE OF BEGINNING
- P - PROPERTY LINES
- R.O.W. - RIGHT-OF-WAY
- - - REFERENCE LINE
- M.R.C.C. - MAP RECORDS OF COMAL COUNTY
- O.P.R.C.C. - OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
- (RECORD) - RECORD CALL TAKEN FROM DOCUMENT
NUMBER 202406017411, O.P.R.C.C.
- ((RECORD)) - RECORD CALL TAKEN FROM VOLUME 8,
PAGE 243, M.P.R.C.C.



3/23/2026

Agenda Item No. G)

PRESENTER:

Sandy Paulos, Director of Finance

SUBJECT:

Discuss and consider the acceptance of the FY 2025 Audit and Annual Comprehensive Financial Report performed by Crowe, LLP.

DEPARTMENT: Finance**COUNCIL DISTRICTS IMPACTED:** None**BACKGROUND INFORMATION:**

Annually, the City of New Braunfels engages an external firm to conduct a comprehensive audit of its financial records. For the fiscal year ending September 30, 2025, this audit was performed by Crowe, LLP, resulting in an unmodified opinion. The findings have been documented in the *City of New Braunfels, Texas Annual Comprehensive Financial Report for the Year Ended September 30, 2025*.

The Annual Comprehensive Financial Report serves to provide detailed financial data and supplementary schedules, enhancing transparency for the City Council and residents. Over the past 17 years, the City has submitted this report to the Government Finance Officers Association of the United States and Canada (GFOA) for consideration in its Excellence in Financial Reporting Program. The City has consistently been recognized with the Certificate of Achievement for Excellence in Financial Reporting each year since first awarded for the fiscal year ending September 30, 2008. This prestigious recognition is awarded to governments that produce reports meeting high standards of readability, organization, adherence to generally accepted accounting principles, and compliance with applicable legal requirements. The City plans to submit the current report for GFOA review once again.

Additionally, Crowe, LLP has prepared an Independent Auditors' Report for the Mayor and City Council. This report provides their professional opinion on the City's financial standing, based on audit findings from the preceding fiscal year. In their review of the Fiscal Year 2025 financial statements, Crowe, LLP concluded that the City of New Braunfels' financial position is fairly represented. Additionally, they provide constructive feedback on financial policies and practices, ensuring continued improvement and compliance.

STRATEGIC PLAN REFERENCE:

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

FISCAL IMPACT:

N/A

RECOMMENDATION:

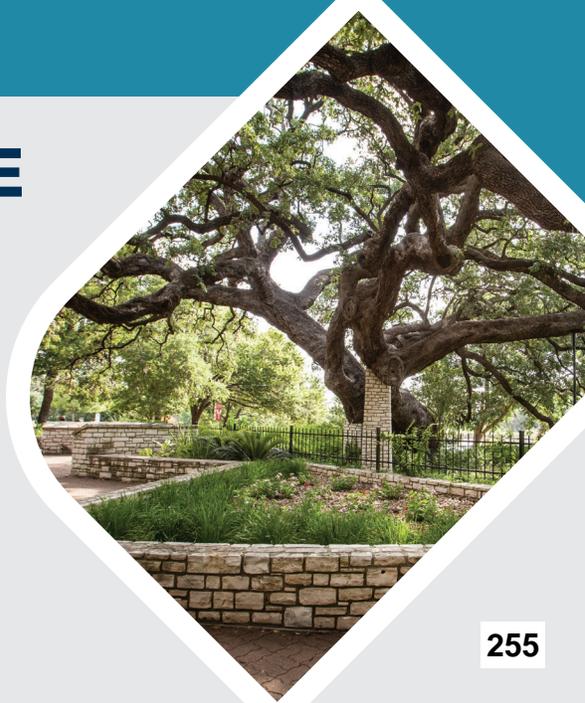
Staff recommends acceptance of the FY 2025 Audit and Annual Comprehensive Financial Report.



CITY OF NEW BRAUNFELS FY2025

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the Fiscal Year Ended
September 30, 2025



CITY OF NEW BRAUNFELS, TEXAS
ANNUAL COMPREHENSIVE FINANCIAL REPORT
For the year ended September 30, 2025

Prepared by
Finance Department

CITY OF NEW BRAUNFELS, TEXAS

ANNUAL FINANCIAL REPORT
For the year ended September 30, 2025

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CITY OF NEW BRAUNFELS, TEXAS

ANNUAL FINANCIAL REPORT
For the year ended September 30, 2025

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CITY OF NEW BRAUNFELS, TEXAS

ANNUAL FINANCIAL REPORT
For the year ended September 30, 2025

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INTRODUCTORY SECTION



FINANCE DEPARTMENT

March 23, 2026

To the Honorable Mayor, Members of the City Council, and Citizens of the City of New Braunfels, Texas:

The Annual Comprehensive Financial Report for the City of New Braunfels, Texas (“City”) for the fiscal year ended September 30, 2025, is hereby submitted. This report was prepared through the cooperative efforts of the Finance Department and the City’s independent auditors. The purpose of the report is to provide the citizens, City Council, management, staff, and other interested parties with detailed information reflecting the City’s financial condition.

This report consists of management’s representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the government’s assets from loss, theft, or misuse; and to compile sufficient, reliable information for the preparation of the City’s financial statements in conformity with Generally Accepted Accounting Principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the City’s framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement. To the best of our knowledge and belief, the enclosed financial statements and schedules are accurate in all material respects and are reported in a manner designed to present fairly the financial position and results of operations of the various funds, departments, and component units of New Braunfels, Texas.

The City Charter requires an independent auditing firm to annually complete an audit of the books and accounts of every City department. The City’s financial statements have been audited by Crowe LLP, a firm of licensed certified public accountants. The independent auditors concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City’s financial statements for the fiscal year ended September 30, 2025, are fairly presented in conformity with GAAP. The independent auditors’ report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management’s Discussion and Analysis (MD&A). The basic financial statements, including the accompanying notes, represent the core of the financial section. These financial statements present the financial condition of the City as a single entity, as well as the individual funds that account for the City’s various governmental and business-type activities. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City’s MD&A can be found immediately following the report of the independent auditors.

TEL 830.221.4387
www.newbraunfels.gov

550 LANDA STREET
NEW BRAUNFELS, TEXAS 78130

PROFILE OF THE GOVERNMENT

New Braunfels is a dynamic and historic Texas community of about 117,000 located on Interstate 35, 30 miles north of San Antonio and 45 miles south of Austin. New Braunfels is the largest city in Comal County and serves as the County seat. The City's geographic boundaries encompass approximately 45.5 square miles. The City's history is one of the richest in Texas and is cherished by its residents who strive to preserve and protect their heritage that reflects both strong German and Hispanic influences. Often referred to as the "City of a Prince" (because it was founded by Prince Carl of Solms Braunfels), early New Braunfels became an important part of Texas civilization and industry. The community has always been committed to preserving its rich history and this has tied into the established tourism industry, a major factor in the economy of today's New Braunfels. Our location, year-round entertainment options, natural resources and vibrant economy are just a few of the factors that have led to the continued growth in population.

As provided in its Home Rule Charter, a Mayor and a six-member City Council govern the City of New Braunfels. The Mayor is elected at large while the remaining City Council members represent the six City Council Districts of the City. All policy-making decisions are vested in the City Council. Among other duties, the City Council appoints a City Manager who directs the day-to-day operations of the City under guidelines and policies of the City Charter and the City Council and is responsible for presenting a Proposed Annual Budget and Plan of Municipal Services to City Council. Each City Council member is elected for a three-year term on a staggered basis. The City Charter limits service to a total of three terms of office, whether served as council member or Mayor.

The City of New Braunfels is a full-service municipal organization with the organizational structure and divisions as depicted in the organizational chart in the Introductory Section of this document. The City provides a full range of external services that includes police and fire protection, emergency response services, solid waste service and recycling, maintenance of streets and drainage infrastructure, recreational activities (including a full-service indoor recreation center) library services, planning and development services, code enforcement, animal control, river management, golf course management, civic/convention center management, a municipal court, a system of municipal parks, as well as the New Braunfels National Airport. Citizen engagement and involvement is a major component of the City's operations and policy development process, which has 35 active boards and commissions.

The New Braunfels Economic Development Corporation (NBEDC), a non-profit corporation, was formed to administer a special 3/8 of one cent sales tax for economic development. The City Council appoints all NBEDC board members and must approve the NBEDC's budget and associated expenditures. Because of this, City management has included the NBEDC in its financial reports as a discretely presented component unit. In addition, New Braunfels Utilities (NBU) is a City-owned water, wastewater, and electric utility serving the City of New Braunfels and some of the surrounding area. The City Council appoints these board members as well and approves proposed debt issuances and/or rate adjustments of the utility. The City also has five Tax Increment Reinvestment Zones (TIRZ), two of which were established in early FY 2026, so will not be reported on in this document. TIRZ #1 established in 2007 encompasses the Creekside Shopping Center, TIRZ #2 established in 2019 encompasses the area known as the "Milltown" area, TIRZ #3 established in 2021 is in the downtown district of New Braunfels, TIRZ #4 established in late 2025 (FY 2026), encompasses the Zipp Family Sports Park area, and TIRZ #5 also established in late 2025 (FY 2026) encompasses the West End area. The City Council appoints the board members and approves the annual budgets as well. Therefore, City Management has included all the TIRZ and the New Braunfels Development Authority (NBDA) as blended component units. In January 2019, the Solms Landing Public Improvement District (PID) was created. The PID is a 98-acre development east of I-35 in the Creekside area and will incorporate a mixture of residential and non-residential developments. For reporting purposes, City Management includes the Solms Landing PID as a fiduciary fund.

The City interacts or contracts with various other governmental and non-governmental entities (e.g., Comal County, the New Braunfels Housing Authority, Texas Department of Transportation, and the New Braunfels Independent School District), but is not financially accountable for those entities.

FINANCIAL AND BUDGET MANAGEMENT

The City of New Braunfels maintains a system of budgetary controls, the objective of which is to ensure compliance with the legal provisions of the annual appropriated budget approved by the City Council. The annual Operating Budget and Plan of Municipal Services is the foundation of said controls. It governs all expenditures within a certain fiscal year, which runs from October 1st to September 30th. The budget document also ensures that resource allocation aligns to the City's long-term financial planning and initiatives. The budget is proposed by the City Manager and adopted by the City Council in accordance with policies and procedures established by the City Charter, City Council ordinances, State requirements, and City policies. The budget is prepared and presented by fund (e.g., general fund), department (e.g., police), and expenditure group (e.g., employee expenses, operations expenses, and capital expenses).

The budget, as adopted by City Council, controls expenditures for the General Fund at the department level. This means that although funds are allocated into individual line items in each budget and those line-item allocations are adopted as part of the budget, departments and City Management have some flexibility in expensing these funds. For example, City Management can approve transfers from one expenditure group to another i.e., employee expenditures to operating expenditures. City Council action is required only if a departmental budget needs to be increased or decreased.

In the Community Development Block Grant, Special Revenue and Grants Funds and NBEDC budgets, appropriations are controlled at the project level but adopted at the fund level. As the City Council accepts federal entitlements and grants, as donations are received from outside sources, and as projects are approved, those proceeds are appropriated and available to departments to expend for identified City purposes and needs. Capital improvement funds are also controlled at the project level. Expenditures within the individual projects may span fiscal years. However, budgetary control is exercised by fiscal year. This provides better budgetary control for these types of activities.

Budget preparation begins with at least one City Council retreat to establish clear budget priorities of both the City Manager and City Council. During one of the retreats, the Five-Year Financial Forecast is presented which assists the City Council and Executive Leadership Team in setting and operationalizing budget priorities and goals. Budget development is a year-long process that includes several other functions. This is best illustrated in the graphic below:



The City's budget team facilitates a kickoff meeting in the early spring to instruct all City departments on their responsibilities regarding revenue/expenditure analysis and the creation of resource requests. City Management is provided performance and budget metrics to support the justification of new resource requests. The City Council will hold several workshops to thoroughly review the budget. The City Charter mandates that a proposed budget be presented to the City Council at least 45 days prior to the end of the fiscal year. Furthermore, the City Charter requires that a public hearing be held prior to the adoption of the budget. The City adopts a budget for all governmental funds. For more information, please refer to the City of New Braunfels FY 2025 Adopted Budget and Plan of Municipal Services which can be found at www.newbraunfels.gov. The city also adheres to a variety of other state requirements as part of adopting the annual budget and tax rate.

Monthly financial reports are generated that allow the leadership team, City Council, and citizens (as these reports are posted on the City's website) to monitor revenues, expenditures, and other key organizational/economic metrics. In addition, the Finance and Audit Committee, which is made up of the Mayor, Mayor Pro Tem, and one additional council member, meet quarterly to review the latest financial report as well as other key financial indicators such as our latest investment report and sales tax analysis. The Committee is also briefed on the status of the budget document and/or the Annual Comprehensive Financial Report.

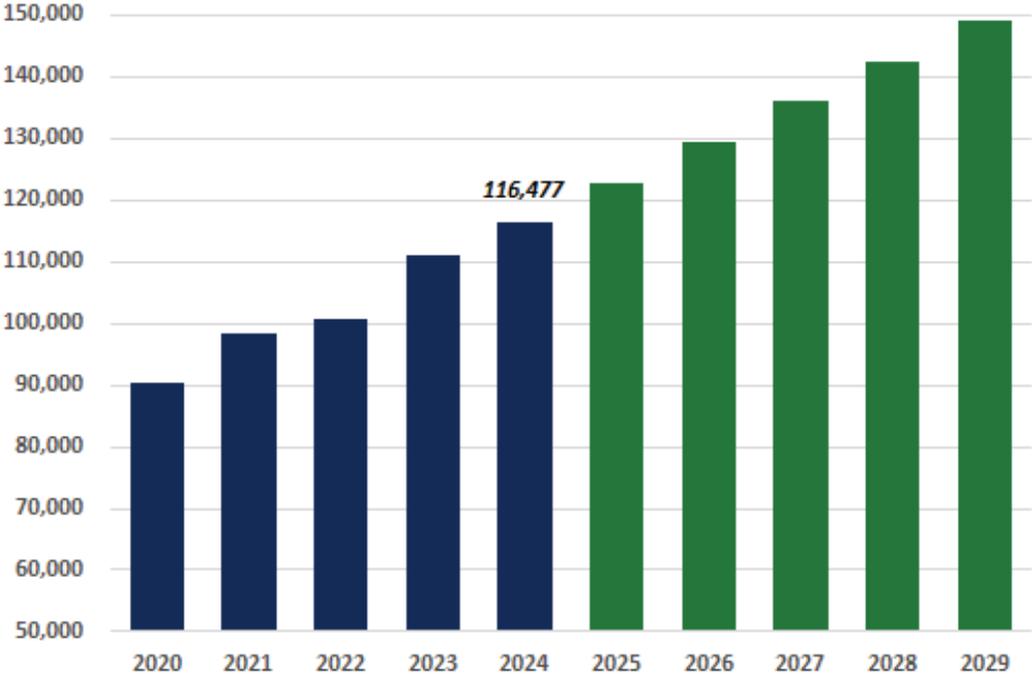
ECONOMIC CONDITION AND OUTLOOK

The national economy influences the New Braunfels and larger San Antonio economy in a variety of ways. Interest rates affect individual and business purchasing and construction. Inflation continued to be a concern for FY 2025, affecting local purchases and wages. An assessment of New Braunfels' economic performance and forecasting begins with a discussion around the widely documented and understood reality that New Braunfels has consistently been amongst the fastest growing cities in the United States. An examination of trends around New Braunfels' population growth suggests the city's attractiveness as a place to relocate has accelerated in recent decades. Since 2010, New Braunfels' population growth (102%) has more than tripled that of the San Antonio-New Braunfels MSA (29%) and nearly doubled that of the Austin MSA (49%).

The latest official census information for New Braunfels provides a July 2024 population estimate of 116,477. This represents a compounded annual growth rate (CAGR) of 5.1% since the 2010 census estimate of 57,740. While applying the 5.1% CAGR projection through the forecast period would make intuitive sense, there is a practical limitation to the number of people that can locate within city limits in each period. This growth rate of 5.1% means that, on average, approximately 4,200 people have located to the city every year since 2010. In some years this number was higher and in other years it was lower. The availability of developable property and other variables such as the construction of new water and wastewater infrastructure suggest that the 4,200 figure likely represents the upper bounds of annual population growth.

When a 5.1% CAGR is applied from the 2024 figures over a five-year period, it predicts that approximately 5,900 people will be added annually for an estimated total population of 149,000 by 2029:

Population History and Projections



It is estimated that New Braunfels receives more than 6 million visitors a year. A 2024 economic impact analysis found that the tourism industry accounted for approximately \$1.3 billion in 2024, an increase of 3% from the 2023 analysis. In 2024, the hospitality industry employed 12,019 direct workers and supported another 3,985 indirect workers in spinoff jobs in the community, accounting for 31.4% of total area employment.

New Braunfels continues to demonstrate strong and sustained economic momentum. Employment has grown 28.2% over the past five years, reaching 58,912 jobs and significantly outpacing national growth trends. The regional economy now generates approximately \$8.66 billion in gross regional product, anchored by retail trade, wholesale trade, construction, health care, transportation and warehousing, and a growing manufacturing sector. Manufacturing continues to strengthen as a key traded-sector driver, contributing to output growth and providing higher-wage employment opportunities. Together, these indicators reflect a diversified, high-growth local economy supported by strong population gains, expanding logistics and industrial activity, and a vibrant small business base.

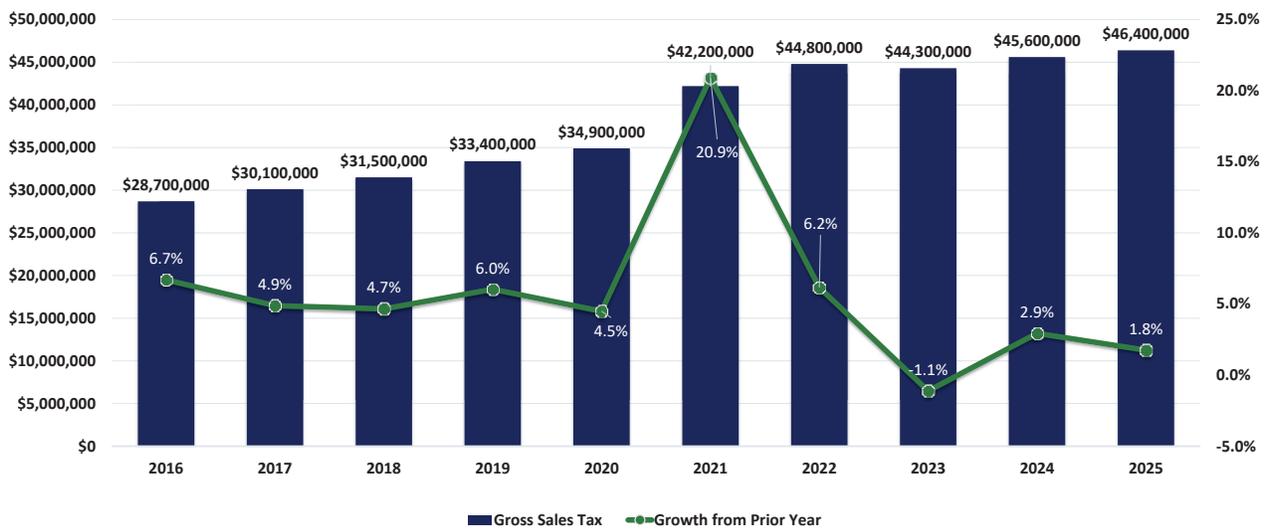
Government (including school district, local, state, and federal), accommodation and food services, administrative support services, professional services, retail trade, and healthcare and social assistance account for the largest share of jobs in the community.

New Braunfels’ economic performance and overall growth is somewhat linked to the broader San Antonio region. The region continues to see low unemployment and wage growth. New Braunfels’ attraction to college educated adults is leading to higher shares of the population having completed a bachelor’s degree or greater. This is likely to lead to continued household income growth overall. A recent market analysis of all major commercial real estate classes – office, retail, industrial, and hospitality- showed that New Braunfels occupancy rates and rent growth is among the strongest in the region. As such, the City can expect to see the private sector move to meet the demand for these uses in the area. The question of whether those potential projects can be accommodated within the City limits, however, is a question of the availability of a clear path towards redevelopment and infill of parcels.

Sales Tax Activity

Sales taxes represent the single largest source of revenue to the City’s General Fund. In addition, due to the positive effect that tourism has on our economy, sales tax collections are somewhat seasonal, with the largest monthly collections occurring during the summer. As depicted in the graph, sales tax revenue has experienced fluctuating growth over the past decade. In Fiscal Year 2023, there was a decline in sales tax revenue compared to Fiscal Year 2022. This decrease was primarily due to the inclusion of sales tax revenue in Fiscal Year 2022 from the City’s largest taxpayer, who altered their business model during that year. This change resulted in a significant reduction in tax remitted to the City in Fiscal Year 2023. Additionally, a correction made by the Comptroller’s Office in Fiscal Year 2023 addressed an error where sales tax payments from a large taxpayer—whose location had been incorrectly identified as within the city limits—had been included in the City’s prior payments. Sales tax revenue for Fiscal Year 2025 continued to exhibit volatility, reflecting ongoing economic pressures. Despite this, revenue increased by 1.8% compared to Fiscal Year 2024, achieving another record year for gross sales tax collections.

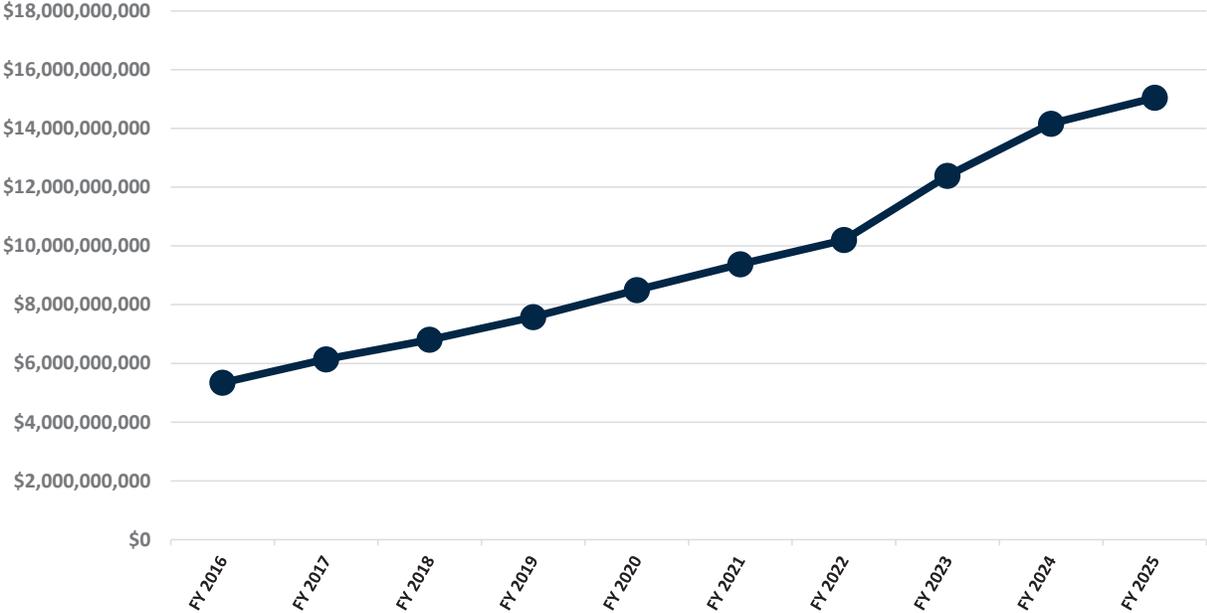
Gross Sales Tax Collections and Growth



Property Values and Tax Rate

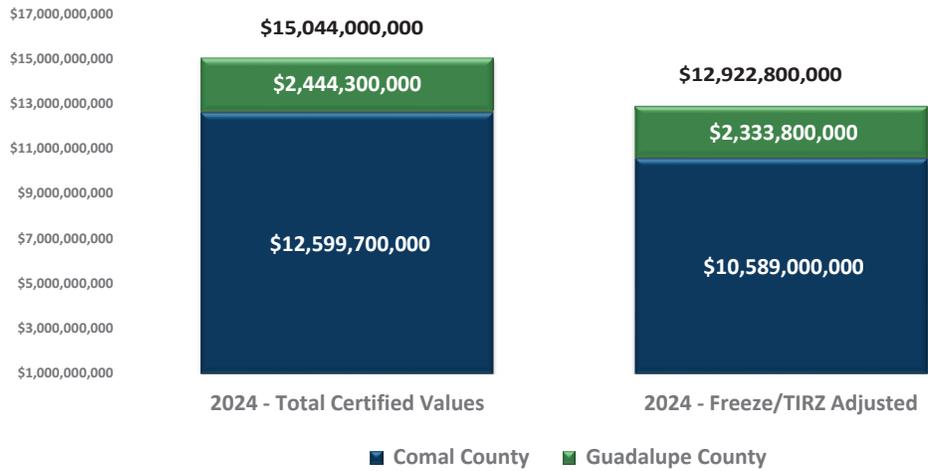
As mentioned earlier, the City of New Braunfels has been, and continues to be recognized as, one of the fastest growing cities in the country. The increase in population has resulted in an increase in the demand for City services. As can be seen in the graph below, population growth has had a direct impact on the total increase in commercial, industrial, and residential property values. However, the City has been anticipating a stabilization of property values, as reflected in the FY 2025 data shown in the graph below. The following graph provides the most current available data through tax year 2024 (Fiscal Year 2025).

City of New Braunfels Total Appraised Values

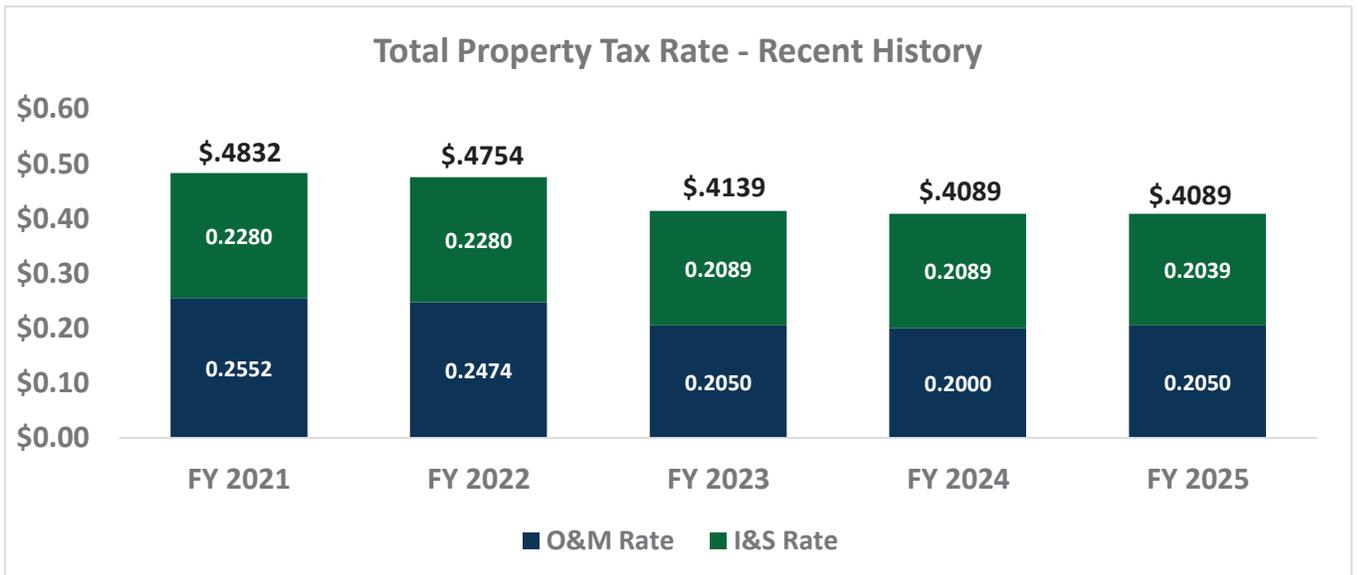


For tax year 2024 (Fiscal Year 2025) total appraised values were approximately \$15.0 billion dollars, which represented a 6.2% increase from the prior year. Freeze adjusted values, which adjusts for the values that are impacted by the over-65 property tax exemption as well as the TIRZ, totaled \$12.9 billion.

2024 Property Values



Growth in property tax values has allowed the City to maintain, and even reduce its tax rate in recent history, as evidenced in the following graph.



Major Developments

In 2007, the City established its first Tax Increment Reinvestment Zone (TIRZ) to support the development of a 400-acre master-planned, mixed-use project (Creekside TIRZ). At the time, the total value of all property within the district was approximately \$5 million. Today, the development features over 1 million square feet of retail space, a 130-bed hospital, various dining options, housing, and an entertainment complex. The total taxable value of improvements within the zone now exceeds \$700 million. The next phase of development will focus on expanding housing and entertainment offerings. In 2025, Top Golf opened in Creekside which is expected to be the catalyst for continued entertainment focused development within the town center. In 2024, Fire Station #7 became operational. It is situated within the TIRZ boundaries and fully supported by the Creekside TIRZ.



Fire Station #7 Uncoupling Ceremony

In the fall of 2019, the City Council established the boundaries of TIRZ #2. The zone is located in and around the area traditionally known as “Milltown” and includes some or all properties adjacent to McKenna Avenue, Oasis Street, Wright Avenue, Porter Street, and Rusk Avenue, including the Faust Street Bridge and Beaty Street. The redevelopment plan anticipates a mix of uses on the site to include a hotel, multi-family housing, office, retail, and entertainment spaces exceeding \$100 million in total project costs.

In 2021, the City established the boundaries of TIRZ #3, which is entirely made up of portions of the downtown area. TIRZ #3 will serve as a reinvestment tool to allow for targeted infrastructure investments in the downtown area. There are several major redevelopment projects in various stages of development in the downtown area and TIRZ #3 will provide a dedicated funding source to ensure that the infrastructure in and around these areas are adequate.

In 2025, the City established the boundaries for TIRZ #4, which encompasses 195.9 acres that includes the Zipp Family Sports Park. TIRZ #4 will provide dedicated funding for projects such as parks and street enhancements, public infrastructure improvements, and economic development incentives and grants.

Also in 2025, TIRZ #5 was established. TIRZ #5 will cover approximately 156.5 acres in the West End area of New Braunfels and will be used to address items identified in the West End Area Plan such as parks and streets enhancements, public infrastructure improvements, parking improvements, and economic development incentives and grants.

Veramendi and Mayfair, which are both water control and improvement districts (WCID) are currently in different stages of development. These master planned communities will include a variety of residential and commercial uses. While these developments are outside of the city limits, the City has entered into development agreements with each agency. As a result of these agreements, the City will receive development related revenue as well as sales taxes on commercial properties. The City is also positioned to gain indirect economic benefits as these developments progress.

While greenfield residential development has been progressing rapidly over the past 10 to 15 years, the City is now seeing a rise in infill development, both residential and commercial. The City anticipates that tourism will remain robust, as New Braunfels continues to offer exceptional attractions at affordable prices. Together, the diverse range of attractions, natural resources, and commercial/industrial development contribute to a strong and positive long-term economic outlook.

MAJOR INITIATIVES AND ACCOMPLISHMENTS

Strategic Plan

In the summer of 2023, the City initiated a comprehensive process to update its Strategic Plan, with the finalized version adopted in April 2024. The updated plan outlines five key Strategic Priorities:

- Economic Mobility
- Enhanced Connectivity
- Community Identity
- Organizational Excellence
- Community Well-being

These priorities are supported by 39 objectives and 62 performance measures, which have been and will continue to be used to guide the development of the fiscal and operational policies and resource allocation for the City of New Braunfels.

Capital Investment

Over the last 20 years, more than \$400 million in capital improvement investments have either been completed or are currently underway. \$93 million stems from the 2013 bond projects, \$143 million from the 2019 bond projects, and \$140 million from the 2023 bond projects. Projects funded by bond programs have allowed for improvements in streets and drainage, public safety, libraries, and quality of life. The following pictures are several of the bond projects that are recently completed or currently under construction.



Citywide Streets – Union



Citywide Intersections



Fire Station #5



Zipp Family Sports Park

Additional detail on completed or in progress capital investments can be found in the Operating Budget and Plan of Municipal Services Document or on the City's website.

Future Capital Investment

In May of 2023, citizens voted in favor of an additional \$140 million in continued capital investment. The 2023 bond program is comprised of three propositions. The streets proposition totals nearly \$99 million, with the remaining funding going towards a proposition for parks and for a southeast library branch. The 2023 bond program was developed over a nearly two-year process, which involved a bond advisory committee, citizen survey, an update to the City’s Capital Improvement Plan, and multiple public input meetings. These efforts then led to the City Council determining a final composition of the projects and propositions. In addition to the \$140 million investment, the NBEDC has committed to an additional \$25 million of projects that were originally considered by the bond committee as well as additional investments including \$8 million of additional parkland (pictured below).



Southeast Library Rendering



Northwest Park Land

Maintaining and meeting service level expectations from the community

Maintaining and enhancing service levels has been a significant challenge for the City and continues to be so. However, the Fiscal Year 2025 operations and maintenance portion of the tax rate remains lower than it was in Fiscal Year 1998. Over the past 15 years, the City has made substantial investments in infrastructure and services, including the opening and staffing of new fire stations, a new police department facility, and a Veterans’ Memorial. The City has also established operations at several new parks and recreation facilities, such as Fischer Park and the Das Rec Recreation Center, completed Phase 1 of the new Mission Hill Park, and opened and staffed the new West Side Library. In addition, the City has expanded its streets maintenance crews, added positions to streamline the development review process, established a Transportation and Construction Services Division, and increased staffing in both the Police and Fire Departments, among numerous other initiatives. The City remains committed to prioritizing investments in technology and equipment to further enhance efficiency and productivity.

RESERVES AND BOND RATING

The General Fund ended the year with a total fund balance of \$36 million. This balance provides adequate protection against unforeseen occurrences and fluctuations in revenue sources. The City’s financial policies require fund balance of at least 25 percent of operating expenditures; however, the City has maintained a minimum of a 30 percent of recurring expenditures fund balance to protect our bond rating. Growth in fund balance continues to be driven by conservative budgeting policies. As a result, the organization carried surplus reserves over the past five fiscal years. This has provided the opportunity to make significant investments in one-time equipment and initiatives. The City’s commitment to sound financial management and strong reserves is reflected by its Standard and Poor’s rating of AA, Moody’s rating of Aa2, and Fitch rating of AA.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of New Braunfels for its Annual Comprehensive Financial Report for the fiscal year ended September 30, 2024. To be awarded a Certificate of Achievement, a government

must publish an easily readable and efficiently organized Annual Comprehensive Financial Report. This report must satisfy both GAAP and applicable legal requirements. This was the 17th year that the City has achieved this prestigious award (in recent history).

The Triple Crown Award designation recognizes governments who have received GFOA's Certificate of Achievement for Excellence in Financial Reporting, Popular Annual Financial Reporting Award and Distinguished Budget Presentation Award for a fiscal year. The City of New Braunfels has achieved this distinction annually since 2019.

A Certificate of Achievement is valid for a period of one year only. We believe that our current Annual Comprehensive Financial Report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

The timely preparation of the Annual Comprehensive Financial Report requires significant cooperation and teamwork. In recognition of this, the Finance Department expresses its sincere appreciation for the leadership and support provided by the City Council, the Finance and Audit Committee, and the City Manager's Office. Additionally, the collaborative efforts of our Finance team and the external audit firm were instrumental in the successful completion of this report.

Respectfully Submitted,



Robert Camareno City
Manager



Sandy Paulos
Director of Finance



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of New Braunfels
Texas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2024

Christopher P. Morrill

Executive Director/CEO

CITY OF NEW BRAUNFELS, TEXAS
ORGANIZATIONAL CHART



City Council

 <p>Valeria Acevedo City Attorney vacevedo@newbraunfels.gov 830-221-4261</p>	 <p>Robert Camareno City Manager rcamareno@newbraunfels.gov 830-221-4260</p>	 <p>Rose Zamora Municipal Court Judge rzamora@newbraunfels.gov 830-221-4180</p>
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 <p>Cole Johnson Director of Library dcjohnson@newbraunfels.gov 830-221-4322</p>
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-  Council Appointed Official
-  Assistant City Manager
-  Director
-  Division

 <p>Greg Malatek Director of Public Works gmalatek@newbraunfels.gov 830-221-4025</p>
--

 <p>Gayle Wilkinson City Secretary gwilkinson@newbraunfels.gov 830-221-4010</p>

 <p>Ruth Sandoval Municipal Court Administrator rsandoval@newbraunfels.gov 830-221-4193</p>

NEW BRAUNFELS CITY COUNCIL



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District Two
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District Three
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District Four
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District Five
Mary Ann Labowski
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District Six
April Ryan
april.ryan@newbraunfels.gov



FINANCIAL SECTION

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and
City Council Members of the
City of New Braunfels, Texas

Report on the Audit of the Financial Statements***Opinions***

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of New Braunfels (the "City"), as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the report of the other auditors, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of September 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the New Braunfels Utilities, a discrete component unit of the city ("NBU"), which represent 98 percent and 97 percent, respectively, of the assets and net position of the aggregate discretely presented component units as of July 31, 2025, and 97 percent of the revenues of the aggregate discretely presented component units for the year then ended. Our report includes a reference to other auditors who audited the financial statements of New Braunfels Utilities, a discrete component unit of the City, as described in our report on the City's financial statements. This report does not include the results of the other auditors' testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions

(Continued)

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information, and schedules of changes and contributions related to the City and NBU's participation in various pension and OPEB plans as identified on the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

(Continued)

We and other auditors have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining statements and schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us and other auditors. In our opinion, based on our audit, the procedures performed as described above, and the report of other auditors, the combining statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 16, 2026 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



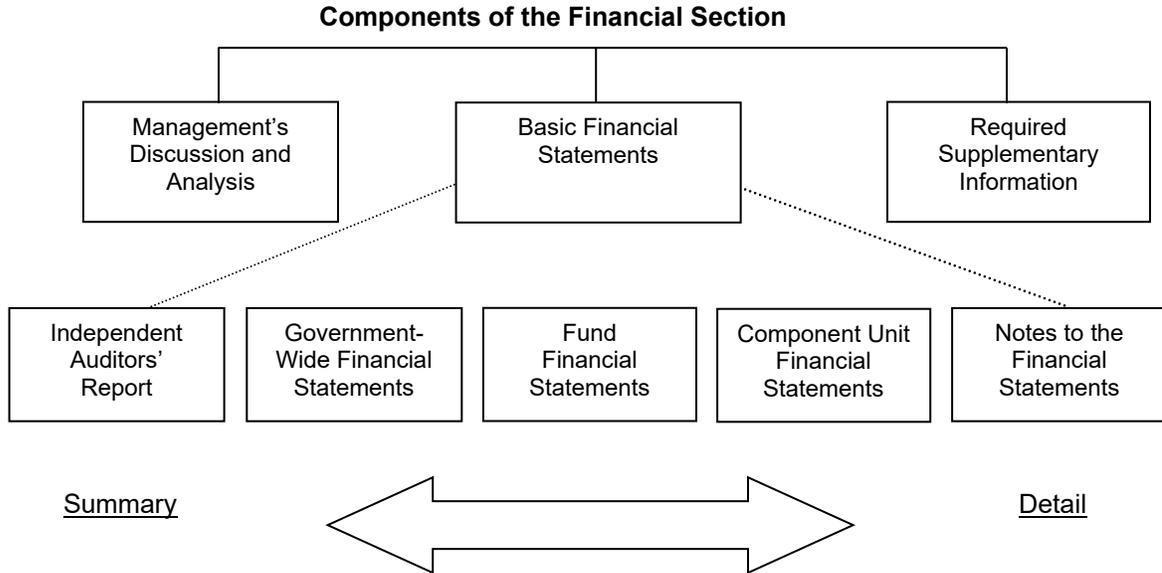
Crowe LLP

Houston, Texas
March 16, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

The purpose of the Management's Discussion and Analysis (MD&A) is to give the readers an objective and easily readable analysis of the financial activities of the City of New Braunfels, Texas (the "City") for the year ending September 30, 2025. The analysis is based on currently known facts, decisions, or economic conditions. It presents short and long-term analysis of the City's activities, compares current year results with those of the prior year, and discusses the positive and negative aspects of that comparison. Please read the MD&A in conjunction with the City's financial statements, which follow this section.

THE STRUCTURE OF OUR ANNUAL REPORT



The City's basic financial statements include (1) government-wide financial statements, (2) individual fund financial statements, and (3) notes to the financial statements. This report also includes supplementary information intended to furnish additional detail to support the basic financial statements themselves.

Government-Wide Statements

The government-wide statements report information for the City as a whole. These statements include transactions and balances relating to all assets, including infrastructure capital assets. These statements are designed to provide information about cost of services, operating results, and financial position of the City as an economic entity. The Statement of Net Position and the Statement of Activities, which appear first in the City's financial statements, report information on the City's activities that enable the reader to understand the financial condition of the City. These statements are prepared using the *accrual basis of accounting*, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account even if cash has not yet changed hands.

The Statement of Net Position presents information on all the City's assets, liabilities, and deferred outflows/inflows of resources, with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating. Other nonfinancial factors, such as the City's property tax base and the condition of the City's infrastructure, need to be considered to assess the overall health of the City.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the year ended September 30, 2025

The Statement of Activities presents information showing how the City's net position changed during the most recent year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows – the accrual method rather than modified accrual that is used in the fund level statements.

The Statement of Net Position and the Statement of Activities divide the City's financials into two classes of activities:

1. *Governmental Activities* – The City's tax-supported services are reported here including police and fire protection (public safety), streets and drainage (public works), library, finance and tax, parks and recreation, planning and environmental development, and general administrative services (general government). Interest payments on the City's tax-supported debt are also reported here. Property tax, sales tax, franchise fees, municipal court fines, and permit fees finance most of these activities.
2. *Business-Type Activities* – Services involving a fee for those services are reported here. These services include the City's airport, solid waste, golf course, and civic/convention center services, as well as interest payments on debt issued for equipment financing.

The government-wide financial statements include not only the City itself (known as the primary government), but also a legally separate economic development corporation and a legally separate utilities entity for which the City is financially accountable. Financial information for these component units is reported separately from the financial information presented for the primary government itself. The Tax Increment Reinvestment Zone No. 1 ("TIRZ"), the New Braunfels Development Authority (NBDA), the River Mill TIRZ, and the Downtown TIRZ although legally separate, function for all practical purposes as departments of the City and have been included as an integral part of the primary government.

FUND FINANCIAL STATEMENTS

Funds may be considered as operating companies of the parent corporation, which is the City. They are usually segregated for specific activities or objectives. The City uses fund accounting to ensure and demonstrate compliance with finance-related legal reporting requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the year. Such information may be useful in evaluating the City's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the year ended September 30, 2025

The City maintains 53 individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the general fund, the debt service, 2019 capital improvement, 2023 capital improvement, parks improvement, and grant funds, which are considered to be major funds for reporting purposes. The hotel/motel tax fund is not a major fund, but the City has elected to present it as major due to its significance.

The City adopts an annual appropriated budget for its general fund, debt service fund, and select special revenue funds. Budgetary comparison schedules have been provided for these funds to demonstrate compliance with these budgets.

Proprietary Fund: The City maintains two types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for its airport, solid waste, golf course, and civic/convention center services. The proprietary fund financial statements provide separate information for the airport and solid waste funds. The proprietary fund financial statements can be found in the basic financial statements of this report.

The City also uses an internal service fund to account for its self-funded health plan and city-wide fleet services. These internal service funds have been included within governmental activities in the government-wide financial statements.

Fiduciary Funds: Fiduciary funds are used to account for resources held for the benefit of parties outside of the government. Fiduciary funds are not reported in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The City maintains two types of fiduciary funds. The private-purpose trust fund is used to report resources held in trust for contributions and payments made on behalf of the Solms Landing Public Improvement District (the "PID"). The custodial fund is used to report the collection of special assessment tax revenue and the associated contributions to the private-purpose trust fund. The fiduciary fund financial statements can be found in the basic financial statements of this report.

Notes to Financial Statements: The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes are the last section of the basic financial statements.

Other Information: In addition to basic financial statements, MD&A, and accompanying notes, this report also presents certain Required Supplementary Information (RSI). The RSI includes a budgetary comparison schedule for the general, grants, and hotel/motel tax funds, schedules of changes in net pension liability and related ratios for the Texas Municipal Retirement System (TMRS), a schedule of changes in total OPEB liability and related ratios for the TMRS Supplemental Death Benefit Fund, schedule of changes in total OPEB liability and related ratios for the Retiree Benefits program, and schedules of contributions for TMRS. RSI can be found after the notes to the basic financial statements.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the year ended September 30, 2025

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of the City's financial position. Assets and deferred outflows of resources exceed liabilities and deferred inflows of resources by \$158,775,002 as of September 30, 2025 for the primary government. This compares with \$139,901,405 from the prior fiscal year. A portion of the City's net position, \$100,885,461, reflects its investments in capital assets (e.g., land, buildings and improvements, equipment, construction in progress, right-to-use equipment, subscription assets, and infrastructure), less any outstanding debt used to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the assets themselves cannot be used to liquidate these liabilities.

Statement of Net Position: The following table reflects the condensed Statement of Net Position:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
ASSETS						
Current and other assets	\$ 223,666,058	\$ 226,301,675	\$ 16,597,671	\$ 16,075,277	\$ 240,263,729	\$ 242,376,952
Capital assets, net	340,415,843	293,904,351	23,114,163	24,159,782	363,530,006	318,064,133
Total assets	<u>564,081,901</u>	<u>520,206,026</u>	<u>39,711,834</u>	<u>40,235,059</u>	<u>603,793,735</u>	<u>560,441,085</u>
DEFERRED OUTFLOWS ON RESOURCES						
Deferred charge on refunding	461,518	745,678	-	-	461,518	745,678
Deferred outflow s - pensions	15,640,944	17,979,322	1,665,092	1,859,510	17,306,036	19,838,832
Deferred outflow s - OPEB	426,153	902,336	33,436	73,065	459,589	975,401
Total deferred outflow s of resources	<u>16,528,615</u>	<u>19,627,336</u>	<u>1,698,528</u>	<u>1,932,575</u>	<u>18,227,143</u>	<u>21,559,911</u>
LIABILITIES						
Long-term liabilities	409,913,056	396,631,953	6,034,116	6,027,332	415,947,172	402,659,285
Other liabilities	32,731,525	31,569,013	2,300,234	1,981,268	35,031,759	33,550,281
Total liabilities	<u>442,644,581</u>	<u>428,200,966</u>	<u>8,334,350</u>	<u>8,008,600</u>	<u>450,978,931</u>	<u>436,209,566</u>
DEFERRED INFLOWS ON RESOURCES						
Deferred gain on refunding	3,147,400	-	-	-	3,147,400	-
Deferred inflow s - leases	1,335,590	566,681	1,648,816	1,694,969	2,984,406	2,261,650
Deferred inflow s - grants	2,002,758	280,260	-	-	2,002,758	280,260
Deferred inflow s - pensions	2,952,964	518,019	247,806	45,360	3,200,770	563,379
Deferred inflow s - OPEB	811,423	2,522,151	120,188	262,585	931,611	2,784,736
Total deferred inflow s of resources	<u>10,250,135</u>	<u>3,887,111</u>	<u>2,016,810</u>	<u>2,002,914</u>	<u>12,266,945</u>	<u>5,890,025</u>
NET POSITION						
Net investment in capital assets	77,771,298	57,282,700	23,114,163	24,132,303	100,885,461	81,415,003
Restricted	47,314,506	113,579,896	-	-	47,314,506	113,579,896
Unrestricted	2,629,996	(63,117,311)	7,945,039	8,023,817	10,575,035	(55,093,494)
Total net position	<u>\$ 127,715,800</u>	<u>\$ 107,745,285</u>	<u>\$ 31,059,202</u>	<u>\$ 32,156,120</u>	<u>\$ 158,775,002</u>	<u>\$ 139,901,405</u>

A portion of the primary government's net position, \$47,314,506, represents resources that are subject to external restriction on how they may be used. The balance of unrestricted net position is \$10,575,035.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the year ended September 30, 2025

The City's total net position increased by \$18,873,597 during the current fiscal year. Capital assets, net of accumulated depreciation and amortization, increased due to capital additions in excess of depreciation and amortization expense, as the City continued to add infrastructure to sustain growth. Long-term liabilities increased during the year due to the issuance of new long-term debt and other liabilities during the year.

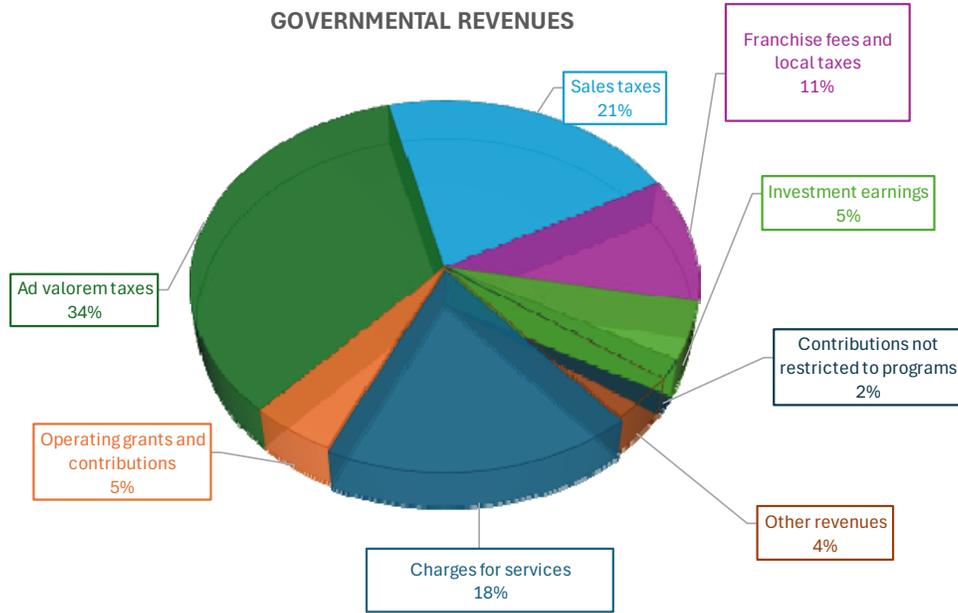
Statement of Activities: The following table provides a summary of the City's changes in net position:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
Revenues						
Program revenues						
Charges for services	\$ 31,484,697	\$ 32,839,052	\$ 20,442,952	\$ 18,743,016	\$ 51,927,649	\$ 51,582,068
Operating grants and contributions	8,574,778	4,497,718	85,224	374,000	8,660,002	4,871,718
Capital grants and contributions	3,746,165	-	551,534	1,009,962	4,297,699	1,009,962
General revenues						
Property taxes	59,764,476	57,533,753	-	-	59,764,476	57,533,753
Sales taxes	36,544,096	35,837,335	-	-	36,544,096	35,837,335
Franchise fees and local taxes	19,009,382	19,022,205	-	-	19,009,382	19,022,205
Investment earnings	8,924,501	12,188,593	213,809	246,677	9,138,310	12,435,270
Contributions not restricted to programs	3,075,400	2,630,647	-	-	3,075,400	2,630,647
Other revenues	7,076,098	2,437,995	540,310	352,724	7,616,408	2,790,719
Gain on disposal of capital assets	-	-	-	2,250	-	2,250
Total revenues	178,199,593	166,987,298	21,833,829	20,728,629	200,033,422	187,715,927
Expenses						
General government	21,621,429	22,222,702	-	-	21,621,429	22,222,702
Finance and tax	6,304,544	2,237,077	-	-	6,304,544	2,237,077
Planning and environmental development	6,725,713	6,090,934	-	-	6,725,713	6,090,934
Public safety	74,121,636	69,162,016	-	-	74,121,636	69,162,016
Public works	25,967,837	25,917,148	-	-	25,967,837	25,917,148
Parks and recreation	11,700,995	10,963,013	-	-	11,700,995	10,963,013
Civic/convention center	-	-	1,520,522	1,309,114	1,520,522	1,309,114
Library	3,533,513	3,502,449	-	-	3,533,513	3,502,449
Interest and fiscal agent fees	9,977,538	10,268,375	-	-	9,977,538	10,268,375
Airport	380,648	390,572	4,665,779	5,402,713	5,046,427	5,793,285
Solid waste	-	-	11,834,336	11,560,331	11,834,336	11,560,331
Golf course	-	-	2,805,335	2,548,448	2,805,335	2,548,448
Total expenses	160,333,853	150,754,286	20,825,972	20,820,606	181,159,825	171,574,892
Increase in net position before transfers	17,865,740	16,233,012	1,007,857	(91,977)	18,873,597	16,141,035
Transfers in (out)	2,104,775	(2,885,460)	(2,104,775)	2,885,460	-	-
Change in net position	19,970,515	13,347,552	(1,096,918)	2,793,483	18,873,597	16,141,035
Beginning net position	107,745,285	94,397,733	32,156,120	29,362,637	139,901,405	123,760,370
Ending net position	\$ 127,715,800	\$ 107,745,285	\$ 31,059,202	\$ 32,156,120	\$ 158,775,002	\$ 139,901,405

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the year ended September 30, 2025

Graphic presentations of selected data from the summary tables follow to assist in the analysis of the City's activities.

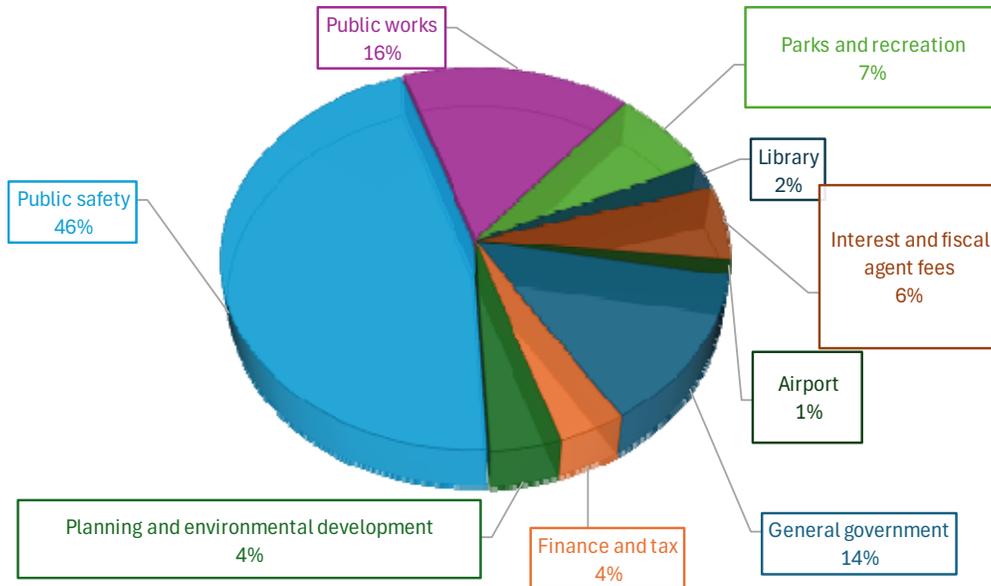


For the year ended September 30, 2025, revenues from governmental activities totaled \$178,199,593. Overall governmental revenues increased by \$11,212,295 primarily due to an increase in ad valorem taxes, sales taxes, operating grants and contributions, capital grants and contributions, and other revenues. Ad valorem property taxes increased due to an increase in property values, sales taxes increased due to higher consumer spending than the previous year, and capital grants and contributions increased due to contributions from the New Braunfels Economic Development Corporation for capital projects. Operating grants and contributions increased due to an increase in the usage of grant funds related to ARPA and additional grants received.

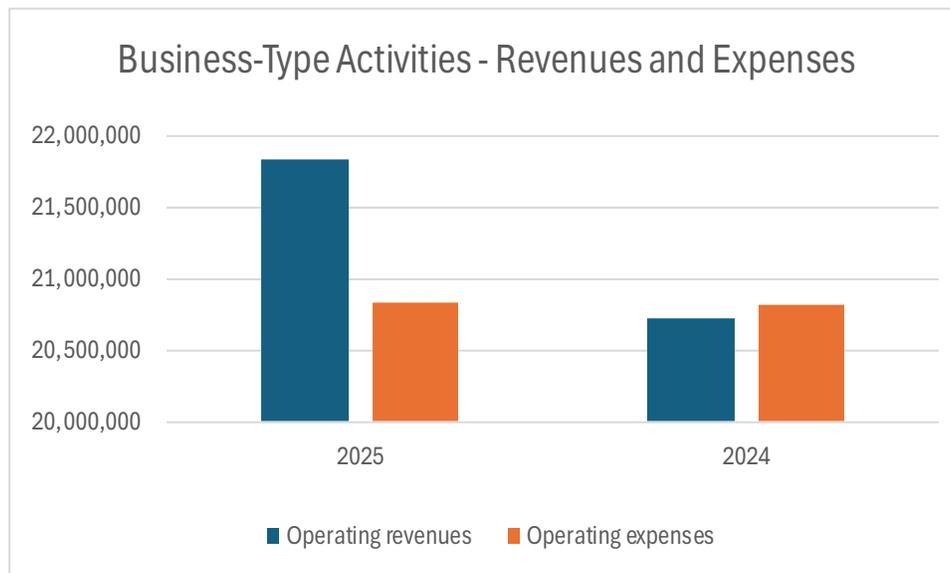
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CITY OF NEW BRAUNFELS, TEXAS
 MANAGEMENT'S DISCUSSION AND ANALYSIS
 For the year ended September 30, 2025

GOVERNMENTAL EXPENDITURES



For the year ended September 30, 2025, expenses from governmental activities totaled \$160,333,853. Governmental expenses increased by a net \$9,579,567. This net increase is primarily related to increases in finance and tax, public safety, and parks and recreation.



Overall business-type activities revenues increased by a net \$1,105,200 from the prior period primarily related to increase in refuse collection fees due to an increase in rates in the current year.

Business-type activities expenses increased by an insignificant net amount of \$5,366.

(Continued)

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, fund accounting is used to demonstrate and ensure compliance with finance-related legal requirements.

Governmental Funds – The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the City's net resources available for spending at the end of the year.

The City's governmental funds reflect a combined fund balance of \$184,097,229. Of this, \$251,476 is nonspendable, \$145,429,847 is restricted for various purposes, \$375,822 is committed, \$2,190,402 is assigned, and \$35,849,682 is unassigned.

The general fund is the chief operating fund of the City. At the end of the current year, unassigned fund balance of the general fund was \$35,849,682, while total fund balance reached \$38,041,274. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 33% of total general fund expenditures, while total fund balance represents 35% of that same amount. The general fund balance increased by \$324,528 this year, primarily related to increases in ad valorem property taxes due to an increase in property values, sales taxes due to higher consumer spending than the previous year, licenses and permits due to an increase in development activity within the City, and charges for services due to an increase in ambulance service revenue collections. This increase was offset by increases in expenditures due to an increase in capital outlay expenditures and services.

It is important to note that this fund balance includes all of the fund balance in the general fund and equipment replacement subfund. The equipment replacement subfund contributes \$2,190,402 to this stated fund balance. This fund allows the City to account for equipment replacement and improvements in a separate subfund and not include these activities in the primary general operating fund.

The fund balance of the hotel/motel tax fund experienced a decrease of \$123,246, mostly due to a decrease in hotel/motel tax collections and an increase in service expenditures.

The fund balance in the debt service fund experienced a decrease of \$262,073. This decrease is largely contributed to an increase in principal and interest payments and fees associated with the issuance of a general obligation and refunding bond in the current year.

The fund balance in the 2019 capital improvement fund had a decrease of \$25,103,282, which was primarily a result of bond proceeds being used for capital projects.

The fund balance in the 2023 capital improvement fund had an increase of \$28,115,879 which was primarily related to the issuance of new debt in the fiscal year. This increase was offset by the result of bond proceeds being used for capital projects.

The fund balance in the park improvement fund had an increase of \$3,367,003, which was primarily a result of increases in collections of park development impact fees in fiscal year 2025.

The grants fund is used to track various special project expenditures and reimbursements for grant programs in the City. The fund experienced a decrease of \$754,097 due to an excess of expenditures over revenue for contributions received in the prior year.

(Continued)

Proprietary Funds – The City's proprietary funds financial statements provide the same type of information found in the government-wide financial statements, but in more detail. The Airport fund experienced a decrease in net position of \$73,155 primarily related to increases in personnel cost and professional services. The Solid Waste fund experienced an increase in net position of \$371,329 primarily related to an increase in refuse collections due to an increase in rates in the current year.

GENERAL FUND BUDGETARY HIGHLIGHTS

The amended budget included a planned decrease in fund balance in the amount of \$5,252,226. The actual fund balance for the year increased by \$324,528. Actual revenues exceeded the amended budget by \$4,541,731 spread across various revenue lines. The largest positive variances were in investment earnings and licenses and permits. The City's conservative revenue projections, as well as the diverse economy within the City, are both attributable to the positive variances. Actual expenditures exceeded the amended budget by \$2,963,430, largely due to capital outlay associated with a SBITA.

CAPITAL ASSETS

At the end of fiscal year 2025, the City's governmental activities had invested \$340,415,843 in a variety of capital assets and infrastructure (net of accumulated depreciation and amortization). This represents a net increase of \$46,511,492.

More detailed information about the City's capital assets is presented in Note 3 to the financial statements.

LONG-TERM DEBT

At the end of the current year, the City had total general obligation bonds and certificates of obligation outstanding of \$296,210,000. Of this amount, \$253,790,000 was general obligation debt and \$42,420,000 was certificates of obligation.

More detailed information about the City's long-term liabilities and issuances of debt presented in Note 3 to the financial statements.

The City's bonds presently carry an 'AA' rating from Standard and Poor's, and an 'Aa2' rating from Moody's Investor Service, and an 'AA' rating from Fitch.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

From a budget planning perspective, inflation and interest rates created a significant amount of economic uncertainty. The fiscal strategy over the past year was to continue to budget conservatively. Fortunately, the City's reserves are in a strong surplus position which has allowed for major one-time investments in equipment and technology with specific focus on improving efficiency, safety, and productivity.

Long-term budgeting priorities include considering staffing strategies and other initiatives driven by population growth and increased demand for services.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide the citizens, taxpayers, customers, investors, and creditors with a general overview of the finances of the City. For questions concerning this report, separately issued statements for New Braunfels Utilities or the Housing Authority, or for additional financial information, contact the City's Finance Department, 550 Landa Street, New Braunfels, TX, 78130; telephone 830-221-4000; or for general City information, visit the City's website at www.newbraunfels.gov.

BASIC FINANCIAL STATEMENTS

CITY OF NEW BRAUNFELS, TEXAS
STATEMENT OF NET POSITION
September 30, 2025

	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total	Economic Development Corporation	New Braunfels Utilities
ASSETS					
Cash and cash equivalents	\$ 182,641,705	\$ 12,500,660	\$ 195,142,365	\$ 25,509,681	\$ 128,591,425
Investments	20,134,407	1,000,000	21,134,407	-	21,535,078
Receivables, net	14,785,889	1,255,855	16,041,744	4,112,232	43,743,301
Leases receivable	1,342,616	1,712,620	3,055,236	-	-
Inventory	114,889	-	114,889	-	8,227,177
Prepaid items	-	-	-	-	3,012,179
Other current assets	-	-	-	-	18,476,916
Restricted assets					
Cash and cash equivalents	4,646,552	128,536	4,775,088	-	38,970,660
Investments	-	-	-	-	27,476,732
Capital assets:					
Nondepreciable/amortizable	108,023,782	3,788,277	111,812,059	-	210,360,900
Depreciable/amortizable capital assets, net	232,392,061	19,325,886	251,717,947	-	997,155,357
Other noncurrent assets	-	-	-	-	18,503,235
Total assets	<u>564,081,901</u>	<u>39,711,834</u>	<u>603,793,735</u>	<u>29,621,913</u>	<u>1,516,052,960</u>
DEFERRED OUTFLOWS OF RESOURCES					
Deferred charge on refunding	461,518	-	461,518	-	-
Deferred outflow s - pensions	15,640,944	1,665,092	17,306,036	-	12,587,085
Deferred outflow s - OPEB	426,153	33,436	459,589	-	-
Total deferred outflow s of resources	<u>16,528,615</u>	<u>1,698,528</u>	<u>18,227,143</u>	<u>-</u>	<u>12,587,085</u>
LIABILITIES					
Accounts payable and accrued liabilities	26,757,624	2,171,698	28,929,322	278,392	56,557,885
Deposit payable	-	128,536	128,536	-	15,717,293
Accrued interest	1,976,040	-	1,976,040	-	1,887,140
Unearned revenue	3,997,861	-	3,997,861	-	-
Generation and transmission cost recovery	-	-	-	-	23,833,237
Long-term liabilities					
Due within one year					
Bonds payable	22,930,000	-	22,930,000	-	9,530,000
Loan payable	750,000	-	750,000	-	-
Subscription payable	412,871	-	412,871	-	-
Lease payable	113,806	-	113,806	-	-
Compensated absences	11,565,755	503,850	12,069,605	-	3,190,117
Due in more than one year					
Bonds payable and premiums	310,812,312	-	310,812,312	-	553,891,982
Loan payable	5,549,639	-	5,549,639	-	-
Subscription payable	3,470,859	-	3,470,859	-	-
Net pension liability	44,488,611	4,620,699	49,109,310	-	24,612,467
Total OPEB liability - TMRS	1,654,235	163,145	1,817,380	-	-
Total OPEB liability - retiree benefits	6,879,883	690,439	7,570,322	-	-
Compensated absences	1,285,085	55,983	1,341,068	-	1,203,316
Other long-term liabilities	-	-	-	-	17,707,358
Total liabilities	<u>442,644,581</u>	<u>8,334,350</u>	<u>450,978,931</u>	<u>278,392</u>	<u>708,130,795</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
STATEMENT OF NET POSITION
September 30, 2025

	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total	Economic Development Corporation	New Braunfels Utilities
DEFERRED INFLOWS OF RESOURCES					
Deferred gain on refunding	\$ 3,147,400	\$ -	\$ 3,147,400	\$ -	\$ -
Deferred inflow s - pensions	2,952,964	247,806	3,200,770	-	1,876,336
Deferred inflow s - OPEB	811,423	120,188	931,611	-	-
Deferred inflow s - grants	2,002,758	-	2,002,758	-	-
Deferred inflow s - leases	1,335,590	1,648,816	2,984,406	-	-
Total deferred inflow s of resources	<u>10,250,135</u>	<u>2,016,810</u>	<u>12,266,945</u>	<u>-</u>	<u>1,876,336</u>
NET POSITION					
Net investment in capital assets	77,771,298	23,114,163	100,885,461	-	689,785,703
Restricted for					
Debt service	1,175,141	-	1,175,141	-	1,156,483
Capital projects	28,855,724	-	28,855,724	-	-
Cemetery perpetual care (nonexpendable)	250,286	-	250,286	-	-
Grants	137,894	-	137,894	-	-
Impact fees	-	-	-	-	6,311,515
Municipal court	236,396	-	236,396	-	-
Public safety	689,191	-	689,191	-	-
Governmental programming	503,367	-	503,367	-	-
Tourism	3,741,812	-	3,741,812	-	-
Economic development	10,353,909	-	10,353,909	-	-
Special donation	1,370,786	-	1,370,786	-	-
Unrestricted	<u>2,629,996</u>	<u>7,945,039</u>	<u>10,575,035</u>	<u>29,343,521</u>	<u>121,379,213</u>
Total net position	<u>\$ 127,715,800</u>	<u>\$ 31,059,202</u>	<u>\$ 158,775,002</u>	<u>\$ 29,343,521</u>	<u>\$ 818,632,914</u>

See notes to financial statements.

CITY OF NEW BRAUNFELS, TEXAS
STATEMENT OF ACTIVITIES
For the year ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net Revenue (Expense) and Changes in Net Position					
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Units		
					Government Activities	Business-Type Activities	Total	Economic Development Corporation	New Braunfels Utilities	
Primary Government										
Governmental activities										
General government	\$ 21,621,429	\$ 9,393,147	\$ 7,054,322	\$ -	\$ (5,173,960)	\$ -	\$ (5,173,960)	\$ -	\$ -	\$ -
Finance and tax	6,304,544	-	-	-	(6,304,544)	-	(6,304,544)	-	-	-
Planning and environmental development	6,725,713	-	-	-	(6,725,713)	-	(6,725,713)	-	-	-
Public safety	74,121,636	2,236,401	-	-	(71,885,235)	-	(71,885,235)	-	-	-
Public works	25,967,837	14,615,576	1,520,456	-	(9,831,805)	-	(9,831,805)	-	-	-
Parks and recreation	11,700,995	5,239,573	-	3,746,165	(2,715,257)	-	(2,715,257)	-	-	-
Library	3,533,513	-	-	-	(3,533,513)	-	(3,533,513)	-	-	-
Airport	380,648	-	-	-	(380,648)	-	(380,648)	-	-	-
Civic Center	-	-	-	-	-	-	-	-	-	-
Solid Waste	-	-	-	-	-	-	-	-	-	-
Interest and fiscal agent fees	9,977,538	-	-	-	(9,977,538)	-	(9,977,538)	-	-	-
Total governmental activities	<u>160,333,853</u>	<u>31,484,697</u>	<u>8,574,778</u>	<u>3,746,165</u>	<u>(116,528,213)</u>	<u>-</u>	<u>(116,528,213)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Business-type activities										
Airport	4,665,779	4,344,918	85,224	425,465	-	189,828	189,828	-	-	-
Solid waste	11,834,336	13,074,837	-	-	-	1,240,501	1,240,501	-	-	-
Golf course	2,805,335	2,469,873	-	51,890	-	(283,572)	(283,572)	-	-	-
Civic center	1,520,522	553,324	-	74,179	-	(893,019)	(893,019)	-	-	-
Total business-type activities	<u>20,825,972</u>	<u>20,442,952</u>	<u>85,224</u>	<u>551,534</u>	<u>-</u>	<u>253,738</u>	<u>253,738</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total primary government	<u>\$ 181,159,825</u>	<u>\$ 51,927,649</u>	<u>\$ 8,660,002</u>	<u>\$ 4,297,699</u>	<u>(116,528,213)</u>	<u>253,738</u>	<u>(116,274,475)</u>	<u>-</u>	<u>-</u>	<u>-</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
STATEMENT OF ACTIVITIES
For the year ended September 30, 2025

Functions/Programs	Expenses	Program Revenues			Net Revenue (Expense) and Changes in Net Position				
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Units	
					Government Activities	Business-Type Activities	Total	Economic Development Corporation	New Braunfels Utilities
Component Units									
Economic Development Corporation	\$ 13,719,984	\$ 44,300	\$ 298,200	\$ -	\$ -	\$ -	\$ -	\$ (13,377,484)	\$ -
New Braunfels Utilities	257,358,039	278,953,654	-	69,451,201	-	-	-	-	91,046,816
Total component units	<u>\$ 271,078,023</u>	<u>\$ 278,997,954</u>	<u>\$ 298,200</u>	<u>\$ 69,451,201</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(13,377,484)</u>	<u>91,046,816</u>
General revenues									
Taxes and fees									
Property					59,764,476	-	59,764,476	-	-
Sales					36,544,096	-	36,544,096	9,867,863	-
Hotel/motel occupancy					4,381,013	-	4,381,013	-	-
Franchise					13,601,254	-	13,601,254	-	-
Mixed beverages					1,027,115	-	1,027,115	-	-
Investment earnings					8,924,501	213,809	9,138,310	672,237	9,090,685
Contributions not restricted to programs					3,075,400	-	3,075,400	-	-
Miscellaneous					7,076,098	540,310	7,616,408	282,509	-
Gain (loss) on sale of capital assets					-	-	-	-	(126,402)
Transfers					2,104,775	(2,104,775)	-	-	-
Total general revenues and transfers					136,498,728	(1,350,656)	135,148,072	10,822,609	8,964,283
Change in net position					19,970,515	(1,096,918)	18,873,597	(2,554,875)	100,011,099
Beginning net position					107,745,285	32,156,120	139,901,405	31,898,396	718,621,815
Ending net position					<u>\$ 127,715,800</u>	<u>\$ 31,059,202</u>	<u>\$ 158,775,002</u>	<u>\$ 29,343,521</u>	<u>\$ 818,632,914</u>

See notes to financial statements.

CITY OF NEW BRAUNFELS, TEXAS
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2025

	General	Hotel/Motel Tax	Debt Service	2019 Capital Improvements	2023 Capital Improvement	Park Improvement
ASSETS						
Cash and cash equivalents	\$ 29,285,562	\$ 1,691,625	\$ 3,295,804	\$ 25,241,640	\$ 58,936,532	\$ 26,828,526
Investments	10,950,026	1,177,500	-	3,000,000	5,006,881	-
Receivables, net	8,568,175	950,891	569,061	-	94,515	-
Leases receivable	579,977	-	-	-	-	-
Due from other funds	440,234	-	-	-	-	-
Inventory	1,190	-	-	-	-	-
Restricted cash	-	-	-	-	-	-
Total assets	<u>\$ 49,825,164</u>	<u>\$ 3,820,016</u>	<u>\$ 3,864,865</u>	<u>\$ 28,241,640</u>	<u>\$ 64,037,928</u>	<u>\$ 26,828,526</u>
LIABILITIES						
Accounts payable and accrued liabilities	\$ 10,205,255	\$ 78,204	\$ 71,431	\$ 7,834,243	\$ 3,468,169	\$ 53,296
Due to other funds	375,718	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-
Total liabilities	<u>10,580,973</u>	<u>78,204</u>	<u>71,431</u>	<u>7,834,243</u>	<u>3,468,169</u>	<u>53,296</u>
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - leases receivable	559,260	-	-	-	-	-
Unavailable revenue - grants	-	-	-	-	83,439	-
Unavailable revenue - property taxes	643,657	-	642,253	-	-	-
Total deferred inflow s of resources	<u>1,202,917</u>	<u>-</u>	<u>642,253</u>	<u>-</u>	<u>83,439</u>	<u>-</u>
FUND BALANCES						
Nonspendable	1,190	-	-	-	-	-
Restricted	-	3,741,812	3,151,181	20,407,397	60,486,320	26,775,230
Committed	-	-	-	-	-	-
Assigned	2,190,402	-	-	-	-	-
Unassigned	35,849,682	-	-	-	-	-
Total fund balances	<u>38,041,274</u>	<u>3,741,812</u>	<u>3,151,181</u>	<u>20,407,397</u>	<u>60,486,320</u>	<u>26,775,230</u>
Total liabilities, deferred inflow s of resources, and fund balances	<u>\$ 49,825,164</u>	<u>\$ 3,820,016</u>	<u>\$ 3,864,865</u>	<u>\$ 28,241,640</u>	<u>\$ 64,037,928</u>	<u>\$ 26,828,526</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
BALANCE SHEET
GOVERNMENTAL FUNDS
September 30, 2025

	<u>Grants</u>	<u>Nonmajor Governmental</u>	<u>Total Governmental Funds</u>
ASSETS			
Cash and cash equivalents	\$ 60,644	\$ 32,509,711	\$ 177,850,044
Investments	-	-	20,134,407
Receivables, net	1,356,058	3,247,189	14,785,889
Leases receivable	-	762,639	1,342,616
Due from other funds	671,051	375,718	1,487,003
Inventory	-	-	1,190
Restricted cash	1,146,813	3,499,739	4,646,552
Total assets	<u>\$ 3,234,566</u>	<u>\$ 40,394,996</u>	<u>\$ 220,247,701</u>
LIABILITIES			
Accounts payable and accrued liabilities	\$ 390,841	\$ 2,427,981	\$ 24,529,420
Due to other funds	-	1,059,086	1,434,804
Unearned revenue	1,562,429	2,435,432	3,997,861
Total liabilities	<u>1,953,270</u>	<u>5,922,499</u>	<u>29,962,085</u>
DEFERRED INFLOWS OF RESOURCES			
Unavailable revenue - leases receivable	-	776,330	1,335,590
Unavailable revenue - grants	1,220,652	698,667	2,002,758
Unavailable revenue - property taxes	-	1,564,129	2,850,039
Total deferred inflow s of resources	<u>1,220,652</u>	<u>3,039,126</u>	<u>6,188,387</u>
FUND BALANCES			
Nonspendable	-	250,286	251,476
Restricted	60,644	30,807,263	145,429,847
Committed	-	375,822	375,822
Assigned	-	-	2,190,402
Unassigned	-	-	35,849,682
Total fund balances	<u>60,644</u>	<u>31,433,371</u>	<u>184,097,229</u>
Total liabilities, deferred inflow s of resources, and fund balances	<u>\$ 3,234,566</u>	<u>\$ 40,394,996</u>	<u>\$ 220,247,701</u>

See notes to financial statements.

CITY OF NEW BRAUNFELS, TEXAS
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
September 30, 2025

Total fund balances for governmental funds	\$ 184,097,229
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, not reported in the governmental funds.	
Capital assets - nondepreciable/nonamortizable	108,023,782
Capital assets - depreciable/amortizable, net	232,392,061
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the governmental funds.	
	2,850,039
Some liabilities, including bonds and leases payable, are not reported as liabilities in the governmental funds.	
Accrued interest	(1,976,040)
Bonds, notes, and other payables due in one year	(24,206,677)
Bonds, notes, and other payables due in more than one year	(295,170,498)
Premiums on bond issuance and deferred loss on bond refunding are recorded as other financing sources and uses in the fund financial statements when first issued, but are capitalized and amortized in the government-wide financial statements over the life of the bond.	
Premiums	(24,662,312)
Deferred gain on refunding	(3,147,400)
Deferred charge on refunding	461,518
Net pension liability and other postemployment benefits (OPEB) obligations are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds balance sheet.	
Net pension liability	(44,488,611)
Total OPEB liability - TMRS	(1,654,235)
Total OPEB liability - retiree benefits	(6,879,883)
Deferred outflows and inflows of resources related to the net pension and total OPEB liability are not reported in the funds.	
Deferred outflows - pensions	15,640,944
Deferred inflows - pensions	(2,952,964)
Deferred outflows - OPEB	426,153
Deferred inflows - OPEB	(811,423)
Accrued liabilities for compensated absences are not due and payable in the current period and, therefore, have not been included in the fund financial statements.	
	(12,850,840)
The City uses an internal service fund to charge the costs of certain activities to individual funds. Assets and liabilities of the internal service fund are included in governmental activities.	
	2,624,957
Net position of governmental activities	\$ 127,715,800

See notes to financial statements.

CITY OF NEW BRAUNFELS, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the year ended September 30, 2025

	General	Hotel/Motel Tax	Debt Service	Formally Major		2019
				General Obligations	Roadway Impact Fees	Capital Improvements
Revenues						
Taxes and fees	\$ 77,132,777	\$ 4,381,013	\$ 27,642,096			\$ -
Licenses and permits	10,043,126	-	-			-
Intergovernmental	77,338	-	-			289,597
Fines and forfeitures	1,843,431	-	-			-
Investment earnings	4,096,476	65,672	237,286			1,669,791
Parks and recreation	5,239,573	-	-			-
Miscellaneous	2,312,766	-	2,861,332			182,242
Other contributions	-	-	-			-
Charges for services	6,423,301	-	-			-
Total revenues	<u>107,168,788</u>	<u>4,446,685</u>	<u>30,740,714</u>			<u>2,141,630</u>
Expenditures						
Current						
General government	17,689,625	3,971,806	-			-
Finance and tax	1,970,588	-	-			-
Planning and environmental development	4,745,218	-	-			-
Public safety	59,362,750	-	-			22,508
Public works	11,543,221	-	-			18,951,342
Parks and recreation	10,915,594	-	-			8,945,062
Library	2,961,190	-	-			-
Airport	-	-	-			-
Solid Waste	-	-	-			-
Debt service						
Principal	809,831	-	22,040,000			-
Interest	101,040	-	10,259,355			-
Issuance cost and fiscal charges	-	-	361,234			-
Total expenditures	<u>110,099,057</u>	<u>3,971,806</u>	<u>32,660,589</u>			<u>27,918,912</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(2,930,269)</u>	<u>474,879</u>	<u>(1,919,875)</u>			<u>(25,777,282)</u>
Other financing sources (uses)						
Transfers in	1,125,227	-	1,339,919			875,000
Transfers (out)	(2,200,082)	(598,125)	-			(201,000)
SBITAs	4,329,652	-	-			-
Payment to escrow	-	-	(20,345,000)			-
Premium from issuance of debt	-	-	1,717,883			-
Issuance of debt	-	-	18,945,000			-
Total other financing sources (uses)	<u>3,254,797</u>	<u>(598,125)</u>	<u>1,657,802</u>			<u>674,000</u>
Net change in fund balances	324,528	(123,246)	(262,073)			(25,103,282)
Fund balances, October 1, 2024 as previously presented	<u>37,716,746</u>	<u>3,865,058</u>	<u>3,413,254</u>	<u>5,113,445</u>	<u>14,103,915</u>	<u>45,510,679</u>
Change with financial reporting entity (major to nonmajor)	-	-	-	(5,113,445)	(14,103,915)	-
Fund balances, October 1, 2024 as adjusted	<u>37,716,746</u>	<u>3,865,058</u>	<u>3,413,254</u>	-	-	<u>45,510,679</u>
Ending fund balances	<u>\$ 38,041,274</u>	<u>\$ 3,741,812</u>	<u>\$ 3,151,181</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,407,397</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
For the year ended September 30, 2025

	2023 Capital Improvement	Park Improvement	Grants	Nonmajor Governmental	Total Governmental Funds
Revenues					
Taxes and fees	\$ -	\$ -	\$ -	\$ 4,625,029	\$ 113,780,915
Licenses and permits	-	4,435,728	-	136,722	14,615,576
Intergovernmental	560,962	-	4,482,315	3,164,566	8,574,778
Fines and forfeitures	-	-	-	392,970	2,236,401
Investment earnings	1,403,713	129,411	254,931	948,309	8,805,589
Parks and recreation	-	-	-	-	5,239,573
Miscellaneous	1,076	-	127,950	1,590,732	7,076,098
Other contributions	-	-	-	3,075,400	3,075,400
Charges for services	-	-	-	2,969,846	9,393,147
Total revenues	<u>1,965,751</u>	<u>4,565,139</u>	<u>4,865,196</u>	<u>16,903,574</u>	<u>172,797,477</u>
Expenditures					
Current					
General government	-	-	116,807	3,281,733	25,059,971
Finance and tax	-	-	3,414,541	542,967	5,928,096
Planning and environmental development	-	-	-	1,531,991	6,277,209
Public safety	-	-	1,774,607	5,560,046	66,719,911
Public works	11,456,421	225,511	209,577	10,219,652	52,605,724
Parks and recreation	3,519,999	972,625	58,006	3,565,564	27,976,850
Library	-	-	69,351	88,418	3,118,959
Airport	-	-	380,648	-	380,648
Solid Waste	-	-	-	-	-
Debt service					
Principal	-	-	-	3,346,743	26,196,574
Interest	-	-	-	966,100	11,326,495
Issuance cost and fiscal charges	377,353	-	-	-	738,587
Total expenditures	<u>15,353,773</u>	<u>1,198,136</u>	<u>6,023,537</u>	<u>29,103,214</u>	<u>226,329,024</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(13,388,022)</u>	<u>3,367,003</u>	<u>(1,158,341)</u>	<u>(12,199,640)</u>	<u>(53,531,547)</u>
Other financing sources (uses)					
Transfers in	1,127,142	-	404,244	7,954,570	12,826,102
Transfers (out)	-	-	-	(7,910,546)	(10,909,753)
Subscription proceeds	-	-	-	-	4,329,652
Payment to escrow	-	-	-	-	(20,345,000)
Premium from issuance of debt	2,176,759	-	-	-	3,894,642
Issuance of debt	38,200,000	-	-	-	57,145,000
Total other financing sources (uses)	<u>41,503,901</u>	<u>-</u>	<u>404,244</u>	<u>44,024</u>	<u>46,940,643</u>
Net change in fund balances	28,115,879	3,367,003	(754,097)	(12,155,616)	(6,590,904)
Fund balances, October 1, 2024 as previously presented	<u>32,370,441</u>	<u>23,408,227</u>	<u>814,741</u>	<u>24,371,627</u>	<u>190,688,133</u>
Change with financial reporting entity (major to nonmajor)	<u>-</u>	<u>-</u>	<u>-</u>	<u>19,217,360</u>	<u>-</u>
Fund balances, October 1, 2024 as adjusted	<u>32,370,441</u>	<u>23,408,227</u>	<u>814,741</u>	<u>43,588,987</u>	<u>190,688,133</u>
Ending fund balances	<u>\$ 60,486,320</u>	<u>\$ 26,775,230</u>	<u>\$ 60,644</u>	<u>\$ 31,433,371</u>	<u>\$ 184,097,229</u>

See notes to financial statements.

CITY OF NEW BRAUNFELS, TEXAS
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUND TO THE
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Net changes in fund balances - total governmental funds	\$ (6,590,904)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation/amortization expense.	
Depreciation/amortization expense	(15,341,076)
Capital outlay	61,852,568
The City uses an internal service fund to charge the costs of certain activities to individual funds. Net change in net position of the internal service fund is reported with governmental activities.	
	(1,460,822)
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.	
	1,537,039
The issuance of long-term debt (e.g., bonds, leases, certificates of obligation) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when it is first issued; whereas, these amounts are deferred and amortized in the Statement of Activities.	
Payment to escrow	20,345,000
Issuance of bonds	(57,145,000)
Premium on issuance of bonds	(3,894,642)
Lease payments	113,806
Subscription payments	445,922
Principal payments	24,575,000
Subscription proceeds	(4,329,652)
Note principal payment	1,061,846
Deferred gain on refunding	(3,147,400)
Amortization of deferred charge on refunding	(284,160)
Amortization of premiums on bonds	5,521,565
Accrued interest on long-term debt	(2,461)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Compensated absences	(2,110,653)
Change in net pension liability	2,473,144
Change in total OPEB liability - TMRS	(11,135)
Change in total OPEB liability - retiree benefits	(98,692)
Change in deferred outflows - pensions	(2,338,378)
Change in deferred inflows - pensions	(2,434,945)
Change in deferred outflows - OPEB	(476,183)
Change in deferred inflows - OPEB	1,710,728
Change in net position of governmental activities	\$ 19,970,515

See notes to financial statements.

CITY OF NEW BRAUNFELS, TEXAS
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
September 30, 2025

	Business-Type Activities			Total Funds	Governmental Activities
	Airport	Solid Waste	Nonmajor Enterprise		Internal Service
ASSETS					
Current assets					
Cash and cash equivalents	\$ 2,618,352	\$ 8,094,047	\$ 1,788,261	\$ 12,500,660	\$ 4,791,661
Investments	-	1,000,000	-	1,000,000	-
Receivables, net of allowances	148,819	1,090,010	17,026	1,255,855	-
Lease receivable	1,712,620	-	-	1,712,620	-
Inventory	-	-	-	-	113,699
Restricted cash	48,319	-	80,217	128,536	-
Total current assets	<u>4,528,110</u>	<u>10,184,057</u>	<u>1,885,504</u>	<u>16,597,671</u>	<u>4,905,360</u>
Noncurrent assets					
Capital assets:					
Nondepreciable/amortizable	3,653,277	-	135,000	3,788,277	-
Net depreciable capital assets	5,748,330	5,816,284	7,761,272	19,325,886	-
Total noncurrent assets	<u>9,401,607</u>	<u>5,816,284</u>	<u>7,896,272</u>	<u>23,114,163</u>	<u>-</u>
Total assets	<u>13,929,717</u>	<u>16,000,341</u>	<u>9,781,776</u>	<u>39,711,834</u>	<u>4,905,360</u>
DEFERRED OUTFLOWS OF RESOURCES					
Deferred outflows - pensions	169,005	1,170,486	325,601	1,665,092	-
Deferred outflows - OPEB	43	22,966	10,427	33,436	-
Total deferred outflows of resources	<u>169,048</u>	<u>1,193,452</u>	<u>336,028</u>	<u>1,698,528</u>	<u>-</u>
LIABILITIES					
Current liabilities					
Accounts payable and accrued liabilities	1,292,627	610,264	268,807	2,171,698	2,228,204
Deposits payable	48,319	-	80,217	128,536	-
Compensated absences	81,875	281,517	140,458	503,850	-
Total current liabilities	<u>1,422,821</u>	<u>891,781</u>	<u>489,482</u>	<u>2,804,084</u>	<u>2,280,403</u>
Noncurrent liabilities					
Compensated absences	9,097	31,280	15,606	55,983	-
Net pension liability	460,409	3,126,574	1,033,716	4,620,699	-
Total OPEB liability - TMRS	16,958	110,622	35,565	163,145	-
Total OPEB liability - retiree benefits	57,436	475,687	157,316	690,439	-
Total noncurrent liabilities	<u>543,900</u>	<u>3,744,163</u>	<u>1,242,203</u>	<u>5,530,266</u>	<u>-</u>
Total liabilities	<u>1,966,721</u>	<u>4,635,944</u>	<u>1,731,685</u>	<u>8,334,350</u>	<u>2,280,403</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows - leases	1,648,816	-	-	1,648,816	-
Deferred inflows - pensions	35,876	155,798	56,132	247,806	-
Deferred inflows - OPEB	5,225	95,843	19,120	120,188	-
Total deferred inflows of resources	<u>1,689,917</u>	<u>251,641</u>	<u>75,252</u>	<u>2,016,810</u>	<u>-</u>
NET POSITION					
Net investment in capital assets	9,401,607	5,816,284	7,896,272	23,114,163	-
Unrestricted	1,040,520	6,489,924	414,595	7,945,039	2,624,957
Total net position	<u>\$ 10,442,127</u>	<u>\$ 12,306,208</u>	<u>\$ 8,310,867</u>	<u>\$ 31,059,202</u>	<u>\$ 2,624,957</u>

See notes to financial statements.

CITY OF NEW BRAUNFELS, TEXAS
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For the Year Ended September 30, 2025

	Business-Type Activities					Governmental Activities	
	Formally Major					Total Funds	Internal Service
	Airport	Solid Waste	Golf Course	Civic/Con. Center	Nonmajor Enterprise		
Operating revenues							
Charges for services	\$ 4,344,918	\$ 13,074,837			\$ 3,023,197	\$ 20,442,952	\$ 7,810,934
Miscellaneous	31,385	466,831			42,094	540,310	1,338,378
Total operating revenues	<u>4,376,303</u>	<u>13,541,668</u>			<u>3,065,291</u>	<u>20,983,262</u>	<u>9,149,312</u>
Operating expenses							
Personnel services	1,050,700	4,000,522			1,932,175	6,983,397	10,364,856
Purchased services	296,131	3,101,450			405,775	3,803,356	552,616
Professional services	599,387	1,076,815			182,085	1,858,287	-
Supplies	2,114,367	1,950,619			646,876	4,711,862	-
Depreciation/Amortization	605,194	1,704,930			1,158,946	3,469,070	-
Total operating expenses	<u>4,665,779</u>	<u>11,834,336</u>			<u>4,325,857</u>	<u>20,825,972</u>	<u>10,917,472</u>
Operating income (loss)	<u>(289,476)</u>	<u>1,707,332</u>			<u>(1,260,566)</u>	<u>157,290</u>	<u>(1,768,160)</u>
Nonoperating revenues							
Investment earnings	11,185	194,975			7,649	213,809	118,912
Intergovernmental revenue	85,224	-			-	85,224	-
Total nonoperating revenues	<u>96,409</u>	<u>194,975</u>			<u>7,649</u>	<u>299,033</u>	<u>118,912</u>
Income (loss) before transfers	<u>(193,067)</u>	<u>1,902,307</u>			<u>(1,252,917)</u>	<u>456,323</u>	<u>(1,649,248)</u>
Transfers							
Capital contributions	425,465	-			126,069	551,534	-
Transfers in	99,910	-			-	99,910	188,426
Transfers (out)	(405,463)	(1,530,978)			(268,244)	(2,204,685)	-
Total transfers	<u>119,912</u>	<u>(1,530,978)</u>			<u>(142,175)</u>	<u>(1,553,241)</u>	<u>188,426</u>
Change in net position	<u>(73,155)</u>	<u>371,329</u>			<u>(1,395,092)</u>	<u>(1,096,918)</u>	<u>(1,460,822)</u>
Net position, October 1, 2024 as previously presented	<u>10,515,282</u>	<u>11,934,879</u>	<u>4,547,842</u>	<u>5,158,117</u>	<u>-</u>	<u>32,156,120</u>	<u>4,085,779</u>
Change with financial reporting entity (major to nonmajor)	<u>-</u>	<u>-</u>	<u>(4,547,842)</u>	<u>(5,158,117)</u>	<u>9,705,959</u>	<u>-</u>	<u>-</u>
Ending Net Position	<u>\$ 10,442,127</u>	<u>\$ 12,306,208</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 8,310,867</u>	<u>\$ 31,059,202</u>	<u>\$ 2,624,957</u>

See notes to financial statements.

CITY OF NEW BRAUNFELS, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended September 30, 2025

	Business-Type Activities			Total	Governmental
	<u>Airport</u>	<u>Solid Waste</u>	<u>Nonmajor Enterprise</u>	<u>Funds</u>	<u>Internal Service</u>
Cash flows from operating activities					
Receipts from customers	\$ 4,250,238	\$ 13,312,899	\$ 3,078,694	\$ 20,641,831	\$ -
Receipts for interfund services provided and used	-	-	-	-	9,149,312
Payments to suppliers	(2,534,807)	(6,253,376)	(1,240,691)	(10,028,874)	(9,103,744)
Payments for personnel services	(1,029,285)	(3,810,578)	(1,888,805)	(6,728,668)	(956,629)
Net cash provided (used) by operating activities	<u>686,146</u>	<u>3,248,945</u>	<u>(50,802)</u>	<u>3,884,289</u>	<u>(911,061)</u>
Cash flows from noncapital financing activities					
Transfers from other funds	99,910	-	-	99,910	188,426
Operating grants	85,224	-	-	85,224	-
Transfer to other funds	(405,463)	(1,530,978)	(268,244)	(2,204,685)	-
Net cash provided (used) by noncapital financing activities	<u>(220,329)</u>	<u>(1,530,978)</u>	<u>(268,244)</u>	<u>(2,019,551)</u>	<u>188,426</u>
Cash flows from capital and related financing activities					
Acquisition and construction of capital assets	(573,210)	(472,797)	(853,389)	(1,899,396)	-
Net cash provided (used) by capital and related financing activities	<u>(573,210)</u>	<u>(472,797)</u>	<u>(853,389)</u>	<u>(1,899,396)</u>	<u>-</u>
Cash flows from investing activities					
Investment purchases	-	(1,000,000)	-	(1,000,000)	-
Interest on investments	11,185	194,975	7,649	213,809	118,912
Net cash provided (used) by investing activities	<u>11,185</u>	<u>(805,025)</u>	<u>7,649</u>	<u>(786,191)</u>	<u>118,912</u>
Net (decrease) increase in cash and cash equivalents	(96,208)	440,145	(1,164,786)	(820,849)	(603,723)
Beginning cash and cash equivalents	2,762,879	7,653,902	3,033,264	13,450,045	5,395,384
Ending cash and cash equivalents	<u>\$ 2,666,671</u>	<u>\$ 8,094,047</u>	<u>\$ 1,868,478</u>	<u>\$ 12,629,196</u>	<u>\$ 4,791,661</u>
Ending cash and cash equivalents					
Unrestricted cash and cash equivalents	\$ 2,618,352	\$ 8,094,047	\$ 1,788,261	\$ 12,500,660	\$ 4,791,661
Restricted cash and cash equivalents	48,319	-	80,217	128,536	-
	<u>\$ 2,666,671</u>	<u>\$ 8,094,047</u>	<u>\$ 1,868,478</u>	<u>\$ 12,629,196</u>	<u>\$ 4,791,661</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended September 30, 2025

	Business-Type Activities			Total Funds	Governmental Activities
	<u>Airport</u>	<u>Solid Waste</u>	<u>Nonmajor Enterprise</u>		<u>Internal Service</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities					
Operating income (loss)	\$ (289,476)	\$ 1,707,332	\$ (1,260,566)	\$ 157,290	\$ (1,768,160)
Adjustments to reconcile operating income to net cash provided (used in) by operating activities:					
Depreciation and amortization	605,194	1,704,930	1,158,946	3,469,070	-
Changes in operating assets and liabilities					
(Increase) decrease in assets					
Accounts receivable	(148,797)	(228,769)	11,591	(365,975)	119
Lease receivable	22,732	-	-	22,732	-
Inventories	-	-	-	-	(779)
Deferred outflow s - pensions	28,838	121,042	44,538	194,418	-
Deferred outflow s - OPEB	5,878	24,672	9,079	39,629	-
Increase (decrease) in:					
Accounts payable and accrued liabilities	472,340	(124,492)	(5,955)	341,893	836,810
Due to other funds	-	-	-	-	20,949
Net pension liability	(30,500)	(128,018)	(47,105)	(205,623)	-
Total OPEB liability - TMRS	137	576	212	925	-
Total OPEB liability - retiree benefits	1,219	5,115	1,882	8,216	-
Accrued compensated absences	53,089	129,171	21,008	203,268	-
Customer deposits	2,738	-	1,812	4,550	-
Deferred inflow s - leases	(46,153)	-	-	(46,153)	-
Deferred inflow s - pensions	30,029	126,040	46,377	202,446	-
Deferred inflow s - OPEB	(21,122)	(88,654)	(32,621)	(142,397)	-
Net cash provided by (used in) operating activities	<u>\$ 686,146</u>	<u>\$ 3,248,945</u>	<u>\$ (50,802)</u>	<u>\$ 3,884,289</u>	<u>\$ (911,061)</u>
Noncash capital activities					
Capital assets contributed during the year	<u>\$ 425,465</u>	<u>\$ -</u>	<u>\$ 126,069</u>	<u>\$ 551,534</u>	<u>\$ -</u>

See notes to financial statements.

CITY OF NEW BRAUNFELS, TEXAS
STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS
September 30, 2025

	<u>Custodial</u>	<u>Private- Purpose Trust</u>
ASSETS		
Current assets		
Cash	\$ -	\$ 1,364,156
Total assets	<u>-</u>	<u>1,364,156</u>
NET POSITION		
Restricted for debt service	<u>-</u>	<u>1,364,156</u>
Total net position	<u>\$ -</u>	<u>\$ 1,364,156</u>

See notes to financial statements.

CITY OF NEW BRAUNFELS, TEXAS
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS
For the Year Ended September 30, 2025

	<u>Custodial</u>	<u>Private- Purpose Trust</u>
Additions		
Special assessment collections	\$ 612,043	\$ -
Contributions	-	612,043
Investment earnings	-	60,677
Total additions	612,043	672,720
Deductions		
Contribution to trust	612,043	-
Payment to developer	-	179,554
Payment to bond holders	-	557,353
Payment to fiscal agents	-	70,410
Miscellaneous	-	188
Total deductions	612,043	807,505
Net decrease in Fiduciary net position	-	(134,785)
Beginning net position	-	1,498,941
Ending net position	\$ -	\$ 1,364,156

See notes to financial statements.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity: The City of New Braunfels, Texas (the “City”) was founded in 1845. It has adopted a “Home Rule Charter,” which provides for a “Mayor-Council” form of government. A Mayor and six Council members are elected by voters of the City at large for three-year terms.

The City Council is the principal legislative and administrative body of the City.

The City Manager is the head of the administrative departments of the City and is the supervisor of all administrative officers, employees, directors, and department heads. Departments and agencies of the City submit budget requests to the City Manager.

The City provides the following services: public safety (police, fire, and EMS), public works, parks and recreation, library, airport, solid waste collection, community services, and general government. The City is an independent political subdivision of the State of Texas (the “State”) governed by an elected Council and a Mayor and is considered a primary government. As required by generally accepted accounting principles, these basic financial statements have been prepared based on considerations regarding the potential for inclusion of other entities, organizations, or functions as part of the City’s financial reporting entity. The component units, as listed below, although legally separate, are considered part of the reporting entity. No other entities have been included in the City’s reporting entity. Additionally, as the City is considered a primary government for financial reporting purposes, its activities are not considered a part of any other governmental or other type of reporting entity.

Considerations regarding the potential for inclusion of other entities, organizations, or functions in the City’s financial reporting entity are based on criteria prescribed by generally accepted accounting principles. These same criteria are evaluated in considering whether the City is a part of any other governmental or other type of reporting entity. The overriding elements associated with prescribed criteria considered in determining that the City’s financial reporting entity status is that of a primary government are that it has a separately elected governing body, it is legally separate, and it is fiscally independent of other state and local governments. Additionally, prescribed criteria under generally accepted accounting principles include considerations pertaining to organizations for which the primary government is financially accountable and considerations pertaining to organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity’s financial statements to be misleading or incomplete.

Discretely Presented Component Units

Economic Development Corporation - The New Braunfels Economic Development Corporation (the “Corporation”) is a legally separate nonprofit entity which was organized under the laws of the State to provide economic development benefits for the City. Prior to fiscal year 2018, the entity was operating as the “Industrial Development Corporation”. On April 9, 2018, City Council amended the bylaws, renaming the Corporation as the New Braunfels Economic Development Corporation. The Corporation is presented as a governmental component unit. City Council appoints the Board of Directors and approves expenditures. Separate financial statements can be obtained by contacting the President of the Corporation.

New Braunfels Utilities - New Braunfels Utilities (NBU) is a legally separate entity which provides waterworks, sanitary sewer, and electric services in the New Braunfels area. City Council appoints the NBU Board of Trustees, and approves utility rates and the issuance of debt. The NBU is presented as an enterprise component unit. Complete financial statements for the NBU may be obtained at the NBU’s administrative offices at 1488 S Seguin Ave., New Braunfels, Texas 78130. The NBU’s financial statements are presented on a July 31 fiscal year end.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Blended Component Units

The blended component units discussed below are included as part of the reporting entity because their boards are substantially the same as the primary government's board, and the management of the primary government has the operational responsibility for the component units. The blended component units, although legally separate entities are, in substance, part of the City's operations and financial data from these units are combined with financial data of the City in preparing the government-wide financial statements. The City board also serves as the governing body for all its blended component units.

Tax Increment Reinvestment Zone No. 1 - During fiscal year 2007, the City passed a resolution creating a Tax Increment Reinvestment Zone No. 1 ("TIRZ No. 1"), in accordance with Section 311 of the Texas Tax Code, for the purpose of financing public improvements in support of the Creekside Town Center Development. The TIRZ No. 1 includes participation by a developer and by other governmental entities, the Corporation, and Comal County, Texas (the "County"). Under this arrangement, a certain percentage of the incremental ad valorem tax revenue collected by the City and the County and one-half cent of sales taxes collected by the City and the Corporation will be utilized to pay for certain infrastructure costs. In fiscal year 2021, City Council voted on and implemented a change to this arrangement to be implemented in fiscal year 2022. Effective October of 2021, the City's portion of sales tax collected will no longer be utilized for TIRZ infrastructure costs. Such tax revenue is controlled by the Board of Directors managing the TIRZ No. 1 and is accounted for in a special revenue fund with the City's financial oversight. The Board of Directors is made up of seven members, five of which are appointed by the City Council.

New Braunfels Development Authority - During fiscal year 2007, the City passed a resolution creating the New Braunfels Development Authority (NBDA) in accordance with Section 394 of the Texas Local Government Code. The NBDA has been included in the reporting entity as a blended component unit. The NBDA was created to assist and act on behalf of the City in the performance of the City's governmental functions to promote the common good and general welfare of the TIRZ and to promote, develop, encourage, and maintain employment, commerce, and economic development in the City. During fiscal year 2007, the City passed an agreement (the "Agreement") between the City, the NBDA, and the TIRZ No. 1 in which the NBDA will facilitate the implementation of the TIRZ plan and assist the City with reimbursement to the developer participating in the TIRZ No. 1. Reimbursement to the developer will be made through the issuance of bonds, notes, or other obligations available to the NBDA but only after consent of the City Council. Efforts of the NBDA will be financed using the TIRZ No. 1 tax increment as outlined in the Agreement. Such taxes and payment of debt service activity are controlled by the Board of Directors managing the NBDA and are accounted for in a special revenue fund with the City's financial oversight. The Board of Directors is made up of seven members, five of which are appointed by the City Council.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

River Mill Tax Increment Reinvestment Zone - In December 2019, the City Council established the River Mill Tax Increment Reinvestment Zone ("TIRZ No. 2"). Similar to TIRZ No. 1, the City's participation is limited to 85% of the real and business personal property tax revenue and 1/3 of all sales tax revenue. The current property owner is finalizing redevelopment plans for the approximate seven-acre River Mill area, which is conveniently located off I-35, directly behind Marketplace shopping area. The conceptual plan includes various uses for the property such as a hotel, entertainment venue, and boutique retail, as well as other multi-family housing options. The City is currently engaging other public sector partners to participate in the TIRZ No. 2 as well. The project and finance plan has not been approved, therefore, the City Council has not established a board for TIRZ No. 2 at this point. Once the project and finance plan is approved, a board will be established to oversee the utilization of the incremental funds to support appropriate public improvements in accordance with section 311 of the Texas Tax Code.

Downtown Tax Increment Reinvestment Zone - In September 2021, the City Council established the Downtown Tax Increment Reinvestment Zone ("TIRZ No. 3"). Similar to TIRZ No. 1, the City's participation is limited to 85% of the real and business personal property tax revenue. The TIRZ will provide support for catalytic infrastructure and incentives that will facilitate the redevelopment of the downtown area. The downtown area faces barriers to continued redevelopment as much of the pedestrian infrastructure in the zone is insufficient. Additionally, new development in the zone has been stifled due to lack of convenient and adequate parking given the built-out nature of the development pattern. The City has established a board for TIRZ No. 3 to oversee the utilization of the incremental funds, and a project and financing plan has been approved. Collections of revenue in the TIRZ started in fiscal year 2023.

Separate financial statements for the TIRZ's and NBDA funds are not prepared.

The City also has the following related organization:

The Housing Authority of the City of New Braunfels (the "Authority") is a nonprofit entity, which was organized under the laws of the State to provide housing for qualified individuals in accordance with the rules and regulations prescribed by the U.S. Department of Housing and Urban Development. City Council appoints the Board of Directors of the Authority. However, the City is not financially accountable for the Authority because the Authority's operations are subsidized by the federal government, it sets its own budget subject to federal approval, it sets its rental rate, and it can issue debt in its own name. The City is not responsible for the deficits or liabilities of the Authority. Separately audited financial statements may be obtained at the City's administrative offices at 550 Landa Street, New Braunfels, Texas 78130.

Government-Wide Financial Statements: The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support. Likewise, the *primary government* is reported separately from certain legally separate component units for which the primary government is financially accountable.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Basis of Presentation - Government-Wide Financial Statements: While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental and internal service funds, while business-type activities incorporate data from the City's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are payments in lieu of taxes where the amounts are reasonably equivalent in value to the interfund services provided and other charges between the City's water and wastewater functions and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Basis of Presentation - Fund Financial Statements: The fund financial statements provide information about the City's funds, including its fiduciary funds. Separate statements for each fund category – governmental, proprietary, and fiduciary – are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

The City reports the following governmental funds:

General Fund: The *general fund* is used to account for and report all financial resources not accounted for and reported in another fund. The principal sources of revenues include local property taxes, sales taxes, franchise fees, licenses and permits, fines and forfeitures, and charges for services. Expenditures include general government, public safety, public works, parks and recreation, and library. The general fund is always considered a major fund for reporting purposes.

Debt Service Fund: The *debt service fund* is used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest on long-term debt of the City. The primary source of revenue for debt service is local property taxes. The debt service fund is considered a major fund for reporting purposes.

Special Revenue Funds: The *special revenue funds* are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditures for specified purposes other than debt service or capital projects. The grants fund was the only special revenue fund that was considered major. The special revenue funds are considered nonmajor funds for reporting purposes, except for the hotel/motel tax fund, which does not qualify as major, but the City has elected to present it as major due to its significance.

Hotel/motel tax fund: This fund accounts for the tax collections of the hotel/motel occupancy taxes and the disbursement of those funds.

Grants fund: This fund accounts for the receipt and expenditures of various grant funds and special projects for the City.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Projects Funds: The *capital projects funds* are used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other capital assets. The capital projects funds are considered nonmajor funds for reporting purposes, except for the 2019 capital improvement fund, 2023 capital improvement fund, and the park improvement fund.

2019 capital improvement fund: This fund accounts for the expenditures of the proceeds from the 2018 and 2019 debt issuances related to capital improvements in the City.

2023 Capital Improvement fund: This fund was called the 2021 Tax Notes fund in prior years. The proceeds from the 2021 Tax Notes have been expended, and the City used this fund to reflect the issuance of new debt for capital projects in fiscal year 2024.

Park improvement fund: This fund accounts for collection and expenditure of park development impact fees charged within the City.

Permanent Fund: The *permanent fund* is used to account for nonexpendable trust arrangements where the principal may not be spent, and the earnings must be spent for a particular purpose. This fund is used to report the activity of the cemetery perpetual care fund.

The City reports the following proprietary funds:

Enterprise Funds: The *enterprise funds* are used to account for the operations that provide airport, solid waste, golf course, and civic/convention center operations. The services are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses including depreciation) of providing goods or services to the general public on a continuing basis will be financed or recovered primarily through user charges. The airport and solid waste funds are considered major funds for reporting purposes.

Internal Service Funds: *Internal service funds* account for services provided to other departments or agencies of the primary government, or to other governments, on a cost reimbursement basis. The City's internal service funds are used to account for services for the City's self-funded health plan, which is financed from systematic transfers from general governmental and enterprise funds, as well as the operation of the City's fleet service program to service and maintain City vehicles.

The City reports the following fiduciary funds:

Private-Purpose Trust Fund: The *private-purpose trust fund* accounts for contributions and payments made on behalf of the Solms Landing Public Improvement District (the "PID").

Custodial Fund: The *custodial fund* accounts for collection of special assessment revenue and contributions made to the trust related to the PID.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

During the course of operations, the City has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

Measurement Focus and Basis of Accounting: The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources*. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The government-wide, proprietary fund, and fiduciary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

Property taxes, sales taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year end). All other revenue items are considered to be measurable and available only when cash is received by the City.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance:

Cash and Cash Equivalents: The City's cash and cash equivalents are considered to be cash on hand, demand deposits, balances in statewide investment pools, and short-term investments with original maturities of three months or less from the date of acquisition. For the purpose of the statement of cash flows, the proprietary fund types consider temporary investments with maturity of three months or less when purchased to be cash equivalents.

The City maintains a pooled cash account. Each fund whose monies are deposited in the pooled cash account has equity therein, and interest earned on the investment of these monies is allocated based upon relative equity at the previous month end. Amounts on deposit in interest bearing accounts and other investments are displayed on the combined balance sheet as "cash and equity in pooled cash."

Investments: Investments, except for certain investment pools and commercial paper, are reported at fair value. The investment pools operate in accordance with appropriate state laws and regulations and are reported at amortized cost. Commercial paper is reported at amortized cost.

The City has adopted a written investment policy regarding the investment of its funds as defined in the Public Funds Investment Act, Chapter 2256, Texas Government Code (the "Act"). The City is required by the Act to adopt, implement, and publicize an investment policy. That policy must be written; primarily emphasize safety of principal and liquidity; address investment diversification, yield, and maturity and the quality and capability of investment management; and include a list of the types of authorized investments in which the City's funds may be invested and the maximum allowable stated maturity of any individual investment owned by the City.

The Act contains specific provisions in the area of investment practices, management reports, and establishment of appropriate policies. Investments are administered by City management under terms of an investment policy and strategy that is updated to conform to the Act as last amended. The preservation of capital is the City's most important investment objective. Other objectives include providing liquidity and maximizing earnings within the constraints of other objectives. The City is in substantial compliance with the requires of the Act and with local policies.

In summary, the City is authorized to invest in the following:

- Direct obligations of the U.S. Government
- Money market mutual funds that meet certain criteria
- Collateralized certificates of deposit
- Municipal securities that meet certain criteria
- Fully collateralized repurchase agreements that meet certain criteria
- Bankers' acceptances
- Commercial paper that meets certain criteria
- Guaranteed investment contracts that meet certain criteria
- Statewide investment pools

Inventories and Prepaid Items: The costs of governmental fund type inventories are recorded as expenditures when the related liability is incurred (i.e., the purchase method).

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Capital Assets: Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year.

Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest costs incurred in connection with construction of enterprise fund capital assets are capitalized when the effects of capitalization materially impact the financial statements. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property, plant, and equipment of the primary government are depreciated using the straight-line method over the following estimated useful years:

<u>Assets Depreciation</u>	<u>Estimated Useful Life</u>
Streets/Drainage Infrastructure	20 years
Buildings	30 years
Building Improvements	20 years
Equipment	5-7 years
Fleet	5-7 years
SBITAs	SBITA term
Leases	Lease term

Deferred Outflows/Inflows of Resources: In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represent a consumption of net assets that applies to future periods and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represent an acquisition of net assets that applies to future periods and so will not be recognized as an inflow of resources (revenue) until that time.

Deferred outflows/inflows of resources are amortized as follows:

- Deferred outflows/inflows from pension/other postemployment benefits (OPEB) activities are amortized over the average of the expected service lives of pension/OPEB plan members, except for the net differences between the projected and actual investment earnings on the pension/OPEB plan assets, which are amortized over a period of five years.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- For employer pension/OPEB plan contributions that were made subsequent to the measurement date through the end of the City's fiscal year, the amount is deferred and recognized as a reduction to the net pension/OPEB liability during the measurement period in which the contributions were made.
- A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

At the fund level, the City has three types of items, which arises only under a modified accrual basis of accounting, that qualify for reporting in this category. Accordingly, these items, unavailable revenue, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from property taxes, grants, and from leases in which the government is the lessor. These amounts are deferred and recognized as an inflow of resources in the period that the amount becomes available.

Compensated Absences: It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Amounts accumulated, up to certain amounts, may be paid to employees upon termination of employment. On retirement or death of certain employees, the City pays accrued sick leave in a lump sum payment to such employee or his/her estate. Non-civil service employees with 15 or more years of service are eligible to receive their accumulated sick leave up to 480 hours. These employees are also eligible if they retire with 10 or more years of service. Police and fire personnel covered by civil service receive payment for all accumulated sick leave up to 720 hours for police and fire (non-shift) and 1,080 hours for fire shift personnel. Police came under civil service in October 2011. Employees are paid for all accrued vacation leave when they leave the City's employment.

A liability for these obligations, which are collectively referred to as compensated absences, is calculated and reported in the government wide and proprietary fund financial statements as incurred following the provisions of GASB Statement No. 101, *Compensated Absences*. A liability for compensated absences is recognized when leave time: 1) has been earned for services previously rendered by employees, 2) accumulates and may be carried over into subsequent years, and 3) is more likely than not to be used as time off or settled (for example, paid in cash to the employee) during employment or upon separation from employment. The liability for compensated absences includes salary-related benefits, where applicable.

Long-Term Obligations: In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method, if material. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The property tax rate is allocated each year between the general and debt service funds. The full amount estimated to be required for debt service on general obligation debt is provided by the tax along with the interest earned in the debt service fund. Although a portion of the general obligation debt was directly related to the purchase of solid waste infrastructure, the debt service expenditures are included in the governmental fund financial statements as they are expected to be paid from debt service tax revenues instead of solid waste revenues.

Leases

Lessee - The City is a lessee for a noncancellable lease of equipment. The City recognizes a lease liability and an intangible, right-to-use lease asset (the "lease asset") in the government-wide financial statements. The City recognizes lease liabilities with an initial, individual value of \$10,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- Lease payments included in the measurement of the lease liability are composed of fixed payments and the purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the Statement of Net Position.

Lessor - The City is a lessor for a noncancellable lease of a building. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease.
- Lease receipts included in the measurement of the lease receivable are composed of fixed payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflow of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Subscription-Based Information Technology Arrangements: The City has noncancellable subscription-based information technology arrangements (“SBITAs”) to finance the use of information technology software. The City would recognize a liability (the “subscription liability”) and an intangible, right-to-use subscription asset (the “subscription asset”) in the financial statements. The City’s SBITAs to report are immaterial to the financial statements as a whole and are not recognized as a subscription liability or a subscription asset.

Net Position Flow Assumption: Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City’s policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions: Sometimes the City will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City’s policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies: Fund balances of governmental funds are reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The City itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

Amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact are classified as nonspendable fund balance. Amounts that are externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provisions are classified as restricted.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the City's highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

Amounts in the assigned fund balance classification are intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally only exist temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

Unassigned fund balance includes amounts that have not been assigned to other funds or restricted, committed, or assigned to specific purpose within the general fund or deficit balances in other funds.

	General	Hotel/Motel Tax	Debt Service	2019 Capital Improvement	2023 Capital Improvement	Park Improvement	Grants	Nonmajor Governmental	Total Governmental Funds
Nonspendable									
Cemetery perpetual care	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,286	\$ 250,286
Inventory	1,190	-	-	-	-	-	-	-	1,190
Total nonspendable	<u>1,190</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>250,286</u>	<u>251,476</u>
Restricted									
Tourism	-	3,741,812	-	-	-	-	-	-	3,741,812
Debt service	-	-	3,151,181	-	-	-	-	-	3,151,181
Grants	-	-	-	-	-	-	60,644	77,250	137,894
Special donation	-	-	-	-	-	-	-	1,370,786	1,370,786
Stormwater development	-	-	-	-	-	-	-	952,811	952,811
Edwards Aquifer	-	-	-	-	-	-	-	430	430
Capital projects	-	-	-	20,407,397	60,486,320	26,775,230	-	17,576,364	125,245,311
Public safety	-	-	-	-	-	-	-	689,191	689,191
Municipal court	-	-	-	-	-	-	-	236,396	236,396
Governmental programming	-	-	-	-	-	-	-	503,367	503,367
Economic development	-	-	-	-	-	-	-	9,400,668	9,400,668
Total restricted	<u>-</u>	<u>3,741,812</u>	<u>3,151,181</u>	<u>20,407,397</u>	<u>60,486,320</u>	<u>26,775,230</u>	<u>60,644</u>	<u>30,807,263</u>	<u>145,429,847</u>
Committed									
Facilities Maintenance	-	-	-	-	-	-	-	325,501	325,501
Enterprise equipment	-	-	-	-	-	-	-	50,321	50,321
Total committed	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>375,822</u>	<u>375,822</u>
Assigned									
Equipment replacement	2,190,402	-	-	-	-	-	-	-	2,190,402
Total assigned	<u>2,190,402</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,190,402</u>
Unassigned									
Unassigned	35,849,682	-	-	-	-	-	-	-	35,849,682
Total unassigned	<u>35,849,682</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>35,849,682</u>
Total fund balances	<u>\$ 38,041,274</u>	<u>\$ 3,741,812</u>	<u>\$ 3,151,181</u>	<u>\$ 20,407,397</u>	<u>\$ 60,486,320</u>	<u>\$ 26,775,230</u>	<u>\$ 60,644</u>	<u>\$ 31,433,371</u>	<u>\$ 184,097,229</u>

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Minimum Fund Balance Policy - The City will maintain an operating reserve for use in the event of unanticipated, extraordinary expenditures and/or the loss of a major revenue source. In the general fund, the operating reserve and specified contingencies shall be established at a minimum of 25 percent of the general fund budgeted expenditures for the current fiscal year. Special Revenue Funds are established in accordance with generally accepted accounting principles (GAAP) to account for revenues that are restricted or committed for specific purposes pursuant to state law, grant agreements, ordinances, or contractual requirements. The City shall manage Special Revenue Funds to ensure that resources are expended solely for their intended purpose and in compliance with all applicable legal and regulatory requirements. Because revenues in Special Revenue Funds are dedicated to specific uses, fund balances may fluctuate based on the timing of receipts and related expenditures and are not intended to accumulate for general reserve purposes. Accordingly, Special Revenue Funds are not subject to a minimum fund balance or reserve requirement unless explicitly required by statute, grant terms, or formal action of the City Council. The funds can only be appropriated by an affirmative vote of five of the seven City Council members.

The City will maintain a balance in the debt service fund equal to not less than 10 percent of the principal and interest payments on outstanding debt for each fiscal year.

Estimates: The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

Pensions: For the purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Texas Municipal Retirement System (TMRS) and additions to/deductions from TMRS' fiduciary net position have been determined on the same basis as they are reported by TMRS. For this purpose, plan contributions are recognized in the period that compensation is reported for the employee, which is when contributions are legally due. Benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other Postemployment Benefits: The City participates in a single-employer, unfunded, defined benefit group-term life insurance plan operated by TMRS known as the Supplemental Death Benefits Fund (SDBF). The City elected, by ordinance, to provide group-term life insurance coverage to both current and retired employees. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. Benefit payments are treated as being equal to the employer's yearly contributions for retirees. Benefit payments and refunds are due and payable in accordance with the benefit terms. Information about the City's total OPEB liability, deferred outflows of resources, deferred inflows of resources, and OPEB expense is provided by TMRS from reports prepared by their consulting actuary.

The City also provides their own defined benefit group health benefit plan to eligible retirees.

(Continued)

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

New Accounting Pronouncement:

GASB Statement No. 101, *Compensated Absences*, updates the recognition and measurement guidance for compensated absences and associated salary-related payments by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. The requirements of this statement are effective for fiscal year beginning after December 15, 2023, and all reporting periods thereafter. The City adopted this standard for fiscal year ended September 30, 2025. The impact on the financial statements as a result of implementation of this standard was immaterial. The footnotes to the financial statements have been amended in accordance with the standard.

GASB Statement No. 102, *Certain Risk Disclosures*, requires a government to assess and disclose information regarding certain concentrations or constraints and related events that may have a substantial impact and negatively affect the level of service a government provides. The requirements of this statement are effective for fiscal years beginning after June 15, 2024, and all reporting periods thereafter. The adoption of the standard has no impact on the City's financial statements.

Revenues and Expenditures/Expenses:

Program Revenues: Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

Property Taxes: Property taxes are levied by October 1 of each year on the assessed value listed as of the prior January 1 for all real and business personal property located in the City. Taxes are due upon receipt of the tax bill and become delinquent, with an enforceable lien on property, on February 1 of the following year.

Allowance for uncollectible tax receivables within the general and debt service funds are based upon historical experience in collecting property taxes. Uncollectible personal property taxes are periodically reviewed and written off, but the City is prohibited from writing off real property taxes without specific statutory authority from the Texas Legislature.

Proprietary Funds Operating and Nonoperating Revenues and Expenses: Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise and internal service funds are charges to customers for sales and services. The enterprise funds also recognize as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for the enterprise funds and internal service fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

(Continued)

NOTE 2 - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

The City follows the procedures outlined below in establishing budgetary data reflected in the financial statements:

Prior to the beginning of the fiscal year, the City prepares a budget for the next succeeding fiscal year. The operating budget includes proposed expenditures and the means of financing them.

Two meetings of the City Council are then called for the purpose of adopting the proposed budget. At least ten days' public notice of the meeting must have been given.

Prior to the start of the fiscal year, the budget is legally enacted through passage of an ordinance by the City Council.

Annual budgets are adopted on a basis consistent with generally accepted accounting principles except the capital projects funds, which adopt project length budgets. The 2019 capital improvements fund, 2023 capital improvements fund, and park improvement funds are major funds for reporting purposes and are considered capital projects funds that do not present an annual operating budget. The Parking fund was a new fund created during the year, and therefore did not have an annual adopted budget. Budgetary legal level of control is set at the fund, department, and/or project level. Once a budget is approved, it can be amended only by approval of a majority of the members of the City Council. As required by law, such amendments are made before the fact and are reflected in the official minutes of the City Council. Encumbrances represent the estimated amount of expenditures ultimately to result when unperformed contracts (in progress at year end) are completed. Such encumbrances do not constitute expenditures or liabilities because the commitments will be reappropriated and honored during the subsequent year. In accordance with generally accepted accounting principles, the City presents the budget to actual financial statements within the Required Supplementary Information and Other Supplementary Information to demonstrate that the City is within the legal level of budgetary control. The Non-departmental department reported expenditures in excess of appropriations at the legal level of control in the amount of \$3,641,105, which was related to capitalization of a SBITA during the year. There was an other financing sources (uses) related to the liability assumed with the SBITA, which nets the expenditure to zero at the fund level.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS

Deposits and Investments: As of September 30, 2025, the City had the following investments:

<u>Investment Type</u>	<u>Value</u>	<u>Weighted Average Maturity (Years)</u>	<u>Credit Rating</u>
Primary Governmental and Component Unit - EDC			
U.S. agency securities	\$ 10,394,461	1.17	AA+
U.S. treasury notes	2,498,945	0.54	AA+
Certificates of Deposit	8,500,000	0.90	N/A
Demand deposit and money market	75,075,882	0.00	N/A
External investment pools			
TexPool	100,107,963	0.11	AAAm
Texas CLASS	26,247,799	0.23	AAAm
Texas FIT	23,736,491	0.21	AAAf
Total	<u>\$ 246,561,541</u>		
Portfolio weighted average maturity		0.36	
Component Unit - NBU			
U.S. agency securities	\$ 32,958,464	0.66	AA+
U.S. treasury notes	16,053,347	2.32	AA+
Escrow funds	21,405,765	0.00	N/A
Demand deposit and money market	58,300,876	0.00	N/A
Investment pools	87,855,443	0.00	AAAm
Total	<u>\$ 216,573,895</u>		
Portfolio weighted average maturity		0.60	

Fair Value Measurements - The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. GASB Statement No. 72, *Fair Value Measurement and Application*, provides a framework for measuring fair value establishing a three-level fair value hierarchy that describes the inputs used to measure assets and liabilities:

- Level 1 inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.
- Level 2 inputs are inputs other than quoted prices within Level 1 that are observable for an asset or liability, either directly or indirectly.
- Level 3 inputs are unobservable inputs for an asset or liability.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs. If the fair value of an asset or a liability is measured using inputs from more than one level of the fair value hierarchy, the measurement is considered to be based on the lowest priority level input that is significant to the entire measurement.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Fair value is measured in a manner consistent with one of the three approaches: market approach, cost approach, and the income approach. The valuation methodology used is based upon whichever technique is the most appropriate and provides the best representation of fair value for that particular asset or liability. The market approach uses prices and other relevant information generated by market transactions involving identical or comparable assets, liabilities, or groups of assets and liabilities. The cost approach reflects the amount that would be required to replace the present service capacity of an asset. The income approach converts future amounts, such as cash flows, to a single current (discounted) amount.

As of September 30, 2025, the City had the following recurring fair value measurements:

<u>Investments by Fair Value Level</u>	September 30, <u>2025</u>	Active Markets Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)
Primary Government			
U.S. agency securities	\$ 10,394,461	\$ -	\$ 10,394,461
U.S. agency treasury notes	2,498,945	2,498,945	-
Total - Primary Government	<u>\$ 12,893,406</u>	<u>\$ 2,498,945</u>	<u>\$ 10,394,461</u>
Component Unit - NBU			
U.S. agency securities	\$ 32,958,464	\$ -	\$ 32,958,464
U.S. agency treasury notes	16,053,347	16,053,347	-
Total - NBU	<u>\$ 49,011,811</u>	<u>\$ 16,053,347</u>	<u>\$ 32,958,464</u>

U. S. Government agency bonds and notes are classified in Level 1 of the fair value hierarchy and are valued using the market approach.

Interest rate risk - In accordance with its investment policy, the City manages its exposure to declines in fair values by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations and invest operating funds primarily in short-term securities.

Credit risk - The City's policy requires that investment pools must be rated no lower than 'AAA' or 'AAAm.' As of September 30, 2025, the City's investments in investment pools were rated 'AAAm' by Standard & Poor's. All other investments are guaranteed (either express or implied) by the full faith and credit of the United States government or the issuing U.S. agency. These investments were rated not less than 'AA+' by both Moody's and Standard & Poor's.

Custodial credit risk - deposits. In the case of deposits, this is the risk that the City's deposits may not be returned in the event of a bank failure. The City's cash and investment policy requires funds on deposit at the depository bank to be collateralized by securities. As of September 30, 2025, fair values of pledged securities and FDIC coverage exceeded bank balances.

Custodial credit risk – investments. For an investment, this is the risk that the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party in the event of the failure of the counterparty. The City's investment policy requires that it will seek to safekeep securities at financial institutions, avoiding physical possession. Further, all trades, where applicable, shall be conducted on a delivery versus payment basis or commercial book entry system as utilized by the Federal Reserve and shall be protected through the use of a third-party custody/safekeeping agent.

(Continued)

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

TexPool - TexPool was established as a trust company with the Treasurer of the State as trustee, segregated from all other trustees, investments, and activities of the trust company. The State Comptroller of Public Accounts exercises oversight responsibility over TexPool. Oversight includes the ability to significantly influence operations, designation of management, and accountability for fiscal matters. Additionally, the State Comptroller has established an advisory board composed of both participants in TexPool and other persons who do not have a business relationship with TexPool. The advisory board members review the investment policy and management fee structure. Finally, Standard & Poor's rates TexPool 'AAAm'. As a requirement to maintain the rating, weekly portfolio information must be submitted to Standard & Poor's, as well as to the office of the Comptroller of Public Accounts for review.

TexPool is an external investment pool measured at amortized cost. In order to meet the criteria to be recorded at amortized cost, TexPool must transact at a stable net asset value per share and maintain certain maturity, quality, liquidity, and diversification requirements within TexPool. TexPool transacts at a net asset value of \$1.00 per share, has weighted average maturities of 60 days or less, and weighted average lives of 120 days or less. Investments held are highly rated by nationally recognized statistical rating organizations, have no more than five percent of portfolio with one issuer (excluding U.S. government securities), and can meet reasonably foreseeable redemptions. TexPool has a redemption notice period of one day and may redeem daily. TexPool's authority may only impose restrictions on redemptions in the event of a general suspension of trading on major securities markets, general banking moratorium, or national state of emergency that affects TexPool's liquidity.

Texas CLASS - The Texas Cooperative Liquid Assets Securities System Trust – Texas ("CLASS") is a public funds investment pool under Section 2256.016 of the Public Funds Investment Act, Texas Government Code, as amended. CLASS is created under an amended and restated trust agreement, dated as of December 14, 2011 (the "Agreement"), among certain Texas governmental entities investing in CLASS (the "Participants"), with Cutwater Investor Services Corporation as program administrator and Wells Fargo Bank Texas, NA as custodian. CLASS is not SEC registered and is not subject to regulation by the State. Under the Agreement, however, CLASS is administered and supervised by a seven-member board of trustees (the "Board"), whose members are investment officers of the Participants, elected by the Participants for overlapping two-year terms. In the Agreement and by resolution of the Board, CLASS has contracted with Cutwater Investors Service Corporation to provide for the investment and management of the public funds of CLASS. Separate financial statements for CLASS may be obtained from CLASS' website at www.texasclass.com.

Texas FIT - The TX-FIT Government Pool provides Texas' public entities a conservatively managed, PFIA compliant, investment option with no corporate exposure. The TX-FIT Government Pool seeks the preservation of principal, a competitive yield and a stable NAV, while also providing same day liquidity to its participants. Performance data quoted represents past performance; past performance does not guarantee future results. Current performance of the investment pools may be lower or higher than the performance quoted. Performance data current to the most recent month end may be obtained by calling (888) 909-9998. Complete performance history can be found at www.tx-fit.com/yield-and-pool-characteristics. Investments in the TX-FIT investment pools are not insured or guaranteed by the FDIC or any other government agency. Certain securities in the pool may be FDIC insured through participating FDIC insured banks as part of a sponsored program by an affiliate bank. The FDIC insurance pertains only to the specific securities and not the entire pool. Programs, rates, and terms and conditions are subject to change at any time without notice. TX-FIT may invest in fixed income securities, which are subject to risks including interest rate, credit and inflation.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Receivables: Amounts are aggregated into a single accounts receivable line (net of allowance for uncollectible) for certain funds and aggregated columns. Below is the detail of receivables for the general fund, hotel/motel tax fund, debt service fund, grants fund, and the nonmajor governmental funds in the aggregate, and the proprietary funds, including the applicable allowances for uncollectible accounts:

Governmental Funds							
	<u>General</u>	<u>Hotel/Motel Tax</u>	<u>Debt Service</u>	<u>2023 Capital Improvement</u>	<u>Grants</u>	<u>Nonmajor Funds</u>	<u>Total</u>
Ad valorem taxes	\$ 744,929	\$ -	\$ 716,757	\$ -	\$ -	\$ 1,564,129	\$ 3,025,815
Accounts	11,359,738	950,891	-	94,515	1,356,058	1,683,060	15,444,262
Less allowances	<u>(3,536,492)</u>	<u>-</u>	<u>(147,696)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(3,684,188)</u>
Total	<u>\$ 8,568,175</u>	<u>\$ 950,891</u>	<u>\$ 569,061</u>	<u>\$ 94,515</u>	<u>\$ 1,356,058</u>	<u>\$ 3,247,189</u>	<u>\$ 14,785,889</u>
Proprietary Funds							
	<u>Airport</u>	<u>Solid Waste</u>	<u>Nonmajor Enterprise</u>	<u>Total</u>			
Accounts	\$ 148,819	\$ 1,090,010	\$ 17,026	\$ 1,255,855			
Total	<u>\$ 148,819</u>	<u>\$ 1,090,010</u>	<u>\$ 17,026</u>	<u>\$ 1,255,855</u>			
Component Unit							
	<u>EDC</u>		<u>NBU</u>				
Customer accounts	\$ -		\$ 39,935,415				
Interest	-		504,632				
Accounts	1,927,748		-				
Other	<u>2,184,484</u>		<u>3,303,254</u>				
Total	<u>\$ 4,112,232</u>		<u>\$ 43,743,301</u>				

Lease Receivable: The City is a lessor for several agreements related to the lease of space and land. These leases, which are reported within governmental activities, have remaining terms of up to 88 years. The City receives annual payments of \$14,500 to \$36,000 for these leases. The City recognized \$39,528 in lease revenue and \$10,972 in interest revenue related to these leases in the current year. As of September 30, 2025, the City's receivable for these lease payments was \$1,342,616. The City also has a deferred inflow of resources associated with these leases that will be recognized over the lease term. As of September 30, 2025, the balance of the deferred inflow of resources was \$1,335,590.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

The remaining principal and interest payments along with the amortization of the deferred inflow of resources from the agreements are as follows:

Fiscal Year Ended September 30,	Governmental Activities			Amortization of Deferred Inflows
	Principal	Interest	Total	
2026	\$ 5,059.00	\$ 45,441.00	\$ 50,500.00	\$ 9,323.00
2027	5,637.00	45,403.00	51,040.00	30,239.00
2028	6,344.00	45,244.00	51,588.00	30,239.00
2029	7,090.00	45,055.00	52,145.00	30,239.00
2030	7,875.00	44,834.00	52,709.00	30,239.00
2031-2035	52,715.00	219,602.00	272,317.00	151,196.00
2036-2040	79,622.00	208,137.00	287,759.00	151,196.00
2041-2045	114,223.00	190,172.00	304,395.00	151,196.00
2046-2050	158,500.00	163,817.00	322,317.00	151,196.00
2051-2055	214,936.00	126,688.00	341,624.00	151,196.00
2056-2060	286,634.00	75,789.00	362,423.00	149,804.00
2061-2065	35,916.00	36,584.00	72,500.00	37,105.00
2066-2070	39,437.00	33,063.00	72,500.00	37,105.00
2071-2075	43,303.00	29,197.00	72,500.00	37,105.00
2076-2080	47,548.00	24,952.00	72,500.00	37,105.00
2081-2085	52,209.00	20,291.00	72,500.00	37,105.00
2086-2090	57,327.00	15,173.00	72,500.00	37,105.00
2091-2095	54,446.00	9,554.00	64,000.00	36,714.00
2096-2100	24,156.00	5,844.00	30,000.00	14,354.00
2101-2105	26,537.00	3,463.00	30,000.00	14,354.00
2106-2110	23,102.00	900.00	24,002.00	11,475.00
	\$ 1,342,616.00	\$ 1,389,203.00	\$ 2,731,819.00	\$ 1,335,590.00

The Airport is a lessor of land space for a variety of different parties. The combined lease term for these leases is 59 years. The Airport receives variable amounts for annual payments related to these leases. The Airport recognized \$22,732 in lease revenue and \$35,622 in interest revenue during the current fiscal year related to these leases. As of September 30, 2025, the Airport's receivable for lease payments was \$1,712,620. The Airport fund also has a deferred inflow of resources related to these leases that will be recognized as revenue over the lease term. As of year end, this balance of the deferred inflow of resources was \$1,648,816.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

The remaining principal and interest payments along with the amortization of the deferred inflow of resources from the agreements are as follows:

Fiscal Year <u>Ended 9/30/25</u>	Business-Type Activities			Amortization
	Principal	Interest	Total	of Deferred Inflows
2026	20,122.00	38,645.00	58,767.00	46,153.00
2027	20,851.00	38,341.00	59,192.00	46,153.00
2028	20,046.00	38,027.00	58,073.00	44,766.00
2029	20,679.00	37,703.00	58,382.00	44,494.00
2030	21,485.00	37,362.00	58,847.00	44,494.00
2031-2035	120,702.00	181,015.00	301,717.00	222,469.00
2036-2040	146,314.00	169,311.00	315,625.00	222,469.00
2041-2045	177,471.00	154,278.00	331,749.00	222,469.00
2046-2050	215,326.00	135,114.00	350,440.00	222,469.00
2051-2055	200,179.00	112,470.00	312,649.00	178,643.00
2056-2060	167,945.00	92,232.00	260,177.00	119,818.00
2061-2065	213,160.00	68,808.00	281,968.00	113,635.00
2066-2070	229,441.00	39,157.88	268,598.88	82,654.00
2071-2075	135,647.00	9,222.00	144,869.00	35,527.00
2076-2079	3,252.00	155.00	3,407.00	2,603.00
	1,712,620.00	1,151,840.88	2,864,460.88	1,648,816.00

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Capital Assets: A summary of changes in capital assets at year end is as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>(Decreases)/ Reclassifications</u>	<u>Ending Balance</u>
<u>Governmental activities</u>				
Capital assets not being depreciated/ amortized				
Land	\$ 51,327,478	\$ 2,257,905	\$ -	\$ 53,585,383
Construction in progress	38,043,750	33,837,972	(17,443,323)	54,438,399
Total capital assets not being depreciated/amortized	89,371,228	36,095,877	(17,443,323)	108,023,782
Other capital assets				
Road network	162,667,020	22,620,153	-	185,287,173
Infrastructure	25,040,967	-	-	25,040,967
Buildings	145,048,736	2,620,851	-	147,669,587
Improvements other than buildings	64,276,347	5,296,192	-	69,572,539
Machinery and equipment	30,428,548	1,903,051	-	32,331,599
Fleet	33,794,424	5,992,038	-	39,786,462
Right-to-use equipment	-	438,077	-	438,077
Subscription	-	4,329,652	-	4,329,652
Total other capital assets	461,256,042	43,200,014	-	504,456,056
Less accumulated depreciation/ amortization for				
Road network	(110,804,033)	(1,493,117)	-	(112,297,150)
Infrastructure	(13,768,628)	(512,379)	-	(14,281,007)
Buildings	(51,098,052)	(3,957,603)	-	(55,055,655)
Improvements other than buildings	(42,431,440)	(2,367,992)	-	(44,799,432)
Machinery and equipment	(16,271,852)	(3,058,601)	-	(19,330,453)
Fleet	(22,348,914)	(3,211,916)	-	(25,560,830)
Right-to-use equipment	-	(87,615)	-	(87,615)
Subscription	-	(651,853)	-	(651,853)
Total accumulated depreciation	(256,722,919)	(15,341,076)	-	(272,063,995)
Other capital assets, net	204,533,123	27,858,938	-	232,392,061
Governmental activities capital assets, net	\$ 293,904,351	\$ 63,954,815	\$ (17,443,323)	\$ 340,415,843
				(344,039,487)
				461,518
				(3,147,400)
				(12,308,763)
				96,389,587
				\$ 77,771,298

All capital assets constructed or paid for with funds of the component units are titled in the City's name. Accordingly, component unit capital assets and construction in progress are recorded in the governmental activities totals.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Depreciation was charged to governmental functions as follows:

General government	\$ 1,203,742
Finance and tax	330,056
Planning and environmental development	895,527
Public safety	10,300,941
Public works	1,254,503
Parks and recreation	933,951
Library	<u>422,356</u>
 Total governmental activities depreciation expense	 <u>\$ 15,341,076</u>

Construction in progress and remaining commitments under related contracts for governmental fund projects at year end are as follows:

<u>Project</u>	<u>Authorized</u> <u>Contract</u>	<u>Contract</u> <u>Expenditures</u>	<u>Remaining</u> <u>Contract</u>
Goodwin Lane/Conrads Lane Improvements	\$ 22,817,977	\$ 11,677,041	\$ 11,140,936
Sporks Park - Phase 1	30,956,110	29,769,372	1,186,738
Citywide Intersection Improvements	2,895,643	2,768,037	127,606
Mission Hill Park - Phase 2	<u>8,582,500</u>	<u>2,687,429</u>	<u>5,895,071</u>
 Total	 <u>\$ 65,252,230</u>	 <u>\$ 46,901,879</u>	 <u>\$ 18,350,351</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

The following is a summary of changes in capital assets for business-type activities:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>(Decreases)/ Reclassifications</u>	<u>Ending Balance</u>
<u>Business-type activities</u>				
Capital assets not being depreciated				
Land	\$ 2,836,693	\$ -	\$ -	\$ 2,836,693
Construction in progress	130,360	1,222,447	(401,223)	951,584
Total capital assets not being depreciated	<u>2,967,053</u>	<u>1,222,447</u>	<u>(401,223)</u>	<u>3,788,277</u>
Other capital assets				
Building	21,444,046	-	-	21,444,046
Improvements other than building	22,206,310	461,116	-	22,667,426
Furniture and fixtures	20,189	-	(20,189)	-
Machinery and equipment	4,073,008	75,366	-	4,148,374
Fleet	16,980,467	1,065,745	-	18,046,212
Airspace easement	37,515	-	-	37,515
Right-to-use equipment	109,148	-	(109,148)	-
Total other capital assets	<u>64,870,683</u>	<u>1,602,227</u>	<u>(129,337)</u>	<u>66,343,573</u>
Less accumulated depreciation/ amortization for				
Building	(13,446,110)	(607,041)	-	(14,053,151)
Improvements other than building	(17,247,451)	(672,520)	-	(17,919,971)
Furniture and fixtures	(20,189)	-	20,189	-
Machinery and equipment	(1,965,251)	(461,317)	-	(2,426,568)
Fleet	(10,891,418)	(1,697,171)	-	(12,588,589)
Airspace easement	(28,563)	(846)	-	(29,409)
Right-to-use equipment	(78,973)	(30,175)	109,148	-
Total accumulated depreciation	<u>(43,677,955)</u>	<u>(3,469,070)</u>	<u>129,337</u>	<u>(47,017,688)</u>
Other capital assets, net	<u>21,192,728</u>	<u>(1,866,843)</u>	<u>-</u>	<u>19,325,885</u>
Business-type activities capital assets, net	<u>\$ 24,159,781</u>	<u>\$ (644,396)</u>	<u>\$ (401,223)</u>	<u>\$ 23,114,162</u>

Depreciation was charged to business-type functions as follows:

Airport	\$ 605,194
Solid waste	1,704,930
Golf course	739,573
Civic center	<u>419,373</u>
Total business-type activities depreciation expense	<u>\$ 3,469,070</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

The following is a summary of changes in capital assets for the NBU, a component unit, for the year end:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>(Decreases)/ Reclassifications</u>	<u>Ending Balance</u>
<u>Component unit</u>				
Capital assets not being depreciated				
Land and improvements	\$ 56,876,015	\$ 4,443,714	\$ -	\$ 61,319,729
Construction in progress	156,621,714	183,671,086	(191,251,629)	149,041,171
Total capital assets not being depreciated	<u>213,497,729</u>	<u>188,114,800</u>	<u>(191,251,629)</u>	<u>210,360,900</u>
Other capital assets				
Buildings	144,757,523	50,699,383	-	195,456,906
Infrastructure	928,864,900	95,918,697	(3,418,093)	1,021,365,504
Equipment	146,071,127	31,855,566	(633,232)	177,293,461
Wells and springs	3,954,872	8,334,269	-	12,289,141
Total other capital assets	<u>1,223,648,422</u>	<u>186,807,915</u>	<u>(4,051,325)</u>	<u>1,406,405,012</u>
Less accumulated depreciation/ amortization for				
Buildings	(43,161,957)	(3,722,821)	-	(46,884,778)
Infrastructure	(264,244,572)	(25,389,194)	3,107,400	(286,526,366)
Equipment	(67,761,192)	(7,827,698)	633,232	(74,955,658)
Wells and springs	(777,475)	(105,378)	-	(882,853)
Total accumulated depreciation	<u>(375,945,196)</u>	<u>(37,045,091)</u>	<u>3,740,632</u>	<u>(409,249,655)</u>
Other capital assets, net	<u>847,703,226</u>	<u>149,762,824</u>	<u>(310,693)</u>	<u>997,155,357</u>
Component Unit capital assets, net	<u>\$ 1,061,200,955</u>	<u>\$ 337,877,624</u>	<u>\$ (191,562,322)</u>	<u>\$ 1,207,516,257</u>

Depreciation was charged to the NBU as follows:

Electric	\$ 9,775,379
Water	13,109,628
Wastewater	<u>14,160,084</u>
Total component units depreciation expense	<u>\$ 37,045,091</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Long-Term Debt: The following is a summary of changes in the City's total long-term liabilities for the year end. In general, the City uses the general and debt service funds to liquidate governmental long-term liabilities.

	Beginning Balances	Additions	(Reductions)	Ending Balances	Amounts Due Within One Year
Governmental activities					
Bonds, notes, and other payables					
General obligation bonds/notes	\$ 235,385,000	\$ 57,145,000	\$ (38,740,000)	\$ 253,790,000	\$ 18,355,000
Certificates of obligation	46,995,000	-	(4,575,000)	42,420,000	2,915,000
Contract revenue obligations	14,475,000	-	(1,605,000)	12,870,000	1,660,000
Bond premium	26,289,235	3,894,642	(5,521,565)	24,662,312	-
	<u>323,144,235</u>	<u>61,039,642</u>	<u>(50,441,565)</u>	<u>333,742,312</u>	<u>22,930,000</u>
Other liabilities					
Notes payable	7,361,485	-	(1,061,846)	6,299,639	*
Leases payable	227,612	-	(113,806)	113,806	*
Subscription payable	-	4,329,652	(445,922)	3,883,730	*
Net pension liability	46,961,755	-	(2,473,144)	44,488,611	-
Total OPEB liability - TMRS	1,643,100	11,135	-	1,654,235	-
Total OPEB liability - retiree benefits	6,781,191	98,692	-	6,879,883	-
Compensated absences	10,740,187	2,110,652	-	12,850,839	11,565,755
	<u>\$ 396,859,565</u>	<u>\$ 67,589,773</u>	<u>\$ (54,536,283)</u>	<u>\$ 409,913,055</u>	<u>\$ 35,772,432</u>
				<u>\$ 374,140,623</u>	
				<u>\$ 344,039,487</u>	
Business-type activities					
Leases payable	\$ 27,479	\$ -	\$ (27,479)	\$ -	\$ -
Net pension liability	4,826,322	-	(205,623)	4,620,699	-
Total OPEB liability - TMRS	162,220	925	-	163,145	-
Total OPEB liability - retiree benefits	682,223	8,216	-	690,439	-
Compensated absences	356,567	203,266	-	559,833	503,850
	<u>\$ 6,054,811</u>	<u>\$ 212,407</u>	<u>\$ (233,102)</u>	<u>\$ 6,034,116</u>	<u>\$ 503,850</u>
				<u>\$ 5,530,266</u>	
Component unit					
Bonds payable	\$ 474,928,062	\$ 82,665,776	\$ (16,760,000)	\$ 540,833,838	\$ 9,530,000
Bond premium	26,022,455	-	(3,434,311)	22,588,144	-
Net pension liability	26,716,411	-	(2,103,944)	24,612,467	-
Compensated absences	3,418,288	2,509,815	(1,534,670)	4,393,433	3,190,117
	<u>\$ 531,085,216</u>	<u>\$ 85,175,591</u>	<u>\$ (23,832,925)</u>	<u>\$ 592,427,882</u>	<u>\$ 12,720,117</u>
				<u>\$ 579,707,765</u>	

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities in the governmental funds. The governmental activities compensated absences, net pension liability, and OPEB obligations are generally liquidated by the general fund. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due.

Long-term debt at year end was comprised of the following debt issues:

Governmental Activities:

<u>Series</u>	<u>Final Maturity</u>	<u>Original Issue</u>	<u>Interest Rate</u>	<u>Balance</u>
General Obligation Bond/Notes				
2014 General Obligation Bonds	2034	\$ 13,970,000	2.00-5.00%	\$ 3,015,000
2015 General Obligation and Refunding Bonds	2035	29,260,000	2.00-5.00%	10,880,000
2016 General Obligation Refunding Bonds	2036	37,360,000	2.00-5.00%	1,870,000
2017 General Obligation Refunding Bonds	2029	5,255,000	1.91%	2,180,000
2018 General Obligation Bonds	2038	21,620,000	3.00-5.00%	18,280,000
2018A Tax Note	2026	2,300,000	2.35-2.87%	360,000
2019 General Obligation Bonds	2039	19,985,000	2.00-5.00%	15,245,000
2020 General Obligation Bonds	2040	47,770,000	3.00-5.00%	42,055,000
2020 Tax Note	2027	1,675,000	2.00-4.00%	510,000
2020 General Obligation Refunding Bonds	2031	10,100,000	3.00-4.00%	6,750,000
2021 Tax Note	2028	2,835,000	2.00-3.00%	1,280,000
2021 General Obligation Bonds	2031	27,140,000	2.00-5.00%	22,225,000
2021 General Obligation Refunding Bonds	2033	21,785,000	2.00-5.00%	15,175,000
2022 Tax Note	2029	9,415,000	4.00-5.00%	5,730,000
2022 General Obligation Bonds	2042	15,695,000	3.50-5.00%	14,305,000
2023 Tax Notes	2030	1,960,000	5.00%	1,460,000
2024 Tax Notes	2031	3,015,000	5.00-6.00%	780,000
2023 General Obligation Bonds and Refunding	2043	38,015,000	4.00-5.00%	34,545,000
2025 General Obligation and Refunding Bonds	2045	57,145,000	5.00%	57,145,000
Total General Obligation Bank/Notes				253,790,000
Certificates of Obligation				
2014A Certificates of Obligation	2034	\$6,845,000	2.00-5.00%	2,725,000
2014B Certificates of Obligation	2034	3,280,000	2.00-5.00%	1,915,000
2015 Certificates of Obligation	2035	5,395,000	2.00-5.00%	1,450,000
2018 Certificates of Obligation	2038	8,120,000	2.00-5.00%	5,995,000
2019 Certificates of Obligation	2039	4,755,000	2.00-5.00%	3,625,000
2020 Certificates of Obligation	2040	14,470,000	3.00-5.00%	10,130,000
2023 Certificates of Obligation	2043	9,660,000	4.00-5.00%	9,000,000
2024 Certificates of Obligation	2044	7,875,000	4.00-5.00%	7,580,000
Total Certificates of Obligation				42,420,000
Tax Increment Contract Revenue Obligations				
2012 Tax Increment Contract Revenue				
Improvement and Refunding Obligations	2032	\$ 11,670,000	2.93%	4,950,000
2014 Tax Increment Contract Revenue Notes	2032	17,000,000	3.68%	7,920,000
Total Tax Increment Contract Revenue Obligations				12,870,000
Total Governmental Activities Long-Term Debt				\$ 309,080,000

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Component Unit – NBU:

<u>Series</u>	<u>Original Issue</u>	<u>Interest Rate</u>	<u>Balance</u>
Revenue Bonds			
2004 Utility System Revenue - Capital Appreciation	\$ 2,572,596	3.10-5.16%	\$ 1,023,838
2015 Utility System Revenue	26,870,000	2.00-4.00%	8,650,000
2016 Utility System Revenue and Refunding	62,235,000	2.00-5.00%	47,980,000
2018 Utility System Revenue	45,200,000	2.00-5.00%	34,660,000
2020 Utility System Revenue Refunding	88,100,000	3.00-5.00%	77,355,000
2021 Utility System Revenue Refunding	68,250,000	3.00-5.00%	63,970,000
2022 Utility System Revenue Refunding	73,855,000	5.00%	70,570,000
2022A Utility System Revenue Bonds	40,000,000	0.6%-2.9%	38,700,000
2024 Utility System Revenue and Refunding	118,745,000	5.00%	116,700,000
2025 Utility System Revenue and Refunding	82,590,000	4.75-5.00%	81,225,000
Total Component Unit - NBU			<u>\$ 540,833,838</u>

The annual requirements to amortize general obligation bonds, certificates of obligation, and tax increment contract revenue obligations outstanding at year end were as follows:

Fiscal Year Ended	Governmental Activities				Tax Increment Contract		Total
	General Obligation Bonds		Certificates of Obligation		Review Obligations		
	Principal	Interest	Principal	Interest	Principal	Interest	
September 30,							
2026	\$ 18,355,000	\$ 9,880,281	\$ 2,915,000	\$ 1,699,283	\$ 1,660,000	\$ 436,491	\$ 34,946,055
2027	18,140,000	9,297,208	3,050,000	1,566,344	1,715,000	380,241	34,148,793
2028	18,235,000	8,490,492	3,190,000	1,427,175	1,775,000	322,116	33,439,783
2029	17,590,000	7,679,316	3,340,000	1,279,887	1,835,000	261,934	31,986,137
2030	16,295,000	6,916,574	3,485,000	1,134,150	1,895,000	199,693	29,925,417
2031-2035	79,075,000	24,525,810	12,845,000	3,830,200	3,990,000	204,361	124,470,371
2036-2040	61,650,000	10,895,635	9,370,000	1,743,787	-	-	83,659,422
2041-2045	24,450,000	2,292,193	4,225,000	306,050	-	-	31,273,243
	<u>\$ 253,790,000</u>	<u>\$ 79,977,509</u>	<u>\$ 42,420,000</u>	<u>\$ 12,986,876</u>	<u>\$ 12,870,000</u>	<u>\$ 1,804,835</u>	<u>\$ 403,849,220</u>

General obligation bonds and certificates of obligation are direct obligations of the City for which its full faith and credit are pledged. Repayment of general obligation bonds and certificates of obligation are from taxes levied on all taxable property located within the City. The City is not obligated in any manner for special assessment debt.

In December 2012 and July 2014, the NBDA issued Tax Increment Contract Revenue and Refunding Obligations, series 2012 and Tax Increment Contract Revenue Obligations, series 2014 (the "Obligations"), respectively, with the authorization and approval of the City. The Obligations were issued to reimburse a developer for certain public improvement projects related to the Creekside Town Center Development and pay the costs of issuance. The debt issuances are the limited obligation of the NBDA, payable solely from pledged revenues. The pledged revenues consist of tax increments from the TIRZ payable to the NBDA as specified in the tri-party agreement between the City, the TIRZ, and the NBDA. The City is not obligated to make payments on the Obligations.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

The City has entered into various notes payable financing arrangements with interest rates of 0%. The annual requirements to amortize the note payables outstanding at year end were as follows:

Fiscal Year Ended <u>September 30,</u>	Governmental Activities		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 750,000	\$ -	\$ 750,000
2027	500,000	-	500,000
2028	500,000	-	500,000
2029	3,049,639	-	3,049,639
2030	500,000	-	500,000
2031-2035	1,000,000	-	1,000,000
	<u>\$ 6,299,639</u>	<u>\$ -</u>	<u>\$ 6,299,639</u>

The City recognizes a lease related to the use of medical equipment. An initial lease liability was recorded in the amount of \$341,419. As of September 30, 2025, the value of the lease liability was \$113,806. The City is required to make annual principal and interest payments of \$119,543. The lease has an interest rate of 2.50%. The equipment has a 3-year estimated useful life. The value of the right-to-use lease assets at the end of the current fiscal year was \$350,462 and had accumulated amortization of \$87,615.

The future principal and interest payments as of September 30, 2025 are as follows:

Fiscal Year Ended <u>September 30,</u>	Governmental Activities		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 113,806	\$ 5,737	\$ 119,543
	<u>\$ 113,806</u>	<u>\$ 5,737</u>	<u>\$ 119,543</u>

The City recognized an initial liability of \$4,329,652 for a subscription-based information technology arrangement (SBITA) in the current year. As of September 30, 2025, the value of the lease liability was \$3,883,730. The City is required to make annual principal and interest payments ranging from \$346,685 to \$576,067. The lease has an interest rate of 2.33%. The SBITA has a 10-year estimated useful life. The value of the SBITA assets at the end of the current fiscal year was \$3,677,799 and had accumulated amortization of \$651,853.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

The future principal and interest payments as of September 30, 2025 are as follows:

Fiscal Year Ended <u>September 30,</u>	<u>Governmental Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 412,871	\$ 90,569	\$ 503,440
2027	432,271	80,940	513,211
2028	452,314	70,860	523,174
2029	473,026	60,312	533,338
2030	494,423	49,281	543,704
2031-2035	<u>1,618,825</u>	<u>76,584</u>	<u>1,695,409</u>
	<u>\$ 3,883,730</u>	<u>\$ 428,546</u>	<u>\$ 4,312,276</u>

New Debt: On September 1, 2025, the City issued \$57,145,000 of general obligation and refunding bonds, Series 2025 (the "Bonds"). Proceeds from the sale of the Bonds will be used for the purpose of (i) providing street improvements; (ii) constructing, acquiring, improving, renovating, developing, and equipping land and buildings for park and recreational purposes, parkland, and other costs to include Mission Hill Park; (iii) constructing, renovating, improving, and equipping existing and/or additional City library facilities including acquisition of any necessary sites and related water, wastewater, drainage, streets, sidewalks, parking infrastructure, and other related costs to include a Southeast Library Branch; (iv) refunding certain maturities of the City's currently outstanding obligations. \$820,000 of General Obligation Bonds, Series 2024, \$1,735,000 of Certificate of Obligations, Series 2015, \$2,760,000 of General Obligation and Refunding Bonds, Series 2015, and \$15,030,000 of General Obligation and Refunding Bonds, Series 2016 were partially refunded with the Bonds. As a result, the refunded bonds are considered defeased and therefore the related liability has been removed from the Statement of Net Position. The refunding portion of the bonds had a net present value savings of \$621,005. The reacquisition price was less than the net carrying amount of the old debt by \$3,147,400. The Bonds will mature in 2045 and carry an interest rate of 5.00%. The payment made to escrow was less than the carrying value of the old debt by \$3,147,400. This amount is being reported as a deferred inflow of resources and is being amortized over the life of the new debt. The transaction provided a present value economic gain of \$335,741.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

The annual requirements to amortize NBU bonds outstanding at year end were as follows:

Year Ended September 30,	Bonds Payable		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 9,530,000	\$ 22,645,676	\$ 32,175,676
2027	9,918,838	22,236,467	32,155,305
2028	10,375,000	21,806,766	32,181,766
2029	10,845,000	21,331,391	32,176,391
2030	11,390,000	20,844,251	32,234,251
2031-2035	64,245,000	96,904,528	161,149,528
2036-2040	79,365,000	82,969,199	162,334,199
2041-2045	96,210,000	65,418,655	161,628,655
2046-2050	110,905,000	44,885,744	155,790,744
2051-2055	126,385,000	19,860,400	146,245,400
2056	11,665,000	554,088	12,219,088
	<u>\$ 540,833,838</u>	<u>\$ 419,457,165</u>	<u>\$ 960,291,003</u>

Federal Arbitrage: The Tax Reform Act of 1986 instituted certain arbitrage restrictions consisting of complex regulations with respect to issuance of tax-exempt bonds after August 31, 1986. Arbitrage regulations deal with the investment of tax-exempt bond proceeds at an interest yield greater than the interest yield paid to bondholders. Generally, all interest paid to bondholders can be retroactively rendered taxable if applicable rebates are not reported and paid to the Internal Revenue Service (IRS) at least every five years for applicable bond issues. Accordingly, there is the risk that if such calculations are not performed, or are not performed correctly, a substantial liability to the City could result. The City periodically engages an arbitrage consultant to perform the calculations in accordance with the rules and regulations of the IRS.

Interfund Receivables and Payables: Interfund balances at September 30, 2025 consisted of the following:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Total</u>
General	Nonmajor governmental	\$ 440,234
Nonmajor governmental	General	375,718
Grants	Nonmajor governmental	671,051
		<u>\$ 1,487,003</u>

The outstanding balances between funds result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 3 - DETAILED NOTES ON ALL FUNDS (Continued)

Interfund Transfers: Transfers between the primary government funds during the year were as follows:

	Transfers <u>In</u>	Transfers <u>Out</u>	<u>Explanation</u>
General	\$ 141,713	\$ 141,713	Airport Fund - Admin Svcs
	78,244	78,244	Civic/Convention Center - Admin Svcs
	815,270	815,270	Solid Waste - Admin Svcs & Street Impact
	90,000	90,000	Golf Course - Admin Svcs
Total General Fund	<u>1,125,227</u>	<u>1,125,227</u>	
Debt Service	263,750	263,750	Airport - Debt Service
	100,000	100,000	Golf Course - Debt Service
	378,044	378,044	Solid Waste - Debt Service
	598,125	598,125	Hotel/Motel Tax Fund - Civic/Convention Center Fund
Total Debt Service Fund	<u>1,339,919</u>	<u>1,339,919</u>	
2019 Bond Program	875,000	875,000	Roadway Impact Fees - Goodwin/Conrads Lane Project
Total 2019 Bond Program Fund	<u>875,000</u>	<u>875,000</u>	
2023 General Obligation Fund	1,127,142	1,127,142	Roadway Impact Fees - Citywide Intersections Project
Total 2023 General Obligation Fund	<u>1,127,142</u>	<u>1,127,142</u>	
2022 Tax Note Fund	2,646	2,646	Tax Note 2018A
	201,000	201,000	2019 Bond Fund - Fire Station Renovation
Total 2022 Tax Note Fund	<u>203,646</u>	<u>203,646</u>	
Grant	85,047	85,047	General Fund - Drainage Area Master Plan
	175,000	175,000	General Fund - Safe Streets Grant Contribution
	23,986	23,986	General Fund - Cash Match for Grants
	120,211	120,211	General Fund - Project Reconciliation
Total Grant Fund	<u>404,244</u>	<u>404,244</u>	
Transit Fund	1,004,362	1,004,362	General Fund - Public Transit Contract Contribution
Total Transit Fund	<u>1,004,362</u>	<u>1,004,362</u>	
Fire Apparatus Replacement Fund	260,000	260,000	General Fund - Loan Replacement and Closeout
Total Fire Apparatus Replacement Fund	<u>260,000</u>	<u>260,000</u>	
Child Safety Fund	400,490	400,490	General Fund - SRO Program Contribution
Total Child Safety Fund	<u>400,490</u>	<u>400,490</u>	
Edwards Aquifer HCP	130,081	130,081	General Fund - Admin Support for EAHCP Program
Total Edwards Aquifer HCP Fund	<u>130,081</u>	<u>130,081</u>	
CDBG Fund	143	143	General Fund - Project Reconciliation
Total CDBG Fund	<u>143</u>	<u>143</u>	
NB Development Authority	5,805,848	5,805,848	TIRZ #1 - Transfer to NBDA
Total NB Development Authority Fund	<u>5,805,848</u>	<u>5,805,848</u>	
River Activities	150,000	150,000	Solid Waste Fund - River Litter Pick-up
Total River Activities Fund	<u>150,000</u>	<u>150,000</u>	
Airport	99,910	99,910	Facility Maintenance Fund - Airport Ground Lease
Total Airport Fund	<u>99,910</u>	<u>99,910</u>	
Fleet Services	762	762	General Fund
	187,664	187,664	Solid Waste - Vehicle Purchase Contribution
Total Fleet Services	<u>188,426</u>	<u>188,426</u>	
Total	<u>\$ 13,114,438</u>	<u>\$ 13,114,438</u>	

(Continued)

NOTE 4 - OTHER INFORMATION

Transfers between funds occur primarily to finance programs accounted for in one fund with resources collected in other funds in accordance with budgetary authorizations.

Risk Management: The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the City participates along with 2,617 other entities in the Texas Municipal League’s Intergovernmental Risk Pools (the “Pool”). The Pool purchases commercial insurance at group rates for participants in the Pool. The City has no additional risk or responsibility to the Pool, outside of the payment of insurance premiums. The City has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts for the past three years.

The City’s health insurance program is a self-insured minimum premium cash flow plan (the “Plan”). The City makes pre-determined monthly contributions to the Plan to fully cover the cost of employee-only coverage. The City and each covered employee make a pre-determined monthly contribution to the Plan if they cover one or more dependents. All claims are reviewed and processed by an independent insurance company. The insurance company pays claims based on the Plan, and the City reimburses the insurance company for the amount of each claim paid. The insurance company charges the City a fee for each claim processed. Funding covers both the cost of claims and administrative expenses. The City paid \$7,520,727 in health claims and paid \$1,024,486 for administrative costs for the year ended September 30, 2025. The City contributed \$6,241,724 and City employees contributed \$1,574,552 to the Plan for the year ended September 30, 2025.

The transactions of the Plan are reported in the City’s internal service fund. The City pays a specified monthly amount for each employee and a portion of an employee’s dependent coverage which averages to approximately \$793. The largest portion of this amount is dedicated to the direct payment of claims. The remaining part of the monthly amount is dedicated to the payments of administrative fees and commercial insurance for excess claims. The commercial insurance coverage becomes effective when the claims exceed the maximum amount per employee.

Estimated health claims that have been incurred but not reported are accrued at year end. The estimated liability for health claims is \$2,166,704 at September 30, 2025. The estimated liability for health claims is based upon historical claims experience.

The changes in the claim liability for the years ended September 30, 2025 and 2024 are as follows:

	<u>2025</u>	<u>2024</u>
Claims payable, beginning of year	\$ 1,309,724	\$ 630,644
Plus: incurred claims	7,104,834	7,500,938
Less: claims paid	<u>(6,247,854)</u>	<u>(6,821,858)</u>
Claims payable, end of year	<u>\$ 2,166,704</u>	<u>\$ 1,309,724</u>

Contingent Liabilities: Amounts received or receivable from granting agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amounts of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

At September 30, 2025, the City is involved in various lawsuits. These lawsuits generally involve claims relating to general liability, automobile liability, civil rights actions, and various contractual matters. In the opinion of management, any liability resulting from such litigation would not have a material adverse effect on the City's financial statements.

Liabilities are reported when it is probable that a loss has occurred and the amount of the loss can be reasonably estimated. Liabilities include an amount for claims that have been incurred but not reported. Claim liabilities are calculated considering the effects of inflation, recent claim settlement trends, including frequency and amount of payouts, and other economic and social factors. With the exception of health claims, no other claim liabilities are reported at year end.

Pension Plan:

Texas Municipal Retirement System

Plan Description: The City participates as one of 938 plans in the defined benefit cash-balance plan administered by TMRS. TMRS is a statewide public retirement plan created by the State and administered in accordance with the Texas Government Code, Title 8, Subtitle G (the "TMRS Act") as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees (the "Board"); however, TMRS is not fiscally dependent on the State. TMRS issues a publicly available annual comprehensive financial report that can be obtained at www.tmr.com.

All eligible employees of the City are required to participate in TMRS.

Benefits Provided: TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS.

At retirement, the member's benefit is calculated based on the sum of the member's contributions, with interest, and the City-financed monetary credits, with interest, and their age at retirement and other actuarial factors. The retiring member may select one of seven monthly payment options. Members may also choose to receive a portion of their benefit as a lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the total member contributions and interest.

The plan provisions are adopted by the governing body of the City, within the options available in the state statutes governing TMRS. Plan provisions for the City were as follows:

	2025	2024
Employee deposit rate	7.00%	7.00%
Matching ratio (City to employee)	2 to 1	2 to 1
Years required for vesting	5	5
Service requirement eligibility (expressed as age/yrs of service)	60/5, 0/20	60/5, 0/20
Updated service credit	100% Repeating, Transfers	100% Repeating, Transfers
Annuity increase (to retirees)	70% of CPI	70% of CPI

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 4 - OTHER INFORMATION (Continued)

Employees Covered by Benefit Terms: At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	374
Inactive employees entitled to, but not yet receiving, benefits	515
Active employees	776
 Total	 1,665

Contributions: Member contribution rates in TMRS are either 5%, 6%, or 7% of the member's total compensation, and the City-matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the City. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal actuarial cost method. The City's contribution rate is based on the liabilities created from the benefit plan options selected by the City and any changes in benefits or actual experience over time.

Employees for the City were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the City were 17.55% and 18.32% in calendar years 2024 and 2025, respectively. The City's contributions to TMRS for the fiscal year ended September 30, 2025 were \$12,219,638, which were equal to the required contributions.

Net Pension Liability: The City's Net Pension Liability (NPL) was measured as of December 31, 2024, and the Total Pension Liability (TPL) used to calculate the NPL was determined by an actuarial valuation as of that date.

Actuarial Assumptions: The TPL in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payment growth	2.75% per year, adjusted down for population declines, if any
Investment rate of return	6.75% net pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2025

NOTE 4 - OTHER INFORMATION (Continued)

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018 to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income to satisfy the short-term and long-term funding needs of TMRS.

The long-term expected rate of return on pension plan investments was determined by best estimate ranges of expected returns for each major asset class. The long-term expected rate of return is determined by weighting the expected return for each major asset class by the respective target asset allocation percentage. The target allocation and best estimates of real rates of return for each major asset class in fiscal year 2025 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Arithmetic)</u>
Global equity	35%	7.1%
Core fixed income	6%	5.0%
Non-core fixed income	6%	6.8%
Hedge funds	5%	6.4%
Private equity	13%	8.5%
Private debt	13%	5.2%
Real estate	12%	6.7%
Infrastructure	6%	6.0%
Other private markets	<u>4%</u>	7.3%
Total	<u>100%</u>	

Discount Rate: The discount rate used to measure the TPL was 6.75%. The projection of cash flows used to determine the discount rate assumed that member and employer contributions will be made at the rates specified in statute. Based on that assumption, TMRS's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the TPL.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 4 - OTHER INFORMATION (Continued)

Changes in the NPL:

	Increase (Decrease)		
	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
Changes for the year:			
Service cost	\$ 12,018,684	\$ -	\$ 12,018,684
Interest	17,819,158	-	17,819,158
Changes in current period benefits	-	-	-
Difference between expected and actual experience	4,975,676	-	4,975,676
Changes in assumption	-	-	-
Contributions - employer	-	11,172,021	(11,172,021)
Contributions - employee	-	4,456,080	(4,456,080)
Net investment income	-	22,008,273	(22,008,273)
Benefit payments, including refunds of employee contributions	(10,190,596)	(10,190,596)	-
Administrative expense	-	(140,796)	140,796
Other changes	-	(3,293)	3,293
Net Changes	<u>24,622,922</u>	<u>27,301,689</u>	<u>(2,678,767)</u>
Balance at December 31, 2023	<u>263,073,488</u>	<u>211,285,411</u>	<u>51,788,077</u>
Balance at December 31, 2024	<u>\$ 287,696,410</u>	<u>\$ 238,587,100</u>	<u>\$ 49,109,310</u>

Sensitivity of the NPL to Changes in the Discount Rate: The following presents the NPL of the City, calculated using the discount rate of 6.75%, as well as what the City's NPL would be if it were calculated using a discount rate that is one percentage point lower (5.75%) or one percentage point higher (7.75%) than the current rate:

	1% Decrease in Discount Rate (5.75%)	Current Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
City's Net Pension Liability	<u>\$ 93,458,067</u>	<u>\$ 49,109,310</u>	<u>\$ 12,965,078</u>

Pension Plan Fiduciary Net Position: Detailed information about the TMRS fiduciary net position is available in the schedule of changes in fiduciary net position, by participating City. That report may be obtained at www.tms.com.

Pension Expense and Deferred Outflows/Deferred Inflows of Resources Related to Pensions: For the fiscal year ended September 30, 2025, the City recognized pension expense of \$14,569,116.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 4 - OTHER INFORMATION (Continued)

At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Primary Government	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual economic experience	\$ 8,340,584	\$ -
Changes in actuarial assumptions	-	(413,145)
Difference between projected and actual investment earnings	-	(2,787,625)
Contributions subsequent to the measurement date	8,965,452	-
Total	\$ 17,306,036	\$ (3,200,770)

\$8,965,452 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the NPL for the fiscal year ending September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Fiscal Year ended September 30,	Pension Expense
2026	\$ 3,159,344
2027	4,633,013
2028	(1,770,971)
2029	(881,572)
Total	\$ 5,139,814

Other Postemployment Benefits:

TMRS Supplemental Death Benefit

Plan Description: The City participates in an OPEB plan administered by TMRS. TMRS administers the defined benefit group-term life insurance plan known as the Supplemental Death Benefits Fund (SDBF). This is a voluntary program in which participating member cities may elect, by ordinance, to provide group-term life insurance coverage for their active members, including or not including retirees. Employers may terminate coverage under, and discontinue participation in, the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

The member city contributes to the SDBF at a contractually required rate (based on the covered payroll of employee members) as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy for the SDBF program is to assure that adequate resources are available to meet all death benefit payments for the upcoming year. The intent is not to pre-fund retiree term life insurance during employees' entire careers. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* ("GASB 75"). As such, the SDBF is considered to be a single-employer unfunded OPEB defined benefit plan with benefit payments treated as being equal to the employer's yearly contributions for retirees.

The contributions to the SDBF are pooled for investment purposes with those of the Pension Trust Fund (PTF). The SDBF's funding policy assures that adequate resources are available to meet all death benefit payments for the upcoming year. The SDBF is a pay-as-you-go fund, and any excess contributions are available for future SDBF benefits.

Benefits: The death benefit for active employees provides a lump-sum payment approximately equal to the employee's annual salary (calculated based on the employee's actual earnings, for the 12-month period preceding the month of death). The death benefit for retirees is considered an OPEB and is a fixed amount of \$7,500. As the SDBF covers both active and retiree participants with no segregation of assets, the SDBF is considered to be an unfunded OPEB plan (i.e., no assets are accumulated).

Participation in the SDBF as of December 31, 2024 is summarized below:

Inactive employees or beneficiaries currently receiving benefits	300
Inactive employees entitled to, but not yet receiving benefits	126
Active employees	<u>776</u>
Total	<u><u>1,202</u></u>

Total OPEB Liability: The City's total OPEB liability of \$1,817,380 was measured as of December 31, 2024 and was determined by an actuarial valuation as of that date.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 4 - OTHER INFORMATION (Continued)

Actuarial Assumptions and Other Inputs: The total OPEB liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Discount rate*	4.08%
Retirees' share of benefit-related costs	Zero
Administrative expenses	All administrative expenses are paid through the PTF and accounted for under reporting requirements of GASB Statement No. 68.
Mortality rates-service retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality rates-disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4 year set forward for males and a 3 year set-forward for females. In addition, a 3.5% and 3% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements subject to the floor.

* The discount rate is based on the Bond Buyer "20-Bond GO Index" rate closest to, but not later than December 31, 2024.

The actuarial assumptions used in the December 31, 2024 valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

Changes in the Total OPEB Liability:

	Total OPEB <u>Liability</u>
Changes for the year:	
Service cost	\$ 89,122
Interest	68,781
Difference between expected and actual experience	6,872
Changes of assumptions	(101,788)
Benefit payments *	<u>(50,927)</u>
Net changes	12,060
Beginning balance	<u>1,805,320</u>
Ending balance	<u>\$ 1,817,380</u>

* Due to the SDBF being considered an unfunded OPEB plan under GASB 75. Benefit payments are treated as being equal to the City's yearly contributions for retirees.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 4 - OTHER INFORMATION (Continued)

The discount rate increased from 3.77% as of December 31, 2023 to 4.08% as of December 31, 2024. There were no other changes of assumptions or other inputs that affected measurement of the total OPEB liability during the measurement period.

There were no changes of benefit terms that affected measurement of the total OPEB liability during the measurement period.

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate: The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current discount rate:

	1% Decrease in Discount Rate (3.08%)	Discount Rate (4.08%)	1% Increase in Discount Rate (5.08%)
City's total OPEB liability	\$ 2,177,485	\$ 1,817,380	\$ 1,536,679

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB: For the fiscal year ended September 30, 2025, the City recognized TMRS OPEB expense of \$82,859.

At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 5,797	\$ (50,485)
Changes in assumptions	206,092	(555,369)
Contributions subsequent to the measurement date	39,150	-
Total	\$ 251,039	\$ (605,854)

\$39,150 reported as deferred outflows of resources related to OPEB resulting from contributions subsequent to the measurement date will be recognized as a reduction of the total OPEB liability for the fiscal year ending September 30, 2026.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2025

NOTE 4 - OTHER INFORMATION (Continued)

Amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Fiscal Year ended September 30,</u>	<u>Expense Amount</u>
2026	\$ (63,266)
2027	(107,241)
2028	(137,239)
2029	(69,949)
2030	(10,475)
Thereafter	<u>(5,795)</u>
Total	<u>\$ (393,965)</u>

Retiree Health Plan:

Plan Description: The City provides post-retirement medical, dental, vision, and life insurance benefits on behalf of its eligible retirees. GASB 75 requires public employers to perform periodic actuarial valuations to measure and disclose their retiree healthcare liabilities for the financial statements of the employer.

Benefits: The City maintains self-funded medical and prescription drug coverage administered by Blue Cross Blue Shield for eligible employees and retired employees and their dependents. Employees and retirees are also eligible for the City's fully-insured dental and vision plan options. The dental and vision plans are 100% funded through retiree contributions. Since the retiree has to pay the full premium and there is not a material implicit subsidy for these benefits, there is no liability for the City. Therefore, the dental and vision plans were excluded from this valuation.

Inactive employees or beneficiaries currently receiving benefits	5
Inactive employees entitled to, but not yet receiving, benefits	-
Active employees	<u>619</u>
Total	<u><u>624</u></u>

Total OPEB Liability: The City's total OPEB liability of \$7,570,322 was measured as of September 30, 2025 and was determined by an actuarial valuation as of that date.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 4 - OTHER INFORMATION (Continued)

Actuarial Assumptions and Other Inputs: The total OPEB liability in the September 30, 2024 actuarial valuation was determined using the following actuarial assumptions and other inputs applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.50%
Salary increases	5.00%
Discount rate	4.46%
Prior year discount rate	3.97%

The discount rate was based on an average of the September 30, 2024 S&P Municipal Bond 20-Year High Grade Rate Index and the Fidelity Municipal Bond AA 20-Year Yield.

Mortality rates for active employees were based on the PubG.H-2010 Employee Mortality Table, Generational with Projection Scale MP-2021 for males or females, as appropriate.

Mortality rates for retirees/disabled employees were based on the PubG.H-2010 Healthy Retiree Mortality Table, Generational with Projection Scale MP-2021 for males or females, as appropriate.

The actuarial assumptions used in the September 30, 2024 valuation were derived from a combination of plan experience and actuarial judgement.

Changes in the Total OPEB Liability:

	<u>Total OPEB Liability</u>
Changes for the year:	
Service cost	\$ 282,304
Interest	307,617
Changes of assumptions	(418,913)
Differences between expected and actual experience	(69,721)
Benefit payments	5,621
Net changes	106,908
Beginning balance	7,463,414
Ending balance	\$ 7,570,322

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate: The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current discount rate:

	1% Decrease in Discount Rate (3.46%)	Discount Rate Rate (4.46%)	1% Increase in Discount Rate (5.46%)
City's total OPEB liability	\$ 8,569,868	\$ 7,570,322	\$ 6,704,331

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 4 - OTHER INFORMATION (Continued)

	<u>1% Decrease</u>	Current Healthcare Cost Trend Rate <u>Assumption</u>	<u>1% Increase</u>
City's total OPEB liability	\$ 6,561,861	\$ 7,570,322	\$ 8,763,051

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB: For the fiscal year ended September 30, 2025, the City recognized retiree OPEB expense (income) of \$(1,253,487).

At September 30, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between actual and expected experience	\$ 92,104	\$ (46,482)
Changes in actuarial assumptions	116,445	(279,275)
Total	<u>\$ 208,549</u>	<u>\$ (325,757)</u>

Amounts reported as deferred outflows/inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year ended September 30</u>	<u>OPEB Expense Amount</u>
2026	\$ (58,604)
2027	(58,604)
Total	<u>\$ (117,208)</u>

Aggregate OPEB Expense and Liability: The total OPEB expense (income) for both the TMRS SBDF and Retiree Health plans for fiscal year 2025 was \$(1,170,628) and the total OPEB liability for the two plans was a combined \$9,387,702.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

New Braunfels Utilities Defined Benefit Pension Plan:

Plan Description: NBU participates as one of 913 plans in the defined benefit cash-balance plan administered by TMRS. TMRS is a statewide public retirement plan created by the State and administered in accordance with the Texas Government Code, Title 8, Subtitle G (the “TMRS Act”) as an agent multiple-employer retirement system for employees of Texas participating cities. The TMRS Act places the general administration and management of TMRS with a six-member, Governor-appointed Board of Trustees (the “Board”); however, TMRS is not fiscally dependent on the State. TMRS issues a publicly available annual comprehensive financial report that can be obtained at www.tmr.com.

All eligible employees of NBU are required to participate in TMRS.

Benefits Provided: TMRS provides retirement, disability, and death benefits. Benefit provisions are adopted by the governing body of NBU, within the options available in the state statutes governing TMRS.

At retirement, the member’s benefit is calculated based on the sum of the member’s contributions, with interest, and the NBU-financed monetary credits, with interest, and their age at retirement and other actuarial factors. The retiring member may select one of seven monthly payment options. Members may also choose to receive a portion of their benefit as a lump sum distribution in an amount equal to 12, 24, or 36 monthly payments, which cannot exceed 75% of the total member contributions and interest.

Employees Covered by Benefit Terms: At the December 31, 2024 valuation and measurement date, the following employees were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	165
Inactive employees entitled to, but not yet receiving, benefits	119
Active employees	414
Total	698

Contributions: Member contribution rates in TMRS are either 5%, 6%, or 7% of the member’s total compensation, and the NBU-matching percentages are either 100%, 150%, or 200%, both as adopted by the governing body of the NBU. Under the state law governing TMRS, the contribution rate for each city is determined annually by the actuary, using the Entry Age Normal (EAN) actuarial cost method. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability.

Employees for the NBU were required to contribute 7% of their annual gross earnings during the fiscal year. The contribution rates for the NBU were 19.2% and 18.4% in calendar years 2025 and 2024, respectively. The NBU’s contributions to TMRS for the fiscal year ended July 31, 2025 were \$7,884,826, which were equal to the required contributions.

Net Pension Liability: The City’s Net Pension Liability (NPL) was measured as of December 31, 2024, and the Total Pension Liability (TPL) used to calculate the NPL was determined by an actuarial valuation as of that date.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

Actuarial Assumptions: The TPL in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions:

Inflation	2.50% per year
Overall payroll growth	2.75% per year, adjusted down for population declines, if any
Investment rate of return	6.75% net of pension plan investment expense, including inflation

Salary increases are based on a service-related table. Mortality rates for active members are based on the PUB(10) mortality tables with 110% of the Public Safety table used for males and 100% of the General Employee table used for females. Mortality rates for healthy retirees and beneficiaries are based on the Gender-distinct 2019 Municipal Retirees of Texas mortality tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates for actives, healthy retirees and beneficiaries are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements. For disabled annuitants, the same mortality tables for healthy retirees are used with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate is applied, for males and females respectively, to reflect the impairment for younger members who become disabled. The rates are projected on a fully generational basis by the most recent Scale MP-2021 to account for future mortality improvements subject to the 3% floor.

The actuarial assumptions were developed primarily from the actuarial investigation of the experience of TMRS over the four-year period from December 31, 2018 to December 31, 2022. The assumptions were adopted in 2023 and first used in the December 31, 2023, actuarial valuation. The post-retirement mortality assumption for Annuity Purchase Rates (APRs) is based on the Mortality Experience Investigation Study covering 2009 through 2011 and dated December 31, 2013. Plan assets are managed on a total return basis with an emphasis on both capital appreciation as well as the production of income to satisfy the short-term and long-term funding needs of TMRS.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 NOTES TO FINANCIAL STATEMENTS
 September 30, 2025

Note 4 - OTHER INFORMATION (Continued)

The target allocation and best estimates of real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return (Arithmetic)</u>
Global equity	35%	7.1%
Core fixed income	6%	5.0%
Non-core fixed income	6%	6.8%
Hedge funds	5%	6.4%
Private equity	13%	8.5%
Private debt	13%	5.2%
Real estate	12%	6.7%
Infrastructure	6%	6.0%
Other private markets	<u>4%</u>	7.3%
Total	<u>100%</u>	

Discount Rate: The discount rate used to measure the Total Pension Liability was 6.75%. The projection of cash flows used to determine the discount rate assured that employee and employer contributions will be made at the rates specified in statute. Based on that assumption, the pension plan's Fiduciary Net Position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the Total Pension Liability.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

Note 4 - OTHER INFORMATION (Continued)

Changes in the NPL:

	Increase (Decrease)		
	Total Pension Liability (A)	Plan Fiduciary Net Position (B)	Net Pension Liability (A) - (B)
	(A)	(B)	(A) - (B)
Changes for the year:			
Service cost	\$ 6,882,838	\$ -	\$ 6,882,838
Interest	9,588,408	-	9,588,408
Changes in current period benefits	-	-	-
Difference between expected and actual experience	3,054,189	-	3,054,189
Changes in assumption	-	-	-
Contributions - employer	-	7,127,701	(7,127,701)
Contributions - employee	-	2,637,103	(2,637,103)
Net investment income	-	11,942,837	(11,942,837)
Benefit payments, including refunds of employee contributions	(5,732,815)	(5,732,815)	-
Administrative expense	-	(76,473)	76,473
Other changes	-	(1,789)	1,789
Net Changes	13,792,620	15,896,564	(2,103,944)
Balance at December 31, 2023	141,475,470	114,759,059	26,716,411
Balance at December 31, 2024	<u>\$ 155,268,090</u>	<u>\$ 130,655,623</u>	<u>\$ 24,612,467</u>

Sensitivity of the NPL to Changes in the Discount Rate: The following presents the NPL of NBU, calculated using the discount rate that was included in the actuarial valuation, as well as what NBU's NPL would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate.

	1% Decrease in Discount Rate (5.75%)	Current Discount Rate Rate (6.75%)	1% Increase in Discount Rate (7.5%)
NBU's net pension liability	<u>\$ 47,608,890</u>	<u>\$ 24,612,467</u>	<u>\$ 5,813,172</u>

Pension Plan Fiduciary Net Position: Detailed information about the pension plan's fiduciary net position is available in a separately-issued TMRS financial report. That report may be obtained on the Internet at www.tmr.com.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE 4 - OTHER INFORMATION (Continued)

Pension Expense and Deferred Outflows/Deferred Inflows of Resources Related to Pensions: For the fiscal year ended July 31, 2025, NBU recognized pension expense of \$8,706,554.

At July 31, 2025, NBU reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual economic experience	\$ 7,933,100	\$ -
Changes in actuarial assumptions	-	(370,528)
Difference between projected and actual investment earnings	-	(1,505,808)
Contributions subsequent to the measurement date	4,653,985	-
Total	\$ 12,587,085	\$ (1,876,336)

\$4,653,985 reported as deferred outflows of resources related to pensions resulting from contributions subsequent to the measurement date will be recognized as a reduction of the NPL for the fiscal year ending September 30, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Fiscal Year ended July 31,</u>	<u>Pension Expense</u>
2026	\$ 2,459,579
2027	3,360,781
2028	(273,209)
2029	158,253
2030	351,360
Total	\$ 6,056,764

New Braunfels Utilities Supplemental Death Benefit Fund: NBU also participates in the cost sharing multi-employer defined benefit group-term life insurance plan operated by the TMRS known as the Supplemental Death Benefits Fund (SDBF). NBU elected, by ordinance, to provide group life insurance coverage to both current and retired employees. NBU may terminate coverage under and discontinue participation in the SDBF by adopting an ordinance before November 1 of any year to be effective the following January 1.

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

Benefits - The death benefit for active employees provides a lump-sum payment approximately equal to the employee’s annual salary (calculated based on the employee’s actual earnings for the 12-month period preceding the month of death); retired employees are insured for \$7,500; this coverage is an “other post-employment benefit,” or OPEB.

Contributions - NBU contributes to the SDBF at a contractually required contribution rate as determined by an annual actuarial valuation. The rate is equal to the cost of providing one-year term life insurance. The funding policy of this plan is to assure that adequate resources are available to meet all death benefit payments for the upcoming year; the intent is not to pre-fund retiree term life insurance during employees’ entire careers.

NBU’s contributions for 2025, 2024, and 2023 were \$89,595, \$87,731, and \$63,962, respectively, and equaled the required contributions for those years. GASB Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions* was deemed not material and has no impact on NBU’s financial reporting.

Tax Abatements:

Chapter 378 Neighborhood Empowerment Zone Agreement - Chapter 378 of the Texas Local Government Code, Neighborhood Empowerment Zone, provides the authority to the governing body of a municipality to create a Neighborhood Empowerment Zone that would promote an increase in economic development in the municipality. The City has entered into a property tax abatement agreement (the “Agreement”) with a company (the “Company”) as authorized by Chapter 378 of the Texas Local Government Code. Under the Agreement, the Company agrees to establish a customer contact center that will employ 120 people by the end of the first year of operation and will employ at least 343 people by the end of the tenth year of operation. In exchange, the City will pay the Company 50 percent of the sales tax revenue received by the City which is connected to the Company’s business activities within the City starting on the date outlined in the Agreement for a period of 10 years. This agreement expired November 30, 2021.

A reconciliation of gross sales tax collections for the abatement agreements and the Creekside Town Center and River Mill TIRZ is disclosed below:

	Sales Tax Reconciliation		
	General	Economic Dev. Corporation	Total
Payments from comptroller	\$ 34,813,387	\$ 11,604,462	\$ 46,417,849
Abatement payments	(20,054)	(1,739,828)	(1,759,882)
Net sales tax collected	\$ 34,793,333	\$ 9,864,634	\$ 44,657,967

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

Chapter 380 Economic Development Agreement - Chapter 380 of the Texas Local Government Code, *Miscellaneous Provisions Relating to Municipal Planning and Development*, provides the authority to the governing body of a municipality to establish and provide for the administration of one or more programs to promote state or local economic development and to stimulate business and commercial activity in the municipality.

Property Taxes - The City has entered into property a tax abatement agreement (the “Agreement”) with several developers (the “Developers”) as authorized by Chapter 380 of the Texas Local Government Code.

Under each Agreement, the Developer must meet certain commercial/retail development and/or employment requirements in order to have a portion of their property taxes abated. The minimum limitation value varies by Agreement.

Each Agreement provides for recapture in the event of material breach. The following summarizes the current Agreement:

- The Developer agrees to construct a manufacturing facility of approximately 240,000 square-feet for the purpose of promoting economic development in the City and stimulating business and commercial activity. The City has granted the Developer a tax limitation for a period of 15 years. In order to be eligible to receive the limitation, the Developer agrees to make an investment of \$80 million that increases total taxable assessed value of at least \$35 million by January 2017 and \$50 million by January 2018. In addition, the Developer must meet certain employment conditions. The City will make annual payments to the Developer from property tax revenues at an amount equal to 80 percent, 60 percent, and 50 percent of total taxable assessed value for years one through five, six through eight, and nine through fifteen, respectively. For the years ending September 30, 2025 and 2024, the total amount of taxes abated were \$145,979 and \$164,616, respectively.

A reconciliation of gross property tax collections for this abatement agreement and the Creekside Town Center and River Mill TIRZ is disclosed below:

	Property Tax Reconciliation		
	Maintenance and Operations	Interest and Sinking	Total
<u>Property taxes collected*</u>			
Current	\$ 30,816,949	\$ 27,792,580	\$ 58,609,529
Delinquent	(269,534)	(243,082)	(512,616)
Penalties and Interest	216,671	195,407	412,078
Property taxes collected	30,764,086	27,744,905	58,508,991
Less: adjustments**	(1,492,110)	(1,485,550)	(2,977,660)
Net property taxes collected	\$ 29,271,976	\$ 26,259,355	\$ 55,531,331

*Per Comal County tax office records

**Includes adjustments to TIRZ & 380 payments

(Continued)

NOTE 4 - OTHER INFORMATION (Continued)

Intergovernmental Revenue: NBU is a semiautonomous entity with a Board of Trustees (the "Board") that is responsible for its operations. The Board is appointed by the City Council.

The Board may authorize NBU to transfer annual payments to the General Fund of the City payable in monthly installments. The calculation is based on a rolling three-year average of electric, water, and sewer operating revenues. The formula percentage is 7.45 percent for electric, 4.35 percent for water, and 4.35 percent for wastewater. The amount is limited to income before extraordinary items less bond principal and any future bond reserve or contingency requirements. These monies can be transferred only if such funds are available after meeting the needs of properly operating and maintaining the system and fulfilling all bonded debt requirements.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND
For the year ended September 30, 2025

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Taxes and fees	\$ 78,649,056	\$ 78,649,056	\$ 77,132,777	\$ (1,516,279)
Licenses and permits	5,743,650	4,115,150	10,043,126	5,927,976
Intergovernmental	10,000	10,000	77,338	67,338
Fines and forfeitures	1,185,000	1,185,000	1,843,431	658,431
Investment earnings	2,015,000	2,000,000	4,096,476	2,096,476
Parks and recreation	5,144,100	5,132,000	5,239,573	107,573
Miscellaneous	4,326,751	5,872,351	2,312,766	(3,559,585)
Charges for services	5,618,500	5,663,500	6,423,301	759,801
Total revenues	102,692,057	102,627,057	107,168,788	4,541,731
Expenditures				
General government				
City Council	76,225	76,225	72,971	3,254
City Secretary	620,230	576,730	568,791	7,939
City Administration	1,221,792	1,176,792	1,166,747	10,045
City Attorney	1,251,677	1,340,177	1,340,138	39
Human Resources	1,485,958	1,485,958	1,440,727	45,231
Communications	989,381	974,381	941,008	33,373
Information Technology	3,350,201	3,350,201	3,266,247	83,954
Economic Development	863,999	863,999	682,893	181,106
Non-Departmental	4,554,998	4,204,998	8,210,103	(4,005,105) *
Finance and tax				
Finance	2,033,223	2,033,223	1,970,588	62,635
Planning and development services				
Planning and development services	5,312,674	4,887,673	4,745,218	142,455
Public safety				
Police	29,246,374	29,598,374	29,541,353	57,021
Fire	27,758,667	28,800,429	28,788,835	11,594
Municipal court	1,018,594	1,033,594	1,032,562	1,032
Public works				
Public Works	10,140,641	9,070,641	8,762,885	307,756
Transportation and Capital Services	3,390,823	2,854,323	2,780,336	73,987
Parks and recreation				
Parks and Recreation	11,438,467	11,438,467	10,915,594	522,873
Library				
Library Services	3,351,704	2,999,704	2,961,190	38,514

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GENERAL FUND
For the year ended September 30, 2025

	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Debt service				
Principal	250,000	364,000	809,831	(445,831)
Interest	-	5,738	101,040	(95,302)
Total expenditures	<u>108,355,628</u>	<u>107,135,627</u>	<u>110,099,057</u>	<u>(2,963,430)</u>
Deficiency of revenues over expenditures	<u>(5,663,571)</u>	<u>(4,508,570)</u>	<u>(2,930,269)</u>	<u>1,578,301</u>
Other financing sources (uses)				
Transfers in	1,375,227	1,125,227	1,125,227	-
Transfers (out)	(1,638,883)	(1,868,883)	(2,200,082)	(331,199)
SBITAs	-	-	4,329,652	4,329,652
Total other financing sources (uses)	<u>(263,656)</u>	<u>(743,656)</u>	<u>3,254,797</u>	<u>3,998,453</u>
Net change in fund balance	<u>\$ (5,927,227)</u>	<u>\$ (5,252,226)</u>	324,528	<u>\$ 5,576,754</u>
Beginning fund balance			<u>37,716,746</u>	
Ending fund balance			<u>\$ 38,041,274</u>	

Notes to Required Supplementary Information:

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).
2. This schedule includes budget and actual amounts for the general fund subfund.
3. *Expenditures exceeded appropriations at the legal level of control. This was related to capitalization of a SBITA during the year. There was an other financing sources (uses) related to the liability assumed with the SBITA, which nets the expenditure to zero at the fund level

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - HOTEL/MOTEL TAX FUND
For the year ended September 30, 2025

	Hotel Tax Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Taxes and fees	\$ 4,836,147	\$ 4,836,147	\$ 4,381,013	\$ (455,134)
Investment earnings	15,000	15,000	65,672	50,672
Total revenues	<u>4,851,147</u>	<u>4,851,147</u>	<u>4,446,685</u>	<u>(404,462)</u>
Expenditures				
General government	4,363,076	4,593,076	3,971,806	621,270
Total expenditures	<u>4,363,076</u>	<u>4,593,076</u>	<u>3,971,806</u>	<u>621,270</u>
Excess of revenues over expenditures	<u>488,071</u>	<u>258,071</u>	<u>474,879</u>	<u>216,808</u>
Other financing sources (uses)				
Transfers (out)	<u>(1,181,207)</u>	<u>(951,207)</u>	<u>(598,125)</u>	<u>353,082</u>
Total other financing sources (uses)	<u>(1,181,207)</u>	<u>(951,207)</u>	<u>(598,125)</u>	<u>353,082</u>
Net change in fund balance	<u>\$ (693,136)</u>	<u>\$ (693,136)</u>	(123,246)	<u>\$ 569,890</u>
Beginning fund balance			<u>3,865,058</u>	
Ending fund balance			<u>\$ 3,741,812</u>	

Notes to Required Supplementary Information:

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
BUDGET AND ACTUAL - GRANTS FUND
For the year ended September 30, 2025

	Grants Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Intergovernmental	\$ 10,446,009	\$ 10,446,009	\$ 4,482,315	\$ (5,963,694)
Investment earnings	-	200,000	254,931	54,931
Miscellaneous	200,000	-	127,950	127,950
Total revenues	<u>10,646,009</u>	<u>10,646,009</u>	<u>4,865,196</u>	<u>(5,780,813)</u>
Expenditures				
General Government	463,000	463,000	116,807	346,193
Finance and tax	4,467,470	4,467,470	3,414,541	1,052,929
Public safety	3,058,249	3,058,249	1,774,607	1,283,642
Public Works	505,000	505,000	209,577	295,423
Parks and Recreation	647,800	647,800	58,006	589,794
Library	70,000	70,000	69,351	649
Airport	1,235,000	1,235,000	380,648	854,352
Total expenditures	<u>10,446,519</u>	<u>10,446,519</u>	<u>6,023,537</u>	<u>4,422,982</u>
Excess (deficiency) of revenues over (under) expenditures	<u>199,490</u>	<u>199,490</u>	<u>(1,158,341)</u>	<u>(1,357,831)</u>
Other financing sources (uses)				
Transfers in	160,000	160,000	404,244	244,244
Total other financing sources (uses)	<u>160,000</u>	<u>160,000</u>	<u>404,244</u>	<u>244,244</u>
Net change in fund balance	<u>\$ 359,490</u>	<u>\$ 359,490</u>	(754,097)	<u>\$ (1,113,587)</u>
Beginning fund balance			814,741	
Ending fund balance			<u>\$ 60,644</u>	

Notes to Required Supplementary Information:

1. Annual budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP).

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS –
TEXAS MUNICIPAL RETIREMENT SYSTEM
For the year ended September 30, 2025

	Measurement Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total pension liability										
Service cost	\$ 12,018,684	\$ 10,284,246	\$ 9,191,722	\$ 8,444,367	\$ 8,207,720	\$ 7,548,546	\$ 7,075,714	\$ 6,602,665	\$ 6,283,281	\$ 5,732,589
Interest (on the total pension liability)	17,819,158	16,350,722	14,948,539	13,696,706	12,604,862	11,540,144	10,661,364	9,783,894	8,990,600	8,602,512
Difference between expected and actual experience	4,975,676	3,791,121	3,623,841	3,350,245	1,661,149	1,420,919	227,139	1,216,121	887,337	420,652
Change of assumptions	-	(713,613)	-	-	-	615,649	-	-	-	(437,911)
Benefit payments, including refunds of employee contributions	(10,190,596)	(7,459,564)	(7,615,018)	(7,023,616)	(5,809,554)	(5,552,933)	(4,810,400)	(4,868,903)	(4,267,920)	(4,316,359)
Net change in total pension liability	24,622,922	22,252,912	20,149,084	18,467,702	16,664,177	15,572,325	13,153,817	12,733,777	11,893,298	10,001,483
Beginning total pension liability	263,073,488	240,820,576	220,671,492	202,203,790	185,539,613	169,967,288	156,813,471	144,079,694	132,186,396	122,184,913
Ending total pension liability	\$ 287,696,410	\$ 263,073,488	\$ 240,820,576	\$ 220,671,492	\$ 202,203,790	\$ 185,539,613	\$ 169,967,288	\$ 156,813,471	\$ 144,079,694	\$ 132,186,396
Plan fiduciary net position										
Contributions - employer	\$ 11,172,021	\$ 9,745,456	\$ 8,665,664	\$ 7,857,115	\$ 7,636,802	\$ 7,026,523	\$ 6,539,492	\$ 6,162,903	\$ 5,961,496	\$ 5,365,044
Contributions - employee	4,456,080	3,973,033	3,555,531	3,252,382	3,172,560	2,901,000	2,719,934	2,546,656	2,424,270	2,213,355
Net investment income	22,008,273	21,331,522	(14,140,250)	21,870,293	11,484,015	19,681,894	(3,794,347)	14,955,206	6,574,073	138,605
Benefit payments, including refunds of employee contributions	(10,190,596)	(7,459,564)	(7,615,018)	(7,023,616)	(5,809,554)	(5,552,933)	(4,810,400)	(4,868,903)	(4,267,920)	(4,316,359)
Administrative expense	(140,796)	(135,355)	(122,128)	(101,026)	(74,206)	(111,060)	(73,269)	(77,461)	(74,212)	(84,411)
Other	(3,293)	(967)	145,735	692	(2,895)	(3,337)	(3,829)	(3,926)	(3,998)	(4,169)
Net change in plan fiduciary net position	27,301,689	27,454,125	(9,510,466)	25,855,840	16,406,722	23,942,087	577,581	18,714,475	10,613,709	3,312,065
Beginning plan fiduciary net position	211,285,411	183,831,286	193,341,752	167,485,912	151,079,190	127,137,103	126,559,522	107,845,047	97,231,338	93,919,273
Ending Plan Fiduciary Net Position	\$ 238,587,100	\$ 211,285,411	\$ 183,831,286	\$ 193,341,752	\$ 167,485,912	\$ 151,079,190	\$ 127,137,103	\$ 126,559,522	\$ 107,845,047	\$ 97,231,338
Net Pension Liability	\$ 49,109,310	\$ 51,788,077	\$ 56,989,290	\$ 27,329,740	\$ 34,717,878	\$ 34,460,423	\$ 42,830,185	\$ 30,253,949	\$ 36,234,647	\$ 34,955,058
Plan fiduciary net position as a percentage of total pension liability	82.93%	80.31%	76.34%	87.62%	82.83%	81.43%	74.80%	80.71%	74.85%	73.56%
Covered Payroll	\$ 63,658,284	\$ 56,765,325	\$ 50,811,068	\$ 46,423,126	\$ 45,321,482	\$ 41,430,000	\$ 38,856,198	\$ 36,318,289	\$ 34,599,565	\$ 31,619,357
Net pension liability as a percentage of covered payroll	77.15%	91.23%	112.16%	58.87%	76.60%	83.18%	110.23%	83.30%	104.73%	110.55%

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS –
TEXAS MUNICIPAL RETIREMENT SYSTEM
NEW BRAUNFELS UTILITIES
For the year ended September 30, 2025

	Measurement Year*									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total pension liability										
Service cost	\$ 6,882,838	\$ 5,663,924	\$ 4,870,192	\$ 4,465,895	\$ 4,031,193	\$ 3,421,657	\$ 3,034,811	\$ 2,328,445	\$ 2,063,217	\$ 1,852,821
Interest (on the total pension liability)	9,588,408	8,757,241	7,974,728	7,191,514	6,625,838	6,104,485	5,697,720	5,349,632	4,623,082	4,534,158
Changes in current period benefits	-	-	-	-	-	-	-	6,881,135	-	-
Difference between expected and actual experience	3,054,189	3,364,943	3,043,437	4,166,579	1,586,860	1,260,367	638,332	424,537	(33,315)	(452,450)
Change of assumptions	-	(563,012)	-	-	-	205,839	-	-	-	288,151
Benefit payments, including refunds of employee contributions	(5,732,815)	(5,305,139)	(4,079,746)	(4,766,188)	(3,395,517)	(3,751,212)	(3,325,058)	(3,272,818)	(2,533,258)	(2,689,654)
Net change in total pension liability	<u>13,792,620</u>	<u>11,917,957</u>	<u>11,808,611</u>	<u>11,057,800</u>	<u>8,848,374</u>	<u>7,241,136</u>	<u>6,045,805</u>	<u>11,710,931</u>	<u>4,119,726</u>	<u>3,533,026</u>
Beginning total pension liability	<u>141,475,470</u>	<u>129,557,513</u>	<u>117,748,902</u>	<u>106,691,102</u>	<u>97,842,728</u>	<u>90,601,592</u>	<u>84,555,787</u>	<u>72,844,856</u>	<u>68,725,130</u>	<u>65,192,104</u>
Ending total pension liability	<u>\$155,268,090</u>	<u>\$141,475,470</u>	<u>\$129,557,513</u>	<u>\$117,748,902</u>	<u>\$106,691,102</u>	<u>\$ 97,842,728</u>	<u>\$ 90,601,592</u>	<u>\$ 84,555,787</u>	<u>\$ 72,844,856</u>	<u>\$ 68,725,130</u>
Plan fiduciary net position										
Contributions - employer	\$ 7,127,701	\$ 5,769,106	\$ 4,886,836	\$ 4,578,667	\$ 3,946,380	\$ 3,502,065	\$ 3,194,908	\$ 2,046,699	\$ 1,811,489	\$ 1,827,177
Contributions - employee	2,637,103	2,231,146	1,942,527	1,794,562	1,604,227	1,407,263	1,259,258	1,151,967	1,018,513	944,629
Net investment income	11,942,837	11,648,442	(7,702,247)	11,986,679	6,336,072	11,028,572	(2,169,446)	8,830,361	4,017,620	87,534
Benefit payments, including refunds of employee contributions	(5,732,815)	(5,305,139)	(4,079,746)	(4,766,188)	(3,395,518)	(3,751,212)	(3,325,058)	(3,272,818)	(2,533,258)	(2,689,654)
Administrative expense	(76,473)	-	(66,597)	(55,428)	(40,984)	(62,302)	(41,917)	(45,751)	(45,360)	(53,311)
Other	(1,789)	(74,508)	79,470	380	(1,599)	(1,871)	(2,190)	(2,319)	(2,444)	(2,634)
Net change in plan fiduciary net position	<u>15,896,564</u>	<u>14,269,047</u>	<u>(4,939,757)</u>	<u>13,538,672</u>	<u>8,448,578</u>	<u>12,122,515</u>	<u>(1,084,445)</u>	<u>8,708,139</u>	<u>4,266,560</u>	<u>113,741</u>
Beginning plan fiduciary net position	<u>114,759,059</u>	<u>100,490,012</u>	<u>105,429,769</u>	<u>91,891,097</u>	<u>83,442,519</u>	<u>71,320,004</u>	<u>72,404,449</u>	<u>63,696,310</u>	<u>59,429,750</u>	<u>59,316,009</u>
Ending Plan Fiduciary Net Position	<u>\$130,655,623</u>	<u>\$114,759,059</u>	<u>\$100,490,012</u>	<u>\$105,429,769</u>	<u>\$ 91,891,097</u>	<u>\$ 83,442,519</u>	<u>\$ 71,320,004</u>	<u>\$ 72,404,449</u>	<u>\$ 63,696,310</u>	<u>\$ 59,429,750</u>
Net Pension Liability	<u>\$ 24,612,467</u>	<u>\$ 26,716,411</u>	<u>\$ 29,067,501</u>	<u>\$ 12,319,133</u>	<u>\$ 14,800,005</u>	<u>\$ 14,400,209</u>	<u>\$ 19,281,588</u>	<u>\$ 12,151,338</u>	<u>\$ 9,148,546</u>	<u>\$ 9,295,380</u>
Plan fiduciary net position as a percentage of total pension liability	84.15%	81.12%	77.56%	89.54%	86.13%	85.28%	78.72%	85.63%	87.44%	86.47%
Covered Payroll	\$ 37,672,894	\$ 31,873,518	\$ 27,750,383	\$ 25,636,594	\$ 22,917,524	\$ 20,103,751	\$ 17,989,394	\$ 16,443,818	\$ 14,550,190	\$ 13,494,694
Net pension liability as a percentage of covered payroll	65.33%	83.82%	104.75%	48.05%	64.58%	71.63%	107.18%	73.90%	62.88%	68.88%

*GASB Statement No. 68 requires that the information on this schedule corresponds with the period covered as of December 31, the measurement date of the Utilities' net pension liability.

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF CONTRIBUTIONS –
TEXAS MUNICIPAL RETIREMENT SYSTEM
For the year ended September 30, 2025

	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Actuarially determined contribution	\$ 12,219,638	\$ 10,940,689	\$ 8,665,644	\$ 8,326,013	\$ 7,753,182	\$ 7,429,745	\$ 6,937,744	\$ 6,439,837	\$ 6,102,303	\$ 6,066,843
Contributions in relation to the actuarially determined contribution	<u>12,219,638</u>	<u>10,940,689</u>	<u>8,665,644</u>	<u>8,326,013</u>	<u>7,753,182</u>	<u>7,429,745</u>	<u>6,937,744</u>	<u>6,439,837</u>	<u>6,102,303</u>	<u>6,066,843</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered payroll	\$ 66,615,154	\$ 61,794,420	\$ 50,811,068	\$ 48,929,783	\$ 45,447,930	\$ 43,646,238	\$ 40,641,797	\$ 38,208,179	\$ 35,884,508	\$ 35,348,062
Contributions as a percentage of covered payroll	18.34%	17.70%	17.05%	17.02%	17.06%	17.02%	17.07%	16.85%	17.01%	17.16%

Notes to Required Supplementary Information:

1. Valuation date: Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

2. Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal
Amortization method	Level percentage of payroll, closed
Remaining amortization period	21 years (longest amortization ladder)
Asset valuation method	10 year smoothed market; 12.00% soft corridor
Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Investment rate of return	6.75%
Retirement age	Experience-based table of rates that vary by age. Last updated for the 2023 valuation pursuant to an experience study of the period ending 2022.
Mortality	Post retirement: 2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence). Pre-retirement: PUB(10) mortality tables, with the 110% of the Public Safety table used for males and the 100% of the General Employee table used for females. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).

3. Other information: There were no benefit changes during the year.

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF CONTRIBUTIONS –
TEXAS MUNICIPAL RETIREMENT SYSTEM - NEW BRAUNFELS UTILITIES
For the year ended September 30, 2025

	Fiscal Year									
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Actuarially determined contribution	\$ 7,801,611	\$ 6,524,342	\$ 5,360,354	\$ 4,731,381	\$ 4,333,080	\$ 3,776,143	\$ 3,343,248	\$ 2,700,430	\$ 1,941,283	\$ 1,842,516
Contributions in relation to the actuarially determined contribution	<u>7,884,826</u>	<u>6,612,073</u>	<u>5,424,316</u>	<u>4,774,121</u>	<u>4,371,468</u>	<u>3,811,074</u>	<u>3,374,501</u>	<u>2,730,439</u>	<u>1,969,363</u>	<u>1,838,178</u>
Contribution deficiency (excess)	<u>\$ (83,215)</u>	<u>\$ (87,731)</u>	<u>\$ (63,962)</u>	<u>\$ (42,740)</u>	<u>\$ (38,388)</u>	<u>\$ (34,931)</u>	<u>\$ (31,253)</u>	<u>\$ (30,009)</u>	<u>\$ (28,080)</u>	<u>\$ 4,338</u>
Covered payroll	\$ 40,605,916	\$ 35,092,788	\$ 29,942,959	\$ 26,710,661	\$ 24,621,104	\$ 21,832,301	\$ 19,038,042	\$ 17,387,972	\$ 15,539,867	\$ 14,029,305
Contributions as a percentage of covered payroll	19.42%	18.84%	18.12%	17.87%	17.75%	17.46%	17.73%	15.70%	12.67%	13.10%

Notes to Required Supplementary Information:

GASB Statement No. 68 requires that the information on this schedule corresponds with the period covered as of July 31, the fiscal year end of the Utilities.

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS –
RETIREE BENEFITS PROGRAM
For the year ended September 30, 2025

	Measurement Year*							
	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB liability								
Service cost	\$ 282,304	\$ 254,168	\$ 239,370	\$ 590,331	\$ 610,062	\$ 516,533	\$ 444,312	\$ 431,371
Interest (on the total OPEB liability)	307,617	319,321	274,816	298,003	295,949	365,899	312,824	363,757
Difference between expected and actual experience	(69,721)	184,208	(44,728)	873,734	12,307	446,312	61,055	237,182
Change of assumptions	(418,913)	232,888	251,551	(8,288,715)	(880,937)	69,594	846,197	-
Benefit payments	5,621	8,899	(9,965)	(61,412)	(133,148)	24,719	(149,364)	(392,489)
Net change in total OPEB liability	<u>106,908</u>	<u>999,484</u>	<u>711,044</u>	<u>(6,588,059)</u>	<u>(95,767)</u>	<u>1,423,057</u>	<u>1,515,024</u>	<u>639,821</u>
Beginning total OPEB liability	<u>7,463,414</u>	<u>6,463,930</u>	<u>5,752,886</u>	<u>12,340,945</u>	<u>12,436,712</u>	<u>11,013,655</u>	<u>9,498,631</u>	<u>8,858,810</u>
Ending total OPEB liability	<u>\$ 7,570,322</u>	<u>\$ 7,463,414</u>	<u>\$ 6,463,930</u>	<u>\$ 5,752,886</u>	<u>\$ 12,340,945</u>	<u>\$ 12,436,712</u>	<u>\$ 11,013,655</u>	<u>\$ 9,498,631</u>
Covered-employee payroll	\$ 48,130,274	\$ 45,838,356	\$ 42,578,634	\$ 40,551,080	\$ 34,251,577	\$ 33,253,958	\$ 31,691,195	\$ 30,768,150
Total OPEB liability as a percentage of covered-employee payroll	15.73%	16.28%	15.18%	14.19%	36.03%	37.40%	34.75%	30.87%

* Only eight years of information is currently available. The City will continue to build this schedule over the next two-year period.

Notes to Required Supplementary Information:

- Changes in assumptions: The following actuarial assumptions were updated from the prior valuations: claim costs, future retiree plan elections, retiree contribution, turnover and retirement rates, expenses, stop loss premiums and discount rate.

Changes of assumptions and other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period:

2018	3.73%	2022	4.59%
2019	3.17%	2023	4.75%
2020	2.28%	2024	3.97%
2021	2.31%	2025	4.46%

- Changes in benefit terms: None
- Other information: No assets are accumulated in a trust that meets the criteria of GASB Statement No. 75 to pay related benefits for the pension/OPEB plan.

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS –
TEXAS MUNICIPAL RETIREMENT SYSTEM – SUPPLEMENTAL DEATH BENEFITS FUND
For the year ended September 30, 2025

	Measurement Year*							
	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Total OPEB liability								
Service cost	\$ 89,122	\$ 79,459	\$ 137,190	\$ 120,700	\$ 95,175	\$ 66,288	\$ 73,827	\$ 58,109
Interest (on the total pension liability)	68,781	66,785	44,998	45,051	50,500	55,022	50,176	48,695
Difference between expected and actual experience	6,872	(15,920)	(29,190)	(20,677)	(30,249)	(69,364)	(29,490)	-
Change of assumptions	(101,788)	91,243	(874,271)	78,072	313,359	299,899	(111,517)	124,268
Benefit payments **	(50,927)	(51,081)	(40,649)	(37,139)	(13,596)	(12,429)	(11,657)	(10,895)
Net change in total OPEB liability	<u>12,060</u>	<u>170,486</u>	<u>(761,922)</u>	<u>186,007</u>	<u>415,189</u>	<u>339,416</u>	<u>(28,661)</u>	<u>220,177</u>
Beginning total OPEB liability	<u>1,805,320</u>	<u>1,634,834</u>	<u>2,396,756</u>	<u>2,210,749</u>	<u>1,795,560</u>	<u>1,456,144</u>	<u>1,484,805</u>	<u>1,264,628</u>
Ending total OPEB liability	<u>\$ 1,817,380</u>	<u>\$ 1,805,320</u>	<u>\$ 1,634,834</u>	<u>\$ 2,396,756</u>	<u>\$ 2,210,749</u>	<u>\$ 1,795,560</u>	<u>\$ 1,456,144</u>	<u>\$ 1,484,805</u>
Covered-employee payroll	\$ 63,658,284	\$ 56,756,325	\$ 50,811,068	\$ 46,423,126	\$ 45,321,482	\$ 41,430,000	\$ 38,856,198	\$ 38,856,198
Total OPEB liability as a percentage of covered-employee payroll	2.85%	3.18%	3.22%	5.16%	4.88%	4.33%	3.75%	4.09%

* Only eight years of information is currently available. The City will continue to build this schedule over the next two-year period.

** Due to the SDBF being considered an unfunded OPEB plan under GASB 75, benefit payments are treated as being equal to the employer's yearly contributions for retirees.

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS –
 TEXAS MUNICIPAL RETIREMENT SYSTEM – SUPPLEMENTAL DEATH BENEFITS FUND
 For the year ended September 30, 2025

Notes to Required Supplementary Information:

1. Valuation date: Actuarially determined contribution rates are calculated as of December 31 and become effective in January, 13 months later.

2. Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal
Inflation	2.50%
Salary increases	3.60% to 11.85% including inflation
Discount rate *	4.08%
Administrative expenses	All administrative expenses are paid through the PTF and accounted for under reporting requirements of GASB Statement No. 68.
Mortality rates - service retirees	2019 Municipal Retirees of Texas Mortality Tables. Male rates are multiplied by 103% and female rates are multiplied by 105%. The rates are projected on a fully generational basis by the most recent Scale MP-2021 (with immediate convergence).
Mortality rates - disabled retirees	2019 Municipal Retirees of Texas Mortality Tables with a 4-year set-forward for males and a 3-year set-forward for females. In addition, a 3.5% and 3.0% minimum mortality rate will be applied to reflect the impairment for younger members who become disabled for males and females, respectively. The rates are projected on a fully generational basis by Scale MP-2021 (with immediate convergence) to account for future mortality improvements subject to the floor.

3. Other information: No assets are accumulated in a trust that meets the criteria of GASB Statement No. 75 to pay related benefits.

* The discount rate was based on the Fidelity Index's "20-Year Municipal GO AA Index" rate as of December 31, 2024.

The actuarial assumptions used in the December 31, 2024 valuation were based on the results of an actuarial study for the period ending December 31, 2023.

There were no benefit changes during the year

SUPPLEMENTARY INFORMATION

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING BALANCE SHEET –
 GENERAL FUND - SUBFUNDS
 September 30, 2025

	<u>General</u>	<u>Equipment Replacement</u>	<u>Eliminations</u>	<u>Totals</u>
ASSETS				
Cash and cash equity in pooled cash and investments	\$ 27,037,376	\$ 2,248,186	\$ -	\$ 29,285,562
Investments	10,950,026	-	-	10,950,026
Receivables, net				
Taxes and fees	744,929	-	-	744,929
Accounts receivable	7,823,246	-	-	7,823,246
Leases receivable	579,977	-	-	579,977
Due from other funds	440,234	-	-	440,234
Inventory	1,190	-	-	1,190
Total assets	<u>\$ 47,576,978</u>	<u>\$ 2,248,186</u>	<u>\$ -</u>	<u>\$ 49,825,164</u>
LIABILITIES				
Accounts payable and accrued liabilities	10,147,471	57,784	-	10,205,255
Due to other funds	375,718	-	-	375,718
Total liabilities	<u>10,523,189</u>	<u>57,784</u>	<u>-</u>	<u>10,580,973</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - leases receivable	559,260	-	-	559,260
Unavailable revenue - property taxes	643,657	-	-	643,657
Total deferred - inflows of resources	<u>1,202,917</u>	<u>-</u>	<u>-</u>	<u>1,202,917</u>
FUND BALANCES				
Nonspendable	1,190	-	-	1,190
Assigned	-	2,190,402	-	2,190,402
Unassigned	35,849,682	-	-	35,849,682
Total fund balances	<u>35,850,872</u>	<u>2,190,402</u>	<u>-</u>	<u>38,041,274</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 47,576,978</u>	<u>\$ 2,248,186</u>	<u>\$ -</u>	<u>\$ 49,825,164</u>

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 GENERAL FUND - SUBFUNDS
 For the year ended September 30, 2025

	<u>General</u>	<u>Equipment Replacement</u>	<u>Eliminations</u>	<u>Totals</u>
Revenues				
Taxes and fees	\$ 77,132,777	\$ -	\$ -	\$ 77,132,777
Licenses and permits	10,043,126	-	-	10,043,126
Intergovernmental	77,338	-	-	77,338
Fines and forfeitures	1,843,431	-	-	1,843,431
Investment earnings	4,041,421	55,055	-	4,096,476
Parks and recreation	5,239,573	-	-	5,239,573
Miscellaneous	1,965,471	347,295	-	2,312,766
Charges for services	6,423,301	-	-	6,423,301
Total revenues	<u>106,766,438</u>	<u>402,350</u>	<u>-</u>	<u>107,168,788</u>
Expenditures				
Current				
General government	12,424,516	5,265,109	-	17,689,625
Finance and tax	1,691,576	279,012	-	1,970,588
Planning and environmental development	4,745,218	-	-	4,745,218
Public safety	58,945,076	417,674	-	59,362,750
Public works	11,529,952	13,269	-	11,543,221
Parks and recreation	10,915,594	-	-	10,915,594
Library	2,961,190	-	-	2,961,190
Debt service				
Principal	363,909	445,922	-	809,831
Interest	5,635	95,405	-	101,040
Total expenditures	<u>103,582,666</u>	<u>6,516,391</u>	<u>-</u>	<u>110,099,057</u>
Excess (deficiency) of revenues over (under) expenditures	<u>3,183,772</u>	<u>(6,114,041)</u>	<u>-</u>	<u>(2,930,269)</u>
Other financing sources (uses)				
Transfers in	1,125,227	255,000	(255,000)	1,125,227
Transfers (out)	(2,455,082)	-	255,000	(2,200,082)
SBITAs	-	4,329,652	-	4,329,652
Total other financing sources (uses)	<u>(1,329,855)</u>	<u>4,584,652</u>	<u>-</u>	<u>3,254,797</u>
Net change in fund balance	1,853,917	(1,529,389)	-	324,528
Beginning fund balance	<u>33,996,955</u>	<u>3,719,791</u>	<u>-</u>	<u>37,716,746</u>
Ending fund balance	<u>\$ 35,850,872</u>	<u>\$ 2,190,402</u>	<u>\$ -</u>	<u>\$ 38,041,274</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING BALANCE SHEET
 NONMAJOR GOVERNMENTAL FUNDS
 September 30, 2025

	<u>Special Revenue</u>	<u>Capital Projects</u>	<u>Permanent Fund Cemetery Improvements</u>	<u>Total Nonmajor Governmental Funds</u>
ASSETS				
Cash and cash equivalents	\$ 13,285,938	\$ 18,973,487	\$ 250,286	\$ 32,509,711
Accounts receivable	3,247,189	-	-	3,247,189
Leases receivable	762,639	-	-	762,639
Due from other funds	375,718	-	-	375,718
Restricted cash	3,499,739	-	-	3,499,739
Total assets	<u>\$ 21,171,223</u>	<u>\$ 18,973,487</u>	<u>\$ 250,286</u>	<u>\$ 40,394,996</u>
LIABILITIES				
Accounts payable and accrued liabilities	\$ 1,030,858	\$ 1,397,123	\$ -	\$ 2,427,981
Due to other funds	1,059,086	-	-	1,059,086
Unearned revenue	2,435,432	-	-	2,435,432
Total liabilities	<u>4,525,376</u>	<u>1,397,123</u>	<u>-</u>	<u>5,922,499</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - lease receivable	776,330	-	-	776,330
Unavailable revenue - property	1,564,129	-	-	1,564,129
Unavailable revenue - grants	698,667	-	-	698,667
Total deferred - inflows of resources	<u>3,039,126</u>	<u>-</u>	<u>-</u>	<u>3,039,126</u>
FUND BALANCES				
Nonspendable	-	-	250,286	250,286
Restricted	13,230,899	17,576,364	-	30,807,263
Committed	375,822	-	-	375,822
Total fund balances	<u>13,606,721</u>	<u>17,576,364</u>	<u>250,286</u>	<u>31,433,371</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 21,171,223</u>	<u>\$ 18,973,487</u>	<u>\$ 250,286</u>	<u>\$ 40,394,996</u>

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 For the year ended September 30, 2025

	<u>Special Revenue</u>	<u>Capital Projects</u>	<u>Permanent Fund Cemetery Improvements</u>	<u>Total Nonmajor Governmental Funds</u>
Revenues				
Ad valorem taxes	\$ 2,750,006	\$ -	\$ -	\$ 2,750,006
Sales taxes	1,753,993	-	-	1,753,993
Franchise fees and local taxes	121,030	-	-	121,030
Licenses and permits	134,304	-	2,418	136,722
Fines and forfeitures	392,970	-	-	392,970
Investment earnings	86,547	861,762	-	948,309
Intergovernmental	2,664,566	500,000	-	3,164,566
Miscellaneous	1,585,227	-	5,505	1,590,732
Other contributions	-	3,075,400	-	3,075,400
Charges and fees	2,960,559	-	9,287	2,969,846
Total revenues	<u>12,449,202</u>	<u>4,437,162</u>	<u>17,210</u>	<u>16,903,574</u>
Expenditures				
Current				
General government	2,425,904	855,829	-	3,281,733
Finances and tax	542,967	-	-	542,967
Planning and environmental development	1,471,672	60,319	-	1,531,991
Public safety	2,379,495	3,180,551	-	5,560,046
Public works	3,549,050	6,670,602	-	10,219,652
Parks and recreation	175,077	3,381,153	9,334	3,565,564
Library	88,418	-	-	88,418
Debt service				
Principal	2,846,743	500,000	-	3,346,743
Interest expense	966,100	-	-	966,100
Total expenditures	<u>14,445,426</u>	<u>14,648,454</u>	<u>9,334</u>	<u>29,103,214</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(1,996,224)</u>	<u>(10,211,292)</u>	<u>7,876</u>	<u>(12,199,640)</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 NONMAJOR GOVERNMENTAL FUNDS
 For the year ended September 30, 2025

	<u>Special Revenue</u>	<u>Capital Projects</u>	<u>Permanent Fund Cemetery Improvements</u>	<u>Total Nonmajor Governmental Funds</u>
Other financing sources (uses)				
Transfers in	\$ 7,750,924	\$ 203,646	\$ -	\$ 7,954,570
Transfers (out)	<u>(5,905,758)</u>	<u>(2,004,788)</u>	<u>-</u>	<u>(7,910,546)</u>
Total other financing sources (uses)	<u>1,845,166</u>	<u>(1,801,142)</u>	<u>-</u>	<u>44,024</u>
Net change in fund balance	(151,058)	(12,012,434)	7,876	(12,155,616)
Fund balances, October 1, 2024 as previously presented	<u>13,757,779</u>	<u>10,371,438</u>	<u>242,410</u>	<u>24,371,627</u>
Change with financial reporting entity (major to nonmajor)	<u>-</u>	<u>19,217,360</u>	<u>-</u>	<u>19,217,360</u>
Fund balances, October 1, 2024 as adjusted	<u>13,757,779</u>	<u>29,588,798</u>	<u>242,410</u>	<u>43,588,987</u>
Ending fund balance	<u><u>\$ 13,606,721</u></u>	<u><u>\$ 17,576,364</u></u>	<u><u>\$ 250,286</u></u>	<u><u>\$ 31,433,371</u></u>

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING BALANCE SHEET
 NONMAJOR SPECIAL REVENUE FUNDS
 September 30, 2025

	Community Development <u>Block Grant</u>	Special <u>Revenue</u>	<u>River</u>	Court <u>Security</u>	River Mill <u>TIRZ</u>	Judicial <u>Efficiency</u>
ASSETS						
Cash and cash equivalents	\$ 838	\$ 1,936,001	\$ 413,147	\$ 40,383	\$ 271,479	\$ 43,585
Accounts receivable	316,800	-	11,118	2,421	-	-
Leases receivable	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-
Restricted cash	-	-	-	-	-	-
Total assets	<u>\$ 317,638</u>	<u>\$ 1,936,001</u>	<u>\$ 424,265</u>	<u>\$ 42,804</u>	<u>\$ 271,479</u>	<u>\$ 43,585</u>
LIABILITIES						
Accounts payable and accrued liabilities	\$ 90,081	\$ 7,715	\$ 55,974	\$ 3,811	\$ -	\$ -
Due to other funds	127,000	557,500	-	-	-	-
Unearned revenue	23,307	-	-	-	-	-
Total liabilities	<u>240,388</u>	<u>565,215</u>	<u>55,974</u>	<u>3,811</u>	<u>-</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - leases receivable	-	-	-	-	-	-
Unavailable revenue - property	-	-	-	-	-	-
Unavailable revenue - grants	-	-	-	-	-	-
Total deferred - inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES						
Restricted	77,250	1,370,786	368,291	38,993	271,479	43,585
Committed	-	-	-	-	-	-
Total fund balances	<u>77,250</u>	<u>1,370,786</u>	<u>368,291</u>	<u>38,993</u>	<u>271,479</u>	<u>43,585</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 317,638</u>	<u>\$ 1,936,001</u>	<u>\$ 424,265</u>	<u>\$ 42,804</u>	<u>\$ 271,479</u>	<u>\$ 43,585</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING BALANCE SHEET
 NONMAJOR SPECIAL REVENUE FUNDS
 September 30, 2025

	<u>Court Technology</u>	<u>Child Safety</u>	<u>Stormwater Development</u>	<u>Local Youth Diversion</u>	<u>Federal Court Awards</u>	<u>Non-Federal Court Awards</u>
ASSETS						
Cash and cash equivalents	\$ 153,818	\$ -	\$ 952,811	\$ 40,895	\$ 183,031	\$ 282,344
Accounts receivable	-	346,735	-	-	-	-
Leases receivable	-	-	-	-	-	-
Due from other funds	-	-	-	-	-	-
Restricted cash	-	-	-	-	-	-
Total assets	<u>\$ 153,818</u>	<u>\$ 346,735</u>	<u>\$ 952,811</u>	<u>\$ 40,895</u>	<u>\$ 183,031</u>	<u>\$ 282,344</u>
LIABILITIES						
Accounts payable and accrued liabilities	\$ -	\$ 77,470	\$ -	\$ 4,541	\$ -	\$ 14,217
Due to other funds	-	67,586	-	-	-	-
Unearned revenue	-	-	-	-	-	-
Total liabilities	<u>-</u>	<u>145,056</u>	<u>-</u>	<u>4,541</u>	<u>-</u>	<u>14,217</u>
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - leases receivable	-	-	-	-	-	-
Unavailable revenue - property	-	-	-	-	-	-
Unavailable revenue - grants	-	-	-	-	-	-
Total deferred - inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCES						
Restricted	153,818	201,679	952,811	36,354	183,031	268,127
Committed	-	-	-	-	-	-
Total fund balances	<u>153,818</u>	<u>201,679</u>	<u>952,811</u>	<u>36,354</u>	<u>183,031</u>	<u>268,127</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 153,818</u>	<u>\$ 346,735</u>	<u>\$ 952,811</u>	<u>\$ 40,895</u>	<u>\$ 183,031</u>	<u>\$ 282,344</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING BALANCE SHEET
 NONMAJOR SPECIAL REVENUE FUNDS
 September 30, 2025

	<u>Edwards Aquifer HCP</u>	<u>Cable Franchise PEG</u>	<u>Tax Increment Reinvestment Zone No. 1</u>	<u>New Braunfels Development Authority</u>	<u>Recreation Center Improvements</u>	<u>Facilities Maintenance</u>
ASSETS						
Cash and cash equivalents	\$ 107,700	\$ 572,215	\$ 19,331	\$ 5,401,279	\$ 1,018,560	\$ 293,575
Accounts receivable	213,331	33,078	1,564,129	-	-	46,717
Leases receivable	-	-	-	-	-	762,639
Due from other funds	32,000	-	-	-	-	-
Restricted cash	-	-	-	1,223,557	-	-
Total assets	<u>\$ 353,031</u>	<u>\$ 605,293</u>	<u>\$ 1,583,460</u>	<u>\$ 6,624,836</u>	<u>\$ 1,018,560</u>	<u>\$ 1,102,931</u>
LIABILITIES						
Accounts payable and accrued liabilities	\$ 32,434	\$ 101,926	\$ -	\$ 271,772	\$ 90	\$ 1,100
Due to other funds	307,000	-	-	-	-	-
Unearned revenue	-	-	-	-	-	-
Total liabilities	<u>339,434</u>	<u>101,926</u>	<u>-</u>	<u>271,772</u>	<u>90</u>	<u>1,100</u>
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - leases receivable	-	-	-	-	-	776,330
Unavailable revenue - property	-	-	1,564,129	-	-	-
Unavailable revenue - grants	13,167	-	-	-	-	-
Total deferred - inflows of resources	<u>13,167</u>	<u>-</u>	<u>1,564,129</u>	<u>-</u>	<u>-</u>	<u>776,330</u>
FUND BALANCES						
Restricted	430	503,367	19,331	6,353,064	1,018,470	-
Committed	-	-	-	-	-	325,501
Total fund balances	<u>430</u>	<u>503,367</u>	<u>19,331</u>	<u>6,353,064</u>	<u>1,018,470</u>	<u>325,501</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 353,031</u>	<u>\$ 605,293</u>	<u>\$ 1,583,460</u>	<u>\$ 6,624,836</u>	<u>\$ 1,018,560</u>	<u>\$ 1,102,931</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING BALANCE SHEET
 NONMAJOR SPECIAL REVENUE FUNDS
 September 30, 2025

	Fire Apparatus Replacement	Developmental Services	Downtown TIRZ	Transit District	Parking	Total Nonmajor Special Revenue Funds
ASSETS						
Cash and cash equivalents	\$ 50,321	\$ 1,253,732	\$ 181,791	\$ -	\$ 69,102	\$ 13,285,938
Accounts receivable	-	500	-	685,500	26,860	3,247,189
Leases receivable	-	-	-	-	-	762,639
Due from other funds	-	-	-	343,718	-	375,718
Restricted cash	-	-	-	2,276,182	-	3,499,739
Total assets	<u>\$ 50,321</u>	<u>\$ 1,254,232</u>	<u>\$ 181,791</u>	<u>\$ 3,305,400</u>	<u>\$ 95,962</u>	<u>\$ 21,171,223</u>
LIABILITIES						
Accounts payable and accrued liabilities	\$ -	\$ 161,152	\$ 800	\$ 207,775	\$ -	\$ 1,030,858
Due to other funds	-	-	-	-	-	1,059,086
Unearned revenue	-	-	-	2,412,125	-	2,435,432
Total liabilities	<u>-</u>	<u>161,152</u>	<u>800</u>	<u>2,619,900</u>	<u>-</u>	<u>4,525,376</u>
DEFERRED INFLOWS OF RESOURCES						
Unavailable revenue - leases receivable	-	-	-	-	-	776,330
Unavailable revenue - property	-	-	-	-	-	1,564,129
Unavailable revenue - grants	-	-	-	685,500	-	698,667
Total deferred - inflows of resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>685,500</u>	<u>-</u>	<u>3,039,126</u>
FUND BALANCES						
Restricted	-	1,093,080	180,991	-	95,962	13,230,899
Committed	50,321	-	-	-	-	375,822
Total fund balances	<u>50,321</u>	<u>1,093,080</u>	<u>180,991</u>	<u>-</u>	<u>95,962</u>	<u>13,606,721</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 50,321</u>	<u>\$ 1,254,232</u>	<u>\$ 181,791</u>	<u>\$ 3,305,400</u>	<u>\$ 95,962</u>	<u>\$ 21,171,223</u>

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 NONMAJOR SPECIAL REVENUE FUNDS
 For the year ended September 30, 2025

	Community Development <u>Block Grant</u>	Special <u>Revenue</u>	<u>River</u>	Court <u>Security</u>	River Mill <u>TIRZ</u>	Judicial <u>Efficiency</u>
Revenues						
Ad valorem taxes	\$ -	\$ -	\$ -	\$ -	\$ 54,160	\$ -
Sales taxes	-	-	-	-	18,887	-
Franchise fees and local taxes	-	-	-	-	-	-
Licenses and permits	-	128,875	5,429	-	-	-
Fines and forfeitures	-	-	206,632	57,006	-	15,176
Investment earnings	-	-	-	-	668	-
Intergovernmental	542,969	114,630	-	7,731	-	-
Miscellaneous	-	349,479	-	-	-	-
Charges and fees	-	-	862,089	-	-	-
Total revenues	<u>542,969</u>	<u>592,984</u>	<u>1,074,150</u>	<u>64,737</u>	<u>73,715</u>	<u>15,176</u>
Expenditures						
Current						
General government	-	611,535	-	-	-	-
Finances and tax	542,967	-	-	-	-	-
Planning and environmental development	-	-	-	-	-	-
Public safety	-	38,524	-	84,080	-	-
Public works	-	13,634	1,350,134	-	-	-
Parks and recreation	-	173,217	-	-	-	-
Library	-	88,418	-	-	-	-
Debt service						
Principal	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	<u>542,967</u>	<u>925,328</u>	<u>1,350,134</u>	<u>84,080</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over (under) expenditures	<u>2</u>	<u>(332,344)</u>	<u>(275,984)</u>	<u>(19,343)</u>	<u>73,715</u>	<u>15,176</u>
Other financing sources (uses)						
Transfers in	143	-	150,000	-	-	-
Transfers (out)	-	-	-	-	-	-
Total other financing sources (uses)	<u>143</u>	<u>-</u>	<u>150,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	145	(332,344)	(125,984)	(19,343)	73,715	15,176
Beginning fund balance	<u>77,105</u>	<u>1,703,130</u>	<u>494,275</u>	<u>58,336</u>	<u>197,764</u>	<u>28,409</u>
Ending fund balance	<u>\$ 77,250</u>	<u>\$ 1,370,786</u>	<u>\$ 368,291</u>	<u>\$ 38,993</u>	<u>\$ 271,479</u>	<u>\$ 43,585</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 NONMAJOR SPECIAL REVENUE FUNDS
 For the year ended September 30, 2025

	<u>Court Technology</u>	<u>Child Safety</u>	<u>Stormw ater Development</u>	<u>Local Youth Diversion</u>	<u>Federal Court Aw ards</u>	<u>Non-Federal Court Aw ards</u>
Revenues						
Ad valorem taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sales taxes	-	-	-	-	-	-
Franchise fees and local taxes	-	-	-	-	-	-
Licenses and permits	-	-	-	-	-	-
Fines and forfeitures	46,919	7,690	-	59,547	-	-
Investment earnings	-	-	2,919	-	-	-
Intergovernmental	-	1,656,017	-	-	-	-
Miscellaneous	-	105,091	-	-	17,477	75,343
Charges and fees	-	-	71,356	-	18,747	40,314
Total revenues	<u>46,919</u>	<u>1,768,798</u>	<u>74,275</u>	<u>59,547</u>	<u>36,224</u>	<u>115,657</u>
Expenditures						
Current						
General government	-	-	-	-	-	-
Finances and tax	-	-	-	-	-	-
Planning and environmental development	-	-	-	-	-	-
Public safety	6,006	1,995,945	-	69,673	60,444	24,823
Public works	-	-	58,241	-	-	-
Parks and recreation	-	-	-	-	-	-
Library	-	-	-	-	-	-
Debt service						
Principal	-	-	-	-	-	-
Interest and fiscal charges	-	-	-	-	-	-
Total expenditures	<u>6,006</u>	<u>1,995,945</u>	<u>58,241</u>	<u>69,673</u>	<u>60,444</u>	<u>24,823</u>
Excess (deficiency) of revenues over (under) expenditures	<u>40,913</u>	<u>(227,147)</u>	<u>16,034</u>	<u>(10,126)</u>	<u>(24,220)</u>	<u>90,834</u>
Other financing sources (uses)						
Transfers in	-	400,490	-	-	-	-
Transfers (out)	-	-	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>400,490</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	40,913	173,343	16,034	(10,126)	(24,220)	90,834
Beginning fund balance	<u>112,905</u>	<u>28,336</u>	<u>936,777</u>	<u>46,480</u>	<u>207,251</u>	<u>177,293</u>
Ending fund balance	<u>\$ 153,818</u>	<u>\$ 201,679</u>	<u>\$ 952,811</u>	<u>\$ 36,354</u>	<u>\$ 183,031</u>	<u>\$ 268,127</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 NONMAJOR SPECIAL REVENUE FUNDS
 For the year ended September 30, 2025

	Edwards Aquifer HCP	Cable Franchise PEG	Tax Increment Reinvestment Zone No. 1	New Braunfels Development Authority	Recreation Center Improvements	Facilities Maintenance
Revenues						
Ad valorem taxes	\$ -	\$ -	\$ 2,600,742	\$ -	\$ -	\$ -
Sales taxes	-	-	1,735,106	-	-	-
Franchise fees and local taxes	-	121,030	-	-	-	-
Licenses and permits	-	-	-	-	-	-
Fines and forfeitures	-	-	-	-	-	-
Investment earnings	-	-	-	56,626	21,598	228
Intergovernmental	343,219	-	-	-	-	-
Miscellaneous	510,383	-	-	-	1,079	411,614
Charges and fees	4,000	-	-	-	-	-
Total revenues	<u>857,602</u>	<u>121,030</u>	<u>4,335,848</u>	<u>56,626</u>	<u>22,677</u>	<u>411,842</u>
Expenditures						
Current						
General government	-	451,863	30,000	1,288,527	-	-
Finances and tax	-	-	-	-	-	-
Planning and environmental development	-	-	-	-	-	-
Public safety	-	-	-	-	-	-
Public works	1,079,813	-	-	-	-	42,866
Parks and recreation	-	-	-	-	1,860	-
Library	-	-	-	-	-	-
Debt service						
Principal	-	-	-	2,535,000	-	-
Interest and fiscal charges	-	-	-	945,630	-	-
Total expenditures	<u>1,079,813</u>	<u>451,863</u>	<u>30,000</u>	<u>4,769,157</u>	<u>1,860</u>	<u>42,866</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(222,211)</u>	<u>(330,833)</u>	<u>4,305,848</u>	<u>(4,712,531)</u>	<u>20,817</u>	<u>368,976</u>
Other financing sources (uses)						
Transfers in	130,081	-	-	5,805,848	-	-
Transfers (out)	-	-	(5,805,848)	-	-	(99,910)
Total other financing sources (uses)	<u>130,081</u>	<u>-</u>	<u>(5,805,848)</u>	<u>5,805,848</u>	<u>-</u>	<u>(99,910)</u>
Net change in fund balance	(92,130)	(330,833)	(1,500,000)	1,093,317	20,817	269,066
Beginning fund balance	92,560	834,200	1,519,331	5,259,747	997,653	56,435
Ending fund balance	<u>\$ 430</u>	<u>\$ 503,367</u>	<u>\$ 19,331</u>	<u>\$ 6,353,064</u>	<u>\$ 1,018,470</u>	<u>\$ 325,501</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 NONMAJOR SPECIAL REVENUE FUNDS
 For the year ended September 30, 2025

	Fire Apparatus Replacement Fund	Developmental Services	Downtown TIRZ	Transit District	Parking	Total Nonmajor Special Revenue Funds
Revenues						
Ad valorem taxes	\$ -	\$ -	\$ 95,104	\$ -	\$ -	\$ 2,750,006
Sales taxes	-	-	-	-	-	1,753,993
Franchise fees and local taxes	-	-	-	-	-	121,030
Licenses and permits	-	-	-	-	-	134,304
Fines and forfeitures	-	-	-	-	-	392,970
Investment earnings	-	4,100	408	-	-	86,547
Intergovernmental	-	-	-	-	-	2,664,566
Miscellaneous	114,761	-	-	-	-	1,585,227
Charges and fees	80,000	1,788,091	-	-	95,962	2,960,559
Total revenues	<u>194,761</u>	<u>1,792,191</u>	<u>95,512</u>	<u>-</u>	<u>95,962</u>	<u>12,449,202</u>
Expenditures						
Current						
General government	-	-	43,979	-	-	2,425,904
Finances and tax	-	-	-	-	-	542,967
Planning and environmental development	-	1,471,672	-	-	-	1,471,672
Public safety	100,000	-	-	-	-	2,379,495
Public works	-	-	-	1,004,362	-	3,549,050
Parks and recreation	-	-	-	-	-	175,077
Library	-	-	-	-	-	88,418
Debt service						
Principal	311,743	-	-	-	-	2,846,743
Interest and fiscal charges	20,470	-	-	-	-	966,100
Total expenditures	<u>432,213</u>	<u>1,471,672</u>	<u>43,979</u>	<u>1,004,362</u>	<u>-</u>	<u>14,445,426</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(237,452)</u>	<u>320,519</u>	<u>51,533</u>	<u>(1,004,362)</u>	<u>95,962</u>	<u>(1,996,224)</u>
Other financing sources (uses)						
Transfers in	260,000	-	-	1,004,362	-	7,750,924
Transfers (out)	-	-	-	-	-	(5,905,758)
Total other financing sources (uses)	<u>260,000</u>	<u>-</u>	<u>-</u>	<u>1,004,362</u>	<u>-</u>	<u>1,845,166</u>
Net change in fund balance	22,548	320,519	51,533	-	95,962	(151,058)
Beginning fund balance	<u>27,773</u>	<u>772,561</u>	<u>129,458</u>	<u>-</u>	<u>-</u>	<u>13,757,779</u>
Ending fund balance	<u>\$ 50,321</u>	<u>\$ 1,093,080</u>	<u>\$ 180,991</u>	<u>\$ -</u>	<u>\$ 95,962</u>	<u>\$ 13,606,721</u>

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING BALANCE SHEET
 NONMAJOR CAPITAL PROJECTS FUNDS
 September 30, 2025

	<u>2020 Capital Improvements</u>	<u>Certificates of Obligation 2004</u>	<u>Certificates of Obligation 2008</u>	<u>Certificates of Obligation 2011</u>	<u>Certificates of Obligation 2013</u>	<u>Certificates of Obligation 2014</u>
ASSETS						
Cash and cash equivalents	\$ 1,960,906	\$ 62,255	\$ 408,722	\$ 739,687	\$ -	\$ 23,594
Total assets	<u>\$ 1,960,906</u>	<u>\$ 62,255</u>	<u>\$ 408,722</u>	<u>\$ 739,687</u>	<u>\$ -</u>	<u>\$ 23,594</u>
LIABILITIES						
Accounts payable and accrued liabilities	\$ 527,410	\$ -	\$ -	\$ -	\$ -	\$ 18,670
Total liabilities	<u>527,410</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>18,670</u>
FUND BALANCES						
Restricted	1,433,496	62,255	408,722	739,687	-	4,924
Total fund balances	<u>1,433,496</u>	<u>62,255</u>	<u>408,722</u>	<u>739,687</u>	<u>-</u>	<u>4,924</u>
 Total liabilities, deferred inflows of resources, and fund balances	 <u>\$ 1,960,906</u>	 <u>\$ 62,255</u>	 <u>\$ 408,722</u>	 <u>\$ 739,687</u>	 <u>\$ -</u>	 <u>\$ 23,594</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING BALANCE SHEET
 NONMAJOR CAPITAL PROJECTS FUNDS
 September 30, 2025

	Tax Note 2018A	Tax Note 2022	Tax Note 2023	Tax Note 2024	EDC Capital	General Obligations
ASSETS						
Cash and cash equivalents	\$ -	\$ 391,784	\$ 156,216	\$ 29,419	\$ 346,904	\$ 420,875
Total assets	<u>\$ -</u>	<u>\$ 391,784</u>	<u>\$ 156,216</u>	<u>\$ 29,419</u>	<u>\$ 346,904</u>	<u>\$ 420,875</u>
LIABILITIES						
Accounts payable and accrued liabilities	\$ -	\$ 306,594	\$ 42,608	\$ 3,600	\$ -	\$ 107,469
Total liabilities	<u>-</u>	<u>306,594</u>	<u>42,608</u>	<u>3,600</u>	<u>-</u>	<u>107,469</u>
FUND BALANCES						
Restricted	-	85,190	113,608	25,819	346,904	313,406
Total fund balances	<u>-</u>	<u>85,190</u>	<u>113,608</u>	<u>25,819</u>	<u>346,904</u>	<u>313,406</u>
 Total liabilities, deferred inflows of resources, and fund balances	 <u>\$ -</u>	 <u>\$ 391,784</u>	 <u>\$ 156,216</u>	 <u>\$ 29,419</u>	 <u>\$ 346,904</u>	 <u>\$ 420,875</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING BALANCE SHEET
 NONMAJOR CAPITAL PROJECTS FUNDS
 September 30, 2025

	<u>Roadway Impact Fees</u>	<u>Total Nonmajor Capital Projects Funds</u>
ASSETS		
Cash and cash equivalents	\$ 14,433,125	\$ 18,973,487
Total assets	<u>\$ 14,433,125</u>	<u>\$ 18,973,487</u>
LIABILITIES		
Accounts payable and accrued liabilities	\$ 390,772	\$ 1,397,123
Total liabilities	<u>390,772</u>	<u>1,397,123</u>
FUND BALANCES		
Restricted	<u>14,042,353</u>	<u>17,576,364</u>
Total fund balances	<u>14,042,353</u>	<u>17,576,364</u>
 Total liabilities, deferred inflows of resources, and fund balances	 <u>\$ 14,433,125</u>	 <u>\$ 18,973,487</u>

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 NONMAJOR CAPITAL PROJECTS FUNDS
 For the year ended September 30, 2025

	2020 Capital Improvements	Certificates of Obligation 2004	Certificates of Obligation 2008	Certificates of Obligation 2011	Certificates of Obligation 2013	Certificates of Obligation 2014
Revenues						
Investment earnings	\$ 112,964	\$ 204	\$ 17,660	\$ 2,420	\$ -	\$ 82
Intergovernmental	-	-	-	-	-	-
Other contributins	-	-	-	-	-	-
Total revenues	<u>112,964</u>	<u>204</u>	<u>17,660</u>	<u>2,420</u>	<u>-</u>	<u>82</u>
Expenditures						
Current						
General government	-	-	-	-	-	51,890
Planning and environmental development	-	-	-	-	-	-
Public safety	-	-	-	-	-	-
Public works	-	-	-	-	-	-
Parks and recreation	528,987	-	-	-	-	-
Debt service						
Principal	-	-	-	-	-	-
Total expenditures	<u>528,987</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>51,890</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(416,023)</u>	<u>204</u>	<u>17,660</u>	<u>2,420</u>	<u>-</u>	<u>(51,808)</u>
Other financing sources (uses)						
Transfer in	-	-	-	-	-	-
Transfers (out)	-	-	-	-	(4,337)	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(4,337)</u>	<u>-</u>
Net change in fund balance	(416,023)	204	17,660	2,420	(4,337)	(51,808)
Fund balances, October 1, 2024 as previously presented	<u>1,849,519</u>	<u>62,051</u>	<u>391,062</u>	<u>737,267</u>	<u>4,337</u>	<u>56,732</u>
Change with financial reporting entity (major to nonmajor)	-	-	-	-	-	-
Fund balances, October 1, 2024 as adjusted	<u>1,849,519</u>	<u>62,051</u>	<u>391,062</u>	<u>737,267</u>	<u>4,337</u>	<u>56,732</u>
Ending fund balance	<u>\$ 1,433,496</u>	<u>\$ 62,255</u>	<u>\$ 408,722</u>	<u>\$ 739,687</u>	<u>\$ -</u>	<u>\$ 4,924</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 NONMAJOR CAPITAL PROJECTS FUNDS
 For the year ended September 30, 2025

	Tax Note 2018A	Tax Note 2022	Tax Note 2023	Tax Note 2024	EDC Capital	Formally Major General Obligations
Revenues						
Investment earnings	\$ -	\$ 103,381	\$ 20,007	\$ 28,901	\$ -	\$ 179,943
Intergovernmental	-	-	-	-	500,000	-
Other contributions	-	-	-	-	-	-
Total revenues	<u>-</u>	<u>103,381</u>	<u>20,007</u>	<u>28,901</u>	<u>500,000</u>	<u>179,943</u>
Expenditures						
Current						
General government	-	-	-	-	-	-
Planning and environmental development	-	-	-	60,319	-	-
Public safety	-	2,049,563	1,102,692	2,490,440	-	400,384
Public works	-	846,901	-	460,320	-	1,773,772
Parks and recreation	-	-	-	42,003	-	2,810,163
Debt service						
Principal	-	-	-	-	500,000	-
Total expenditures	<u>-</u>	<u>2,896,464</u>	<u>1,102,692</u>	<u>3,053,082</u>	<u>500,000</u>	<u>4,984,319</u>
Excess (deficiency) of revenues over (under) expenditures	<u>-</u>	<u>(2,793,083)</u>	<u>(1,082,685)</u>	<u>(3,024,181)</u>	<u>-</u>	<u>(4,804,376)</u>
Other financing sources (uses)						
Transfer in	-	203,646	-	-	-	-
Transfers (out)	(2,646)	-	-	-	-	4,337
Total other financing sources (uses)	<u>(2,646)</u>	<u>203,646</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>4,337</u>
Net change in fund balance	(2,646)	(2,589,437)	(1,082,685)	(3,024,181)	-	(4,800,039)
Fund balances, October 1, 2024 as previously presented	<u>2,646</u>	<u>2,674,627</u>	<u>1,196,293</u>	<u>3,050,000</u>	<u>346,904</u>	<u>-</u>
Change with financial reporting entity (major to nonmajor)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,113,445</u>
Fund balances, October 1, 2024 as as adjusted	<u>2,646</u>	<u>2,674,627</u>	<u>1,196,293</u>	<u>3,050,000</u>	<u>346,904</u>	<u>5,113,445</u>
Ending fund balance	<u>\$ -</u>	<u>\$ 85,190</u>	<u>\$ 113,608</u>	<u>\$ 25,819</u>	<u>\$ 346,904</u>	<u>\$ 313,406</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
 NONMAJOR CAPITAL PROJECTS FUNDS
 For the year ended September 30, 2025

	Formally Major Roadway Impact Fees	Total Nonmajor Governmental Funds
Revenues		
Investment earnings	\$ 396,200	\$ 861,762
Intergovernmental	-	500,000
Other contributions	3,075,400	3,075,400
Total revenues	3,471,600	4,437,162
Expenditures		
Current		
General government	803,939	855,829
Planning and environmental development	-	60,319
Public works	627,523	6,670,602
Public safety	99,558	3,180,551
Parks and recreation	-	3,381,153
Debt service		
Principal	-	500,000
Total expenditures	1,531,020	14,648,454
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,940,580	(10,211,292)
Other financing sources (uses)		
Transfer in	-	203,646
Transfers (out)	(2,002,142)	(2,004,788)
Total other financing sources	(2,002,142)	(1,801,142)
Net change in fund balance	(61,562)	(12,012,434)
Fund balances, October 1, 2024 as previously presented	-	10,371,438
Change with financial reporting entity (major to nonmajor)	14,103,915	19,217,360
Fund balances, October 1, 2024 as adjusted	14,103,915	29,588,798
Ending fund balance	\$ 14,042,353	\$ 17,576,364

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL – DEBT SERVICE FUND
For the year ended September 30, 2025

	Debt Service Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Ad valorem taxes	\$ 28,673,628	\$ 28,673,628	\$ 27,642,096	\$ (1,031,532)
Investment earnings	50,000	50,000	237,286	187,286
Miscellaneous	2,869,831	25,519,831	2,861,332	(22,658,499)
Total revenues	<u>31,593,459</u>	<u>54,243,459</u>	<u>30,740,714</u>	<u>(23,502,745)</u>
Expenditures				
Debt service				
Principal	21,292,835	22,257,189	22,040,000	217,189
Interest	11,429,633	10,259,355	10,259,355	-
Bond issuance costs and fees	5,310	361,234	361,234	-
Total expenditures	<u>32,727,778</u>	<u>32,877,778</u>	<u>32,660,589</u>	<u>217,189</u>
Excess of revenues over expenditures	<u>(1,134,319)</u>	<u>21,365,681</u>	<u>(1,919,875)</u>	<u>(23,285,556)</u>
Other financing sources (uses)				
Transfers in	1,339,919	1,339,919	1,339,919	-
Premium from issuance of debt	-	-	1,717,883	1,717,883
Proceeds from issuance of debt	-	22,500,000	18,945,000	(3,555,000)
Payment to escrow	-	-	(20,345,000)	(20,345,000)
Total other financing sources (uses)	<u>1,339,919</u>	<u>23,839,919</u>	<u>1,657,802</u>	<u>(22,182,117)</u>
Net change in fund balance	<u>\$ 205,600</u>	<u>\$ 45,205,600</u>	(262,073)	<u>\$ (45,467,673)</u>
Beginning fund balance			<u>3,413,254</u>	
Ending fund balance			<u>\$ 3,151,181</u>	

CITY OF NEW BRAUNFELS, TEXAS
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL - COMMUNITY DEVELOPMENT BLOCK GRANT FUND
 For the year ended September 30, 2025

	Community Development Block Grant			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Intergovernmental	\$ 781,132	\$ 781,132	\$ 542,969	\$ (238,163)
Total revenues	<u>781,132</u>	<u>781,132</u>	<u>542,969</u>	<u>(238,163)</u>
Expenditures				
Current				
Finance and tax	781,132	781,132	542,967	238,165
Total expenditures	<u>781,132</u>	<u>781,132</u>	<u>542,967</u>	<u>238,165</u>
Excess of revenues over expenditures	<u>-</u>	<u>-</u>	<u>2</u>	<u>(476,328)</u>
Other financing sources (uses)				
Transfers in	-	-	143	143
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>143</u>	<u>143</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	145	<u>\$ 145</u>
Beginning fund balance			<u>77,105</u>	
Ending fund balance			<u>\$ 77,250</u>	

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - SPECIAL REVENUE FUND
For the year ended September 30, 2025

	Special Revenue Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Intergovernmental	\$ -	\$ -	\$ 114,630	\$ 114,630
Fines and forfeitures	-	-	128,875	128,875
Miscellaneous	<u>350,000</u>	<u>350,000</u>	<u>349,479</u>	<u>(521)</u>
Total revenues	<u>350,000</u>	<u>350,000</u>	<u>592,984</u>	<u>242,984</u>
Expenditures				
Current				
General government	800,000	754,000	611,535	142,465
Public safety	-	46,000	38,524	7,476
Public works	-	36,000	13,634	22,366
Parks and recreation	-	129,000	173,217	(44,217) *
Library	-	100,000	88,418	11,582
Total expenditures	<u>800,000</u>	<u>1,065,000</u>	<u>925,328</u>	<u>139,672</u>
Excess of revenues over expenditures	<u>(450,000)</u>	<u>(715,000)</u>	<u>(332,344)</u>	<u>382,656</u>
Other financing sources (uses)				
Transfers (out)	-	(8,000)	-	8,000
Total other financing sources (uses)	-	(8,000)	-	8,000
Net change in fund balance	<u>\$ (450,000)</u>	<u>\$ (723,000)</u>	(332,344)	<u>\$ 390,656</u>
Beginning fund balance			<u>1,703,130</u>	
Ending fund balance			<u>\$ 1,370,786</u>	

* Certain departments incurred expenditures in excess of their departmental budget amounts within the fund; however, the City's legal level of budgetary control is at the fund level, and total fund expenditures did not exceed the total appropriations authorized. The City manages and monitors this fund primarily on a project basis because multiple departments may charge costs to it.

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - RIVER FUND
For the year ended September 30, 2025

	River Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Licenses and permits	\$ 6,800	\$ 6,800	\$ 5,429	\$ (1,371)
Fines and forfeitures	125,000	125,000	206,632	81,632
Miscellaneous	-	-	-	-
Charges and fees	<u>1,025,000</u>	<u>1,025,000</u>	<u>862,089</u>	<u>(162,911)</u>
Total revenues	<u>1,156,800</u>	<u>1,156,800</u>	<u>1,074,150</u>	<u>(82,650)</u>
Expenditures				
Current				
Public works	<u>1,408,134</u>	<u>1,568,134</u>	<u>1,350,134</u>	<u>218,000</u>
Total expenditures	<u>2,010,334</u>	<u>2,170,334</u>	<u>1,350,134</u>	<u>820,200</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(853,534)</u>	<u>(1,013,534)</u>	<u>(275,984)</u>	<u>737,550</u>
Other financing sources (uses)				
Transfers in	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>	<u>-</u>
Total other financing sources (uses)	<u>150,000</u>	<u>150,000</u>	<u>150,000</u>	<u>-</u>
Net change in fund balance	<u><u>\$ (703,534)</u></u>	<u><u>\$ (863,534)</u></u>	<u>(125,984)</u>	<u><u>\$ 737,550</u></u>
Beginning fund balance			<u>494,275</u>	
Ending fund balance			<u><u>\$ 368,291</u></u>	

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - COURT SECURITY FUND
For the year ended September 30, 2025

	Court Security Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Fines and forfeitures	\$ 50,000	\$ 50,000	\$ 57,006	\$ 7,006
Intergovernmental	-	-	7,731	7,731
Total revenues	<u>50,000</u>	<u>50,000</u>	<u>64,737</u>	<u>14,737</u>
Expenditures				
Current				
Public safety	<u>80,000</u>	<u>85,000</u>	<u>84,080</u>	<u>920</u>
Total expenditures	<u>80,000</u>	<u>85,000</u>	<u>84,080</u>	<u>920</u>
Net change in fund balance	<u>\$ (30,000)</u>	<u>\$ (35,000)</u>	(19,343)	<u>\$ 15,657</u>
Beginning fund balance			<u>58,336</u>	
Ending fund balance			<u>\$ 38,993</u>	

CITY OF NEW BRAUNFELS, TEXAS
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL - JUDICIAL EFFICIENCY FUND
 For the year ended September 30, 2025

	Judicial Efficiency Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Fines and forfeitures	\$ 7,250	\$ 7,250	\$ 15,176	\$ 7,926
Total revenues	<u>7,250</u>	<u>7,250</u>	<u>15,176</u>	<u>7,926</u>
Expenditures				
Current				
Public safety	20,000	20,000	-	20,000
Total expenditures	<u>20,000</u>	<u>20,000</u>	<u>-</u>	<u>20,000</u>
Net change in fund balance	<u>\$ (12,750)</u>	<u>\$ (12,750)</u>	15,176	<u>\$ 27,926</u>
Beginning fund balance			<u>28,409</u>	
Ending fund balance			<u>\$ 43,585</u>	

CITY OF NEW BRAUNFELS, TEXAS
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL - COURT TECHNOLOGY FUND
 For the year ended September 30, 2025

	Court Technology Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Fines and forfeitures	\$ 40,750	\$ 40,750	\$ 46,919	\$ 6,169
Total revenues	<u>40,750</u>	<u>40,750</u>	<u>46,919</u>	<u>6,169</u>
Expenditures				
Current				
Public safety	50,000	50,000	6,006	43,994
Total expenditures	<u>50,000</u>	<u>50,000</u>	<u>6,006</u>	<u>43,994</u>
Net change in fund balance	<u>\$ (9,250)</u>	<u>\$ (9,250)</u>	40,913	<u>\$ 50,163</u>
Beginning fund balance			<u>112,905</u>	
Ending fund balance			<u>\$ 153,818</u>	

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - CHILD SAFETY FUND
For the year ended September 30, 2025

	Child Safety Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Fines and forfeitures	\$ 2,500	\$ 2,500	\$ 7,690	\$ 5,190
Intergovernmental	1,516,002	1,516,002	1,656,017	140,015
Miscellaneous	-	-	105,091	105,091
Total revenues	<u>1,518,502</u>	<u>1,518,502</u>	<u>1,768,798</u>	<u>250,296</u>
Expenditures				
Current				
Public safety	<u>1,812,657</u>	<u>2,122,657</u>	<u>1,995,945</u>	<u>126,712</u>
Total expenditures	<u>1,812,657</u>	<u>2,122,657</u>	<u>1,995,945</u>	<u>126,712</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(294,155)</u>	<u>(604,155)</u>	<u>(227,147)</u>	<u>377,008</u>
Other financing sources (uses)				
Transfers in	<u>313,883</u>	<u>313,883</u>	<u>400,490</u>	<u>86,607</u>
Total other financing sources (uses)	<u>313,883</u>	<u>313,883</u>	<u>400,490</u>	<u>86,607</u>
Net change in fund balance	<u>\$ 19,728</u>	<u>\$ (290,272)</u>	173,343	<u>\$ 463,615</u>
Beginning fund balance			<u>28,336</u>	
Ending fund balance			<u>\$ 201,679</u>	

CITY OF NEW BRAUNFELS, TEXAS
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL - STORMWATER DEVELOPMENT FUND
 For the year ended September 30, 2025

	Stormwater Development Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Charges and fees	\$ 100,000	\$ 100,000	\$ 71,356	\$ (28,644)
Interest	-	-	2,919	2,919
Total revenues	<u>100,000</u>	<u>100,000</u>	<u>74,275</u>	<u>(25,725)</u>
Expenditures				
Current				
Public works	<u>810,000</u>	<u>810,000</u>	<u>58,241</u>	<u>751,759</u>
Total expenditures	<u>810,000</u>	<u>810,000</u>	<u>58,241</u>	<u>751,759</u>
Net change in fund balance	<u>\$ (710,000)</u>	<u>\$ (710,000)</u>	16,034	<u>\$ 726,034</u>
Beginning fund balance			<u>936,777</u>	
Ending fund balance			<u>\$ 952,811</u>	

CITY OF NEW BRAUNFELS, TEXAS
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL – LOCAL YOUTH DIVERSION FUND
 For the year ended September 30, 2025

	Local Youth Diversion Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Fines and forfeitures	\$ 45,000	\$ 45,000	\$ 59,547	\$ 14,547
Total revenues	<u>45,000</u>	<u>45,000</u>	<u>59,547</u>	<u>14,547</u>
Expenditures				
Current				
Public safety	57,500	72,300	69,673	2,627
Total expenditures	<u>57,500</u>	<u>72,300</u>	<u>69,673</u>	<u>2,627</u>
Net change in fund balance	<u>\$ (12,500)</u>	<u>\$ (27,300)</u>	(10,126)	<u>\$ 17,174</u>
Beginning fund balance			<u>46,480</u>	
Ending fund balance			<u>\$ 36,354</u>	

CITY OF NEW BRAUNFELS, TEXAS
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL - FEDERAL COURT AWARDS FUND
 For the year ended September 30, 2025

	Federal Court Awards Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Charges and fees	\$ -	\$ -	\$ 18,747	\$ 18,747
Miscellaneous	-	-	17,477	17,477
Total revenues	<u>-</u>	<u>-</u>	<u>36,224</u>	<u>36,224</u>
Expenditures				
Current				
Public safety	<u>55,000</u>	<u>207,251</u>	<u>60,444</u>	<u>146,807</u>
Total expenditures	<u>55,000</u>	<u>207,251</u>	<u>60,444</u>	<u>146,807</u>
Net change in fund balance	<u>\$ (55,000)</u>	<u>\$ (207,251)</u>	(24,220)	<u>\$ 183,031</u>
Beginning fund balance			<u>207,251</u>	
Ending fund balance			<u>\$ 183,031</u>	

1. *Expenditures exceeded appropriations at the legal level of control.

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - NON-FEDERAL COURT AWARDS FUND
For the year ended September 30, 2025

	Non-Federal Court Awards Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted <u>Amounts</u>	Final Budgeted <u>Amounts</u>	Actual <u>Amounts</u>	
Revenues				
Miscellaneous	\$ -	\$ -	\$ 75,343	\$ 75,343
Charges and fees	-	-	40,314	40,314
Total revenues	<u>-</u>	<u>-</u>	<u>115,657</u>	<u>115,657</u>
Expenditures				
Current				
Public safety	100,000	100,000	24,823	75,177
Total expenditures	<u>100,000</u>	<u>100,000</u>	<u>24,823</u>	<u>75,177</u>
Net change in fund balance	<u>\$ (100,000)</u>	<u>\$ (100,000)</u>	90,834	<u>\$ 190,834</u>
Beginning fund balance			<u>177,293</u>	
Ending fund balance			<u>\$ 268,127</u>	

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - EDWARDS AQUIFER HCP FUND
For the year ended September 30, 2025

	Edwards Aquifer HCP Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Intergovernmental	\$ 1,165,969	\$ 465,385	\$ 343,219	\$ (122,166)
Charges and fees	-	-	4,000	4,000
Miscellaneous	-	700,584	510,383	(190,201)
Total revenues	<u>1,165,969</u>	<u>1,165,969</u>	<u>857,602</u>	<u>(308,367)</u>
Expenditures				
Current				
Public works - River Authority	<u>1,270,970</u>	<u>1,270,970</u>	<u>1,079,813</u>	<u>191,157</u>
Total expenditures	<u>1,270,970</u>	<u>1,270,970</u>	<u>1,079,813</u>	<u>191,157</u>
Excess of revenues over expenditures	<u>(105,001)</u>	<u>(105,001)</u>	<u>(222,211)</u>	<u>(117,210)</u>
Other financing sources (uses)				
Transfers (in)	<u>105,000</u>	<u>105,000</u>	<u>130,081</u>	<u>25,081</u>
Total other financing sources (uses)	<u>105,000</u>	<u>105,000</u>	<u>130,081</u>	<u>25,081</u>
Net change in fund balance	<u>\$ (1)</u>	<u>\$ (1)</u>	(92,130)	<u>\$ (92,129)</u>
Beginning fund balance			<u>92,560</u>	
Ending fund balance			<u>\$ 430</u>	

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - CABLE FRANCHISE PEG FUND
For the year ended September 30, 2025

	Cable Franchise PEG Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Franchise fees and local taxes	\$ 110,000	\$ 110,000	\$ 121,030	\$ 11,030
Total revenues	<u>110,000</u>	<u>110,000</u>	<u>121,030</u>	<u>11,030</u>
Expenditures				
Current				
General government	550,000	566,750	451,863	114,887
Total expenditures	<u>550,000</u>	<u>566,750</u>	<u>451,863</u>	<u>114,887</u>
Net change in fund balance	<u>\$ (440,000)</u>	<u>\$ (456,750)</u>	(330,833)	<u>\$ 125,917</u>
Beginning fund balance			<u>834,200</u>	
Ending fund balance			<u>\$ 503,367</u>	

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL -TAX INCREMENT REINVESTMENT ZONE NO. 1 FUND
AND NEW BRAUNFELS DEVELOPMENT AUTHORITY COMBINED
For the year ended September 30, 2025

Tax Increment Reinvestment Zone No.1 Fund And New Braunfels Development Authority Combined				
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Ad valorem taxes	\$ 3,860,775	\$ 3,860,775	\$ 2,600,742	\$ (1,260,033)
Sales taxes	1,591,200	1,591,200	1,735,106	143,906
Investment earnings	100,000	100,000	56,626	(43,374)
Total revenues	<u>5,551,975</u>	<u>5,551,975</u>	<u>4,392,474</u>	<u>(1,159,501)</u>
Expenditures				
Current				
General government	530,000	1,729,370	1,318,527	410,843
Debt Service				
Principal	3,180,000	2,535,000	2,535,000	-
Interest and fiscal charges	-	945,630	945,630	-
Total expenditures	<u>3,710,000</u>	<u>5,210,000</u>	<u>4,799,157</u>	<u>410,843</u>
Excess of revenues over expenditures	<u>1,841,975</u>	<u>341,975</u>	<u>(406,683)</u>	<u>(748,658)</u>
Other financing sources (uses)				
Transfers (out)	1,500,000	-	-	-
Total other financing sources (uses)	<u>1,500,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balance	<u>\$ 3,341,975</u>	<u>\$ 341,975</u>	(406,683)	<u>\$ (748,658)</u>
Beginning fund balance			<u>6,779,078</u>	
Ending fund balance			<u>\$ 6,372,395</u>	

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL – FIRE APPARATUS REPLACEMENT FUND
For the year ended September 30, 2025

	Fire Apparatus Replacement Fund*			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Charges and fees	\$ 80,000	\$ 75,000	\$ 80,000	\$ 5,000
Miscellaneous	<u>335,000</u>	<u>340,000</u>	<u>114,761</u>	<u>(225,239)</u>
Total revenues	<u>415,000</u>	<u>415,000</u>	<u>194,761</u>	<u>(220,239)</u>
Expenditures				
Current				
Public safety	100,000	100,000	100,000	-
Debt Service				
Principal	58,703	312,233	311,743	490
Interest	<u>-</u>	<u>20,470</u>	<u>20,470</u>	<u>-</u>
Total expenditures	<u>158,703</u>	<u>432,703</u>	<u>432,213</u>	<u>490</u>
Excess of revenues over expenditures	<u>(158,703)</u>	<u>(432,703)</u>	<u>(237,452)</u>	<u>(219,749)</u>
Other financing sources (uses)				
Transfers in	<u>-</u>	<u>-</u>	<u>260,000</u>	<u>260,000</u>
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>260,000</u>	<u>260,000</u>
Net change in fund balance	<u>\$ 256,297</u>	<u>\$ (17,703)</u>	22,548	<u>\$ 40,251</u>
Beginning fund balance			<u>27,773</u>	
Ending fund balance			<u>\$ 50,321</u>	

*During fiscal year 2025, the Enterprise Maintenance and Equipment Fund was renamed Fire Apparatus Replacement Fund. The name change did not affect the fund's purpose or financial reporting.

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - CEMETERY IMPROVEMENT FUND
For the year ended September 30, 2025

	Cemetery Improvement Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Licenses and permits	\$ 3,250	\$ 3,250	\$ 2,418	\$ (832)
Charges and fees	-	-	9,287	9,287
Miscellaneous	-	-	5,505	5,505
Total revenues	<u>3,250</u>	<u>3,250</u>	<u>17,210</u>	<u>13,960</u>
Expenditures				
Current				
Parks and recreation	<u>182,000</u>	<u>182,000</u>	<u>9,334</u>	<u>172,666</u>
Total expenditures	<u>182,000</u>	<u>182,000</u>	<u>9,334</u>	<u>172,666</u>
Net change in fund balance	<u>\$ (178,750)</u>	<u>\$ (178,750)</u>	7,876	<u>\$ 186,626</u>
Beginning fund balance			<u>242,410</u>	
Ending fund balance			<u>\$ 250,286</u>	

CITY OF NEW BRAUNFELS, TEXAS
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL - RECREATION CENTER IMPROVEMENT FUND
 For the year ended September 30, 2025

Recreation Center Improvements Fund				
	<u>Original Budgeted Amounts</u>	<u>Final Budgeted Amounts</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
Revenues				
Investment earnings	\$ -	\$ -	\$ 21,598	\$ 21,598
Miscellaneous	-	-	1,079	1,079
Total revenues	-	-	22,677	22,677
Expenditures				
Current				
Parks and recreation	100,000	100,000	1,860	98,140
Total expenditures	100,000	100,000	1,860	98,140
Net change in fund balance	\$ (100,000)	\$ (100,000)	20,817	\$ 120,817
Beginning fund balance			997,653	
Ending fund balance			\$ 1,018,470	

CITY OF NEW BRAUNFELS, TEXAS
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL - DEVELOPMENTAL SERVICES FUND
 For the year ended September 30, 2025

	Developmental Services Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Interest	\$ -	\$ -	\$ 4,100	\$ 4,100
Charges and fees	<u>1,453,500</u>	<u>1,453,500</u>	<u>1,788,091</u>	<u>334,591</u>
Total revenues	<u>1,453,500</u>	<u>1,453,500</u>	<u>1,792,191</u>	<u>338,691</u>
Expenditures				
Current				
Planning and Environmental	<u>1,775,704</u>	<u>1,775,704</u>	<u>1,471,672</u>	<u>304,032</u>
Total expenditures	<u>1,775,704</u>	<u>1,775,704</u>	<u>1,471,672</u>	<u>304,032</u>
Net change in fund balance	<u>\$ (322,204)</u>	<u>\$ (322,204)</u>	320,519	<u>\$ 642,723</u>
Beginning fund balance			<u>772,561</u>	
Ending fund balance			<u>\$ 1,093,080</u>	

CITY OF NEW BRAUNFELS, TEXAS
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL - RIVER MILL TIRZ FUND
 For the year ended September 30, 2025

	River Mill TIRZ Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Ad valorem taxes	\$ 58,307	\$ 58,307	\$ 54,160	\$ (4,147)
Sales tax	20,000	20,000	18,887	(1,113)
Investment earnings	-	-	668	668
Total revenues	<u>78,307</u>	<u>78,307</u>	<u>73,715</u>	<u>(4,592)</u>
Expenditures				
Current				
General Government	<u>90,000</u>	<u>90,000</u>	-	<u>90,000</u>
Net change in fund balance	<u>\$ (11,693)</u>	<u>\$ (11,693)</u>	73,715	<u>\$ 85,408</u>
Beginning fund balance			<u>197,764</u>	
Ending fund balance			<u>\$ 271,479</u>	

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL - FACILITIES MAINTENANCE FUND
For the year ended September 30, 2025

	Facilities Maintenance Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Investment earnings	\$ 500	\$ 500	\$ 228	\$ (272)
Miscellaneous	<u>148,900</u>	<u>148,900</u>	<u>411,614</u>	<u>262,714</u>
Total revenues	<u>149,400</u>	<u>149,400</u>	<u>411,842</u>	<u>262,442</u>
Expenditures				
Current				
Public Works	<u>580,000</u>	<u>142,910</u>	<u>42,866</u>	<u>100,044</u>
Total expenditures	<u>580,000</u>	<u>142,910</u>	<u>42,866</u>	<u>100,044</u>
Excess of revenues over expenditures	<u>(430,600)</u>	<u>6,490</u>	<u>368,976</u>	<u>362,486</u>
Other financing sources (uses)				
Transfers (in)	550,000	-	-	-
Transfers (out)	<u>(99,910)</u>	<u>(99,910)</u>	<u>(99,910)</u>	<u>-</u>
Total other financing sources (uses)	<u>450,090</u>	<u>(99,910)</u>	<u>(99,910)</u>	<u>-</u>
Net change in fund balance	<u>\$ 19,490</u>	<u>\$ (93,420)</u>	269,066	<u>\$ 362,486</u>
Beginning fund balance			<u>56,435</u>	
Ending fund balance			<u>\$ 325,501</u>	

CITY OF NEW BRAUNFELS, TEXAS
 SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
 BUDGET AND ACTUAL - DOWNTOWN TIRZ FUND
 For the year ended September 30, 2025

	Downtown TIRZ			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Ad valorem taxes	\$ 112,590	\$ 112,590	\$ 95,104	\$ (17,486)
Investment earnings	-	-	408	408
Total revenues	<u>112,590</u>	<u>112,590</u>	<u>95,512</u>	<u>(17,078)</u>
Expenditures				
Current				
General government	70,000	70,000	43,979	26,021
Total expenditures	<u>70,000</u>	<u>70,000</u>	<u>43,979</u>	<u>26,021</u>
Net change in fund balance	<u>\$ 42,590</u>	<u>\$ 42,590</u>	51,533	<u>\$ 8,943</u>
Beginning fund balance			<u>129,458</u>	
Ending fund balance			<u>\$ 180,991</u>	

CITY OF NEW BRAUNFELS, TEXAS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
BUDGET AND ACTUAL – TRANSIT DISTRICT FUND
For the year ended September 30, 2025

	Transit District Fund			Variance with Final Budget Positive (Negative)
	Original Budgeted Amounts	Final Budgeted Amounts	Actual Amounts	
Revenues				
Charges for services	\$ 150,000	\$ 150,000	\$ -	\$ (150,000)
Intergovernmental	<u>1,812,000</u>	<u>1,812,000</u>	-	<u>(1,812,000)</u>
Total revenues	<u>1,962,000</u>	<u>1,962,000</u>	-	<u>(1,962,000)</u>
Expenditures				
Current				
Public works	<u>4,214,300</u>	<u>4,104,300</u>	<u>1,004,362</u>	<u>3,099,938</u>
Total expenditures	<u>4,214,300</u>	<u>4,104,300</u>	<u>1,004,362</u>	<u>3,099,938</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(2,252,300)</u>	<u>(2,142,300)</u>	<u>(1,004,362)</u>	<u>1,137,938</u>
Other financing sources (uses)				
Transfers in	-	-	1,004,362	1,004,362
Transfers (out)	<u>-</u>	<u>(110,000)</u>	-	<u>110,000</u>
Total other financing sources (uses)	<u>-</u>	<u>(110,000)</u>	<u>1,004,362</u>	<u>1,114,362</u>
Net change in fund balance	<u>\$ (2,252,300)</u>	<u>\$ (2,252,300)</u>	-	<u>\$ 2,252,300</u>
Beginning fund balance			-	
Ending fund balance			<u>\$ -</u>	

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF NET POSITION
 NONMAJOR ENTERPRISE FUNDS
 September 30, 2025

	Golf Course	Civic/Con. Center	Total Nonmajor Enterprise
ASSETS			
Current assets			
Cash and cash equivalents	\$ 1,606,725	\$ 181,536	\$ 1,788,261
Receivables, net of allowances	10,674	6,352	17,026
Restricted cash	-	80,217	80,217
Total current assets	<u>1,617,399</u>	<u>268,105</u>	<u>1,885,504</u>
Noncurrent assets			
Capital assets:			
Nondepreciable/amortizable	135,000	-	135,000
Net depreciable capital assets	<u>3,328,120</u>	<u>4,433,152</u>	<u>7,761,272</u>
Total noncurrent assets	<u>3,463,120</u>	<u>4,433,152</u>	<u>7,896,272</u>
Total assets	<u>5,080,519</u>	<u>4,701,257</u>	<u>9,781,776</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows - pensions	207,768	117,833	325,601
Deferred outflows - OPEB	<u>6,397</u>	<u>4,030</u>	<u>10,427</u>
Total deferred outflows of resources	<u>214,165</u>	<u>121,863</u>	<u>336,028</u>
LIABILITIES			
Current liabilities			
Accounts payable and accrued liabilities	175,179	93,628	268,807
Deposits payable	-	80,217	80,217
Current portion of long-term liabilities			
Accrued compensated absences	<u>96,085</u>	<u>44,373</u>	<u>140,458</u>
Total current liabilities	<u>271,264</u>	<u>218,218</u>	<u>489,482</u>
Noncurrent liabilities			
Compensated absences	10,676	4,930	15,606
Net pension liability	713,562	320,154	1,033,716
Total OPEB liability - TMRS	22,855	12,710	35,565
Total OPEB liability - retiree benefits	<u>107,149</u>	<u>50,167</u>	<u>157,316</u>
Total noncurrent liabilities	<u>854,242</u>	<u>387,961</u>	<u>1,242,203</u>
Total liabilities	<u>1,125,506</u>	<u>606,179</u>	<u>1,731,685</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows - pensions	38,482	17,650	56,132
Deferred inflows - OPEB	<u>7,389</u>	<u>11,731</u>	<u>19,120</u>
Total deferred inflows of resources	<u>45,871</u>	<u>29,381</u>	<u>75,252</u>
NET POSITION			
Net investment in capital assets	3,463,120	4,433,152	7,896,272
Unrestricted	<u>660,187</u>	<u>(245,592)</u>	<u>414,595</u>
Total net position	<u>\$ 4,123,307</u>	<u>\$ 4,187,560</u>	<u>\$ 8,310,867</u>

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
 NONMAJOR ENTERPRISE FUNDS
 For the year ended September 30, 2025

	<u>Golf Course</u>	<u>Civic/Con. Center</u>	<u>Total Nonmajor Enterprise</u>
Operating revenues			
Charges for services	\$ 2,469,873	\$ 553,324	\$ 3,023,197
Miscellaneous	42,094	-	42,094
Total operating revenues	<u>2,511,967</u>	<u>553,324</u>	<u>3,065,291</u>
Operating expenses			
Personnel services	1,303,304	628,871	1,932,175
Purchased services	149,740	256,035	405,775
Professional services	62,177	119,908	182,085
Supplies	550,541	96,335	646,876
Depreciation/Amortization	739,573	419,373	1,158,946
Total operating expenses	<u>2,805,335</u>	<u>1,520,522</u>	<u>4,325,857</u>
Operating income (loss)	<u>(293,368)</u>	<u>(967,198)</u>	<u>(1,260,566)</u>
Nonoperating revenues			
Investment earnings	6,943	706	7,649
Total nonoperating revenues	<u>6,943</u>	<u>706</u>	<u>7,649</u>
Income (loss) before transfers	(286,425)	(966,492)	(1,252,917)
Transfers			
Capital contributions	51,890	74,179	126,069
Transfers (out)	(190,000)	(78,244)	(268,244)
Total transfers	<u>(138,110)</u>	<u>(4,065)</u>	<u>(142,175)</u>
Change in net position	(424,535)	(970,557)	(1,395,092)
Net position, October 1, 2024 as previously presented	<u>-</u>	<u>-</u>	<u>-</u>
Change with financial reporting entity (major to nonmajor)	4,547,842	5,158,117	9,705,959
Ending Net Position	<u>\$ 4,123,307</u>	<u>\$ 4,187,560</u>	<u>\$ 8,310,867</u>

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF CASH FLOWS
 NONMAJOR ENTERPRISE FUNDS
 For the year ended September 30, 2025

	<u>Golf Course</u>	<u>Civic/Con. Center</u>	<u>Total Nonmajor Enterprise</u>
Cash flows from operating activities			
Receipts from customers	\$ 2,529,061	\$ 549,633	\$ 3,078,694
Payments to suppliers	(802,848)	(437,843)	(1,240,691)
Payments for personnel services	(1,285,393)	(603,412)	(1,888,805)
Net cash provided (used) by operating activities	<u>440,820</u>	<u>(491,622)</u>	<u>(50,802)</u>
Cash flows from noncapital financing activities			
Transfer to other funds	<u>(190,000)</u>	<u>(78,244)</u>	<u>(268,244)</u>
Net cash provided (used) by noncapital financing activities	<u>(190,000)</u>	<u>(78,244)</u>	<u>(268,244)</u>
Cash flows from capital and related financing activities			
Principal payments			
Acquisition and construction of capital assets	<u>(853,389)</u>	<u>-</u>	<u>(853,389)</u>
Net cash provided (used) by capital and related financing activities	<u>(853,389)</u>	<u>-</u>	<u>(853,389)</u>
Cash flows from investing activities			
Interest on investments	<u>6,943</u>	<u>706</u>	<u>7,649</u>
Net cash provided by investing activities	<u>6,943</u>	<u>706</u>	<u>7,649</u>
Net (decrease) in cash and cash equivalents	(595,626)	(569,160)	(1,164,786)
Beginning cash and cash equivalents	<u>2,202,351</u>	<u>830,913</u>	<u>3,033,264</u>
Ending cash and cash equivalents	<u>\$ 1,606,725</u>	<u>\$ 261,753</u>	<u>\$ 1,868,478</u>
Ending cash and cash equivalents			
Unrestricted cash and cash equivalents	\$ 1,606,725	\$ 181,536	\$ 1,788,261
Restricted cash and cash equivalents	<u>-</u>	<u>80,217</u>	<u>80,217</u>
	<u>\$ 1,606,725</u>	<u>\$ 261,753</u>	<u>\$ 1,868,478</u>

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF CASH FLOWS
 NONMAJOR ENTERPRISE FUNDS
 For the year ended September 30, 2025

	<u>Golf</u> <u>Course</u>	<u>Civic/Con.</u> <u>Center</u>	<u>Total</u> <u>Nonmajor</u> <u>Enterprise</u>
Reconciliation of operating income (loss) to net cash provided (used) by operating activities			
Operating income (loss)	\$ (293,368)	\$ (967,198)	\$ (1,260,566)
Adjustments to reconcile operating income to net cash provided (used in) by operating activities:			
Depreciation and amortization	739,573	419,373	1,158,946
Changes in operating assets and liabilities			
(Increase) decrease in assets			
Accounts receivable	17,094	(5,503)	11,591
Deferred outflow s - pensions	30,483	14,055	44,538
Deferred outflow s - OPEB	6,214	2,865	9,079
Increase (decrease) in:			
Accounts payable and accrued liabilities	(40,390)	34,435	(5,955)
Customer deposits	-	1,812	1,812
Net pension liability	(32,240)	(14,865)	(47,105)
Total OPEB liability - TMRS	145	67	212
Total OPEB liability - retiree benefits	1,288	594	1,882
Accrued compensated absences	2,606	18,402	21,008
Deferred inflow s - pensions	31,742	14,635	46,377
Deferred inflow s - OPEB	(22,327)	(10,294)	(32,621)
Net cash provided by (used in) operating activities	<u>\$ 440,820</u>	<u>\$ (491,622)</u>	<u>\$ (50,802)</u>
Noncash capital activities			
Capital assets contributed during the year	<u>\$ 51,890</u>	<u>\$ 74,179</u>	<u>\$ 126,069</u>

CITY OF NEW BRAUNFELS, TEXAS
INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department to other departments of the City and to other government units on a cost reimbursement basis.

Self Insurance - This fund is used to account for the costs of providing insurance to the City's employees.

Fleet Service - This fund is used to account for the charges and expenses related to the City's fleet service, maintenance and repair department.

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF NET POSITION
 INTERNAL SERVICE FUNDS
 For the year ended September 30, 2025

	<u>Self Insurance</u>	<u>Fleet Services</u>	<u>Total Funds</u>
ASSETS			
Current assets			
Cash and cash equivalents	\$ 4,791,661	\$ -	\$ 4,791,661
Inventory	<u>-</u>	<u>113,699</u>	<u>113,699</u>
Total assets	<u>4,791,661</u>	<u>113,699</u>	<u>4,905,360</u>
LIABILITIES			
Current liabilities			
Accounts payable and accrued liabilities	<u>2,166,704</u>	<u>61,500</u>	<u>2,228,204</u>
Total liabilities	<u>2,166,704</u>	<u>113,699</u>	<u>2,280,403</u>
NET POSITION			
Unrestricted	<u>2,624,957</u>	<u>-</u>	<u>2,624,957</u>
Total net position	<u>\$ 2,624,957</u>	<u>\$ -</u>	<u>\$ 2,624,957</u>

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION
 INTERNAL SERVICE FUNDS
 For the year ended September 30, 2025

	<u>Self Insurance</u>	<u>Fleet Services</u>	<u>Total Funds</u>
Operating revenues			
Charges for services	\$ 7,810,934	\$ -	\$ 7,810,934
Miscellaneous	<u>11,525</u>	<u>1,326,853</u>	<u>1,338,378</u>
Total operating revenues	<u>7,822,459</u>	<u>1,326,853</u>	<u>9,149,312</u>
Operating expenses			
Personnel	9,387,278	977,578	10,364,856
Services	<u>14,915</u>	<u>537,701</u>	<u>552,616</u>
Total operating expenses	<u>9,402,193</u>	<u>1,515,279</u>	<u>10,917,472</u>
 Operating income (loss)	 <u>(1,579,734)</u>	 <u>(188,426)</u>	 <u>(1,768,160)</u>
Nonoperating revenues			
Investment earnings	<u>118,912</u>	-	<u>118,912</u>
Total nonoperating revenues	<u>118,912</u>	-	<u>118,912</u>
 Income Before Transfers	 <u>(1,460,822)</u>	 <u>(188,426)</u>	 <u>(1,649,248)</u>
Transfers			
Transfers in	<u>-</u>	<u>188,426</u>	<u>188,426</u>
 Change in net position	 <u>(1,460,822)</u>	 <u>-</u>	 <u>(1,460,822)</u>
Beginning net position	<u>4,085,779</u>	<u>-</u>	<u>4,085,779</u>
 Ending net position	 <u>\$ 2,624,957</u>	 <u>\$ -</u>	 <u>\$ 2,624,957</u>

CITY OF NEW BRAUNFELS, TEXAS
 COMBINING STATEMENT OF CASH FLOWS
 INTERNAL SERVICE FUNDS
 For the year ended September 30, 2025

	<u>Self Insurance</u>	<u>Fleet Services</u>	<u>Total Funds</u>
Cash flows from operating activities			
Receipts from interfund charges for insurance	\$ 7,822,459	\$ 1,326,853	\$ 9,149,312
Receipts from interfund charges for fleet services	-	-	-
Payments to suppliers	(8,545,094)	(558,650)	(9,103,744)
Payments for personnel services	-	(956,629)	(956,629)
Net cash (used) by operating activities	<u>(722,635)</u>	<u>(188,426)</u>	<u>(911,061)</u>
Cash flows from noncapital financing activities			
Transfers from other funds	-	188,426	188,426
Net cash provided by noncapital financing activities	<u>-</u>	<u>188,426</u>	<u>188,426</u>
Cash flows from investing activities			
Earnings on investments	118,912	-	118,912
Net cash provided by investing activities	<u>118,912</u>	<u>-</u>	<u>118,912</u>
Net (decrease) in cash and cash equivalents	(603,723)	-	(603,723)
Beginning cash and cash equivalents	<u>5,395,384</u>	<u>-</u>	<u>5,395,384</u>
Ending cash and cash equivalents	<u>\$ 4,791,661</u>	<u>\$ -</u>	<u>\$ 4,791,661</u>
Reconciliation of operating (loss) to net cash provided (used) by operating activities			
Operating (loss)	\$ (1,579,734)	\$ (188,426)	\$ (1,768,160)
Changes in operating assets and liabilities			
(Increase) decrease in assets			
Receivables	119	-	119
Inventory	-	(779)	(779)
Increase (decrease) in liabilities			
Accounts payable	856,980	(20,170)	836,810
Due to other funds	-	20,949	20,949
Net cash (used) by operating activities	<u>\$ (722,635)</u>	<u>\$ (188,426)</u>	<u>\$ (911,061)</u>

STATISTICAL SECTION

CITY OF NEW BRAUNFELS, TEXAS
STATISTICAL SECTION

This part of the City's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and Required Supplementary Information says about the City's overall financial health.

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FINANCIAL TRENDS..... 160

These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.

REVENUE CAPACITY..... 167

These schedules contain information to help the reader assess the City's most significant local revenue sources, sales and property tax.

DEBT CAPACITY..... 172

These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.

DEMOGRAPHIC AND ECONOMIC INFORMATION 177

These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.

OPERATING INFORMATION..... 179

These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports from the relevant year.

CITY OF NEW BRAUNFELS, TEXAS
NET POSITION BY COMPONENT
Last Ten Years
(Accrual Basis of Accounting)

	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Governmental activities										
Net investment in capital assets	\$ 77,771	\$ 57,283	\$ 38,706	\$ 10,636	\$ 10,250	\$ 10,678	\$ 7,297	\$ (3,398)	\$ 5,470	\$ 2,127
Restricted	47,315	113,580	54,789	52,935	32,698	25,877	18,232	24,333	21,269	16,400
Unrestricted	<u>2,630</u>	<u>(63,117)</u>	<u>902</u>	<u>9,138</u>	<u>920</u>	<u>(10,423)</u>	<u>635</u>	<u>(18,031)</u>	<u>(15,905)</u>	<u>(16,030)</u>
Total governmental activities net position	<u>\$ 127,716</u>	<u>\$ 107,746</u>	<u>\$ 94,397</u>	<u>\$ 72,709</u>	<u>\$ 43,868</u>	<u>\$ 26,132</u>	<u>\$ 26,164</u>	<u>\$ 2,904</u>	<u>\$ 10,834</u>	<u>\$ 2,497</u>
Business-type activities										
Net investment in capital assets	\$ 23,114	\$ 24,132	\$ 26,070	\$ 25,339	\$ 26,436	\$ 27,813	\$ 28,869	\$ 29,515	\$ 31,025	\$ 33,493
Unrestricted	<u>7,945</u>	<u>8,024</u>	<u>3,293</u>	<u>4,261</u>	<u>2,513</u>	<u>2,028</u>	<u>(1,517)</u>	<u>525</u>	<u>(748)</u>	<u>(236)</u>
Total business-type activities net position	<u>\$ 31,059</u>	<u>\$ 32,156</u>	<u>\$ 29,363</u>	<u>\$ 29,600</u>	<u>\$ 28,949</u>	<u>\$ 29,841</u>	<u>\$ 27,352</u>	<u>\$ 30,040</u>	<u>\$ 30,277</u>	<u>\$ 33,257</u>
Primary government										
Net investment in capital assets	\$ 100,885	\$ 81,415	\$ 64,776	\$ 35,975	\$ 36,686	\$ 38,491	\$ 36,166	\$ 26,117	\$ 36,495	\$ 35,620
Restricted	47,315	113,580	54,789	52,935	32,698	25,877	18,232	24,333	21,269	16,400
Unrestricted	<u>10,575</u>	<u>(55,093)</u>	<u>4,195</u>	<u>13,400</u>	<u>3,433</u>	<u>(8,395)</u>	<u>(882)</u>	<u>(17,506)</u>	<u>(16,653)</u>	<u>(16,266)</u>
Total primary government net position	<u>\$ 158,775</u>	<u>\$ 139,902</u>	<u>\$ 123,760</u>	<u>\$ 102,310</u>	<u>\$ 72,817</u>	<u>\$ 55,973</u>	<u>\$ 53,516</u>	<u>\$ 32,944</u>	<u>\$ 41,111</u>	<u>\$ 35,754</u>

Source: City financial statements

CITY OF NEW BRAUNFELS, TEXAS
 CHANGES IN NET POSITION
 Last Ten Years
 (Accrual Basis of Accounting)
 (Amounts expressed in thousands)

	Fiscal Year									
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Expenses										
Governmental activities										
General government	\$ 21,621	\$ 22,223	\$ 18,361	\$ 10,769	\$ 9,829	\$ 12,716	\$ 11,177	\$ 13,085	\$ 11,764	\$ 22,722
Finance and tax	6,305	2,237	1,733	1,326	1,194	1,054	1,210	1,574	1,269	690
Planning and environmental development	6,726	6,091	5,668	3,901	3,923	3,300	3,759	4,874	4,527	2,772
Public safety	74,122	69,162	62,482	44,116	41,196	34,334	41,360	57,457	43,328	29,273
Public works	25,968	25,917	31,166	36,629	39,944	39,376	26,422	11,912	11,858	15,314
Parks and recreation	11,701	10,963	10,346	11,410	7,613	8,453	8,322	8,018	6,357	4,597
Library	3,534	3,502	2,793	2,796	1,897	2,026	2,460	3,091	2,664	1,660
Civic/convention center	-	-	-	-	-	-	-	-	-	49
Airport	381	391	72	24	-	-	-	9	15	1,493
Solid Waste	-	-	-	-	-	-	-	-	-	-
Interest on long-term debt	9,978	10,268	14,842	8,625	9,021	9,388	6,828	6,553	5,752	6,757
Total governmental activities expenses	<u>160,336</u>	<u>150,754</u>	<u>147,463</u>	<u>119,596</u>	<u>114,617</u>	<u>110,647</u>	<u>101,538</u>	<u>106,573</u>	<u>87,534</u>	<u>85,327</u>
Business-type activities										
Airport	4,666	5,403	5,153	5,379	3,567	3,298	3,645	3,499	3,221	2,968
Solid waste	11,834	11,560	11,040	9,281	8,985	8,718	8,779	7,897	7,721	7,271
Golf course	2,805	2,548	2,420	2,191	1,910	1,824	2,019	1,898	1,838	1,938
Civic/convention center	1,521	1,309	1,246	1,120	1,044	1,166	1,071	963	979	886
Total business-type activities expenses	<u>20,826</u>	<u>20,821</u>	<u>19,859</u>	<u>17,971</u>	<u>15,506</u>	<u>15,006</u>	<u>15,514</u>	<u>14,257</u>	<u>13,759</u>	<u>13,063</u>
Total expenses	<u>\$ 181,162</u>	<u>\$ 171,575</u>	<u>\$ 167,322</u>	<u>\$ 137,567</u>	<u>\$ 130,123</u>	<u>\$ 125,653</u>	<u>\$ 117,052</u>	<u>\$ 120,830</u>	<u>\$ 101,293</u>	<u>\$ 98,390</u>
Program revenues										
Governmental activities										
Charges for services										
General government	\$ 9,393	\$ 742	\$ 733	\$ 730	\$ 112	\$ 125	\$ 152	\$ 150	\$ 164	\$ 1,505
Planning and environmental development	-	-	-	-	-	-	-	-	-	3,489
Public safety	2,236	8,341	8,244	8,065	5,479	5,748	5,918	6,528	6,503	4,384
Public works	14,616	8,613	8,512	9,260	8,853	7,019	6,465	4,507	4,163	1,231
Parks and recreation	5,240	15,130	14,953	11,284	6,660	3,283	5,501	2,288	2,226	2,745
Library	-	13	13	14	11	27	61	89	96	101
Civic/convention center	-	-	-	-	-	-	-	-	-	14
Operating grants and contributions	8,575	4,498	3,044	686	5,853	2,394	1,402	3,819	1,759	2,377
Capital grants and contributions	3,746	-	-	-	-	-	1,768	1,831	3,460	-
Total governmental activities program revenues	<u>43,806</u>	<u>37,337</u>	<u>35,499</u>	<u>30,039</u>	<u>26,968</u>	<u>18,596</u>	<u>21,267</u>	<u>19,212</u>	<u>18,371</u>	<u>15,846</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 CHANGES IN NET POSITION
 Last Ten Years
 (Accrual Basis of Accounting)
 (Amounts expressed in thousands)

	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Business-type activities										
Charges for services										
Airport	\$ 4,345	\$ 4,347	\$ 4,494	\$ 4,569	\$ 2,757	\$ 2,296	\$ 2,894	\$ 2,599	\$ 2,399	\$ 2,077
Solid waste	13,075	11,478	11,005	11,016	10,378	10,176	9,865	10,168	8,664	8,280
Golf course	2,470	2,324	2,275	2,268	2,079	1,634	1,714	1,578	1,436	1,486
Civic/convention center	553	594	577	548	397	274	496	420	450	436
Operating grants and contributions	85	374	-	-	1,010	5,010	51	-	397	50
Capital grants and contributions	552	1,010	3,081	1,706	-	-	-	-	-	2,263
Total business-type activities revenues	<u>21,080</u>	<u>20,127</u>	<u>21,432</u>	<u>20,107</u>	<u>16,621</u>	<u>19,390</u>	<u>15,020</u>	<u>14,765</u>	<u>13,346</u>	<u>14,592</u>
Total program revenues	<u>\$ 64,886</u>	<u>\$ 57,464</u>	<u>\$ 56,931</u>	<u>\$ 50,146</u>	<u>\$ 43,589</u>	<u>\$ 37,986</u>	<u>\$ 33,977</u>	<u>\$ 33,977</u>	<u>\$ 31,717</u>	<u>\$ 30,438</u>
Net (expense)/revenue										
Governmental activities	\$ (116,530)	\$ (113,418)	\$ (111,964)	\$ (89,557)	\$ 26,967	\$ (96,019)	\$ (89,380)	\$ (82,326)	\$ (88,202)	\$ (71,688)
Business-type activities	254	(694)	1,573	2,136	16,621	3,885	14	(749)	(911)	833
Total net revenue (expense)	<u>\$ (116,276)</u>	<u>\$ (114,111)</u>	<u>\$ (110,391)</u>	<u>\$ (87,421)</u>	<u>\$ 43,588</u>	<u>\$ (92,134)</u>	<u>\$ (89,366)</u>	<u>\$ (83,075)</u>	<u>\$ (89,113)</u>	<u>\$ (70,855)</u>
General revenues and other changes in net position										
Governmental activities										
Property taxes, levied for general purposes	\$ 32,122	\$ 30,447	\$ 23,908	\$ 23,452	\$ 21,958	\$ 23,138	\$ 23,135	\$ 18,188	\$ 18,065	\$ 14,409
Property taxes, levied for debt services	27,642	27,087	28,194	24,323	22,428	17,398	14,667	12,471	12,434	11,414
Sales tax	36,544	35,837	34,517	34,519	31,329	25,606	23,675	21,997	21,008	19,077
Hotel/motel occupancy taxes	4,381	4,864	4,894	5,230	4,412	2,872	4,001	4,070	3,994	3,767
Franchise fees	13,601	13,198	12,715	11,729	10,504	9,908	10,070	9,749	9,590	8,904
Mixed beverage tax	1,027	960	938	839	683	508	649	584	515	472
Investment income	8,925	12,189	8,706	1,122	205	1,003	2,300	966	471	242
Other contributions	3,075	2,631	8,025	5,588	6,128	4,687	4,215	3,683	4,570	2,892
Miscellaneous	7,076	2,438	6,661	4,876	5,449	4,585	3,915	6,423	3,948	4,989
Gain on sale of asset	-	-	2,832	192	-	-	-	-	-	-
Transfers in (out)	2,105	(2,885)	2,278	2,030	2,288	2,311	2,398	2,152	2,905	3,436
Total governmental activities	<u>136,498</u>	<u>126,765</u>	<u>133,668</u>	<u>113,900</u>	<u>105,384</u>	<u>92,016</u>	<u>89,025</u>	<u>80,283</u>	<u>77,500</u>	<u>69,602</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 CHANGES IN NET POSITION
 Last Ten Years
 (Accrual Basis of Accounting)
 (Amounts expressed in thousands)

	Fiscal Year									
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Business-type activities										
Investment earnings	\$ 214	\$ 247	\$ 182	\$ 38	\$ 1	\$ 27	\$ 63	\$ 39	\$ 17	\$ 8
Miscellaneous income	540	355	271	505	280	388	141	1,239	320	83
Transfers in (out)	(2,105)	2,885	(2,278)	(2,030)	(2,288)	(2,311)	(2,398)	(2,152)	(2,905)	(3,436)
Total business-type activities	<u>(1,351)</u>	<u>3,487</u>	<u>(1,825)</u>	<u>(1,487)</u>	<u>(2,007)</u>	<u>(1,896)</u>	<u>(2,194)</u>	<u>(874)</u>	<u>(2,568)</u>	<u>(3,345)</u>
Total primary government	<u>\$ 135,147</u>	<u>\$ 130,252</u>	<u>\$ 131,843</u>	<u>\$ 112,413</u>	<u>\$ 103,377</u>	<u>\$ 90,120</u>	<u>\$ 86,831</u>	<u>\$ 79,409</u>	<u>\$ 74,932</u>	<u>\$ 66,257</u>
Changes in net position										
Governmental activities	\$ 19,968	\$ 13,348	\$ 21,704	\$ 24,343	\$ 105,384	\$ 118,984	\$ (6,994)	\$ (9,097)	\$ (4,826)	\$ (18,600)
Business-type activities	(1,097)	2,793	(252)	649	(2,006)	14,725	1,691	(860)	(3,317)	(4,256)
Total change in net position	<u>\$ 18,871</u>	<u>\$ 16,141</u>	<u>\$ 21,452</u>	<u>\$ 24,992</u>	<u>\$ 103,378</u>	<u>\$ 133,709</u>	<u>\$ (5,303)</u>	<u>\$ (9,957)</u>	<u>\$ (8,143)</u>	<u>\$ (22,856)</u>

Source: Statements of Activities from City ACFR

CITY OF NEW BRAUNFELS, TEXAS
 FUND BALANCES, GOVERNMENTAL FUNDS
 Last Ten Years
 (Modified Accrual Basis of Accounting)
 (Amounts expressed in thousands)

	Fiscal Year									
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
General fund										
Nonspendable	\$ 1	\$ 3	\$ 1	\$ 1	\$ 1	\$ 3	\$ 1	\$ 1	\$ 1	\$ -
Assigned	2,190	3,720	4,113	3,089	893	798	1,124	551	1,368	2,516
Unassigned	35,850	33,994	37,288	41,884	40,164	26,585	24,951	20,377	17,699	16,096
Total general fund	<u>\$ 38,041</u>	<u>\$ 37,717</u>	<u>\$ 41,402</u>	<u>\$ 44,974</u>	<u>\$ 41,058</u>	<u>\$ 27,386</u>	<u>\$ 26,076</u>	<u>\$ 20,929</u>	<u>\$ 19,068</u>	<u>\$ 18,612</u>
All other governmental funds										
Nonspendable	\$ 250	\$ 242	\$ 256	\$ 243	\$ 231	\$ 223	\$ 223	\$ 169	\$ 29	\$ 19
Restricted	145,430	152,645	128,861	132,839	129,876	130,313	82,729	56,071	50,200	65,988
Committed	376	84	6,017	7,515	6,818	6,519	9,729	7,413	5,652	4,295
Unassigned, reported in:										
Special revenue funds	-	-	-	(9)	-	910	-	-	-	(591)
Total all other governmental funds	<u>\$ 146,056</u>	<u>\$ 152,971</u>	<u>\$ 135,134</u>	<u>\$ 140,588</u>	<u>\$ 136,925</u>	<u>\$ 137,965</u>	<u>\$ 92,681</u>	<u>\$ 63,653</u>	<u>\$ 55,881</u>	<u>\$ 69,711</u>

CITY OF NEW BRAUNFELS, TEXAS
 CHANGES IN FUND BALANCE – GOVERNMENTAL FUNDS
 Last Ten Years
 (Modified Accrual Basis of Accounting)
 (Amounts expressed in thousands)

	Fiscal Year									
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Revenues										
Taxes	\$ 113,781	\$ 112,018	\$ 104,973	\$ 100,091	\$ 91,315	\$ 79,279	\$ 76,136	\$ 68,595	\$ 65,735	\$ 57,652
Licenses and permits	14,616	6,982	6,680	7,318	7,158	5,653	5,265	4,178	3,943	3,606
Intergovernmental	8,575	6,936	3,044	686	5,853	2,394	1,403	3,819	1,759	228
Charges for services	9,393	7,545	8,304	7,970	5,890	6,014	5,582	5,306	5,068	4,439
Fines and forfeitures	2,236	2,363	2,527	2,794	1,410	1,256	1,755	1,800	1,925	1,642
Parks and recreation	5,240	7,755	14,943	11,272	6,656	3,280	5,496	2,278	2,216	2,656
Interest	8,806	12,033	8,600	1,109	204	999	2,299	966	468	241
Federal grants*	-	-	-	-	-	-	-	-	-	2,117
State and local grants*	-	-	-	-	-	-	-	-	-	194
Other contributions	3,075	2,631	8,025	5,588	6,128	4,687	4,215	3,683	4,570	4,804
Miscellaneous	7,076	8,195	6,661	4,876	5,232	4,567	3,716	4,837	3,791	2,751
Total revenues	<u>172,798</u>	<u>166,456</u>	<u>163,757</u>	<u>141,704</u>	<u>129,846</u>	<u>108,129</u>	<u>105,867</u>	<u>95,462</u>	<u>89,475</u>	<u>80,330</u>
Expenditures										
General government	25,060	38,643	20,376	14,056	12,851	14,088	12,446	11,302	11,594	16,791
Finance and tax	5,928	1,843	1,619	1,442	1,280	1,288	1,159	1,037	1,011	900
Planning and environmental development	6,277	6,025	5,423	4,434	4,391	3,881	3,626	3,435	3,796	3,331
Public safety	66,720	63,912	56,122	48,764	44,089	40,963	38,016	37,840	35,078	34,926
Public works	52,606	53,472	40,285	49,339	53,755	40,391	26,191	34,243	28,965	21,618
Parks and recreation	27,977	10,977	12,344	13,218	9,865	9,180	8,165	6,482	5,474	5,431
Library	3,119	3,050	3,091	3,108	2,205	2,395	2,378	2,224	2,136	2,006
Civic/convention center	-	-	-	-	-	-	-	-	-	89
Airport	381	391	72	24	-	-	-	-	1	1,534
Solid Waste	-	-	-	-	-	-	-	-	-	-
Debt service										
Principal	26,197	22,878	20,305	18,165	16,535	13,990	10,365	10,601	10,550	8,319
Interest	11,326	11,458	10,504	9,926	9,531	10,375	9,108	6,881	7,274	5,977
Other	739	984	6,234	597	540	199	41	5	97	462
Total expenditures	<u>226,330</u>	<u>213,634</u>	<u>176,375</u>	<u>163,073</u>	<u>155,042</u>	<u>136,750</u>	<u>111,495</u>	<u>114,050</u>	<u>105,976</u>	<u>101,384</u>
(Deficiency) of revenues (under) expenditures	<u>(53,532)</u>	<u>(47,178)</u>	<u>(12,618)</u>	<u>(21,369)</u>	<u>(25,196)</u>	<u>(28,621)</u>	<u>(5,628)</u>	<u>(18,588)</u>	<u>(16,501)</u>	<u>(21,054)</u>

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 CHANGES IN FUND BALANCE – GOVERNMENTAL FUNDS
 Last Ten Years
 (Modified Accrual Basis of Accounting)
 (Amounts expressed in thousands)

	Fiscal Year									
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Other financing sources (uses)										
Transfer in	\$ 12,826	\$ 11,677	\$ 12,176	\$ 9,294	\$ 8,729	\$ 9,475	\$ 19,664	\$ 9,441	\$ 7,835	\$ 4,757
Transfer out	(10,910)	(14,563)	(9,898)	(7,264)	(6,441)	(7,164)	(17,266)	(7,181)	(5,330)	(2,847)
Issuance of debt	3,895	60,963	-	46,895	41,750	62,240	35,160	24,620	5,255	37,360
Premium on debt issuance	57,145	3,188	-	4,456	4,807	10,644	2,045	1,594	-	5,953
Payment to bond escrow agent	(20,345)	(4,684)	-	(24,699)	(11,233)	-	-	-	(5,165)	(14,799)
Sale of assets	-	199	564	267	217	19	199	6	157	39
SBITAs	4,330	-	-	-	-	-	-	-	-	-
Capital lease	-	-	750	-	-	-	-	-	375	757
Loan payable	-	4,550	-	-	-	-	-	(258)	-	-
Total other financing sources	<u>46,941</u>	<u>61,331</u>	<u>3,592</u>	<u>28,949</u>	<u>37,829</u>	<u>75,214</u>	<u>39,802</u>	<u>28,222</u>	<u>3,127</u>	<u>31,220</u>
Net change in fund balances	<u>\$ (6,591)</u>	<u>\$ 14,153</u>	<u>\$ (9,026)</u>	<u>\$ 16,331</u>	<u>\$ 37,829</u>	<u>\$ 50,017</u>	<u>\$ 11,183</u>	<u>\$ 22,594</u>	<u>\$ (15,461)</u>	<u>\$ 14,719</u>
Debt service as a percentage of noncapital expenditures	22.81%	21.68%	22.20%	22.20%	23.80%	22.20%	20.00%	18.80%	20.90%	18.70%

Source: Statement of Revenues, Expenditures, and Changes in Fund Balances for Governmental Funds
 *In fiscal year 2017 through 2025, federal and state grant revenue was reported with intergovernmental revenue.

CITY OF NEW BRAUNFELS, TEXAS
GENERAL GOVERNMENTAL TAX REVENUE BY SOURCE
Last Ten Years
(Modified Accrual Basis of Accounting)
(Amounts expressed in thousands)

	Fiscal Year									
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Revenue										
Property tax	\$ 59,764	\$ 57,534	\$ 52,102	\$ 47,775	\$ 44,386	\$ 40,537	\$ 37,802	\$ 30,659	\$ 30,628	\$ 25,823
Sales tax	36,544	35,837	34,517	34,519	31,329	25,606	23,675	21,997	21,008	19,077
Franchise fees	1,639	1,800	1,921	1,821	1,670	1,552	1,770	1,840	1,784	1,934
Utilities franchise fees	11,962	11,398	10,794	9,907	8,833	8,204	8,121	7,909	7,805	6,970
Hotel occupancy tax	4,381	4,864	4,894	5,230	4,412	2,872	4,001	4,070	3,994	3,767
Mixed beverage tax	1,027	960	938	839	683	508	649	583	516	472
Total Revenue	<u>\$ 115,317</u>	<u>\$ 112,393</u>	<u>\$ 105,166</u>	<u>\$ 100,091</u>	<u>\$ 91,314</u>	<u>\$ 79,279</u>	<u>\$ 76,018</u>	<u>\$ 67,058</u>	<u>\$ 65,735</u>	<u>\$ 58,043</u>

Data Source: City ACFRs and detailed financial records

CITY OF NEW BRAUNFELS, TEXAS
 ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
 Last Ten Years
 (Amounts expressed in thousands)

	Fiscal Year									
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Real property	\$ 18,168,403	\$ 15,312,916	\$ 12,559,483	\$ 10,402,273	\$ 10,497,424	\$ 9,297,167	\$ 8,406,848	\$ 7,584,703	\$ 6,716,299	\$ 6,138,209
Personal	1,203,327	1,092,166	842,285	678,446	681,287	639,947	625,957	564,298	512,991	540,437
Less: tax exempt property	<u>3,475,494</u>	<u>3,484,379</u>	<u>2,741,601</u>	<u>2,069,096</u>	<u>1,835,996</u>	<u>1,634,543</u>	<u>1,455,217</u>	<u>1,352,207</u>	<u>1,150,855</u>	<u>1,050,021</u>
Total taxable assessed value (1)	<u>\$ 13,489,582</u>	<u>\$ 12,920,703</u>	<u>\$ 10,660,167</u>	<u>\$ 9,011,623</u>	<u>\$ 9,342,715</u>	<u>\$ 8,302,571</u>	<u>\$ 7,577,588</u>	<u>\$ 6,796,794</u>	<u>\$ 6,078,435</u>	<u>\$ 5,628,625</u>
Total direct tax rate	\$ 0.40894	\$ 0.40894	\$ 0.41394	\$ 0.47538	\$ 0.48319	\$ 0.48822	\$ 0.48822	\$ 0.48822	\$ 0.48822	\$ 0.49823
Estimated actual taxable value	\$ 13,489,582	\$ 12,920,703	\$ 10,660,167	\$ 9,011,623	\$ 9,342,715	\$ 8,302,571	\$ 7,577,588	\$ 6,796,794	\$ 6,078,435	\$ 5,628,625
Assessed value as a percentage of actual value	69.64%	78.76%	79.54%	81.33%	83.58%	83.55%	83.89%	83.41%	84.08%	84.28%

Source: Comal County Appraisal District

(1) Assessed Actual Values are net of local option over-65 exemptions, state mandated agricultural exemptions, and disabled veterans' exemptions.

CITY OF NEW BRAUNFELS, TEXAS
PROPERTY TAX RATES - DIRECT AND OVERLAPPING GOVERNMENTS
(Per \$100 of assessed value)
Last Ten Years

	Fiscal Year									
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
City of New Braunfels tax rates										
General government	\$ 0.205008	\$ 0.200000	\$ 0.205000	\$ 0.247393	\$ 0.255238	\$ 0.273720	\$ 0.278370	\$ 0.288370	\$ 0.278080	\$ 0.278080
Debt service	0.203928	0.208936	0.208936	0.227983	0.227956	0.214498	0.209850	0.199850	0.220150	0.220150
Total direct rates	<u>\$ 0.408936</u>	<u>\$ 0.408936</u>	<u>\$ 0.413936</u>	<u>\$ 0.475376</u>	<u>\$ 0.483194</u>	<u>\$ 0.488218</u>	<u>\$ 0.488220</u>	<u>\$ 0.488220</u>	<u>\$ 0.498230</u>	<u>\$ 0.498230</u>
Overlapping tax rates (2)										
Comal County	\$ 0.269000	\$ 0.226715	\$ 0.226200	\$ 0.248900	\$ 0.314000	\$ 0.358515	\$ 0.322415	\$ 0.295191	\$ 0.307821	\$ 0.292821
Guadalupe County	0.330400	0.316700	0.273100	0.293900	0.329900	0.335400	0.331900	0.330900	0.326900	0.331100
Navarro ISD	1.222800	1.182700	1.140100	1.343500	1.185200	1.262300	1.275930	1.350000	1.350000	1.390000
New Braunfels ISD	1.037700	1.037700	1.041900	1.195400	1.197800	1.223300	1.295800	1.365800	1.339100	1.339100
Comal ISD	1.074800	1.086900	1.089200	1.274600	1.292000	1.275700	1.320000	1.390000	1.390000	1.390000
Total direct and overlapping rates (1)(2)	<u>\$ 4.343636</u>	<u>\$ 4.259651</u>	<u>\$ 4.184436</u>	<u>\$ 4.831676</u>	<u>\$ 4.802094</u>	<u>\$ 4.943433</u>	<u>\$ 5.034265</u>	<u>\$ 5.220111</u>	<u>\$ 5.212051</u>	<u>\$ 5.241251</u>

Source: Comal County Tax Assessor-Collector and Guadalupe County Appraisal District

- (1) Tax rate is per \$100 of taxable assessed value.
- (2) Overlapping rates are those of local and county governments that apply to property owners within the City. Overlapping rates are shown for each of the three school districts servicing the City. The total tax rate for a parcel in 2021 would be between \$2.05 and \$2.17 depending on the overlapping jurisdiction the parcel was located.

CITY OF NEW BRAUNFELS, TEXAS
PRINCIPAL PROPERTY TAXPAYERS
Current Year and Nine Years Ago

Property Tax Payer	2025			2016		
	Taxable Assessed Valuation	Rank	% of Taxable Assessed Valuation	Taxable Assessed Valuation	Rank	% of Taxable Assessed Valuation
Walmart Inc #6016	218,640,000	1	1.60%	-		0.00%
A L 95 Creekside Town Center LP	\$ 144,126,006	2	1.10%	\$ 86,993,070	2	1.50%
Central Texas Corridor Hospital LLC	125,505,990	3	0.90%	104,630,590	1	1.90%
Kahlig Enterprises INC	72,370,787	4	0.50%	33,587,176	5	0.60%
Continental Autonomous Mobility	66,762,947	5	0.50%	-		0.00%
CNC-SWAGAT FOUR LP	64,000,000	6	0.50%	-		0.00%
Rush Enterprises	60,461,960	7	0.40%	84,823,435	3	1.50%
HEB Grocery CO LP	60,036,010	8	0.40%	-		0.00%
Grey Forest Development LLC	58,668,209	9	0.40%	-		0.00%
CGT US Limited	56,915,296	10	0.40%	-		0.00%
PAC Creekside LLC	-		0.00%	42,400,000	4	0.80%
Villas at Sundance I LLC ET AL	-		0.00%	27,800,000	6	0.50%
T4V3 LLC	-		0.00%	27,478,270	7	0.50%
Augusta Gruene Apartments LP	-		0.00%	25,296,470	8	0.40%
Continental 306 Fund LLC				22,048,820	9	0.40%
Bucees LTD & Turner Family Prtnrshp LTD	-		0.00%	21,139,560	10	0.40%
Subtotal	927,487,205		6.70%	476,197,391		8.50%
Other taxpayers	12,562,094,795		93.30%	5,152,427,609		91.50%
Total	\$ 13,489,582,000		100.00%	\$ 5,628,625,000		100.00%

Source: Comal County Tax Assessor-Collector's Office

CITY OF NEW BRAUNFELS, TEXAS
PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Years
(Amounts expressed in thousands)

<u>Fiscal Year</u>	<u>Tax Year</u>	<u>Tax Rate</u>	<u>Total Tax Levy for Fiscal Year</u>	<u>Collected within the Fiscal Year of the Levy</u>		<u>Collected in Subsequent Years</u>	<u>Total Collections to Date</u>	
				<u>Amount Collected</u>	<u>Percentage of Levy</u>	<u>Amount Collected</u>	<u>Amount Collected</u>	<u>Percentage of Levy</u>
2015	2014	\$ 0.498230	\$ 24,003	\$ 23,817	99.23%	\$ 179	\$ 23,995	99.97%
2016	2015	\$ 0.498230	27,061	26,830	99.15%	134	26,963	99.64%
2017	2016	\$ 0.498230	29,510	29,287	99.24%	138	29,423	99.71%
2018	2017	\$ 0.488220	32,194	32,002	99.40%	61	32,062	99.59%
2019	2018	\$ 0.488220	35,930	35,560	98.97%	203	35,761	99.53%
2020	2019	\$ 0.488220	39,994	39,507	98.78%	358	39,875	99.70%
2021	2020	\$ 0.483194	44,750	43,379	96.94%	138	43,532	97.28%
2022	2021	\$ 0.475376	47,204	44,753	94.81%	251	44,978	95.28%
2023	2022	\$ 0.413935	51,218	50,113	97.84%	(416)	50,113	97.84%
2024	2023	\$ 0.408936	54,666	53,346	97.59%	(87)	53,346	97.59%
2025	2024	\$ 0.408936	55,582	55,569	99.98%	-	55,623	100.07%

Source: Comal County Tax Assessor or City ACFR
Note: Taxes stated are for general fund and debt service funds

CITY OF NEW BRAUNFELS, TEXAS
RATIOS OF OUTSTANDING DEBT BY TYPE
Last Ten Years
(Amounts expressed in thousands, except per capita amount)

	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Governmental activities										
General obligation bonds	\$ 275,096	\$ 258,026	\$ 239,659	\$ 258,399	\$ 222,588	\$ 187,874	\$ 139,704	\$ 111,150	\$ 100,656	\$ 99,243
Certificates of obligation	45,777	50,643	32,905	34,970	62,890	78,615	67,880	58,950	64,345	76,178
Contract revenue obligations	12,870	14,475	16,025	17,525	18,975	20,380	21,740	23,055	24,325	25,555
Notes payable	6,300	7,361	3,678	541	207	273	337	401	467	534
Lease payable	114	228	-	-	664	916	1,352	1,786	944	757
Subscription payable	3,884	-	-	-	-	-	-	-	-	-
Subtotal	<u>344,041</u>	<u>330,733</u>	<u>292,267</u>	<u>311,435</u>	<u>305,324</u>	<u>288,058</u>	<u>231,013</u>	<u>195,342</u>	<u>190,737</u>	<u>202,267</u>
Business-type activities										
Leases	-	27	55	82	-	-	-	-	-	-
Loan payable	-	-	-	-	-	-	-	-	182	363
Subtotal	<u>-</u>	<u>27</u>	<u>55</u>	<u>82</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>182</u>	<u>363</u>
Primary Government										
General obligation bonds	275,096	250,026	239,659	258,399	222,588	187,874	139,704	111,150	100,656	99,243
Certificates of obligation	45,777	50,643	32,905	34,970	62,890	78,615	67,880	58,950	64,345	76,178
Contract revenue obligations	12,870	14,475	16,025	17,525	18,975	20,380	21,740	23,055	24,325	25,555
Leases	114	255	55	82	-	-	-	-	-	-
Loan payable	6,300	7,361	3,678	541	207	273	337	401	649	897
Subscription payable	3,884	-	-	-	-	-	-	-	-	-
Financial arrangements	-	-	-	-	664	916	1,352	1,786	944	757
Total Government-Wide	<u>\$ 344,041</u>	<u>\$ 330,761</u>	<u>\$ 292,322</u>	<u>\$ 311,517</u>	<u>\$ 305,324</u>	<u>\$ 288,058</u>	<u>\$ 231,013</u>	<u>\$ 195,342</u>	<u>\$ 190,919</u>	<u>\$ 202,630</u>
Percentage of personal income (1)	5.16%	4.68%	4.43%	5.33%	6.01%	6.16%	5.27%	4.69%	5.60%	5.97%
Per capita (1)	<u>\$ 3,439</u>	<u>\$ 2,981</u>	<u>\$ 2,800</u>	<u>\$ 3,151</u>	<u>\$ 3,116</u>	<u>\$ 3,186</u>	<u>\$ 2,814</u>	<u>\$ 2,468</u>	<u>\$ 2,581</u>	<u>\$ 2,872</u>

Note: Details regarding the City's outstanding debt can be found in the Notes to the Financial Statements.

(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

CITY OF NEW BRAUNFELS, TEXAS
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
Last Ten Years
(Amounts expressed in thousands, except per capita amount)

	Fiscal Year									
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Estimated actual taxable value of property	\$ 13,489,582	\$ 12,920,703	\$ 10,660,167	\$ 9,011,623	\$ 9,342,715	\$ 8,302,571	\$ 7,577,588	\$ 6,796,794	\$ 6,078,435	\$ 5,628,625
General obligations bonds and certificates of obligation	\$ 320,873	\$ 308,669	\$ 272,564	\$ 293,369	\$ 285,478	\$ 266,489	\$ 207,584	\$ 170,100	\$ 165,001	\$ 88,385
Less: amounts available in debt service fund	<u>1,175</u>	<u>3,413</u>	<u>3,023</u>	<u>2,779</u>	<u>2,773</u>	<u>2,243</u>	<u>1,806</u>	<u>1,310</u>	<u>2,237</u>	<u>1,577</u>
Total	<u>\$ 319,698</u>	<u>\$ 305,256</u>	<u>\$ 269,541</u>	<u>\$ 290,590</u>	<u>\$ 282,705</u>	<u>\$ 264,246</u>	<u>\$ 205,778</u>	<u>\$ 168,790</u>	<u>\$ 162,764</u>	<u>\$ 86,808</u>
Percentage of actual taxable value of property	2.37%	2.36%	2.53%	3.22%	3.03%	3.18%	2.72%	2.48%	2.68%	1.54%
Per capita (1)	<u>\$ 3,311</u>	<u>\$ 2,751</u>	<u>\$ 2,582</u>	<u>\$ 2,939</u>	<u>\$ 3,127</u>	<u>\$ 3,219</u>	<u>\$ 2,600</u>	<u>\$ 2,282</u>	<u>\$ 2,307</u>	<u>\$ 1,307</u>

Note: Details regarding the City's outstanding debt can be found in the Notes to the Financial Statements.
(1) See the Schedule of Demographic and Economic Statistics for personal income and population data.

CITY OF NEW BRAUNFELS, TEXAS
DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

<u>Government Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable</u>	<u>Amount Applicable to Primary Government</u>
New Braunfels ISD	\$ 625,430,000	74.22%	\$ 464,194,146
Comal ISD	1,440,220,214	18.06%	260,103,771
Navarro ISD	230,859,494	4.07%	9,395,981
Guadalupe County	5,405,000	10.22%	552,391
Comal County	97,730,000	30.92%	30,218,116
Lake Dunlap WC&ID	35,740,000	40.65%	14,528,310
Marion ISD	<u>104,125,000</u>	0.44%	<u>458,150</u>
Subtotal, overlapping debt	<u>\$ 2,539,509,708</u>		779,450,865
City direct debt (1)	<u>\$ 344,039,487</u>	100.00%	<u>344,039,487</u>
Total direct and overlapping debt			<u>\$ 1,123,490,352</u>

Note: Overlapping governments are those that coincide, at least in part, with geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the property taxpayers of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire burden borne by the property taxpayers should be taken into account. However, this does not imply that every taxpayer is a resident and, therefore, responsible for repaying the debt of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the government's taxable assessed value that is within the government's boundaries and dividing it by the government's total taxable assessed value.

CITY OF NEW BRAUNFELS, TEXAS
LEGAL DEBT MARGIN INFORMATION
Last Ten Years
(Amounts expressed in thousands)

	Fiscal Year									
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
Debt limit	\$ 1,696,508	\$ 1,247,137	\$ 1,340,177	\$ 1,108,072	\$ 1,117,871	\$ 993,711	\$ 903,281	\$ 820,355	\$ 722,929	\$ 667,865
Total net debt applicable to limit	<u>275,096</u>	<u>258,026</u>	<u>239,659</u>	<u>258,399</u>	<u>222,588</u>	<u>187,874</u>	<u>139,704</u>	<u>171,015</u>	<u>165,001</u>	<u>88,385</u>
Legal debt margin	<u>\$ 1,421,412</u>	<u>\$ 989,111</u>	<u>\$ 1,100,518</u>	<u>\$ 849,673</u>	<u>\$ 895,283</u>	<u>\$ 805,837</u>	<u>\$ 763,577</u>	<u>\$ 649,340</u>	<u>\$ 557,928</u>	<u>\$ 579,480</u>
Total net debt applicable to the limit as a percentage of debt limit	16.22%	20.69%	17.88%	23.32%	19.91%	18.91%	15.47%	20.85%	22.82%	13.23%
Legal debt margin calculation for fiscal year 2025										
Assessed value	\$ 13,489,582									
Add back: Exempt real property	<u>3,475,494</u>									
Total assessed value	16,965,076									
Debt Limit (10% of total assessed value)	1,696,508									
Debt applicable to limit										
General obligation bonds	<u>275,096</u>									
Legal debt margin	<u>\$ 1,421,412</u>									

Note: Under state finance law, the City's outstanding general obligation debt should not exceed 10 percent of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

CITY OF NEW BRAUNFELS, TEXAS
 PRINCIPAL EMPLOYERS
 Current Year and Nine Years Ago

<u>Employer</u>	<u>2025</u>			<u>2016</u>		
	<u>Employees</u>	<u>Percentage of Total Employment</u>	<u>Rank</u>	<u>Employees</u>	<u>Percentage of Total Employment</u>	<u>Rank</u>
Comal ISD	3,850	26.56%	1	2,648	33.57%	1
Schlitterbahn Water Park	2,172	14.98%	2	1,689	21.41%	2
TaskUs	1,418	9.78%	3	-	0.00%	0
New Braunfels ISD	1,352	9.32%	4	1,050	13.31%	4
City of New Braunfels	1,100	7.59%	5	607	7.70%	9
Wal-Mart Distribution Center	900	6.21%	6	1,237	15.68%	3
Comal County	872	6.02%	7	657	8.33%	8
Patrick S. Molak Corp.	664	4.58%	8	-	0.00%	0
Christus Santa Rosa Hospital	600	4.14%	9	-	0.00%	0
Rush Enterprises	600	4.14%	10	-	0.00%	0
Resolute Baptist Hospital	521	3.59%	11	-	0.00%	0
HD Supply	<u>448</u>	<u>3.09%</u>	12	<u>-</u>	<u>0.00%</u>	0
 Total	 <u>14,497</u>	 <u>100.00%</u>		 <u>7,888</u>	 <u>100.00%</u>	

Source: Greater New Braunfels Chamber of Commerce

CITY OF NEW BRAUNFELS, TEXAS
 DEMOGRAPHIC AND ECONOMIC STATISTICS
 Last Ten Calendar Years

Fiscal Year Ended <u>Sept 30</u>	<u>Population⁽¹⁾</u>	Total Wages All Industries ⁽²⁾ (expressed in thousands)	Per Capita Personal Income ⁽²⁾ (expressed in thousands)	Average Annual Pay All Industries ⁽²⁾	Public School Enrollment ⁽³⁾	Unemployment Rate
2016	70,543	\$ 3,394,824	\$ 48.12	\$ 51,558	8,438	3.5%
2017	73,959	\$ 3,407,192	\$ 46.07	\$ 46,883	8,583	3.3%
2018	79,152	\$ 4,168,203	\$ 52.66	\$ 42,234	8,950	3.2%
2019	82,081	\$ 4,384,612	\$ 53.42	\$ 43,921	9,126	2.9%
2020	90,403	\$ 4,674,477	\$ 51.71	\$ 45,700	9,537	6.6%
2021	97,983	\$ 5,076,170	\$ 51.81	\$ 49,803	9,282	3.9%
2022	98,857	\$ 5,842,150	\$ 59.10	\$ 53,604	9,671	3.3%
2023	104,407	\$ 6,598,334	\$ 63.20	\$ 60,105	10,213	3.5%
2024	110,958	\$ 7,072,648	\$ 63.74	\$ 61,937	9,781	3.2%
2025	116,477	\$ 7,390,412	\$ 66.60	\$ 62,394	9,779	3.8%

Data Sources:

- (1) Total population from the census.gov website or City of New Braunfels Adopted Budget document.
 - (2) Total wages and average annual pay are for Comal and Guadalupe counties combined. Data provided by the Bureau of Labor Statistics.
 - (3) School enrollment includes only New Braunfels ISD.
- Total growth data pulled from 10 year enrollment forecast NBISD

CITY OF NEW BRAUNFELS, TEXAS
 AUTHORIZED CITY GOVERNMENT POSITIONS BY FUNCTION
 Last Ten Years

	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
<u>General Fund</u>										
City Secretary	5.00	5.00	4.00	4.00	3.00	3.75	3.50	3.50	3.50	3.00
City Attorney	5.00	5.00	5.00	5.00	4.00	4.00	4.00	4.00	4.00	4.00
City Manager's Office	4.00	4.00	4.00	4.00	4.00	7.00	7.00	6.00	6.00	5.00
Communications and Community Engagement	6.00	6.00	5.00	4.00	4.00	-	-	-	-	-
Economic and Community Development	4.00	3.00	2.75	2.75	2.75	-	-	-	-	-
Information Technology	18.75	18.75	18.00	16.00	14.00	14.00	14.00	12.00	11.00	11.00
Human Resources	9.75	8.75	10.75	10.00	9.00	9.00	8.00	8.00	8.00	7.00
Finance	16.50	16.50	15.50	13.75	13.00	13.00	12.00	11.00	11.00	11.00
Municipal Court	10.00	10.00	11.50	10.00	10.00	9.00	9.00	9.00	9.00	9.00
Police	211.75	202.50	191.75	184.00	178.00	175.00	168.00	159.00	155.00	149.00
Fire	171.00	171.00	151.00	144.00	138.00	138.00	138.00	138.00	137.00	134.00
Planning and Community Development	-	-	-	-	-	-	-	-	-	-
Transportation and Capital Improvements	26.00	42.75	40.75	39.00	39.00	39.00	36.00	36.00	35.00	32.00
Planning and Comm. Development - Main Street	35.50	17.75	15.75	-	-	-	-	-	-	-
Parks and Recreation	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00
Public Works	285.00	291.00	288.50	289.50	270.50	272.25	260.75	252.75	162.50	160.50
Library	62.00	56.00	56.00	70.00	67.00	62.00	65.00	57.00	53.00	51.00
Library	34.75	33.75	33.00	32.50	29.00	28.50	28.75	28.25	28.25	28.25
Total General Fund	905.00	891.75	853.25	828.50	785.25	775.50	755.00	725.50	624.25	605.75

	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Golf Course Fund	21.00	19.00	19.00	20.00	17.00	17.00	15.00	17.00	17.00	17.00
Airport Fund	13.00	12.00	12.00	10.00	9.00	9.00	9.00	7.00	7.00	7.00
Solid Waste Fund	55.00	55.00	55.00	66.00	61.00	59.00	57.00	54.00	54.00	52.50
Capital Projects Funds**	-	-	-	-	-	5.00	5.00	9.00	9.00	8.00
Civic/Convention Center Fund	10.25	10.25	9.25	9.00	9.00	9.00	8.50	8.50	8.50	8.50
River Activities Fund	73.00	73.00	73.75	73.75	74.00	74.00	74.00	73.50	74.00	55.50
Facilities Maint. Fund	-	-	-	-	-	-	-	-	-	1.00
CDBG Fund	-	-	-	-	-	-	-	-	-	-
EAHCP Fund	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Juvenile Case Manager	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Child Safety Fund	-	-	-	-	-	-	-	-	-	14.00
Development Services Fund	5.00	5.00	5.00	4.00	3.00	3.00	-	-	-	-
Court Security Fund	1.00	0.75	-	-	-	-	-	-	-	-
Local Youth Diversion Fund	1.00	1.00	-	-	-	-	-	-	-	-
Fleet Services	12.00	11.00	-	-	-	-	-	-	-	-
Total Funds	1,097.25	1,080.75	1,029.25	1,013.25	960.25	953.50	925.50	896.50	795.75	771.25

Source: City of New Braunfels Annual Budget
 Full-time and seasonal positions = 1 position
 Part-time position = .5 position
 Part-time Regular position = .75 position

** Positions supported by both Capital Project Funds and the General Fund. 4 employees were reclassified out of the Capital Projects Funds and into the General Fund.

CITY OF NEW BRAUNFELS, TEXAS
OPERATING INDICATORS BY FUNCTION
Last Ten Years

Function	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Police										
Response time for priority calls	7:16	8:08	7:50	7:20	7:20	7:25	7:28	7:27	6:42	6:30
Number of DWI Arrests	700	650	700	385	360	400	353	382	419	379
Fire										
Response times - structure fire	4:36	4:30	6:30	6:30	6:30	7:15	7:15	6:38	6:55	7:04
Response times - EMS	5:58	5:45	5:30	6:00	6:30	5:16	5:37	6:51	5:57	6:00
Smoke detectors issued/inspected/updated	650	720	711	800	722	578	518	450	450	425
Public Works										
Percentage of commercial and residential permit review s completed within twenty business days	80%	79%	54%	90%	88%	52%	46%	43%	43%	N/A
Permits review ed and completed	398	306	310	432	351	585	577	791	680	514
Number of play review s completed	N/A	N/A	N/A	N/A	184	85	154	157	234	N/A
Number of street service requests processed	500	585	450	566	545	517	556	531	532	N/A
Acres of right-of-w ay mow ed*	1,000	1,095	188	200	188	220	220	188	188	188
Construction stormw ater inspections completed	1,145	1,200	600	1,100	1,000	1,000	1,071	778	360	N/A
Solid Waste										
Waste diverted from landfill	15%	24%	26%	26%	29%	28%	30%	30%	33%	30%
Residential operating cost per ton collected	\$ 140.10	\$ 63.23	\$ 64.56	\$ 60.32	\$ 53.27	\$ 57.27	\$ 66.62	\$ 62.02	\$ 68.61	\$ 71.89
Parks and Recreation										
Recreation programs participants	16,743	7,056	7,000	9,500	4,616	8,757	10,806	8,363	7,318	6,478
Das Rec memberships	12,021	10,965	17,896	5,200	4,873	5,500	6,208	4,900	N/A	N/A
Athletic leagues teams participants (including Das Rec)	295	312	340	665	601	666	709	193	247	213
Golf course rounds played	60,932	59,441	59,049	48,000	50,000	36,924	43,213	39,673	38,250	39,175
Planning and Community Development										
Residential building permits issued	5,954	8,217	7,918	36,000	3,633	3,600	3,736	2,870	2,687	3,000
Commercial building permits issued	1,223	1,226	1,349	550	517	1,290	1,267	434	481	400
Calls for service - animal control	8,181	7,904	9,109	7,594	7,843	7,100	7,721	6,762	6,030	7,800
Historic landmark designations	1	-	3	2	2	2	2	2	2	3
Airport Operations										
Flight operations annually	80,306	78,575	71,151	66,386	62,982	68,888	67,861	52,000	53,407	48,000
Gallons of fuel sold	777,471	727,245	725,526	500,000	550,159	446,000	555,045	518,667	500,000	445,000

(Continued)

CITY OF NEW BRAUNFELS, TEXAS
 OPERATING INDICATORS BY FUNCTION
 Last Ten Years

Function	Fiscal Year									
	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Library										
Visitors annually	300,000	275,000	275,000	200,000	300,000	100,000	175,000	277,680	293,146	290,000
Annual circulation of library materials	736,219	1,000,000	1,000,000	800,000	1,200,000	750,000	800,000	1,063,122	914,556	850,000
Database accesses	N/A	200,000	200,000	100,000	100,000	25,000	45,000	94,335	85,619	45,000
Municipal Court										
Percentage of cases closed in 30 days or less	32%	29%	29%	26%	N/A	N/A	30%	27%	22%	N/A
Number of new cases filed	14,733	16,993	16,993	13,845	13,700	10,000	9,750	14,988	13,720	N/A
River										
Wristbands sold - private tubers	32,402	48,428	48,428	55,926	65,000	51,610	58,200	71,515	66,919	N/A
Wristbands sold - outfitter tubers	103,787	170,746	170,746	254,969	185,000	187,391	194,800	177,436	184,153	N/A
Bags of litter recovered	217	319	319	382	273	210	234	-	-	-

Source: Various City departments
 CONB FY 2025 Budget Document

CITY OF NEW BRAUNFELS, TEXAS
 CAPITAL ASSET STATISTICS BY FUNCTION
 Last Ten Years

Function	Fiscal Year									
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>
General Government										
City vehicles	564	494	488	496	475	455	453	412	380	360
Public Safety										
Police stations	1	1	1	1	1	1	1	1	1	1
Fire stations	7	7	6	6	6	6	6	6	6	6
Highways and Street										
Streets (miles)	397	396	370	360	353	345	342	368	354	323
Area in square miles	2	2	2	2	2	2	2	2	2	2
Culture and Recreation										
Park acreage	928	867	852	747	747	684	709	557	435	435
Swimming pools	5	5	5	5	5	5	5	4	2	2
Golf course	1	1	1	1	1	1	1	1	1	1
Recreation center	2	2	2	2	2	2	2	2	1	1

Source: Various City departments

To the Honorable Mayor and
City Council Members of the
City of New Braunfels, Texas

In planning and performing our audit of the financial statements of City of New Braunfels, Texas (the “City”) as of and for the year ended September, 30, 2025, in accordance with auditing standards generally accepted in the United States of America and *Government Auditing Standards*, we considered the Company’s internal control over financial reporting (“internal control”) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Company’s internal control. Accordingly, we do not express an opinion on the effectiveness of the Company’s internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses and therefore, there can be no assurance that all deficiencies, significant deficiencies, or material weaknesses have been identified. However, as discussed below, we identified certain matters that we are required to or wish to communicate to you. Matters communicated in this letter are classified as follows:

- **Material Weakness** – A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented or detected and corrected on a timely basis.
- **Significant Deficiency** – A significant deficiency is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.
- **Deficiency** – A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis.

Internal Control over Financial Reporting related to Year-end Accounts Payable Accruals	Material Weakness
Control Deficiency:	<p>Management is responsible for establishing and maintaining effective internal control over financial reporting to ensure that financial statements are prepared in accordance with accounting principles generally accepted in the United States of America (GAAP). Effective controls should ensure that expenditures and related liabilities are recorded completely and in the proper reporting period, including the accrual of accounts payable at fiscal year end.</p> <p>As part of our audit procedures, we performed a search for unrecorded liabilities, which included reviewing disbursements made subsequent to fiscal year end and examining supporting documentation to determine whether related goods or services were received prior to year end. Through these procedures, we identified unrecorded liabilities that should have been accrued back to fiscal year 2025, but were recorded in fiscal year 2026 totaling approximately \$6.4 million, which related to 14 invoices that were received and entered during October 2025.</p>
Potential Effect:	The failure to properly accrue accounts payable resulted in an understatement of liabilities and expenditures in the financial statements of \$6.4 million.

Internal Control over Financial Reporting related to Year-end Accounts Payable Accruals	Material Weakness
Recommendation:	We recommend that the City continue strengthening its year-end closing procedures within the new system environment, including: 1) Utilizing a formal year-end closing checklist tailored to the system; 2) Performing documented reconciliations of subsequent disbursements and other accrual-related data; 3) Establishing clear supervisory review of accrual calculations; and 4) Continuing targeted system training for finance personnel.

The purpose of this letter is solely to describe the scope of our testing of internal control over financial reporting and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. This letter is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance. Accordingly, this letter is not suitable for any other purpose.

The City's written response to the material weakness identified in our audit was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.


 Crowe LLP

Houston, Texas
 March 16, 2026

To the City Council of
The City of New Braunfels
New Braunfels, Texas

Professional standards require that we communicate certain matters to keep you adequately informed about matters related to the financial statement audit that are, in our professional judgment, significant and relevant to your responsibilities in overseeing the financial reporting process. We communicate such matters in this report.

AUDITOR'S RESPONSIBILITY UNDER AUDITING STANDARDS GENERALLY ACCEPTED IN THE UNITED STATES OF AMERICA

Our responsibility is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in conformity with accounting principles generally accepted in the United States of America. The audit of the financial statements does not relieve you of your responsibilities and does not relieve management of their responsibilities. Refer to our engagement letter with the City for further information on the responsibilities of management and of Crowe LLP.

AUDITOR'S RESPONSIBILITY UNDER GOVERNMENT AUDITING STANDARDS

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of the City's compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts or disclosures. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion.

The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

COMMUNICATIONS REGARDING OUR INDEPENDENCE FROM THE CITY

Auditing standards generally accepted in the United States of America require independence for all audits, and we confirm that we are independent auditors with respect to the City under the independence requirements established by the American Institute of Certified Public Accountants.

Additionally, we wish to communicate that we have no relationships with the City that, in our professional judgment, may reasonably be thought to bear on our independence and that we gave significant consideration to in reaching the conclusion that our independence has not been impaired.

Relationship	Safeguards
<p>Non-Audit Services: We were engaged to perform the following non-audit services during your last fiscal year:</p> <ul style="list-style-type: none"> • Assistance with preparation of your financial statements • SEFA Preparation and the notes to the SEFA • Assistance with GASB 34 adjustment as it relates to the recording activity within the statement of Activities for changes in governmental wide debt and capital asset and long term debt balances • Deferral adjustment as it relates to elimination of deferred inflows under the modified accrual method to the Governmental Wide financial statements • Assistance with pension/OPEB calculations, adjustments, and disclosures • Assistance with GASB 87 and 96 adjustments 	<p>We believe your management is capable of evaluating and taking responsibility for their management decisions regarding our services, and we did not assume the role of an employee or of management of the City in performing and reporting on our services.</p>

PLANNED SCOPE AND TIMING OF THE AUDIT

We are to communicate an overview of the planned scope and timing of the audit. Accordingly, the following matters regarding the planned scope and timing of the audit were discussed with you on September 22, 2025.

- How we proposed to address the significant risks of material misstatement, whether due to fraud or error.
- Our approach to internal control relevant to the audit.
- The concept of materiality in planning and executing the audit, focusing on the factors considered rather than on specific thresholds or amounts.
- The nature and extent of specialized skills or knowledge needed to plan and evaluate the results of the audit, including the use of an auditor's expert.
- Where the City has an internal audit function, the extent to which the auditor will use the work of internal audit, and how the external and internal auditors can best work together.
- Your views and knowledge of matters you consider warrant our attention during the audit, as well as your views on:
 - The allocation of responsibilities between you and management.
 - The City's objectives and strategies, and the related business risks that may result in material misstatements.
 - Significant communications between the City and regulators.
 - Other matters you believe are relevant to the audit of the financial statements.
- An overview of the work to be performed at the components of the group. Including a description of the following:
 - the components where work was performed, including whether certain of the group's entities or business units were considered together as a component,
 - the planned use of component auditors and our planned involvement in the work to be performed by component auditors, and
 - the basis for our decision to make reference to the audit of a referred-to auditor in the auditor's report on the group financial statements.

SIGNIFICANT ACCOUNTING POLICIES AND MANAGEMENT JUDGMENTS AND ACCOUNTING ESTIMATES

Significant Accounting Policies: Those Charged with Governance should be informed of the initial selection of and changes in significant accounting policies or their application. Also, Those Charged with Governance should be aware of methods used to account for significant unusual transactions and the effect of significant accounting policies in controversial or emerging areas where there is a lack of authoritative consensus. We believe management has the primary responsibility to inform Those Charged with Governance about such matters. To assist Those Charged with Governance in its oversight role, we also provide the following.

Accounting Standard	Impact of Adoption
<p>GASB Statement No. 101, “Compensated Absences” This Statement requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. Leave is attributable to services already rendered when an employee has performed the services required to earn the leave. Leave that accumulates is carried forward from the reporting period in which it is earned to a future reporting period during which it may be used for time off or otherwise paid or settled. In estimating the leave that is more likely than not to be used or otherwise paid or settled, a government should consider relevant factors such as employment policies related to compensated absences and historical information about the use or payment of compensated absences. However, leave that is more likely than not to be settled through conversion to defined benefit postemployment benefits should not be included in a liability for compensated absences.</p>	<p>Upon adoption of this GASB, the District recognized additional long-term liabilities related primarily to the estimated portion of sick leave expected to be used or paid. As a result, additional note disclosures were added to the financial statements. There was no material impact from this change.</p>
<p>Significant Unusual Transactions.</p>	<p>No such matters noted</p>
<p>Significant Accounting Policies in Controversial or Emerging Areas.</p>	<p>No such matters noted</p>

Management Judgments and Accounting Estimates: Further, accounting estimates are an integral part of the financial statements prepared by management and are based upon management’s current judgments. These judgments are based upon knowledge and experience about past and current events and assumptions about future events. Certain estimates are particularly sensitive because of their significance and because of the possibility that future events affecting them may differ markedly from management’s current judgments and may be subject to significant change in the near term.

The following describes the significant accounting estimates reflected in the City's year-end financial statements, the process used by management in formulating these particularly sensitive accounting estimates and the primary basis for our conclusions regarding the reasonableness of those estimates.

Significant Accounting Estimate	Process Used by Management	Basis for Our Conclusions
Allowance for Doubtful Accounts and Bad Debt Expense	The allowance for doubtful accounts was determined by management by a process involving consideration of past experiences, current aging information, information from credit reports, contacts with the customers, and other available data including environmental factors such as industry, geographical, economic and political factors.	We tested this accounting estimate by reviewing, on a test basis, the information listed and by testing information in certain customers' credit files.
Fair Values of Investment Securities and Other Financial Instruments	The disclosure of fair values of securities and other financial instruments requires management to use certain assumptions and estimates pertaining to the fair values of its financial assets and financial liabilities.	We tested the propriety of information underlying management's estimates.
Useful Lives of Fixed Assets	Management has determined the economic useful lives of fixed assets based on past history of similar types of assets, future plans as to their use, and other factors that impact their economic value to the City.	We tested the propriety of information underlying management's estimates.
Pension and Postretirement Obligations	Amounts reported for pension and postretirement obligations require management to use estimates that may be subject to significant change in the near term. These estimates are based on projection of the weighted average discount rate, rate of increase in future compensation levels, and weighted average expected long-term rate of return on pension assets.	We reviewed the reasonableness of these estimates and assumptions.

AUDITOR'S JUDGMENTS ABOUT QUALITATIVE ASPECTS OF SIGNIFICANT ACCOUNTING PRACTICES

We are to discuss with you our comments about the following matters related to the City's accounting policies and financial statement disclosures. Accordingly, these matters will be discussed during our meeting with you.

- The appropriateness of the accounting policies to the particular circumstances of the City, considering the need to balance the cost of providing information with the likely benefit to users of the City's financial statements.
- The overall neutrality, consistency, and clarity of the disclosures in the financial statements.
- The effect of the timing of transactions in relation to the period in which they are recorded.
- The potential effect on the financial statements of significant risks and exposures, and uncertainties that are disclosed in the financial statements.
- The extent to which the financial statements are affected by unusual transactions including nonrecurring amounts recognized during the period, and the extent to which such transactions are separately disclosed in the financial statements.
- The issues involved, and related judgments made, in formulating particularly sensitive financial statement disclosures.
- The factors affecting asset and liability carrying values, including the City's basis for determining useful lives assigned to tangible and intangible assets.

- The selective correction of misstatements, for example, correcting misstatements with the effect of increasing reported earnings, but not those that have the effect of decreasing reported earnings.

CORRECTED AND UNCORRECTED MISSTATEMENTS

Corrected Misstatements: We are to inform you of material corrected misstatements that were brought to the attention of management as a result of our audit procedures. See the attached schedule that summarizes any such misstatements.

Uncorrected Misstatements: We are to inform you of uncorrected misstatements that were aggregated by us during the current engagement and pertaining to the latest and prior period(s) presented that were determined by management to be immaterial, both individually and in the aggregate, to the financial statements taken as a whole. Uncorrected misstatements or matters underlying the uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even if it was concluded that the uncorrected misstatements are immaterial to the financial statements under audit. For your consideration, we have distinguished misstatements between known misstatements and likely misstatements. See the attached schedule that summarizes any such misstatements.

OTHER COMMUNICATIONS

Communication Item	Results
<p>Other Information Included in an Annual Report Information may be prepared by management that accompanies or includes the financial statements. To assist your consideration of this information, you should know that we are required by audit standards to read such information and consider whether a material inconsistency exists between the other information and the financial statements. We are also to remain alert for indications that:</p> <ul style="list-style-type: none"> • Material inconsistency exists between the other information and the auditor’s knowledge obtained in the audit; or • A material misstatement of fact exists, or the other information is otherwise misleading. <p>If we identify a material inconsistency between the other information and the financial statements, we are to seek a resolution of the matter.</p>	<p>We read the other information and noted no material inconsistencies or misstatement of facts based on our reading thereof.</p>
<p>Significant Difficulties Encountered During the Audit We are to inform you of any significant difficulties encountered in dealing with management related to the performance of the audit.</p>	<p>There were no significant difficulties encountered in dealing with management related to the performance of the audit.</p>
<p>Disagreements with Management We are to discuss with you any disagreements with management, whether or not satisfactorily resolved, about matters that individually or in the aggregate could be significant to the City’s financial statements or the auditor’s report.</p>	<p>During our audit, there were no such disagreements with management.</p>

Communication Item	Results
<p>Difficulties or Contentious Matters We are required to discuss with the Those Charged with Governance any difficulties or contentious matters for which we consulted outside of the engagement team that we consider both significant and relevant to Those Charged with Governance regarding their responsibility to oversee the financial reporting process.</p>	<p>During the audit, there were no such issues for which we consulted outside the engagement team.</p>
<p>Circumstances that Affect the Form and Content of the Auditor's Report We are to discuss with you any circumstances that affect the form and content of the auditor's report, if any.</p>	<p>There are no such circumstances that affect the form and content of the auditor's report.</p>
<p>Consultations with Other Accountants If management consulted with other accountants about auditing and accounting matters, we are to inform you of such consultation, if we are aware of it, and provide our views on the significant matters that were the subject of such consultation.</p>	<p>We are not aware of any instances where management consulted with other accountants about auditing or accounting matters since no other accountants contacted us, which they are required to do by Statement on Auditing Standards No. 50, before they provide written or oral advice.</p>
<p>Representations the Auditor Is Requesting from Management We are to provide you with a copy of management's requested written representations to us.</p>	<p>We direct your attention to a copy of the letter of management's representation to us provided separately.</p>
<p>Significant Issues Discussed, or Subject to Correspondence, With Management We are to communicate to you any significant issues that were discussed or were the subject of correspondence with management.</p>	<p>There were no such significant issues discussed, or subject to correspondence, with management.</p>
<p>Significant Related Party Findings or Issues We are to communicate to you significant findings or issues arising during the audit in connection with the City's related parties.</p>	<p>There were no such findings or issues that are, in our judgment, significant and relevant to you regarding your oversight of the financial reporting process.</p>
<p>Other Findings or Issues We Find Relevant or Significant We are to communicate to you other findings or issues, if any, arising during the audit that are, in our professional judgment, significant and relevant to you regarding your oversight of the financial reporting process.</p>	<p>There were no such other findings or issues that are, in our judgment, significant and relevant to you regarding your oversight of the financial reporting process.</p>

We are pleased to serve your City as its independent auditors and look forward to our continued relationship. We provide the above information to assist you in performing your oversight responsibilities and would be pleased to discuss this letter or any matters further, should you desire. This letter is intended solely for the information and use of the City Manager, the City Council, and, if appropriate, management, and is not intended to be and should not be used by anyone other than these specified parties.


Crowe LLP

Houston, Texas
March 16, 2026

Account Name	Debit	Credit	Increase (Decrease)				
			Asset	Deferred Outflows	Liability	Deferred Inflows	Net Position
GOVERNMENT-WIDE							
KNOWN ERRORS							
Subscription asset	4,329,652		4,329,652				
Subscription liability		4,134,010			4,134,010		
Accumulated amortization		218,888	(218,888)				
Net Position	23,246					(23,246)	
<i>To properly record subscription liability and asset related to Workday that should have been recorded in fiscal year 2024</i>							
Net position		2,144,614				2,144,614	
Accumulated depreciation	2,433,233		2,433,233				
Capital assets		288,637	(288,637)				
<i>To properly record change in capital assets and accumulated depreciation identified during Workday conversion.</i>							
Expense	724,629						(724,629)
Compensated absences		724,629			724,629		
<i>To record the impact of implementing GASB 101</i>							
NON-MAJOR FUND:							
KNOWN ERRORS							
Net position	557,500					(557,500)	
Revenue		557,500					557,500
<i>To reverse the prior year receivable booked in the incorrect fund</i>							
SOLID WASTE FUND:							
SBITA liability		93,130			93,130		
SBITA asset	254,760		254,760				
Net position	34,627					(34,627)	
Accumulated amortization		311,159	(311,159)				
Amortization expense	199,565						(199,565)
Expense		84,663					84,663
<i>To record the impact of a SBITA that was waived in the prior year</i>							
Fund balance	89,925					(89,925)	
Compensated absences		89,925			89,925		
<i>To record the impact of implementing GASB 101</i>							
AIRPORT FUND:							
Fund balance	40,939					(40,939)	
Compensated absences		40,939			40,939		
<i>To record the impact of implementing GASB 101</i>							

Account Name	Debit	Credit	Increase (Decrease)				
			Asset	Deferred Outflows	Liability	Deferred Inflows	Net Position
NON-MAJOR FUND:							
KNOWN ERRORS							
Accounts receivable	848,217		848,217				
Deferred inflow		848,217				848,217	
<i>To record deferred inflows for grant revenue not received within 60 days after year-end</i>							
							(166,753)
Expenses	166,753				166,753		
Accounts payable		166,753					
<i>To properly record accrual for Accounts Payable</i>							
Expenses	557,500						(557,500)
Due to other funds		557,500			557,500		
<i>To reverse the prior year receivable booked in the incorrect fund</i>							
GRANT FUND:							
KNOWN ERRORS							
Accounts receivable	1,220,652		1,220,652				
Deferred inflow		1,220,652				1,220,652	
<i>To record deferred inflows for grant revenue not received within 60 days after year-end</i>							
Deferred inflow	280,260					(280,260)	
Intergovernmental revenue		280,260					280,260
<i>To reverse a prior year adjusting entry</i>							
Due from other funds	557,500		557,500				
Revenue		557,500					557,500
<i>To reverse the prior year receivable booked in the incorrect fund</i>							
Restricted cash	115,238		115,238				
Revenue	60,644						(60,644)
Cash		82,277	(82,277)				
Deferred inflow		60,644				60,644	
Interest income		32,961					32,961
<i>Adjustment to reconcile cash</i>							
GENERAL FUND:							
KNOWN ERRORS							
Expenses	510,498						(510,498)
Accounts payable		510,498			510,498		
<i>To properly record accrual for Accounts Payable</i>							
HOTEL/MOTEL FUND:							
KNOWN ERRORS							
Expenses	60,603						(60,603)
Accounts payable		60,603			60,603		
<i>To properly record accrual for Accounts Payable</i>							
2023 CAPITAL IMPROVEMENTS FUND:							
KNOWN ERRORS							
Expenses	1,795,598						(1,795,598)
Accounts payable		1,795,598			1,795,598		
<i>To properly record accrual for Accounts Payable</i>							
AIRPORT FUND:							
KNOWN ERRORS							
Expenses	458,958						(458,958)
Accounts payable		458,958			458,958		
<i>To properly record accrual for Accounts Payable</i>							
2019 CAPITAL IMPROVEMENTS FUND:							
KNOWN ERRORS							
Expenses	2,332,079						(2,332,079)
Accounts payable		2,332,079			2,332,079		
<i>To properly record accrual for Accounts Payable</i>							

3/23/2026

Agenda Item No. A)

SUBJECT:

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, specifically:

- a. Discuss Legal Options Relating to Status of New Braunfels Utilities Real Estate Negotiations to Secure Easements Regarding the Western Downtown to Morningside Pressure Zone Conversion Project:
 - i. a 0.386 Acre Electric Utility Easement, situated in the J. Doehne Survey No a 0.005 Acre (220 sq. ft) Permanent Utility Easement and a 0.042 Acre (1,821 sq. ft) Temporary Construction Easement all being situated out of the remainder of Lot 13, Pleasant View Subdivision in Comal County, Texas according to the plat thereof recorded in Volume 4, Page 54 of the Map and Plat Records of Comal County, Texas as conveyed to Leonardo Hernandez III, Herman G. Hernandez, Yvette Hernandez Rodriguez, Michael Hernandez and Yvonne Hernandez Garcia by deed recorded in Document No. 202006016641 of the Official Public Records of Comal County Texas, also known as Comal County Parcel No. 44948