



**CITY OF NEW BRAUNFELS, TEXAS
ECONOMIC DEVELOPMENT CORPORATION
MEETING
CITY HALL - COUNCIL CHAMBERS
550 LANDA STREET
NEW BRAUNFELS, TX**



WEDNESDAY, FEBRUARY 7, 2024 at 5:00 PM

Special-Called

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **CITIZENS' COMMUNICATIONS**

This time is for citizens to address the Board on issues and items of concerns not on this agenda. There will be no Board action at this time.

4. **DISCUSSION AND ACTION**

- A) Public hearing, discussion, and possible action [24-158](#) approving an expenditure of up to \$8,000,000 for the purchase of approximately 130 acres of land, legally described as approximately 62.6 acres out of the O Russell Survey No. 2, Abstract 485 and 3982 Hunter Road - approximately 68.163 acres out of the O Russell Survey No. 2, Abstract 485 for a project authorized under 505.152 of the Texas Local Government Code.
- B) Presentation and discussion on a proposed project [24-160](#) expenditure for the construction of Common Street Pedestrian Improvements

5. **ADJOURNMENT**

CERTIFICATION

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

Board Liaison

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 221-4010 at least two (2) work days prior to the meeting so that appropriate arrangements can be made.

2/7/2024

Agenda Item No. A)

PRESENTER:

Jordan Matney, Deputy City Manager

SUBJECT:

Public hearing, discussion, and possible action approving an expenditure of up to \$8,000,000 for the purchase of approximately 130 acres of land, legally described as approximately 62.6 acres out of the O Russell Survey No. 2, Abstract 485 and 3982 Hunter Road - approximately 68.163 acres out of the O Russell Survey No. 2, Abstract 485 for a project authorized under 505.152 of the Texas Local Government Code.

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

The City of New Braunfels and the New Braunfels Economic Development Corporation have identified two parcels for acquisition for future use as parkland in the New Braunfels parks system. The two parcels total around 130 acres. Approximately 70 acres are relatively flat and have development potential for structures and recreation facilities, and 50 acres are wooded and have development potential for trails and conservation. Acquiring the parcels would provide a potential expansion of the existing Alligator Creek Trail with an opportunity to develop a more formalized trailhead to increase community access.

City Council adopted the Parks and Recreation Master Plan in January 2017. Strategic implementation recommendations included the expansion and connection of the parks system through acquisitions and multi-modal linkages. Specifically, the strategies recommended the City:

- Increase the proportion of park acres per population through a variety of park type amenities, and open space options.
- Establish connectivity between parks and greenways that is accessible by pedestrians, bikes and parks and open space in New Braunfels.
- Provide a park system offering the community a variety of parks and services that integrate environmental design, safety, emerging trends and local culture and history.
- Continue to plan, develop and operate a variety of indoor and outdoor facilities that support multiple activities.

The City's comprehensive plan, which City Council in August 2018, included a Parks, Recreation and Open Space element. The plan identified a variety of parks projects and strategies that recommended the City continue to:

- Create opportunities for youth to be physically active, thereby reducing childhood obesity;
- Ensure parks and green spaces are within a one mile walk or bicycle ride for every household in New Braunfels;

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- Maintain a variety of park types: regional, community, neighborhood and greenbelts;
 - Create multi-purpose facilities that maximize productivity of space while providing flexibility to address new and emerging trends;
 - Continue development of sidewalks and trails to increase inner connectivity by five percent each year to support reduction of carbon footprint;
 - Increase the number of accessible public spaces of all sizes

ISSUE:

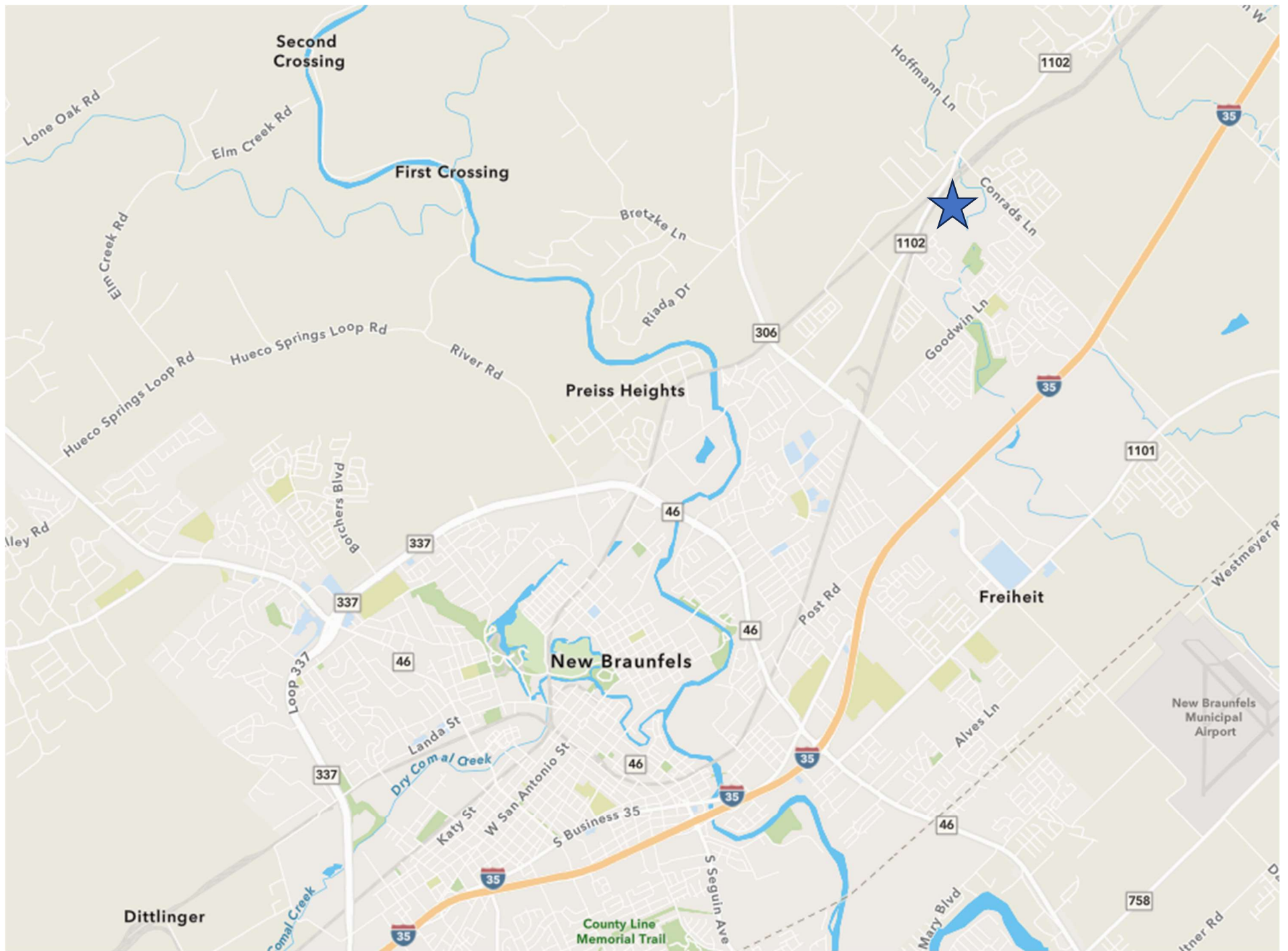
The north side of New Braunfels is experiencing rapid housing growth. More than 800 new single family home permits have been issued since 2020 and more than 2,500 homes would be within a one mile radius of the new parks facilities. Acquiring the parcels would provide an increase in park programming and outdoor opportunities for residents in this quick-developing region of New Braunfels.

FISCAL IMPACT:

Up to \$8 million for the acquisition. The NBEDC has adequate reserves to fund this project expenditure.

RECOMMENDATION:

Staff recommends approval of the project expenditure for the parkland acquisition.



24-158



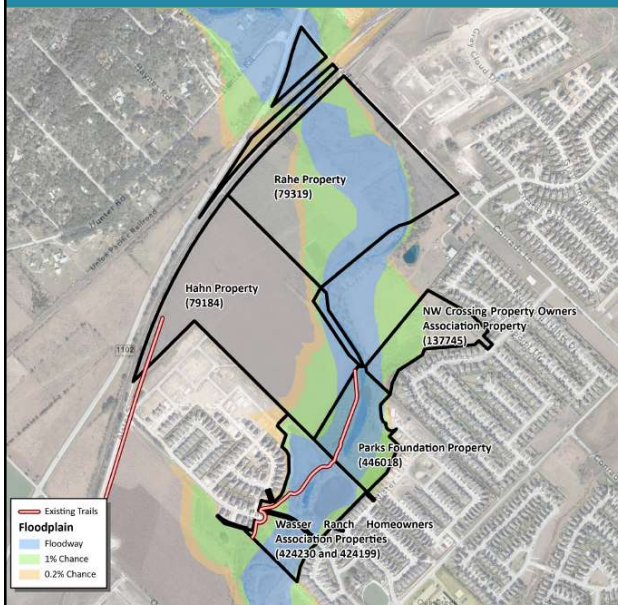
- ▲ Public hearing, discussion, and possible action approving an expenditure of up to \$8,000,000 for the purchase of approximately 130 acres of land, legal described as approximately 62.6 acres out of the O Russell Survey No. 2, Abstract 485 and 3982 Hunter Road – approximately 68.163 acres out of the O Russell Survey No. 2, Abstract 485 for a project authorized under 505.152 of the Texas Local Government Code.

- Jordan Matney, Deputy City Manager
– City Administration

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Overview

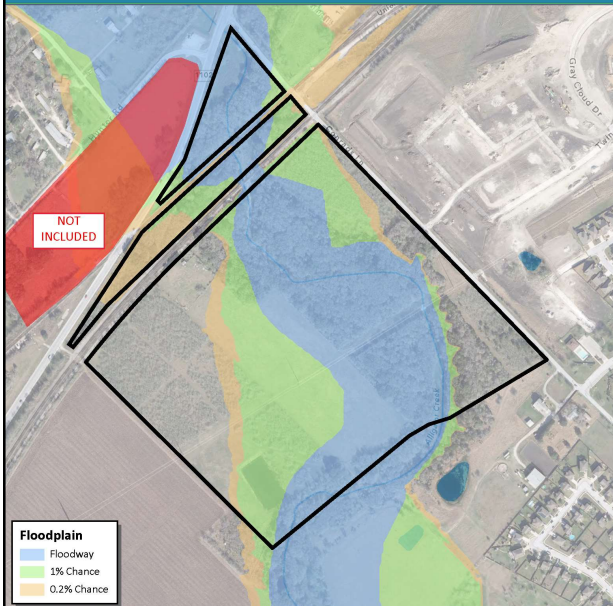


- ▲ Two properties: Rahe and Hahn
- ▲ Total available: ~131 acres
- ▲ Provides connection to Alligator Creek Trail
 - Existing (Wasser Ranch/Arroyo Verde)
 - Pre-construction (Oak Creek/Creekside Farms)
 - In design (Sunflower Ridge)
- ▲ Area of increasing demand
 - Fast growing
 - Parkland deficiency
- ▲ Total asking price: \$8M

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Rahe Property

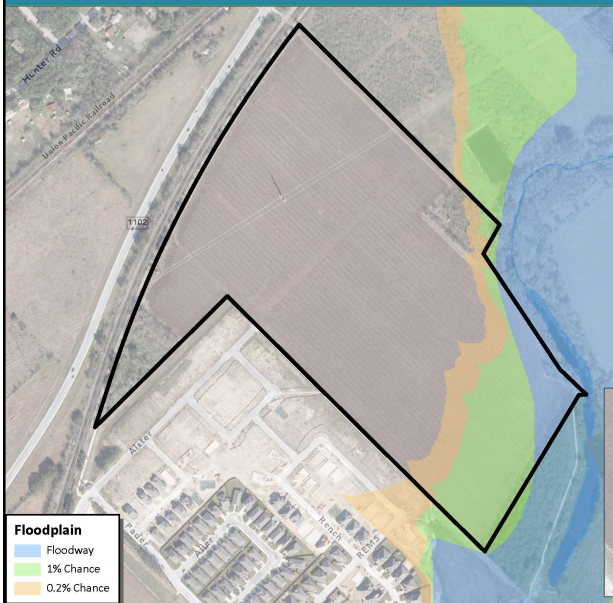


- ▲ Available: ~68 acres
- ▲ Asking price: \$3.5M
- ▲ Appraised value: \$3.27M

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Hahn Property



- ▲ Available: ~63 acres
- ▲ Asking price: \$4.5M
- ▲ Appraised value: \$4.09



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Pasture



- ▲ Approximately 70 acres of relatively flat land used for pasture and row crops
- ▲ Development potential for structures and recreation facilities



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Woodland



- ▲ Approximately 50 acres of woodland
- ▲ Development potential for trails and conservation



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Woodland



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Alligator Creek



- ▲ Potential expansion of existing Alligator Creek Trail
- ▲ Opportunity to develop trailhead to increase access other than neighborhood connections



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Railroad Crossing

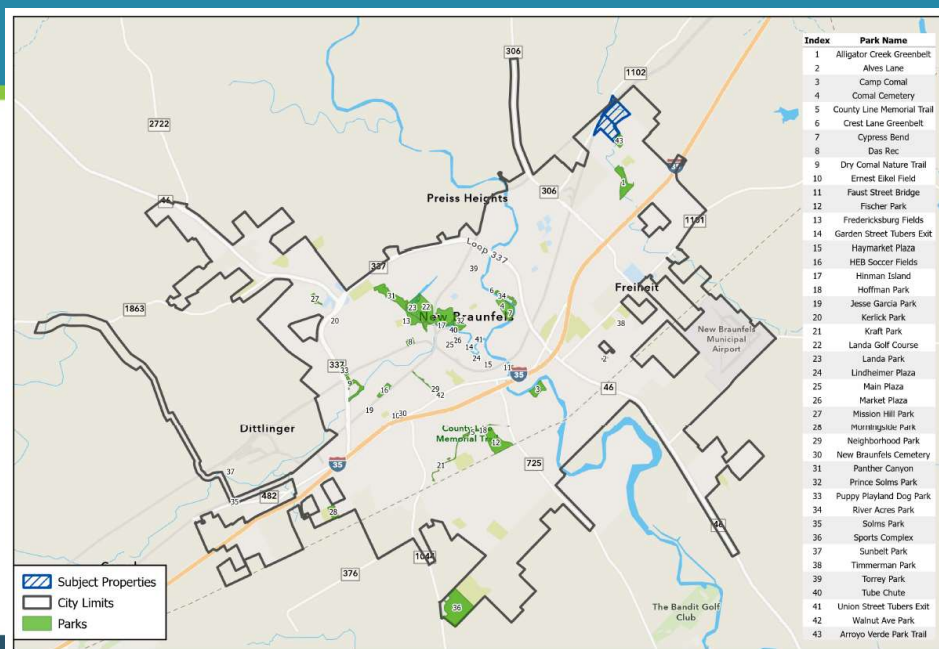


- ▲ Favorable conditions for grade-separated railroad crossings
 - Increased safety
 - Potentially simplifies railroad coordination



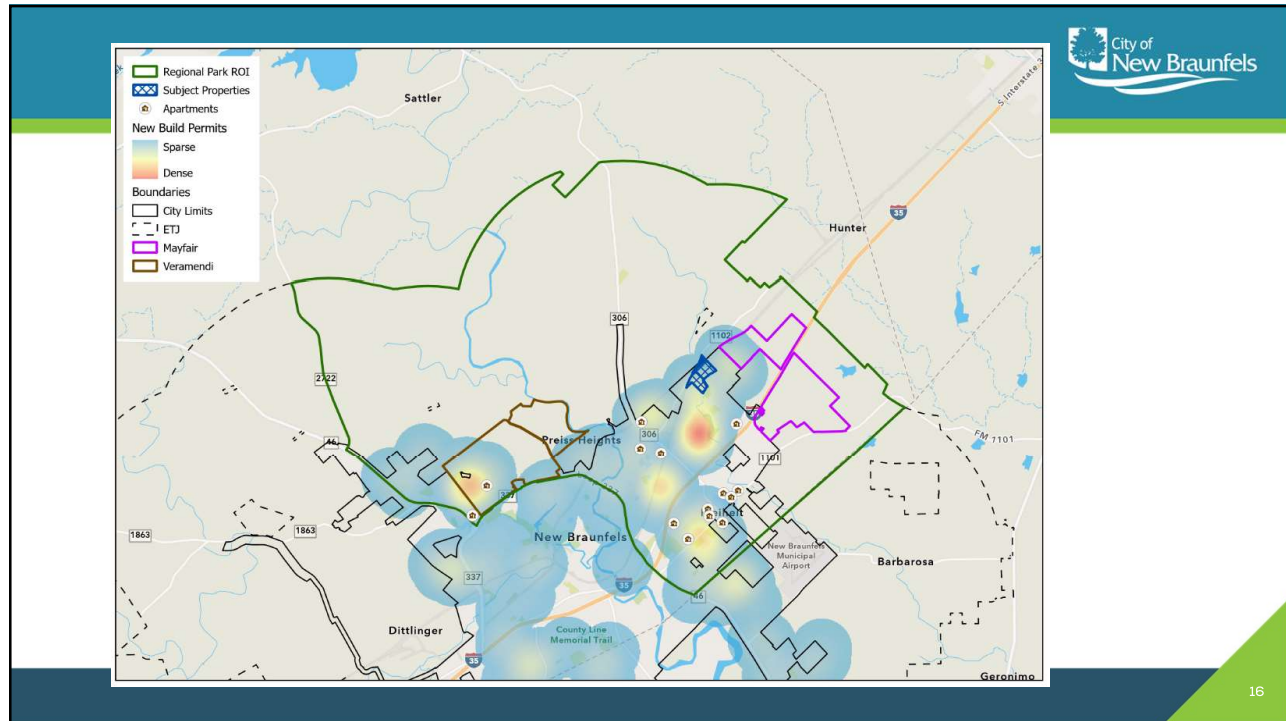
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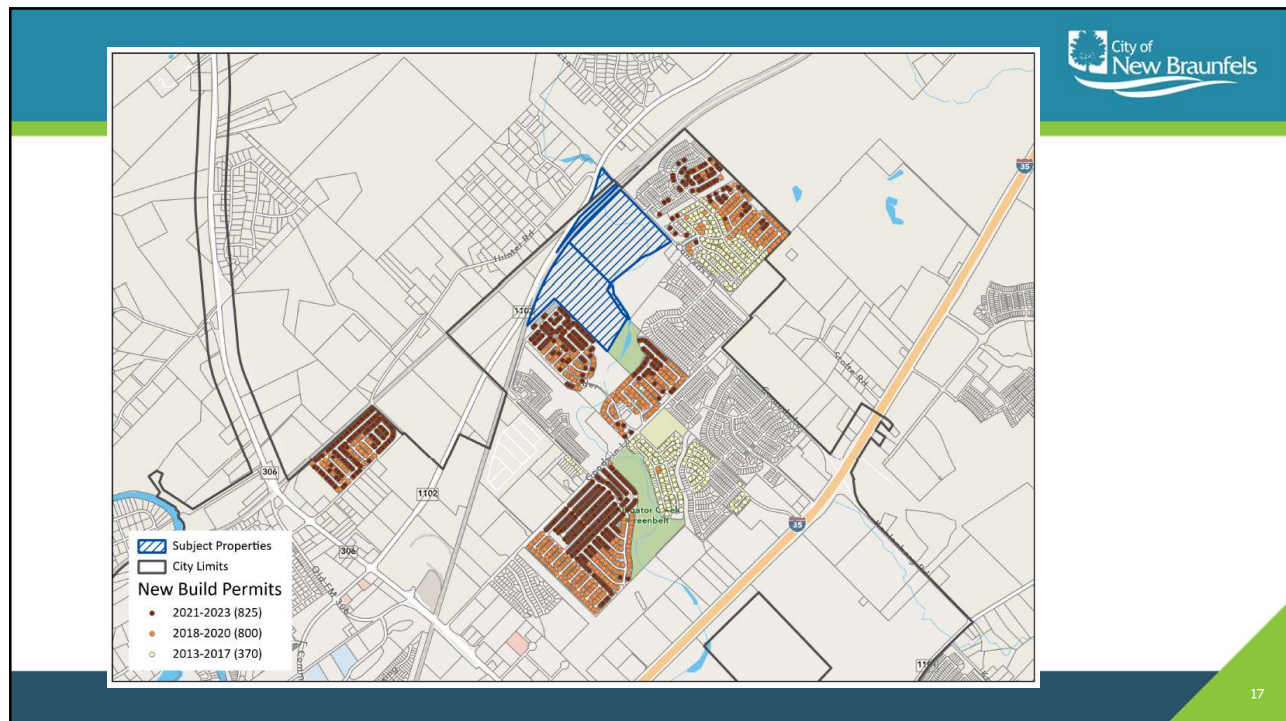


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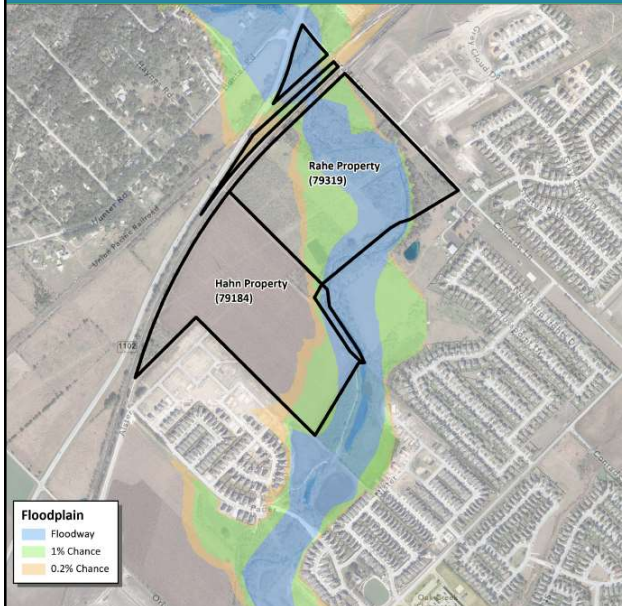


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Next Steps



- ▲ Negotiate final purchase price with seller
- ▲ Post legal notice
- ▲ Bring action item for EDC consideration
- ▲ Bring action item for City Council consideration
- ▲ Masterplan property (park development funds)
- ▲ Design and construct Alligator Creek Trail extension to FM 1102

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Questions?



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2/7/2024

Agenda Item No. B)

PRESENTER:

Scott McClelland, Assistant Director of Transportation and Capital Improvements

SUBJECT:

Presentation and discussion on a proposed project expenditure for the construction of Common Street Pedestrian Improvements

DEPARTMENT: Transportation and Capital Improvements

COUNCIL DISTRICTS IMPACTED: 5

BACKGROUND INFORMATION:

In September 2022, at a quarterly workshop meeting, staff presented the New Braunfels Economic Development Corporation (“NBEDC”) with results of a survey in which NBEDC Board members ranked eligible economic development projects. The Common Street Pedestrian Improvements project was ranked as the 4th highest priority. Throughout 2023 and into 2024, the NBEDC has addressed projects from this ranking exercise at their regular and special-called meetings.

The Common Street Pedestrian Improvements project will improve pedestrian connectivity between neighborhoods, city parks, New Braunfels Public Library, Lamar Elementary School, and the Comal County Fairgrounds by enhancing pedestrian mobility and safety. The project scope includes new sidewalks and curb ramps on both sides of Common Street between S. Liberty Street and Loop 337 and protected pedestrian crossings at key intersections.

The City of New Braunfels was awarded funding through the Alamo Area Metropolitan Planning Organization (AAMPO) Transportation Alternatives Program to construct pedestrian improvements on Common Street from Liberty Avenue to Loop 337. The project was selected for inclusion in the program which provides 80% of construction cost. The City is responsible for the 20% local construction match and the cost of project development, including full design services.

Below are the financial details:

Construction Cost Estimate - 90% Design:	\$ 1,696,000
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Federal Participation (80%):	\$ 1,356,800
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City Participation (20%) (NBEDC):	\$ 339,200
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Other Construction Phase Expenses (NBEDC):	\$ 325,286
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(Material Testing, Construction Administration, Contingency)

Direct State Costs - City Participation (NBEDC):	\$ 35,514
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<u>Total NBEDC Funding Request:</u>	<u>\$ 700,000</u>
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Next steps will include bringing this expenditure forward for a public hearing at the NBEDC's next regular meeting in February.

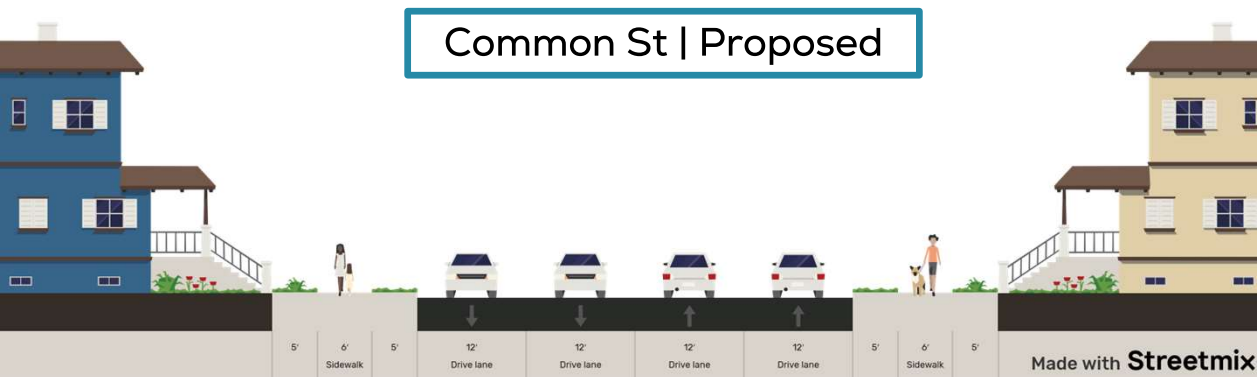
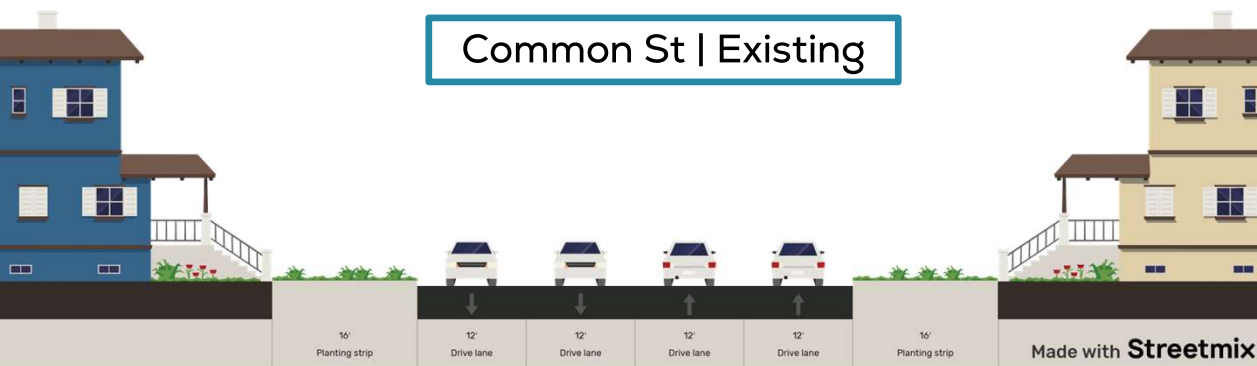
ISSUE:

Continue an ongoing program of infrastructure construction and maintenance.

FISCAL IMPACT:

This project was originally contemplated and presented as a \$1,615,000 investment by the NBEDC. With the MPO award, the remaining City participation costs for the Construction Phase of the Common Street Pedestrian Improvements Project are estimated to be \$700,000. Any allocated funding above the awarded contract amount will be returned to the NBEDC for future allocation.

Common Street Pedestrian Improvements



- ▲ Liberty Ave – Loop 337
- ▲ New sidewalks, curb ramps, and driveway approaches
- ▲ Two protected pedestrian crossings
 - ▲ Central Ave (Lamar Elementary)
 - ▲ East Ave (Library/Fairgrounds)
- ▲ Coordinates with other City Projects to provide broad connectivity

Common Street Pedestrian Improvements



▲ Approved Investment to Date:

- \$219,333 (Final Design by City Funds)

▲ Estimated Remaining Investment

- Construction Cost Estimate: 90% Design: \$ 1,696,000
- Federal Participation (80%): \$ 1,356,800
- *City Participation (20%) (NBEDC): \$ 339,200*
- *Other Construction Phase Expenses (NBEDC): \$ 325,286*
(Material Testing, Construction Administration, Contingency)
- *Direct State Costs - City Participation (NBEDC): \$ 35,514*

▲ Total NBEDC Funding Request: \$ 700,000



Common Street Pedestrian Improvements



Next Steps:

- Approve funding for Construction Phase
- NBEDC Public Hearing, discussion, and possible action February 15, 2024
- TxDOT Plan Approval
- Advertise for Construction Bids – Spring 2024

