

City of New Braunfels
 2003 Certifications of Obligation Capital Improvement Fund
 Fiscal Year Ending September 30, 2010

Fund: 303

| | Project Revenue/Expenditures | Activity to Date As of 9/30/2009 | FY 2009-10 Funds |
|--|---------------------------------|-------------------------------------|---------------------|
|--|---------------------------------|-------------------------------------|---------------------|

Available Funds

| | | | |
|------------------------------|---------------------|---------------------|-------------|
| Proceeds from Debt Issuance | \$ 6,270,000 | \$ 6,270,000 | \$ - |
| Interest Income | 380,207 | 380,207 | - |
| Miscellaneous | 37,500 | 37,500 | - |
| Interfund Transfers | 865,038 | 865,038 | - |
| TOTAL AVAILABLE FUNDS | \$ 7,552,745 | \$ 7,552,745 | \$ - |

| |
|-----------------------|
| APPROPRIATIONS |
|-----------------------|

| | | | |
|-----------------------------|---------------------|---------------------|-------------|
| Projects | | | |
| County Line Road | \$ 947,617 | \$ 947,617 | - |
| Hike/Bike Trail | 208,942 | 208,942 | - |
| Gruene Rd. | 6,336,785 | | |
| Professional Services | 603,078 | 603,078 | - |
| Right of Way | 884,524 | 884,524 | - |
| Construction | 4,849,183 | 4,849,183 | - |
| Debt Issuance Expense | 27,750 | 27,750 | - |
| Total Projects | \$ 7,521,094 | \$ 7,521,094 | \$ - |
| Contingencies | \$ - | \$ - | - |
| Interfund Transfer | \$ 31,651 | \$ 31,651 | - |
| TOTAL APPROPRIATIONS | \$ 7,552,745 | \$ 7,552,745 | \$ - |

**2003 CERTIFICATIONS OF OBLIGATION
CAPITAL IMPROVEMENTS PROJECT FUND**

Fund: 303

Program Description:

The City of New Braunfels issued \$6.27 million in Certificates of Obligation in June 2003 to fund three projects: County Line Road improvements, Gruene Road improvements and a hike and bike trail on Gruene Road. This fund has been used to account for the expenditure of the proceeds from the June 2003 debt issuance. The County Line Road and Gruene Road projects are finished. The City completed improvements to County Line in April 2003, at a total cost of \$947,617. The Gruene Road Improvement project was also completed in October 2007, with a total project cost of \$6,336,785. The Gruene Road Hike and Bike Trail, originally funded entirely with 2003 Certifications of Obligation, is now funded with 2007 Certificates of Obligation as well. The New Braunfels Industrial Development Board pays the debt service associated with these Certificates of Obligation. This fund is now closed.

Appropriations:

| | Project Revenue/ Expenditures | Activity to Date As of 9/30/09 | FY 2009-10 Funds |
|-----------------------------|--|---|-----------------------------|
| County Line Road | \$ 947,617 | \$ 947,617 | \$ 0 |
| Hike/Bike Trail | 208,942 | 208,942 | 0 |
| Gruene Road | 6,336,785 | 0 | 0 |
| Professional Services | 603,078 | 603,078 | 0 |
| Right of Way | 884,524 | 884,524 | 0 |
| Construction | 4,849,183 | 4,849,183 | 0 |
| Debt Issuance Expense | 27,750 | 27,750 | 0 |
| Total Projects | \$ 7,521,094 | \$ 7,521,094 | \$ 0 |
| Interfund Transfers | \$ 31,651 | \$ 31,651 | \$ 0 |
| Contingencies | \$ 0 | \$ 0 | \$ 0 |
| TOTAL APPROPRIATIONS | \$ 7,552,745 | \$ 7,552,745 | \$ 0 |

Program Justification and Fiscal Analysis:

County Line Road

Improvements to County Line Road from Pahmeyer Road to FM 1044 were identified as a critical element in the City's Thoroughfare Master Plan. The completed improvements include the installation of a significant cross drainage structure and the construction of a five lane, major arterial roadway. This project was completed in April 2003 at a total cost of \$947,617.

Gruene Road Hike and Bike Lane

The Gruene Road Hike and Bike Lane is a partnership project between the City of New Braunfels and the Texas Department of Transportation (TxDOT). This enhancement project was originally projected to cost a total of \$1,244,233 and required the City to provide a 20 percent match of \$248,847. The City also had to fund the professional services cost of \$404,233 bringing the total original project budget to \$653,080. The project will result in a bike trail that links downtown New Braunfels with the Historic District of Gruene. The project was first initiated by the Comal Trails Group. As proposed, it consists of lane widening and striping from the Faust Street Bridge to Sunnybrook Drive. The project integrates with the Church Hill Drainage Project, as a significant portion of the project follows the Church Hill alignment to Gruene Road then along Gruene Road to Sunnybrook Drive. Project design was completed in FY 2007-08 and TXDOT will bid and construct the project in FY 2009-10. \$208,942 was expensed for this project in the 2003 Certificates of Obligation fund. The remaining cost of the project is funded with the 2007 Certificates of Obligation. The total project budget is now \$862,022.

Gruene Road Street and Drainage Improvement

The Historic District of Gruene is a significant tourist destination. Gruene Road, the primary access into this district was, before this project began, a rural road with a noteworthy history of accidents and significant flooding issues. The project consisted of upgrading and straightening the roadway's geometry to allow it to efficiently and effectively function as a collector. In addition, the project corrected the majority of existing cross drainage issues and added a traffic signal at the intersection of Gruene Road and Common Street. The project extends from Sunnybrook Drive to Common Street. The project was completed in October 2007 at a total cost of \$6,346,950. The 2003 Certificates of Obligation funded all but \$10,165 of this cost.

City of New Braunfels
2004 Certifications of Obligation Capital Improvement Fund
Fiscal Year Ending September 30, 2010

Fund: 304

| | Project Revenue/Expenditure | Activity to Date As of 9/30/2009 | FY 2009-10 Funds |
|--|--|---|-----------------------------|
|--|--|---|-----------------------------|

Available Funds

| | | | |
|------------------------------|----------------------|----------------------|---------------------|
| Proceeds from Debt Issuance | \$ 26,000,000 | \$ 26,000,000 | \$ - |
| Miscellaneous | 100,360 | 100,360 | - |
| Intergovernmental Revenue | 12,356 | 12,356 | - |
| Interest Income | 4,130,740 | 3,118,008 | 1,012,732 |
| TOTAL AVAILABLE FUNDS | \$ 30,243,456 | \$ 29,230,724 | \$ 1,012,732 |

| |
|-----------------------|
| APPROPRIATIONS |
|-----------------------|

Projects

| | | | |
|---|--------------|--------------|----------|
| South Tributary Flood Control | \$ 4,369,935 | | |
| Engineering | 1,335,200 | \$ 1,329,085 | \$ 6,115 |
| Right-of-Way | 1,900,000 | 1,876,171 | 23,829 |
| Construction | 1,134,735 | 1,134,735 | - |
| North Tributary | 637,800 | | |
| Professional Services | 637,630 | 592,800 | 44,830 |
| Right-of-Way | 170 | 170 | - |
| Churchill Drainage Project | 4,627,661 | | |
| Engineering | 196,426 | 196,426 | - |
| Right-of-Way | 596,423 | 596,423 | - |
| Construction | 3,834,812 | 3,834,812 | - |
| Katy/Mesquite Drainage - Construction | 871,161 | 871,161 | - |
| Alves Lane | 166,997 | 166,997 | - |
| Gruene Rd. Improvements | 10,165 | 10,165 | - |
| Walnut Ave. Widening - Right of Way | 6,048,407 | 6,048,407 | - |
| Walnut Ave. Ext. to Klien Rd. - constr. | 4,526,408 | 4,526,408 | - |
| Walnut Ave. Ext. to Klien Rd. - amenities | 200,000 | - | 200,000 |
| Blieders Creek Drainage Improvement | 300,000 | - | 300,000 |

| | Project Revenue/ Expenditures | Activity to Date as of 9/30/2009 | FY 2009-10 Funds |
|--|--|---|-----------------------------|
|--|--|---|-----------------------------|

Projects (continued)

Street Maintenance Projects

2004 Projects

| | | | |
|---------|---------|---------|---|
| Phase 1 | 298,332 | 298,332 | - |
| Phase 2 | 435,559 | 435,559 | - |
| Phase 3 | 349,802 | 349,802 | - |

2005 Projects

| | | | |
|---------|-----------|-----------|---|
| Phase 1 | 1,130,385 | 1,130,385 | - |
| Phase 2 | 1,520,807 | 1,520,807 | - |
| Phase 3 | 1,006,448 | 1,006,448 | - |

2006 Projects

| | | | |
|--------------|-----------|-----------|---|
| Phase 1 | 1,035,000 | 1,035,000 | - |
| Phase 2 | 598,628 | | |
| Engineering | 154,740 | 154,740 | - |
| Construction | 443,888 | 443,888 | - |
| Phase 3 | 1,103,000 | | |
| Engineering | 150,000 | 150,000 | - |
| Construction | 953,000 | 953,000 | - |

| | | | |
|--|--------------|--------------|------|
| Subtotal - Street Maintenance Projects | \$ 7,477,961 | \$ 7,477,961 | \$ - |
|--|--------------|--------------|------|

Total Projects **29,236,495** **28,661,721** **574,774**

| | | | |
|---------------------|---------|-----------|---------|
| Real Estate Manager | 141,923 | \$ 48,839 | 93,084 |
| Interfund Transfers | 865,038 | 520,164 | 344,874 |

TOTAL APPROPRIATIONS **\$ 30,243,456** **\$ 29,230,724** **\$ 1,012,732**

**2004 CERTIFICATIONS OF OBLIGATION
CAPITAL IMPROVEMENTS PROJECT FUND**

Fund: 304

Program Description:

The City of New Braunfels issued \$26 million in Certificates of Obligation in April 2004 to fund various streets and drainage improvement projects. The debt issuance was originally issued to fund improvements to: the South Tributary and the North Tributary for flood control, Blieders Creek detention pond and Blieders Creek - River Road improvements, and the Churchill Drainage projects. In addition, \$10 million was set aside to fund other street improvement projects that the City planned to complete in phases. Since that time, the City Council re-prioritized funding from this debt issuance to optimize project completion opportunities. Some projects' funding was reduced while others were increased to fully fund projects that were moving ahead and needed additional funding to complete construction. The projects now funded with the 2004 Certificates of Obligation are listed and described below.

City of New Braunfels
 2004 Certifications of Obligation Capital Improvement Fund
 Fiscal Year Ending September 30, 2010

Fund: 304

| <i>Appropriations:</i> | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|--|----------------------------------|-----------------------------------|---------------------|
| South Tributary Flood Control | \$ 4,369,935 | | |
| Engineering | 1,335,200 | \$ 1,329,085 | \$ 6,115 |
| Right-of-Way | 1,900,000 | 1,876,171 | 23,829 |
| Construction | 1,134,735 | 1,134,735 | - |
| North Tributary | 637,800 | | |
| Professional Services | 637,630 | 592,800 | 44,830 |
| Right-of-Way | 170 | 170 | - |
| Churchill Drainage Project | 4,627,661 | | |
| Engineering | 196,426 | 196,426 | - |
| Right-of-Way | 596,423 | 596,423 | - |
| Construction | 3,834,812 | 3,834,812 | - |
| Katy/Mesquite Drainage - Construction | 871,161 | 871,161 | - |
| Alves Lane | 166,997 | 166,997 | - |
| Gruene Rd. Improvements | 10,165 | 10,165 | - |
| Walnut Ave. Widening - Right of Way | 6,048,407 | 6,048,407 | - |
| Walnut Ave. Ext. to Klien Rd.-construction | 4,526,408 | 4,526,408 | - |
| Walnut Ave. Ext to Klien Rd. - amenities | 200,000 | - | 200,000 |
| Blieders Creek Drainage Improvement | 300,000 | - | 300,000 |
| Street Maintenance Projects | | | |
| 2004 Phase 1 | 298,332 | 298,332 | - |
| 2004 Phase 2 | 435,559 | 435,559 | - |
| 2004 Phase 3 | 349,802 | 349,802 | - |
| 2005 Phase 1 | 1,130,385 | 1,130,385 | - |
| 2005 Phase 2 | 1,520,807 | 1,520,807 | - |
| 2005 Phase 3 | 1,006,448 | 1,006,448 | - |
| 2006 Phase 1 | 1,035,000 | 1,035,000 | - |
| 2006 Phase 2 | 598,628 | | |
| Engineering | 154,740 | 154,740 | - |
| Construction | 443,888 | 443,888 | - |
| 2006 Phase 3 | 1,103,000 | | |
| Engineering | 150,000 | 150,000 | - |
| Construction | 953,000 | 953,000 | - |
| Subtotal - Street Maintenance Projects | \$ 7,477,961 | \$ 7,477,961 | \$ - |
| Total Projects | 29,236,495 | 28,661,721 | 574,774 |
| Real Estate Manager | 141,923 | \$ 48,839 | 93,084 |
| Interfund Transfers | 865,038 | 520,164 | 344,874 |
| TOTAL APPROPRIATIONS | \$ 30,243,456 | \$ 29,230,724 | \$ 1,012,732 |

Program Justification and Fiscal Analysis:

South Tributary Drainage Improvements

The South Tributary drainage project is a regional flood control project that collects run-off from a 1,932 acres watershed. Low lying areas of the watershed are prone to flooding and the project is intended to confine the 100 year flood plain to City right-of-way. A feasibility analysis was completed that included a detailed investigation of eight alternatives. The selected alternative includes significant channel modifications to the existing South Tributary conveyance system and the construction of a regional detention basin. The budgeted cost for the project in the FY 2008-09 Budget was \$11,228,500. With the very favorable construction market, the bids for the project came in considerably under this estimated amount, which has allowed the City to reduce the budget to \$8,158,615. Project design was substantially completed in FY 2007-08 and construction began in 2009. The project was delayed and the channel re-aligned, and completion of the total project is now anticipated for late calendar year 2009. The Lou Ann Street portion of the project upstream of FM 1044 was not part of the initial construction and will remain to be constructed in FY 2009-10.

North Tributary

The North Tributary Flood Control Project is a regional flood control project intended to reduce the threat of potential flooding. A significant number of residential and commercial properties within the watershed are currently within the 100 year flood plain. The North Tributary floodplain was studied in detail through a Federal Emergency Management Agency (FEMA) Flood Insurance Study. The study was intended to identify the known risks associated with flooding within New Braunfels and to update floodplain maps. In an effort to reduce the identified risk, the original project included a regional off-line detention pond along the North Tributary. The project scope was later revised to include channalization because the property being considered for the detention pond was commercially developed. The current project consists of two large regional detention ponds, one on either side of Walnut Avenue, and channel improvements from Walnut Avenue to Old McQueeney Road. The projected total cost for the project including channel improvements is \$6,378,900. Funding is currently appropriated only to complete design work (\$637,800). Construction and right-of-way acquisition funding will need to be separately identified. The design for the project was completed in FY 2008-09 and the project is going through the permitting process. It is anticipated that construction will take a year to complete.

Church Hill Drainage Project

The Church Hill watershed is adjacent to the Union Pacific Railroad and generally runs between the Guadalupe River and FM 306. This area has had significant flooding issues common to Church Hill Drive and Wright Avenue for at least the last decade. This drainage improvement project was completed in two phases. The construction for the first phase was completed in July 2008. The total cost of the project funded with 2004 Certificates of Obligation was \$4,627,661. The total project cost for this first phase was \$5.47 million with additional funding coming from the City's Streets and Drainage Fund. Funding for the second phase of this project has not been identified.

Katy/Mesquite Drainage

This project consisted of the installation of a large reinforced concrete box storm drain system on Mesquite Avenue from W. San Antonio Street to Katy Street as well as improvements to Katy Street. The City has long recognized a significant nuisance and drainage issue affecting the homeowners along Katy Street and Mesquite Avenue. The drainage system significantly reduces the flooding potential by collecting and passing 100 year storm events. The project bid in July 2008 at a total construction cost of \$871,161. The City funded a portion of the professional services costs from the General Fund (\$163,000) and the Streets and Drainage Fund (\$46,000) with the remaining engineering funding (\$71,000) coming from the 2007 Certificates of Obligation. The total project cost is \$1,152,161 (including \$1,000 for right-of-way acquisition).

Alves Lane

This project included construction of a drainage culvert and street reconstruction in a limited area on Alves Lane. Construction was completed through an agreement with a private developer. The total cost of the project to the City was \$166,997.

Gruene Road Street and Drainage Improvement

The Historic District of Gruene is a significant tourist destination. Gruene Road, the primary access into this district was, before this project began, a rural road with a noteworthy history of accidents and significant flooding issues. The project consisted of upgrading and straightening the roadway's geometry to allow it to efficiently and effectively function as a collector. In addition, the project corrected the majority of existing cross drainage issues and added a traffic signal at the intersection of Gruene Road and Common Street. The project extends from Sunnybrook Drive to Common Street. The project was completed in October 2007 at a total cost of \$6,346,950. The 2003 Certificates of Obligation funded all but \$10,165 of this cost; this amount is funded with the 2004 Certificates of Obligation.

Walnut Avenue Widening

This project includes the widening of the Walnut Avenue street section from Business 35 to Katy Street, as well as intersection improvements at Katy Street and Business 35. In addition, the project includes improvements to San Antonio Street at Walnut Avenue. In March 2008, City Council determined that the best approach to this project is to widen Walnut Avenue through the project limits from 60 feet to a total width of 120 feet and, depending on lot configurations, wider in some areas. This approach will allow the street improvements to effectively serve the community for the next fifteen to twenty years. The 2007 Certificates of Obligation fund the design and engineering costs originally budgeted at \$400,000 and now funded at \$1,085,000 (with \$890,000 of this in the 2007 Certificates of Obligation and the remaining \$195,000 in the 2008 Certificates of Obligation). In 2008, Council authorized Certificates of Obligation funding to support right-of-way acquisition for the project (\$7,619,000). The total professional services and right-of-way acquisition budget is \$8,704,000. Right-of-way acquisition and design began in FY 2007-08 and will be completed in FY 2008-09 with construction anticipated in FY2009-10. The total construction cost of this project is \$7.8 million including amenities and underground utilities. The proposed 2010 Certificates of Obligation include funding to complete construction of this segment.

Walnut Avenue Extension to Klein Road – Construction and Amenities

This project consisted of extending Walnut Avenue from County Line Road to Klein Road with a five lane street section. The road section crosses one major drainage way and, therefore, required storm drain improvements as well. The street is a critical element for north-south travel from County Line Road to Klein Road and is important to the school district to serve a new campus. A portion of the funding for the project (\$4,526,408) comes from the 2004 Certificates of Obligation. Remaining funding comes from the 2007 Certificates of Obligation (\$2,015,738), the 2008 Certificates of Obligation (\$150,084) for right-of-way acquisition and the General Fund which paid for some of the engineering costs (\$258,680) for a total project cost of \$6,950,910. The project began construction in FY 2007-08 and street construction was fully completed in early 2009 with the part serving the school completed in time for opening day. Some remaining warranty issues and land acquisition will be addressed in FY 2009-10.

In addition, the FY 2009-10 Budget includes \$200,000 in the 2004 Certificates of Obligation to fund enhancements and amenities to this road improvement that will include additional landscaping.

Blieders Creek – Detention Pond and River Road Culverts

In 1972, the City of New Braunfels suffered a devastating flood in the Blieders Creek Watershed; it took the lives of 16 citizens. As a result, the Blieders Creek Regional Flood Control Dam was constructed. The upstream development of the area since the dam's construction has taken the existing facility to capacity. Preliminary conceptual analysis has shown upgrading the existing facility on its own does not solve the problem; a second facility on a contributing tributary may resolve this situation. The facility would reduce the current downstream run-off by approximately 20 percent. The cost of the project was originally estimated at \$2,430,000. Full funding for this project was originally included in the 2004 Certificates of Obligation. However, most of those funds have been re-appropriated.

River Road currently serves as a critical route for emergency vehicles. A second project the Blieders Creek Culvert Project, was also part of the original 2004 Certificates of Obligation funding that has been moved to other projects. This project will elevate three road crossings above the 25 year flood event. In addition, the project will reduce the level of flooding immediately upstream of River Road. The original budget for the project totaled \$2,660,000 and was funded with 2004 Certificates of Obligation.

Currently, \$300,000 is appropriated in the 2004 Certificates of Obligation Capital Improvement Project Fund to complete an updated study of these projects, now combined and called the Blieders Creek Drainage Improvements. The United States Army Corps of Engineers may also participate in the project. The City will continue to evaluate alternative sources of funding for design and construction of this project.

Street Improvement Projects

In 2003, the City completed a street inventory and condition study that identified an approach to improve the overall street network condition by applying either a timely overlay or reconstructing the street. The study compared the rate of deterioration and identified projects and has been used since its completion to select and schedule projects and for project phasing and funding. The budget for these street projects originally totaled \$10 million. Staff managed these projects in

phases. Currently, phases 1, 2 and 3 of the 2004 projects are completed as well as phases 1 and 2 of the 2005 projects. The total amount expended for these projects is \$3,734,885. Four projects are still in various phases of completion – phase 3 of the 2005 projects and phases 1, 2 and 3 of the 2006 projects. Each is described below.

The Phase 3 2005 street maintenance project includes construction on several streets: Gruene Road from Loop 337 to Torrey Street; Torrey Street from Union Avenue to Elizabeth Avenue; Belmont Drive from Brockton to cul-de-sac; Belmead Drive from Bellaire to Briar bend; and Bellaire from Belmead Drive to Broadmoor. The project will be completed in FY 2008-09. This project has a total budget of \$1,006,448.

The Phase 1 2006 street maintenance project includes construction of Union Avenue from Common to Lincoln, Basel from Union to Grant and Fredericksburg from Landa Street to Bell Street as Phase 1A. Edgewater Terrace from Elizabeth to Houston, Allen from Edgewater to Dallas, Chicago from Edgewater to Dallas, Elizabeth Avenue from Torrey to Edgewater and Country Club Circle are currently under construction as Phase 1B. The project was awarded for construction in two phases to allow areas of high tourist traffic to be completed prior to summer. The project was also expanded from its original scope by extending Fredericksburg from Howard to Bell and the addition of Allen and Chicago. Competitive construction bids allowed the City to extend the limits of the project while remaining within the initial budget. The current total project budget is \$1,209,695 with \$1,035,000 coming from the 2004 Certificates of Obligation and the remaining \$174,695 from the 2008 Certificates of Obligation.

The Phase 2 2006 street maintenance project includes construction of Old FM 306 from Common St. to FM 306. The project was completed in FY 2008-09 with a total cost of \$598,628.

The Phase 3 2006 street maintenance project included construction on Mesquite Avenue from Katy Street to W. San Antonio Street; Mill Street from Mesquite Avenue to Chestnut Avenue; and Chestnut Avenue from Mill Street to West San Antonio Street. The project was completed in FY 2008-09 with a total project budget of \$1,103,000.

Real Estate Manager

The FY 2008-09 Budget included authorization and funding of one Real Estate Manager position in Public Works; the FY 2009-10 Budget continues this funding. Prior to this position's authorization, the City out-sourced this function. However, the level of capital improvement projects requiring right-of-way acquisition, as well as other City real estate requirements, has risen to the level that an in-house position became the more cost effective approach. In addition, having this expertise in-house assists the City in more timely responses to real estate issues. This position is fully funded in the 2004 Certifications of Obligation Capital Improvement Fund as the individual is concentrating on Walnut Avenue widening right-of-way acquisition and other capital improvement projects funded through debt.

Authorized Positions:

| | FY 2007-08 | FY 2008-09 | FY 2009-10 |
|--|----------------------|------------------------|----------------------|
| | <u>Actual</u> | <u>Estimate</u> | <u>Budget</u> |
| Real Estate Manager | <u>0</u> | <u>1</u> | <u>1</u> |
| <i>Total Authorized Positions</i> | <i>0</i> | <i>1</i> | <i>1</i> |

City of New Braunfels
2007 Certifications of Obligation Capital Improvement Fund
Fiscal Year Ending September 30, 2010

Fund: 307

| | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|--|--|---|-----------------------------|
|--|--|---|-----------------------------|

Available Funds

| | | | |
|------------------------------|----------------------|----------------------|---------------------|
| Proceeds from Debt Issuance | \$ 17,654,242 | \$ 11,352,754 | \$ 6,301,488 |
| Interest Income | 654,162 | - | 654,162 |
| Interfund Transfer | 25,955 | - | 25,955 |
| TOTAL AVAILABLE FUNDS | \$ 18,334,359 | \$ 11,352,754 | \$ 6,981,605 |

| |
|-----------------------|
| APPROPRIATIONS |
|-----------------------|

Projects

| | | | |
|--|------------|------------|---------|
| Gruene Bridge Replacement - ROW and | \$ 544,693 | \$ 544,693 | \$ - |
| Walnut Ave. Widening - Engineering | 890,000 | 890,000 | - |
| Walnut Ave. Extension to Klein Rd. | 2,015,738 | | |
| Engineering | 889,976 | 869,976 | 20,000 |
| Construction | 1,125,762 | 1,025,762 | 100,000 |
| Katy/Mesquite Drainage | 72,000 | | |
| Engineering | 71,000 | 50,000 | 21,000 |
| Right-of-Way | 1,000 | 1,000 | - |
| Highway 46 Improvements - Right-of-Way | 181,000 | 181,000 | - |
| Gruene Hike and Bike Trail | 653,080 | 458,935 | 194,145 |
| Water Lane Improvements - Design | 100,000 | - | 100,000 |
| Orion Road Improvements - Design | 100,000 | - | 100,000 |
| Landa Park Bathhouse | 229,304 | 229,304 | - |
| Landa Park Restrooms Improvements - | | | |
| Construction | 36,943 | 36,943 | - |
| Park Land Purchases and Improvements | 3,136,188 | | |
| Fischer Park land | 225,000 | - | 225,000 |
| Fischer Park design | 700,000 | - | 700,000 |
| River properties | 175,000 | - | 175,000 |
| Landa Park irrigation - construction | 400,000 | - | 400,000 |
| Landa Park walls and dam - design | 500,000 | - | 500,000 |
| Camp Comal Land | 716,188 | - | 716,188 |
| Dog Park - Design | 40,000 | - | 40,000 |
| Hinman Island Restroom and Renovations | 55,000 | - | 55,000 |
| Main Plaza Improvements | 325,000 | - | 325,000 |

| | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|--|--|---|-----------------------------|
|--|--|---|-----------------------------|

Projects (continued):

| | | | |
|---|----------------------|----------------------|---------------------|
| Landa Park Archaeological Survey | 120,000 | - | 120,000 |
| Parks Maintenance Building Improvements | 200,000 | - | 200,000 |
| Airport Runway/Taxiway Improvements - Engineering | 55,000 | 25,611 | 29,389 |
| Airport Business Plan and contract tower study | 60,000 | - | 60,000 |
| Airport Hanger Apron and Taxiway (match for TXDOT project) | 100,000 | 90,000 | 10,000 |
| Underground Utilities (part of Apron/Taxiway project) | 55,000 | - | 55,000 |
| Airport tractors, gator and tugger | 185,300 | 135,300 | 50,000 |
| Eikel Park Skate Park Improvements | 175,000 | 175,000 | - |
| South Tributary Hike and Bike Trail Improvements | 1,100,000 | 10,000 | 1,090,000 |
| Northridge Park Improvements | 49,000 | 49,000 | - |
| Fisher Park Land | 2,284,077 | 2,284,077 | - |
| Fisher Park Master Plan | 27,000 | 27,000 | - |
| Fire Stations #2 and #4 - Engineering | 365,000 | - | 365,000 |
| Fire Station #6 - Construction and Equipment | 2,687,364 | 2,687,364 | - |
| Drainage Improvements | 415,000 | 312,880 | 102,120 |
| New Braunfels Industrial Development Corp. Funded Projects | | | |
| Spring Fed Pool Improvements | 43,510 | 43,510 | - |
| Landa Park River Front Rehabilitation | 207,300 | 207,300 | - |
| Landa Park Irrigation | 49,485 | 49,485 | - |
| Golf Course Improvements | 848,000 | - | 848,000 |
| Landa Playground Improvements | 439,000 | 439,000 | - |
| HEB Soccer Complex Improvements | 620,000 | 339,237 | 280,763 |
| Eikel Park Skate Park Improvements | 91,000 | 91,000 | - |
| Eikel Field Improvements | 99,377 | 99,377 | - |
| Panther Canyon Improvements | 100,000 | - | 100,000 |
| Total Projects | \$ 18,334,359 | \$ 11,352,754 | \$ 6,981,605 |
| TOTAL APPROPRIATIONS | \$ 18,334,359 | \$ 11,352,754 | \$ 6,981,605 |

**2007 CERTIFICATIONS OF OBLIGATION
CAPITAL IMPROVEMENTS PROJECT FUND**

Fund: 307

Program Description:

The City of New Braunfels issued \$17.5 million in Certificates of Obligation to fund various needed capital improvement projects (listed and described below). \$2.5 million of this issue will pay for park improvement projects. That debt will be repaid through New Braunfels Industrial Development Corporation (NBIDC) funds that come from sales tax proceeds.

| Appropriations: | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|---|--|---|-----------------------------|
| Projects | | | |
| Gruene Bridge Replacement - ROW and | \$ 544,693 | \$ 544,693 | \$ - |
| Walnut Ave. Widening - Engineering | 890,000 | 890,000 | - |
| Walnut Ave. Extension to Klein Rd. | 2,015,738 | | |
| Engineering | 889,976 | 869,976 | 20,000 |
| Construction | 1,125,762 | 1,025,762 | 100,000 |
| Katy/Mesquite Drainage | 72,000 | | |
| Engineering | 71,000 | 50,000 | 21,000 |
| Right-of-Way | 1,000 | 1,000 | - |
| Highway 46 Improvements - Right-of-Way | 181,000 | 181,000 | - |
| Gruene Hike and Bike Trail | 653,080 | 458,935 | 194,145 |
| Water Lane Improvements - Design | 100,000 | - | 100,000 |
| Orion Road Improvements - Design | 100,000 | - | 100,000 |
| Landa Park Bathhouse | 229,304 | 229,304 | - |
| Landa Park Restrooms Improvements - | | | |
| Construction | 36,943 | 36,943 | - |
| Park Land Purchases and Improvements | 3,136,188 | | |
| Fischer Park land | 225,000 | - | 225,000 |
| Fischer Park design | 700,000 | - | 700,000 |
| River properties | 175,000 | - | 175,000 |
| Landa Park irrigation - construction | 400,000 | - | 400,000 |
| Landa Park walls and dam - design | 500,000 | - | 500,000 |
| Camp Comal Land | 716,188 | - | 716,188 |
| Dog Park - Design | 40,000 | - | 40,000 |
| Hinman Island Restroom and Renovations | 55,000 | - | 55,000 |
| Main Plaza Improvements | 325,000 | - | 325,000 |
| Landa Park Archaeological Survey | 120,000 | - | 120,000 |
| Parks Maintenance Building Improvements | 200,000 | - | 200,000 |
| Airport Runway/Taxiway Improvements - | | | |
| Engineering | 55,000 | 25,611 | 29,389 |

| <i>Appropriations: (continued)</i> | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|--|--|---|-----------------------------|
| Projects (continued) | | | |
| Airport Business Plan and contract tower study | 60,000 | - | 60,000 |
| Airport Hanger Apron and Taxiway (match for TXDOT project) | 100,000 | 90,000 | 10,000 |
| Underground Utilities (part of Apron/Taxiway project) | 55,000 | - | 55,000 |
| Airport tractors, gator and tugger | 185,300 | 135,300 | 50,000 |
| Eikel Park Skate Park Improvements | 175,000 | 175,000 | - |
| South Tributary Hike and Bike Trail Improvements | 1,100,000 | 10,000 | 1,090,000 |
| Hoffman (Northridge) Park Improvements | 49,000 | 49,000 | - |
| Fisher Park Land | 2,284,077 | 2,284,077 | - |
| Fisher Park Master Plan | 27,000 | 27,000 | - |
| Fire Stations #2 and #4 - Engineering | 365,000 | - | 365,000 |
| Fire Station #6 - Construction and Equipment | 2,687,364 | 2,687,364 | - |
| Drainage Improvements | 415,000 | 312,880 | 102,120 |
| New Braunfels Industrial Development Corp. | | | |
| Funded Projects | | | |
| Spring Fed Pool Improvements | 43,510 | 43,510 | - |
| Landa Park River Front Rehabilitation | 207,300 | 207,300 | - |
| Landa Park Irrigation | 49,485 | 49,485 | - |
| Golf Course Improvements | 848,000 | - | 848,000 |
| Landa Playground Improvements | 439,000 | 439,000 | - |
| HEB Soccer Complex Improvements | 620,000 | 339,237 | 280,763 |
| Eikel Park Skate Park Improvements | 91,000 | 91,000 | - |
| Eikel Field Improvements | 99,377 | 99,377 | - |
| Panther Canyon Improvements | 100,000 | - | 100,000 |
| Total Projects | \$ 18,334,359 | \$ 11,352,754 | \$ 6,981,605 |
| TOTAL APPROPRIATIONS | \$ 18,334,359 | \$ 11,352,754 | \$ 6,981,605 |

Program Justification and Fiscal Analysis:

Gruene Bridge Replacement

This project provided funding for the right-of-way and matching funds for construction costs associated with the replacement of the Gruene Bridge as Gruene Road crosses the Guadalupe River. The project was a TXDOT off-system bridge replacement project and essentially replaced the existing structure with a wider and higher deck. Project construction was completed in May 2008 and the total construction cost for the project was \$2.8 million. The City Council adopted a resolution in support of the project on July 14, 2003, agreeing to pay 10 percent of the construction cost and to acquire the right-of-way. Total City costs amounted to \$581,914, with \$544,693 funded in the 2007 Certificates of Obligation and the remaining from the City's General Fund (\$37,221).

Walnut Avenue Widening

This project includes the widening of the Walnut Avenue street section from Business 35 to Katy Street, as well as intersection improvements at Katy Street and Business 35. In addition, the project includes improvements to San Antonio Street at Walnut Avenue. In March 2008, City Council determined that the best approach to this project is to widen Walnut Avenue through the project limits from 60 feet to a total width of 120 feet and, depending on lot configurations, wider in some areas. This approach will allow the street improvements to effectively serve the community for the next fifteen to twenty years. The 2007 Certificates of Obligation fund the design and engineering costs originally budgeted at \$400,000 and now funded at \$1,085,000 (with \$890,000 of this in the 2007 Certificates of Obligation and the remaining \$195,000 in the 2008 Certificates of Obligation). In 2008, Council authorized Certificates of Obligation funding to support right-of-way acquisition for the project (\$7,619,000). The total professional services and right-of-way acquisition budget is \$8,704,000. Right-of-way acquisition and design began in FY 2007-08 and will be completed in FY 2008-09 with construction anticipated in FY2009-10. The total construction cost of this project is \$7.8 million including amenities and underground utilities. The proposed 2010 Certificates of Obligation include funding to complete construction of this segment.

Walnut Avenue Extension to Klein Road – Construction and Amenities

This project consisted of extending Walnut Avenue from County Line Road to Klein Road with a five lane street section. The road section crosses one major drainage way and, therefore, required storm drain improvements as well. The street is a critical element for north-south travel from County Line Road to Klein Road and is important to the school district to serve a new campus. A portion of the funding for the project (\$4,526,408) comes from the 2004 Certificates of Obligation. Remaining funding comes from the 2007 Certificates of Obligation (\$2,015,738), the 2008 Certificates of Obligation (\$150,084) for right-of-way acquisition and the General Fund which paid for some of the engineering costs (\$258,680) for a total project cost of \$6,950,910. The project began construction in FY 2007-08 and street construction was fully completed in early 2009 with the part serving the school completed in time for opening day. Some remaining warranty issues and land acquisition will be addressed in FY 2009-10.

In addition, the FY 2009-10 Budget includes \$200,000 in the 2004 Certificates of Obligation to fund enhancements and amenities to this road improvement that will include additional landscaping.

Katy Street / Mesquite Avenue Drainage Improvements

This project consisted of the installation of a large reinforced concrete box storm drain system on Mesquite Avenue from W. San Antonio Street to Katy Street as well as improvements to Katy Street. The City has long recognized a significant nuisance and drainage issue affecting the homeowners along Katy Street and Mesquite Avenue. The drainage system significantly reduces the flooding potential by collecting and passing 100 year storm events. The project bid in July 2008 at a total construction cost of \$871,161. The City funded a portion of the professional services costs from the General Fund (\$163,000) and the Streets and Drainage Fund (\$46,000) with the remaining engineering funding (\$71,000) coming from the 2007 Certificates of Obligation. The total project cost is \$1,152,161 (including \$1,000 for right-of-way acquisition).

Highway 46 Improvements

This project involves major improvements to Highway 46. TxDOT will manage and construction this project. Both Comal County and the City of New Braunfels will participate in the project by purchasing right-of-way and providing initial financing that will be repaid by TxDOT once the roadway is completed. The City has a contract with TxDOT to pay these costs over a three year period. By participation with the County, the City has the ability to expedite a significant regional transportation project. The 2007 Certificates of Obligation funded the first payment to TxDOT for the right-of-way acquisition for this project (\$181,000). The 2008 Certificates of Obligation will pay the remaining two payments as well as utility relocation within the City limits for this project and any other City costs. A total of \$815,600 is budgeted for this project with the 2008 Certificates funding \$634,600 of this cost.

Gruene Road Hike and Bike Lane

The Gruene Road Hike and Bike Lane is a partnership project between the City of New Braunfels and the Texas Department of Transportation (TxDOT). This enhancement project was originally projected to cost a total of \$1,244,233 and required the City to provide a 20 percent match of \$248,847. The City also had to fund the professional services cost of \$404,233 bringing the total original City project budget to \$653,080. The project will result in a bike trail that links downtown New Braunfels (from the Faust Street Bridge) with the Historic District of Gruene. The project was first initiated by the Comal Trails Group. As proposed, it consists of lane widening and striping from the Faust Street Bridge to Sunnybrook Drive. The project integrates with the Church Hill Drainage Project, as a significant portion of the project follows the Church Hill alignment to Gruene Road then along Gruene Road to Sunnybrook Drive. Project design was completed in FY 2007-08 and TxDOT is expected to bid and construct the project in FY 2009-10. Funding for this project was originally in the 2003 Certificates of Obligation and \$208,942 has been expensed from these funds for this project. The remaining costs for this project are funded with the 2007 Certificates of Obligation with a project budget in that fund of \$653,080 for a total of \$862,022.

Water Lane Improvements – Design

Water Lane from IH 35 to San Antonio Street (approximately 1,170 linear feet) is currently a 20 foot pavement section with open ditch drainage. The street condition assessment indicates the

street needs to be re-constructed. City ordinances require local streets serving multifamily, commercial or industrial property to have a 40 foot pavement width. The project proposed will address all these issues. The City recently purchased property and buildings along Water Lane making the improvements even more critical since a fire station will move to this location. The 2007 Certificates of obligation include funds of \$100,000 to design this project.

Orion Road Improvements - Design

Access to the new Public Works Service Center will be off Orion Drive. This project will improve the roadway to a two lane section from Hunter Road to FM 1102 for a length of 2,200 linear feet. Included in the project will be a signalized crossing of the Union Pacific railroad. The 2007 Certificates of obligation include funds of \$100,000 to design this project.

Landa Park Bathhouse

This \$500,687 project included the construction costs associated with the renovation of the existing Landa Park pools' bathhouse to improve use of space, customer access, concessions area, and storage areas. The bathhouse at the Aquatic Complex was not configured in the best way for customer service or for entry to the complex. The bathhouses had not been upgraded for over 25 years. Through the reconstruction, a concessions area was constructed to better serve pool customers. Another part of this project relocated storage areas, facilitating the movement of equipment back and forth for swimming lessons and team practices. The Aquatic Coordinator's office has been relocated to provide direct access to and visibility of the pool area, increasing management efficiency and improving their ability to ensure safety for all swimmers. Finally, the lifeguard training room was reconfigured to allow better access in and out and to provide more efficient storage of supplies. In FY 2005-06, the professional services costs associated with this project were appropriated during the April 2006 budget adjustments approved by Council. Construction of this project began in the fall of 2007 and was completed in June 2008. The 2007 Certificates of Obligation provided \$229,304 in funding for construction costs. The Parks Capital Improvements Fund (described below) contributed \$271,382 of the total cost of \$500,687.

Landa Park Restrooms Improvements

This project provided the funding for the renovation of two existing restrooms in Landa Park: one restroom located by Fredericksburg Road and one by the dance slab. Construction costs are funded with the 2007 Certificates of Obligation in the amount of \$36,943. The remaining funding of \$21,990 came from the General Fund for a total project cost of \$58,933. The project was completed in the spring of 2008.

Park Land Purchases and Improvements

Fischer Park Land and Design

In FY 2007-08, the City purchased 58 acres of land at McQueeney and County Line Roads for development into a park. The land was purchased for \$2,284,077 in January 2007. The City is currently evaluating alternatives to determine the best use of this area. City Council approved a master plan study and accepted the recommended alternative for the park's development in July 2009. The 2007 Certificates of Obligation now also include \$225,000 in funding to buy property adjacent to the City's existing property as well as \$700,000 to fund design to fully implement the master plan recommendations.

Riverfront Properties

The City currently owns property along the Guadalupe River (near the New Braunfels Library) that flooded in the last major flood event. The property was purchased because development in this area is discouraged due to its propensity to flood. This \$175,000 in funding will be used to buy two additional properties that are adjacent to those already under the City's ownership.

Landa Park Irrigation – Construction

The current irrigation system in Landa Park is a manual system consisting of a combination of galvanized and PVC pipe. The network of existing pipe also supplies potable water to all of the restrooms and drinking fountains within the park. A new irrigation system for the park will include: all new main lines and water meters that will by-pass the potable water lines; installation of a looped main line to reduce pressure losses; and installation of a smart controller that uses soil moisture sensing devices to establish watering schedules. This new system will provide a more efficient method of watering the park by increasing watering rates and reducing man hours. The total construction budget for this project is \$400,000.

Landa Park Riverfront Rehabilitation – Walls and Dam

This project identifies existing Comal river bank locations within Landa Park in need of rehabilitation due to severe soil erosion and damage. Additionally, improvements are needed to the Landa Lake Dam to minimize frequent spillover into the Spring Fed Pool (which causes maintenance issues due to silt infiltration). A study was conducted in FY 2008-09 to determine recommended solutions to these issues. The study recommended rebuilding the retaining walls with MSE block material and raising the Landa Lake Dam by 1.7 feet above the current elevation. The 2009 Certificates of Obligation include \$500,000 to complete designs for this reconstruction project.

Camp Comal Land

New Braunfels Utilities (NBU) has proposed an expansion to their Kuehler wastewater treatment plant. The City has ball fields on land adjacent to NBU's property (called Camp Comal). For NBU to complete their project, they need additional property. To maintain Camp Comal, the City will purchase property, donate it to NBU and, in exchange, NBU will donate the current Camp Comal property to the City. This will allow the City to keep Camp Comal as a park. Camp Comal consists of 44 acres with 30 acres as for ball fields; the additional 14 acres are Guadalupe River frontage. The total budget for this land purchase is \$716,188.

Dog Park - Design

This project is for the development of an off-leash dog park. The park will be five to ten acres in size and will include separate areas for small and large dogs. Off leash dog parks are one of the most popular types of new parks being developed throughout the United States. These parks provide an opportunity for dogs to play, unleashed, with other canines. Added benefits are increased fitness and socialization for the owners and they interact with their animals and other pet owners. The FY 2009 Certificates of Obligation include \$40,000 for design of this park. The proposed 2010 Certificates of Obligation provide the \$360,000 in funding needed for construction.

Hinman Island Restroom and Renovations – Design

This project targets a particular area above the recreational tubing put-in that has high patron use and high soil erosion. The project will design terracing to prevent erosion while providing a safer and more attractive park. The project would also design replacements for the current restroom facility with a pre-fabricated, set in place unit similar to the one used in Eikel Park. The budget for design of this project is \$55,000; this funding is provided in the 2007 Certificates of Obligation. The 2010 proposed Certificates of Obligation provide the \$450,000 needed to complete construction of this project.

Main Plaza Improvements

\$325,000 is included in these certificates of obligation to provide funding for improvements to the City's plaza at San Antonio and Seguin streets. This area is a focal point for downtown activities and events including the holiday lighting and associated festivities. These funds will be used to upgrade the plaza's electrical infrastructure and sound systems to ensure continued safe and vibrant activities in this area.

Landa Park Archeological Survey

Landa Park and the Golf Course are recognized as sites with significant archeological significance. The Texas Historic Commission requires pre-certification to ensure archeological sites are identified and protected before any major work can be started in either location. Several major improvements to both Landa Park and the golf course are identified in the City's Ten Year Capital Improvement Program. This archeological study must be completed before the City can proceed with planned renovations and enhancements. The 2007 Certificates of Obligation include \$120,000 to complete this important study.

Parks and Recreation Maintenance Facility

Several parks structures utilized as maintenance staff space, equipment and supplies storage and office space have either reached the end of their useful life, were never meant to house personnel or are not of sufficient size given the number of personnel and equipment currently utilizing the facilities. All of these structures are inadequate for the purpose of housing personnel, computers and other sensitive equipment.

These structures include Golf Maintenance, currently housed in a squatters shack built of scrap material that has a dirt/asphalt floor. This building includes the Golf Course Superintendent's office, the central computer for course irrigation control and is also used by six maintenance personnel. Park Operations management staff does not have adequate space

The 2007 Certificates of Obligation include \$200,000 to provide new office and equipment maintenance space for parks and recreation staff currently occupying inadequate facilities that will remain at Landa Park. Some of this staff will move to the property the City recently acquired on Water Lane. However, upgraded/improved facilities are still needed at Landa Park.

Airport Runway and Taxiway Improvements

The City and the Texas Department of Transportation (TxDOT) on behalf of the Federal Aviation Administration have identified the need for the rehabilitation of Runway 13/31, taxiway A, North East Apron, Taxiway C, Taxiway F, and City Terminal Aircraft Ramp. These improvements will not only provide a 35 year life span for these surfaces, but they will provide

additional strength to accommodate larger corporate aircraft that already exceed the capacity of the airport's pavements. This project is funded through Federal Airport Improvement funds at 90 percent with the City contributing 10 percent. The 2007 Certificates of Obligation include \$55,000 to fund the City's match for the engineering costs for this project. Funds will need to be identified to fund the City's portion of construction costs estimated at \$700,000. The FY 2009-10 Budget includes a proposed 2010 Certificates of Obligation issuance that would provide these construction funds.

Airport Business Plan and Contract Tower Benefit/Cost Analysis

In recognition of the need for sound planning for the future of the Airport, the City and TxDOT have agreed that an Airport Business Plan would provide an independent view of the short and long-term strategy for the airport. The Airport Business Plan will serve as a dynamic document that will address such issues as functions, aesthetics, economic challenges and opportunities, marketing and economic developments issues, financial feasibility of various alternatives, land use, airfield planning, transportation infrastructure, and phasing. TxDOT will fund 50 percent of the total estimated \$100,000, and the City will fund the remaining from the 2007 Certificate of Obligation.

The FAA's (Federal Aviation Administration) Air Traffic Division administers the funding for the operation of Level 1 VFR air traffic control towers (ATCT) through contract agreements with qualified air traffic control (ATC) contractors on a regional basis. This "Contract Tower" program has proven to be very effective in significantly reducing the cost of providing air traffic control services. Many locations, which would have otherwise seen their ATC services eliminated due to FAA budget constraints, can continue to benefit from the services of an air traffic control tower facility. The decision process for the funding of the operation of contract tower locations is primarily determined by a Benefit/Cost analysis proscribed by the FAA. Based on the need to fund the cost of manning and operating the ATCT at the New Braunfels Municipal Airport, the City has decided to seek full funding of tower services under the FAA's Contract Tower Program. It is for that reason that the City has contracted for a tower benefit/cost analysis required as part of the formal application for entry into the FAA's Contract Tower Program. The total cost of this study is \$5,000. The City will fund this study from the 2007 Certificate of Obligation Capital Improvement Fund.

Airport Hanger Apron and Taxiway Improvements

Texas Department of Transportation (TxDOT) has recognized the need for growth and expansion at the airport by funding the construction of a taxiway and apron to accommodate the construction of new hangars. Construction of new regular and/or T-hangars is critical for the growth of the airport as all hangars and T-hangars used to store aircraft are filled to capacity. This project is funded by a TxDOT non-primary entitlement grant funds at 90 percent and requires the City to participate at a 10 percent share. The 2007 Certificates of Obligation include \$100,000 for the City's match for this project.

Airport Underground Utilities

To accommodate the construction of the apron and taxiway improvements (described above), TxDOT identified the need to place underground electric utilities that are currently overhead. New Braunfels Utilities will perform this work at total cost of \$105,000. TxDOT has extended a

grant in the amount of \$50,000. The remaining \$55,000 will be funded from the 2007 Certificates of Obligation.

Airport Equipment

The use of inadequate equipment for moving and storing aircraft at the airport has prompted the need to acquire the proper equipment to perform these operations safely. The estimated cost of this equipment is \$185,300 which is funded by the 2007 Certificates of Obligation. The equipment includes tractors, a gator and an airplane tugger.

Eikel Park Skate Park Improvements

The City completed development of an expanded skate park at Eikel Park. Funding from multiple sources was used for this community project. \$91,000 from the 2007 Certificates of Obligation was appropriated (from the \$2.5 million funded by the New Braunfels Industrial Development Corporation), \$50,000 for the General Fund, along with grants from the Tony Hawk Foundation (\$25,000), LCRA (\$25,000), Wurstfest Association (\$30,000), New Braunfels Rotary (\$25,000) and CDBG (\$25,000). That level of funding allows completion of the first phase of this project. The FY 2008-09 Budget appropriated an additional \$175,000 from the 2007 Certificates of Obligation proceeds (not funded by the Industrial Development Corporation) to fully fund all phases of this project. The total estimated cost for all phases of the project is \$446,000. The new skate park benefits the citizens by providing an improved facility that addresses the need for more challenging and various structures for the skating community. It also serves as a course that will draw tournaments and visitors from other cities. Work on this project got underway in FY 2007-08 and the project was completed in June, 2009.

South Tributary Hike and Bike Trail

As a part of the South Tributary drainage improvements, an 8 foot wide concrete trail will be placed along the channel. This trail is almost two miles in length and will provide hike and bike access between neighborhoods, schools, and parks. Additional improvements are planned for the trail including trail crossings, landscaping, signage, benches and water fountains. The total project budget for these improvements is \$1,100,000 and is funded in the 2007 Certificates of Obligation.

Hoffman (Northridge) Park Improvements

Improvements to Hoffman Park were completed in FY 2008-09 with the installation of a play unit and park benches and the replacement of the basketball court and goals. The total cost of this project was \$77,883 with \$49,000 funded from the 2007 Certificates of Obligation and the remainder from the General Fund.

Fire Stations #2 and #4 - Design

The existing Fire Station #2 is more than 20 years old and is completely inadequate to meet the current needs of the Fire Department. In addition, the City, because of the population growth over the last ten years, needs to add another fire station to effectively serve the citizens of New Braunfels as well as Emergency Service District #7. Fire station #4 will provide that expansion of service. The 2007 Certificates of Obligation include \$365,000 to complete design updates to construct both of these stations.

Fire Station #6

Construction of the new Fire Station #6 was completed in September 2008. \$2,687,364 million was expended in the 2007 Certificates of Obligation to fund this construction as well as the equipment (emergency service vehicles) needed at the station. Fire Station #6 has three apparatus bays and is capable of housing up to nine fire department staff. The City worked with an architectural firm to establish a prototype fire station. Station #6 is built on this prototype as will all planned future stations.

Drainage Improvements

The City continues to identify smaller scale drainage improvement projects needed to be addressed. Funding in the amount of \$415,000 is provided in the 2007 Certificates of Obligation to fund design and construction of these projects as they are identified. In FY 2007-08, drainage project opportunities included investigation of ten projects. Budgeted funds in FY 2007-08 included \$640,000 in this fund with another \$150,000 for design and \$500,000 for construction included in the General Fund budget. Through the concept design process, the Cedar Elm Street (\$1,611,800 estimated cost), Conrads Road (\$415,305 estimated cost), Post Road (\$5,379,500 estimated cost) and Live Oak Avenue (\$1,783,200 estimated cost) projects were determined to be too costly to complete with the funding available. These projects remain on the City's Capital Improvement Program. The South Bank, Pecan Ridge, Dove Crossing and Landa Street drainage projects were completed in FY 2008-09. The Honeysuckle Lane Project had right-of-way issues and needs design revisions. Construction should begin in FY 2009-10. The total budget for these projects is now \$415,000.

Blieders Creek – Detention Pond and River Road Culverts

In 1972, the City of New Braunfels suffered a devastating flood in the Blieders Creek Watershed; it took the lives of 16 citizens. As a result, the Blieders Creek Regional Flood Control Dam was constructed. The upstream development of the area since the dam's construction has taken the existing facility to capacity. Preliminary conceptual analysis has shown upgrading the existing facility on its own does not solve the problem; a second facility on a contributing tributary may resolve this situation. The facility would reduce the current downstream run-off by approximately 20 percent. The cost of the project was originally estimated at \$2,430,000. Funding for this project was originally included in the 2004 Certificates of Obligation. However, those funds have been re-appropriated.

River Road currently serves as a critical route for emergency vehicles. A second project the Blieders Creek Culvert Project, was also part of the original 2004 Certificates of Obligation funding that has been moved to other projects. This project will elevate three road crossings above the 25 year flood event. In addition, the project will reduce the level of flooding immediately upstream of River Road. The original budget for the project totaled \$2,660,000 and was funded with 2004 Certificates of Obligation.

Currently, \$300,000 is appropriated in the 2004 Certificates of Obligation Capital Improvement Project Fund to complete an updated study of these projects, now combined and called the Blieders Creek Drainage Improvements. The United States Army Corps of Engineers may also participate in the project. The City will continue to evaluate alternative sources of funding for design and construction of this project.

New Braunfels Industrial Development Corporation Funded Projects

The New Braunfels Industrial Development Corporation funded the debt service associated with \$2.5 million of the 2007 Certificates of Obligation issue. The board of that corporation worked with the City to determine the parks improvement projects that will be completed with that funding. The following describes those projects.

Spring Fed Pool, Landa Park River Front and Dam Rehabilitation and Landa Park Irrigation Improvements: The spring fed pool represents a unique and well used asset to the community. It is, however, in need of maintenance and repair to bring to back to pristine condition for the enjoyment of residents and tourists. \$300,000 was originally provided for the study of recommended improvements to the pool. However, due to significant issues with Landa Park irrigation, retaining walls and Landa Lake Dam, these funds were divided to study each of these three important issues. \$49,485 was allocated to design a new irrigation system for Landa Park; \$207,300 was budgeted for river front rehabilitation (retaining walls and Landa Lake Dam) study; and \$43,510 is being used to study improvements to the spring fed pool. The irrigation system and river front rehabilitation were presented to City Council in July 2009. The spring fed pool study should be completed in FY 2009-10.

Golf Course Improvements: The original golf course irrigation and greens project included the complete replacement of the failing irrigation system on the Landa Park Golf Course. However, the City recently completed a golf course master plan that recommended major changes and improvements to the golf course. The City is moving forward with that project; therefore, the irrigation/greens project would not need to be completed as the major overhaul proposed for the course would address these issues. This funding is proposed to be used to complete the redesign of the course. \$848,000 is available for golf course improvements including this redesign in the 2007 Certificates of Obligation. The 2010 proposed Certificates of Obligation would provide the funding for the construction phase of this project. That proposed debt issuance includes \$5.6 million for this project.

Landa Playground Improvements: Landa Park provides residents and visitors with many options for play and enjoyment. The playground areas are one important aspect of this experience. This project provides \$439,000 in funding to upgrade the playground areas and the areas surrounding them. This project was completed in July 2009.

HEB Soccer Complex Improvements: Improvements to the HEB Soccer Complex include improved parking, reclamation of green space, construction of a championship soccer field, new concessions and training rooms, a neighborhood park element with playground and benches, trees and landscaping, signage, shade pavilions, additional goals and fencing improvements. Funding in the amount of \$620,000 is included in the 2007 Certificates of Obligation for this project. Renovation of this complex will allow for better playing conditions, a safer environment for the children through improved parking, the creation of a neighborhood park element to allow neighbors an opportunity for play, and a general improved appearance of the facility. This project began its initial phase in FY 2007-08. Parking lot improvements were completed in July 2009. The remaining improvements will continue into FY 2009-10.

Eikel Park Skate Park Improvements: The City completed development of an expanded skate park at Eikel Park. Funding from multiple sources was used for this community project. \$91,000 from the 2007 Certificates of Obligation was appropriated (from the \$2.5 million funded by the New Braunfels Industrial Development Corporation) along with grants from the Tony Hawk Foundation (\$25,000), LCRA (\$25,000), Wurstfest Association (\$30,000) and CDBG (\$25,000). That level of funding allows completion of the first phase of this project. The FY 2008-09 Budget appropriated an additional \$175,000 from the 2007 Certificates of Obligation proceeds (not funded by the Industrial Development Corporation) to fully fund all phases of this project. The total estimated cost for all phases of the project is \$371,000. The new skate park benefits the citizens by providing an improved facility that addresses the need for more challenging and various structures for the skating community. It also serves as a course that will draw tournaments and visitors from other cities. Work on this project got underway in FY 2007-08 and the project was completed in June, 2009.

Eikel Field Improvements: Contemplated improvements to Eikel Field include replacing the asphalt trail with a granite trail, an additional covered picnic pavilion, soccer goals, signage, grills, 35 trees with landscaping, a splash pad/water playground, architectural accents, fencing, and additional sidewalks. Funding in the amount of \$99,377 was provided for this project in the 2007 Certificates of Obligation and was used for trail replacement and relocation of the basketball court. Eikel Field is the major destination park for the west side of town and is used frequently by families for walking and recreation. Expansion of this park will provide an alternative to Landa Park. Work on this project began in FY 2007-08 and was completed in early FY 2008-09. The remaining proposed improvements are not yet funded.

Panther Canyon:

The 2007 Certificates of Obligation include \$100,000 for repairs to low water crossings in Panther Canyon. The new crossings will be concrete material and low to the ground, eliminating the need for handrails. The current crossings in Panther Canyon consist of wooden bridges that are constantly vandalized and broken. These new crossings will be vandal resistant and low maintenance.

City of New Braunfels
 2008 Certifications of Obligation Capital Improvement Fund
 Fiscal Year Ending September 30, 2010

Fund: 308

| | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|--|-------------------------------------|-----------------------------------|---------------------|
| Available Funds | | | |
| Proceeds from Debt Issuance | \$ 16,400,409 | \$ 9,830,318 | \$ 6,570,091 |
| Interest Income | 154,819 | - | 154,819 |
| Donations, Sale of Property and Grants | 533,500 | - | 533,500 |
| TOTAL AVAILABLE FUNDS | \$ 17,088,728 | \$ 9,830,318 | \$ 7,258,410 |
| APPROPRIATIONS | | | |
| Projects | | | |
| Fire Apparatus | \$ 2,000,000 | \$ 1,896,081 | 103,919 |
| Walnut Avenue Widening - Segment 1 | 1,623,670 | | |
| Right-of Way Acquisition | 1,428,670 | 1,428,670 | - |
| Engineering Services | 195,000 | 195,000 | - |
| Walnut Ave. Widening Segments 2 & 3 | 764,000 | | |
| Right-of Way Acquisition | 80,000 | | 80,000 |
| Engineering Services | 684,000 | | 684,000 |
| South Tributary Drainage Improvement - Constr. | 3,788,680 | 2,788,680 | 1,000,000 |
| Walnut Extension to Klien Road - ROW | 150,084 | 1,200 | 148,884 |
| Gruene Rd. to Post Rd. | 381,000 | | |
| Engineering | 110,000 | - | 110,000 |
| Construction | 271,000 | - | 271,000 |
| River Road Improvements - Design | 730,000 | - | 730,000 |
| Railroad Quiet Zones | 1,367,000 | | |
| Engineering | 347,000 | 180,000 | 167,000 |
| Construction | 1,020,000 | - | 1,020,000 |
| Municipal Facilities property acquisition | 1,300,000 | - | 1,300,000 |
| Goodwin Lane | 302,845 | 302,845 | - |
| Morningside Drive | 946,932 | 946,932 | - |
| Public Works Facility Design | 1,943,345 | | |
| Land | 1,143,345 | 1,143,345 | - |
| Professional Services | 800,000 | 7,500 | 792,500 |
| Fire Training Facility Design - Prof Svces | 300,000 | - | 300,000 |
| Highway 46 Improvements (ROW) | 634,600 | 337,559 | 297,041 |
| Street Improvement Project - Phase 1 - 2006 | 174,695 | 134,695 | 40,000 |
| Street Improvement Project - Phase 2 - 2005 | 175,000 | - | 175,000 |
| Oak Run Bridge | 225,000 | 225,000 | - |
| Debt Issuance Expense | 242,811 | 242,811 | - |
| Total Projects | \$ 17,049,662 | \$ 9,830,318 | \$ 7,219,344 |
| Contingencies | 39,066 | \$ - | \$ 39,066 |
| TOTAL APPROPRIATIONS | \$ 17,088,728 | \$ 9,830,318 | \$ 7,258,410 |

2008 CAPITAL IMPROVEMENTS PROJECT FUND

Fund: 308

Program Description:

The City of New Braunfels issued \$2 million in tax notes to fund the acquisition of fire apparatus in June 2008. In addition, the City issued \$14.3 million in Certificates of Obligation in September 2008 to fund various needed capital improvement projects. Funding for Walnut Avenue Widening right-of-way acquisition, land purchases as well as design costs for a new Public Works/Fire Training Facilities, improvements to Goodwin Lane and Morningside Drive for the Comal Independent School District and the Oak Run Pedestrian Bridge are included in the 2008 Certificates of Obligation issuance. These projects are described in more detail below.

City of New Braunfels
 2008 Certifications of Obligation Capital Improvement Fund
 Fiscal Year Ending September 30, 2010

Fund: 308

| | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|---|----------------------------------|-----------------------------------|---------------------|
| Fire Apparatus | \$ 2,000,000 | \$ 1,896,081 | 103,919 |
| Walnut Avenue Widening - Segment 1 | 1,623,670 | | |
| Right-of Way Acquisition | 1,428,670 | 1,428,670 | - |
| Engineering Services | 195,000 | 195,000 | - |
| Walnut Ave. Widening Segments 2 & 3 | 764,000 | | |
| Right-of Way Acquisition | 80,000 | | 80,000 |
| Engineering Services | 684,000 | | 684,000 |
| South Tributary Drainage Improvement - Construction | 3,788,680 | 2,788,680 | 1,000,000 |
| Walnut Extension to Klien Road - ROW | 150,084 | 1,200 | 148,884 |
| Gruene Rd. to Post Rd. | 381,000 | | |
| Engineering | 110,000 | - | 110,000 |
| Construction | 271,000 | - | 271,000 |
| River Road Improvements - Design | 730,000 | - | 730,000 |
| Railroad Quiet Zones | 1,367,000 | | |
| Engineering | 347,000 | 180,000 | 167,000 |
| Construction | 1,020,000 | - | 1,020,000 |
| Municipal Facilities property acquisition | 1,300,000 | - | 1,300,000 |
| Goodwin Lane | 302,845 | 302,845 | - |
| Morningside Drive | 946,932 | 946,932 | - |
| Public Works Facility Design | 1,943,345 | | |
| Land | 1,143,345 | 1,143,345 | - |
| Professional Services | 800,000 | 7,500 | 792,500 |
| Fire Training Facility Design - Prof Svces | 300,000 | - | 300,000 |
| Highway 46 Improvements (ROW) | 634,600 | 337,559 | 297,041 |
| Street Improvement Project - Phase 1 - 2006 | 174,695 | 134,695 | 40,000 |
| Street Improvement Project - Phase 2 - 2005 | 175,000 | - | 175,000 |
| Oak Run Bridge | 225,000 | 225,000 | - |
| Debt Issuance Expense | 242,811 | 242,811 | - |
| Total Projects | \$ 17,049,662 | \$ 9,830,318 | \$ 7,219,344 |
| Contingencies | 39,066 | \$ - | \$ 39,066 |
| TOTAL APPROPRIATIONS | \$ 17,088,728 | \$ 9,830,318 | \$ 7,258,410 |

P

Program Justification and Fiscal Analysis:

Fire Apparatus

A 100 foot platform truck was purchased for the Fire Department to replace an existing 75 foot ladder truck. The replaced truck was incurring significant maintenance costs and showing signs of structural failure. For the safety of the firefighters and to provide the equipment needed to respond effectively to fires, the City purchased this larger apparatus. The move from a 75 to a 100 foot ladder addresses the growth in New Braunfels and recognizes the additional reach capabilities required to services new multi-level structures. The 100 foot ladder can also assist with water rescue efforts from major traffic arteries. The tax notes also fund two engines to replace aging equipment that also has high maintenance costs and low reliability. The cost of this apparatus was \$1,896,081. The remaining \$103,919 from the original tax note issuance will be used to help fund the new engine being purchased for Fire Station #2. The 2009 Certificates of Obligation include an additional \$500,000 in funding for that engine's purchase.

Walnut Avenue Widening

This project includes the widening of the Walnut Avenue street section from Business 35 to Katy Street, as well as intersection improvements at Katy Street and Business 35. In addition, the project includes improvements to San Antonio Street at Walnut Avenue. In March 2008, City Council determined that the best approach to this project is to widen Walnut Avenue through the project limits from 60 feet to a total width of 120 feet and, depending on lot configurations, wider in some areas. This approach will allow the street improvements to effectively serve the community for the next fifteen to twenty years. The 2007 Certificates of Obligation fund the design and engineering costs originally budgeted at \$400,000 and now funded at \$1,085,000 (with \$890,000 of this in the 2007 Certificates of Obligation and the remaining \$195,000 in the 2008 Certificates of Obligation). In 2008, Council authorized Certificates of Obligation funding to support right-of-way acquisition for the project (\$7,619,000). The total professional services and right-of-way acquisition budget is \$8,704,000. Right-of-way acquisition and design began in FY 2007-08 and will be completed in FY 2008-09 with construction anticipated in FY2009-10. The total construction cost of this project is \$7.8 million including amenities and underground utilities. The proposed 2010 Certificates of Obligation include funding to complete construction of this segment.

Walnut Avenue Widening Segments 2 and 3 – Preliminary Engineering and Right-of-Way

The Walnut Avenue Project Segment 2 includes reconstructing approximately 1,300 linear feet of Walnut Avenue from IH-35 to Elliott Knox (Business 35). The Walnut Avenue Project Segment 3 includes reconstruction of approximately 3,300 linear feet of Walnut Avenue from Katy Street to Landa Street. Reconstruction of the bridge of the Dry Comal is not expected. The new street sections will be four lane facilities with a center turn lane and will include curb and gutter with sidewalk on at least one side of the roadway pending available right-of-way. The proposed project will be constructed within existing City right-of-way. In March 2009, City Council authorized a contract with HDR Engineering to initiate preliminary engineering analysis. The FY 2009-10 Budget includes funding to complete design of both these segments (\$684,000). The most recent total estimated construction costs are \$1.55 million for segment 2 and \$6.75 for segment 3. Construction cost estimates totals \$8.3 million for both segments and construction funding will need to be identified. The project includes three segments that will be completed over several fiscal years.

South Tributary Drainage Improvements

The South Tributary drainage project is a regional flood control project that collects run-off from a 1,932 acres watershed. Low lying areas of the watershed are prone to flooding and the project is intended to confine the 100 year flood plain to City right-of-way. A feasibility analysis was completed that included a detailed investigation of eight alternatives. The selected alternative includes significant channel modifications to the existing South Tributary conveyance system and the construction of a regional detention basin. The budgeted cost for the project in the FY 2008-09 Budget was \$11,228,500. With the very favorable construction market, the bids for the project came in considerably under this estimated amount, which has allowed the City to reduce the budget to \$8,058,615. Project design was substantially completed in FY 2007-08 and construction began in 2009. The majority of construction is scheduled to complete in the FY 2008-09. The Lou Ann Street portion of the project upstream of FM 1044 was not part of the initial construction and will remain to be constructed in FY 2009-10.

Walnut Avenue Extension to Klein Road – Construction and Amenities

This project consisted of extending Walnut Avenue from County Line Road to Klein Road with a five lane street section. The road section crosses one major drainage way and, therefore, required storm drain improvements as well. The street is a critical element for north-south travel from County Line Road to Klein Road and is important to the school district to serve a new campus. A portion of the funding for the project (\$4,526,408) comes from the 2004 Certificates of Obligation. Remaining funding comes from the 2007 Certificates of Obligation (\$2,015,738), the 2008 Certificates of Obligation (\$150,084) for right-of-way acquisition and the General Fund which paid for some of the engineering costs (\$258,680) for a total project cost of \$6,950,910. The project began construction in FY 2007-08 and street construction was fully completed in early 2009 with the part serving the school completed in time for opening day. Some remaining warranty issues and land acquisition will be addressed in FY 2009-10.

In addition, the FY 2009-10 Budget includes \$200,000 in the 2004 Certificates of Obligation to fund enhancements and amenities to this road improvement that will include additional landscaping.

Gruene Road to Post Road and Glenbrook Lane

The Gruene Road from Business 35 to Post Road project was initially a part of the Street Maintenance Phase 3 2005 project. It was deleted from that project when the Phase 3 2005 project was separated into Tier 1 and Tier 2 components. The project consists of reconstruction of Gruene Road and Glenbrook Lane, plus a drainage outfall. The total project budget is \$860,000 with \$110,000 set aside for engineering and \$271,000 for construction. The total construction estimate is \$750,000. The proposed 2010 Certificates of Obligation include the \$479,000 in remaining funded needed to complete construction. Design will begin on the project in late FY 2008-09.

River Road Improvements

The River Road Improvements project involves reconstruction of River Road from Loop 337 to Lakeview and a section of Lakeview across Blieders Creek. The project will raise the elevation of River Road and eliminate two low water crossings of Blieders Creek. These improvements will assist in providing access to the hospital from Loop 337. A federal grant will provide a match of \$360,000 for design services. The 2008 Certificates of Obligation include an \$370,000

in funding for design of this project for a total of \$730,000. Design is expected to get underway in early FY 2009-10.

Railroad Quiet Zones

This project includes developing railroad quiet zones for various areas within the City. On February 2009, City staff presented a five year Railroad Quiet Zone Implementation Program to City Council that identified which quiet zones would be addressed in each of the next five fiscal years - FY 2008-09 through FY 2012-13. This project includes designing and constructing the FY 2008-09 and FY 2009-10 quiet zones. FY 2008-09 quiet zones are generally from downtown to Rock Street (Union Pacific Railroad line number 2), from Church Hill to Rusk (Union Pacific Railroad line number 1), and from Bridge Street to Coll Street (Union Pacific Railroad line number 1). The FY 2009-10 quiet zone is from downtown to Live Oak (Union Pacific Railroad line number 2). The total project budget is \$1,367,000 with \$347,000 of that allocated for engineering and \$1,020,000 for construction.

Municipal Facilities Property Acquisition

The City has identified various properties that could be used to construct needed City facilities. These properties will serve various purposes including expansion of the City's parks system, additional administrative space and new public safety facilities. The total funding for these purchases in the 2008 Certificates of Obligation is \$1,300,000.

Goodwin Lane

The Comal Independent School District is expanding their infrastructure with construction of the new Oak Creek Elementary School along Goodwin Lane near Conrads Road. The City worked with the school district to support this effort by funding construction of road improvements needed on Goodwin Lane. The school district has actually contracted for and completed this work and the City contributed \$302,845 toward construction costs.

Morningside Drive Improvements

In a similar situation, the Comal Independent School District constructed the new Morningside Elementary School along Morningside Drive near Solms Road. The City again partnered with the school district to complete needed road improvements on Morningside Drive by contributing \$946,932 for construction costs related to this street improvement project.

Public Works/Fire Training Property and Facility Design

The City-wide Facilities Master Plan was completed in 2007 and indicated a need to increase available building and yard space for the Public Works Streets and Drainage function, the service center, sign shop, and solid waste. In addition, the City has identified a need for a full fire training facility. Property has been purchased on Orion Road that will effectively serve both these needs. At this same location, the New Braunfels Humane Society will construct a new animal shelter facility. The City currently contracts with the Humane Society for shelter and other animal control services. This partnership has served the community well. The 2008 Certificates of Obligation issuance supported the property purchase. The actual cost for this property was \$1,143,345.

In addition, the 2008 Certificates of Obligation include \$800,000 to complete the design of the new Public Works Facility and \$300,000 for the Fire Training Facility's design. The City is

completing the master plan for this campus and working to identify the most cost effective approach to providing these facilities, including phasing in the full build out. The proposed 2010 Certificates of Obligation include \$5,000,000 to fund a portion of the construction of this project. The total estimated cost of construction for the first phase is \$12.6 million. The additional \$7.6 million needed to complete this phase of the project will need to be identified. That funding will be required in FY 2010-11 to complete the project.

Highway 46 Improvements

This project involves major improvements to Highway 46. TxDOT will manage and construction this project. Both Comal County and the City of New Braunfels will participate in the project by purchasing right-of-way and providing initial financing that will be repaid by TxDOT once the roadway is completed. The City has a contract with TxDOT to pay these costs over a three year period. By participation with the County, the City has the ability to expedite a significant regional transportation project. The 2007 Certificates of Obligation funded the first payment to TxDOT for the right-of-way acquisition for this project (\$181,000). The 2008 Certificates of Obligation will pay the remaining two payments as well as utility relocation within the City limits for this project and any other City costs. A total of \$815,600 is budgeted for this project with the 2008 Certificates funding \$634,600 of this cost.

Street Improvement Project – Phase 1-2006

The Phase 1 2006 street maintenance project includes construction of Union Avenue from Common to Lincoln, Basel from Union to Grant and Fredericksburg from Landa Street to Bell Street as Phase 1A. Edgewater Terrace from Elizabeth to Houston, Allen from Edgewater to Dallas, Chicago from Edgewater to Dallas, Elizabeth Avenue from Torrey to Edgewater and Country Club Circle are currently under construction as Phase 1B. The project was awarded for construction in two phases to allow areas of high tourist traffic to be completed prior to summer. The project was also expanded from its original scope by extending Fredericksburg from Howard to Bell and the addition of Allen and Chicago. Competitive construction bids allowed the City to extend the limits of the project while remaining within the initial budget. The current total project budget is \$1,209,695 with \$1,035,000 coming from the 2004 Certificates of Obligation and the remaining \$174,695 from the 2008 Certificates of Obligation.

Street Improvement Project – Phase 2-2005

Work has been completed for the Phase 2 2005 street maintenance project that included improvements to Mill Street. However, issues remain with the contractor; therefore, \$175,000 in funding remains available for this project in the 2008 Certificates of Obligation. The 2004 Certificates of Obligation funded \$1,520,807 in design and construction expenditures.

Oak Run Bridge

Students in New Braunfels Independent School District attending the Oak Run School coming from an adjacent neighborhood are exposed to a flooding hazard at a drainage ditch. This project involves construction of a bridge to connect the Oak Run Subdivision to Oak Run School, eliminating the problem. Funding for the project is being shared by the City, school district, and a private developer. The City's contribution totals \$150,000 from the 2008 Certificates of Obligation. The total project cost is \$230,000.

City of New Braunfels
2009 Certifications of Obligation Capital Improvement Fund
Fiscal Year Ending September 30, 2010

Fund: 309

| | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|--|--|---|-----------------------------|
|--|--|---|-----------------------------|

Available Funds

| | | | |
|------------------------------|---------------------|---------------------|---------------------|
| Proceeds from Debt Issuance | \$ 9,500,000 | \$ 1,665,050 | \$ 7,834,950 |
| Intergovernmental Revenue | 289,000 | - | 289,000 |
| Interest Income | 32,400 | | 32,400 |
| TOTAL AVAILABLE FUNDS | \$ 9,821,400 | \$ 1,665,050 | \$ 8,156,350 |

| |
|-----------------------|
| APPROPRIATIONS |
|-----------------------|

Projects

| | | | |
|---|---------------------|---------------------|---------------------|
| Human Resources/Finance Software System | \$ 1,000,000 | \$ - | 1,000,000 |
| Public Works Equipment (pneumatic roller, haul trailer, asphalt paver) | 231,000 | - | 231,000 |
| Parks and Recreation Equipment (trailer, aerifier, dump truck, soil aerator, tractor 2 gators, pool fencing, pool chemical storage) | 142,100 | 142,100 | - |
| Prince Solms Park - Phase 3 and 4 | 560,000 | 40,000 | 520,000 |
| Wayfinding signs - monuments (including P | 197,000 | 79,000 | 118,000 |
| Fencing at Camp Comal, Boathouse and Fredericksburg; bleachers at Camp Comal; Torrey Park parking lot | 126,500 | 91,500 | 35,000 |
| Fire apparatus for station #2 | 500,000 | - | 500,000 |
| Police Vehicles | 125,000 | - | 125,000 |
| Boathouse improvements and boats | 12,450 | 12,450 | - |
| TXDOT property and improvements | 1,550,000 | 1,300,000 | 250,000 |
| Police Department Facility Improvements | 185,000 | - | 185,000 |
| Fire Station - Construction | 3,500,000 | - | 3,500,000 |
| Property for Municipal Facilities | 1,350,000 | - | 1,350,000 |
| Mini Golf Lights replacement | 80,000 | - | 80,000 |
| Total Projects | \$ 9,559,050 | \$ 1,665,050 | \$ 7,894,000 |
| Contingencies | \$ 262,350 | \$ - | \$ 262,350 |
| TOTAL APPROPRIATIONS | \$ 9,821,400 | \$ 1,665,050 | \$ 8,156,350 |

2009 Capital Improvement Program Fund

Fund: 309

Program Description:

The City of New Braunfels plans to issue \$2,000,000 in tax notes to fund City wide technology upgrades, Public Works heavy equipment, various Parks projects and equipment and a replacement engine and radios for the Fire Department. The individual projects are listed and described below.

| Appropriations: | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|---|--|---|-----------------------------|
| Human Resources/Finance Software System | \$ 1,000,000 | \$ - | 1,000,000 |
| Public Works Equipment (pneumatic roller, haul trailer, asphalt paver) | 231,000 | - | 231,000 |
| Parks and Recreation Equipment (trailer, aerifier, dump truck, soil aerator, tractor 2 gators, pool fencing, pool chemical storage) | 142,100 | 142,100 | - |
| Prince Solms Park - Phase 3 and 4 | 560,000 | 40,000 | 520,000 |
| Wayfinding signs - monuments (including P | 197,000 | 79,000 | 118,000 |
| Fencing at Camp Comal, Boathouse and Fredericksburg; bleachers at Camp Comal; Torrey Park parking lot | 126,500 | 91,500 | 35,000 |
| Fire apparatus for station #2 | 500,000 | - | 500,000 |
| Police Vehicles | 125,000 | - | 125,000 |
| Boathouse improvements and boats | 12,450 | 12,450 | - |
| TXDOT property and improvements | 1,550,000 | 1,300,000 | 250,000 |
| Police Department Facility Improvements | 185,000 | - | 185,000 |
| Fire Station - Construction | 3,500,000 | - | 3,500,000 |
| Property for Municipal Facilities | 1,350,000 | - | 1,350,000 |
| Mini Golf Lights replacement | 80,000 | - | 80,000 |
| Total Projects | \$ 9,559,050 | \$ 1,665,050 | \$ 7,894,000 |
| Contingencies | \$ 262,350 | \$ - | \$ 262,350 |
| TOTAL APPROPRIATIONS | \$ 9,821,400 | \$ 1,665,050 | \$ 8,156,350 |

Program Justification and Fiscal Analysis:

Human Resources and Financial Management Software Systems:

The City continues to upgrade and add technology systems needed to support operations. The land development process and asset management software systems' implementation were completed in April 2009. The technology needs assessment completed by the City in FY 2005-06 identified a new human resource management information system as the next important technology the City needed to put in place to support its critical business processes. The human resources software will provide capabilities in the areas of benefits management, position control, employee self service, applicant tracking, employee information tracking, and attendance management. The financial management system must work in conjunction with a human resources system because of the critical payroll function that spans both data sets. For this and other reasons described here, the City will pursue acquisition of a new financial management and purchasing software system at the same time as the human resources system. The City's current financial management system does not provide versatile budgetary control capabilities, does not support the City's needs for project accounting and is difficult to use to produce useful financial reports and management information. The new financial management software will be flexible and provide management and Council the information needed in a user friendly manner. The budget for these software systems purchase and implementation is \$1,000,000. The process of defining the business needs that the system must meet and the actual acquisition and implementation of the software will begin in the fall of 2009.

Public Works Equipment

The 2009 Certificates of Obligation include funding for three major pieces of heavy equipment needed by the Public Works Department for street maintenance and improvement efforts: a pneumatic roller, a 50 foot haul trailer (capable of moving the largest pieces of heavy equipment), and an asphalt paver. The pneumatic roller and asphalt paver are replacements for aged equipment that is also undersized and therefore no longer sufficient to handle the City's current needs. The new equipment will make street crews more efficient in their operations. The total budgeted cost for this equipment is \$231,000.

Parks and Recreation Equipment

New and replacement equipment was needed to provide the resources needed to maintain park assets. The 2009 debt issuance includes \$142,100 to fund the purchase of a haul trailer (to move Parks equipment), an aerifier, a dump truck, a soil aerator, two gators and a tractor. The dump truck is a replacement; the other equipment provides Parks Maintenance crews with the tools they need to effectively maintain the parks and keep the vegetation and trees healthy and thriving. All equipment was purchased in FY 2008-09.

Prince Solms Park Improvements

In FY 2007-08, the City began a multi-phased project to improve Prince Solms Park. The 2009 certificates of obligation include \$560,000 to complete this project. Fencing, ramps, steps and railings in the area around the river were added in the earlier phases of this project. Phases 3 and 4 will develop shade for the area, landscaping, stone columns, lighting and a new concrete landing for improved river access. Design of the project will be complete in August 2009 and construction will begin in the following month.

Wayfinding Signs Project – Monuments

The City began implementation of the wayfinding signs in FY 2006-07. The project has been implemented in phases. The 2009 debt issuance provides \$197,000 in funding to complete the last phase of the project which includes the gateway monument signs at key entry points into the City and other monument signs at strategic locations including parks and City buildings. The City is current working with TxDOT to place the entry wayfinding monuments. This project is expected to be completed in FY 2008-09.

Park Improvements

Several smaller parks improvement projects are funded with the 2009 certificates of obligation. Funding for all these projects totals \$218,950. Projects include replacement of fencing that is aged and in disrepair at the Landa Park pools, Camp Comal, Fredericksburg fields and the boathouse as well as replacement bleachers at Camp Comal and parking improvement at Torrey Park (\$121,500). The lighting at the mini golf course will be replaced (\$80,000) and improvements will be made at the boathouse including replacement of several of the paddle boats (\$12,450). In addition, a pool chemical storage shed will be purchased (\$5,000). All projects will be completed in FY 2008-09 with the exception of the mini golf course lights and Torrey parking lot. These projects will take place in FY 2009-10.

Fire Apparatus

The City has been systematically replacing aged fire apparatus that has become costly to maintain and, in some cases, unreliable. The 2009 Certificates of Obligation include \$500,000 to replace the engine at Fire Station #2. The remaining cost of the apparatus will be funded from the original 2008 tax note issuance that has \$103,919 remaining available for this engine purchase.

Police Vehicles and Police Facilities Improvements

The 2009 Certificates of Obligation include shorter term debt to fund the purchase of five police specification vehicles at a total cost of \$125,000. These vehicles will be used by new officers that were hired in FY 2008-09 when City Council authorized the addition of five positions to create a traffic unit and to enhance the community response team.

In addition, \$185,000 is included in the 2009 issuance to fund upgrades and enhancements to the Police Department's building to make the existing space more efficient and effective and to better serve the expanded workforce in that facility.

Public Works and Parks Maintenance Campus (TxDOT Property)

The City recently purchased a former TxDOT (Texas Department of Transportation) facility for use by both the Public Works and Parks Maintenance functions. In addition, the City will construct the new Fire Station #2 on this campus. The existing structures include a maintenance building as well as other smaller structures that have passed their useful life. The City will utilize the maintenance facility and bring in or construct other buildings to house staff. In addition, Comal County is utilizing a portion of the land to construct a new Sheriff's Office. The County will pay the City \$289,000 for that land. The total project budget is \$1,550,000 which includes the cost of the County's land. The City paid TxDOT \$1,039,683 for the land and structures. Therefore, \$510,317 is available to structure improvements and/or replacement.

Fire Station Construction

The existing Fire Station #2 is more than 20 years old and is completely inadequate to meet the current needs of the Fire Department. In addition, the City, because of the population growth over the last ten years, needs to add another fire station to effectively serve the citizens of New Braunfels as well as Emergency Service District #7. Fire station #4 will provide that expansion of service. The 2009 Certificates of Obligation include \$3,500,000 to fund construction of one of these stations. The City is currently pursuing federal funding for a portion of the construction cost of the second station.

Properties for Municipal Improvements

The City has identified various properties that could be used to construct needed City facilities. These properties will serve various purposes including expansion of the City's parks system, additional administrative space and new public safety facilities. The total funding for these purchases in the 2009 Certificates of Obligation is \$1,350,000.

City of New Braunfels
2010 Certifications of Obligation Capital Improvement Fund
Fiscal Year Ending September 30, 2010

Fund: 310

| | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|--|--|---|-----------------------------|
|--|--|---|-----------------------------|

Available Funds

| | | | |
|------------------------------|----------------------|-------------|----------------------|
| Proceeds from Debt Issuance | \$ 22,000,000 | \$ - | \$ 22,000,000 |
| Interest Income | | | - |
| TOTAL AVAILABLE FUNDS | \$ 22,000,000 | \$ - | \$ 22,000,000 |

| |
|-----------------------|
| APPROPRIATIONS |
|-----------------------|

Projects

| | | | |
|--|----------------------|-------------|----------------------|
| Airport Runway/Taxiway Overlay - Constr. | \$ 700,000 | \$ - | 700,000 |
| Street Improvements - Mill and Overlay | 1,000,000 | | 1,000,000 |
| Golf Course Improvements | 5,600,000 | | 5,600,000 |
| Public Works/Fire Training/Humane Society Facility - Construction | 5,000,000 | | 5,000,000 |
| Walnut Ave - Segment 1 - Construction | 7,800,000 | | 7,800,000 |
| Gruene Crossing - Design | 120,000 | | 120,000 |
| Gruene Rd. to Post Road - Construction | 479,000 | | 479,000 |
| Dog Park - construction | 360,000 | | 360,000 |
| Hinman Island restrooms and improvements | 450,000 | | 450,000 |
| Total Projects | \$ 21,509,000 | \$ - | \$ 21,509,000 |
| Contingencies | \$ 491,000 | \$ - | \$ 491,000 |
| TOTAL APPROPRIATIONS | \$ 22,000,000 | \$ - | \$ 22,000,000 |

2010 Capital Improvement Program Fund

Fund: 310

Program Description:

The FY 2009-10 Budget includes a proposed \$22 million issuance of certificates of obligation to fund various City capital improvement efforts. In February 2009, the City Council adopted the current Ten Year Capital Improvement Program. That program identified projects that the Council considered as priority projects. The projects included in the proposed 2010 Certificates of Obligation for potential funding represent those priority projects. For some of these projects, design is already underway. The individual projects are listed and described below.

| <i>Appropriations:</i> | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|--|----------------------------------|-----------------------------------|----------------------|
| Projects | | | |
| Airport Runway/Taxiway Overlay - Constr. | \$ 700,000 | \$ - | 700,000 |
| Street Improvements - Mill and Overlay | 1,000,000 | | 1,000,000 |
| Golf Course Improvements | 5,600,000 | | 5,600,000 |
| Public Works/Fire Training/Humane Society Facility - Construction | 5,000,000 | | 5,000,000 |
| Walnut Ave - Segment 1 - Construction | 7,800,000 | | 7,800,000 |
| Gruene Crossing - Design | 120,000 | | 120,000 |
| Gruene Rd. to Post Road - Construction | 479,000 | | 479,000 |
| Dog Park - construction | 360,000 | | 360,000 |
| Hinman Island restrooms and improvements | 450,000 | | 450,000 |
| Total Projects | \$ 21,509,000 | \$ - | \$ 21,509,000 |
| Contingencies | \$ 491,000 | \$ - | \$ 491,000 |
| TOTAL APPROPRIATIONS | \$ 22,000,000 | \$ - | \$ 22,000,000 |

Program Justification and Fiscal Analysis:

Airport Runway/Taxiway Overlay Project - Construction

The City and the Texas Department of Transportation (TxDOT) on behalf of the Federal Aviation Administration have identified the need for the rehabilitation of Runway 13/31, taxiway A, North East Apron, Taxiway C, Taxiway F, and City Terminal Aircraft Ramp. These improvements will not only provide a 35 year life span for these surfaces, but they will provide additional strength to accommodate larger corporate aircraft that already exceed the capacity of the airport's pavements. This project is funded through Federal Airport Improvement funds at 90 percent with the City contributing 10 percent. The 2007 Certificates of Obligation include

\$55,000 to fund the City's match for the engineering costs for this project. Funds will need to be identified to fund the City's portion of construction costs estimated at \$700,000. The proposed 2010 Certificates of Obligation issuance would provide these construction funds.

Street Improvements

In June 2009, the City completed a pavement management survey and assessment. This project comprised a "windshield" survey of all City streets to assess their current condition and what improvements may be required on every street segment. The \$1,000,000 included in the proposed 2010 Certificates of Obligation would augment the General Fund funding of \$1,040,000 for street maintenance and repair. The \$1 million in this fund would be used for mill and overlay projects. Therefore, this portion of the debt would be issued with a ten year life (the projected life of these types of street improvement projects). This additional funding would help the City to address the multitude of street improvement needs. The assessment shows that the City should spend at least \$2 million annually in crack seal (General Fund funded in FY 2009-10) and mill and overlay (debt funded in FY 2009-10) to keep pace with needed street maintenance and repair. The study also identified a large number of other street improvement projects that require reconstruction and/or major overhaul. Funding for many of these projects has not yet been identified.

Golf Course Improvements

The original golf course irrigation and greens project included the complete replacement of the failing irrigation system on the Landa Park Golf Course. However, the City recently completed a golf course master plan that recommended major changes and improvements to the golf course. The City is moving forward with that project; therefore, the irrigation/greens project would not need to be completed as the major overhaul proposed for the course would address these issues. This funding is proposed to be used to complete the redesign of the course. \$848,000 is available for golf course improvements including this redesign in the 2007 Certificates of Obligation. This 2010 proposed Certificates of Obligation would provide the \$5.6 million in funding needed for the construction phase of this project.

Public Works and Fire Training Facility - Construction

The City-wide Facilities Master Plan was completed in 2007 and indicated a need to increase available building and yard space for the Public Works Streets and Drainage function, the service center, sign shop, and solid waste. In addition, the City has identified a need for a full fire training facility. Property has been purchased on Orion Road that will effectively serve both these needs. At this same location, the New Braunfels Humane Society will construct a new animal shelter facility. The City currently contracts with the Humane Society for shelter and other animal control services. This partnership has served the community well. The 2008 Certificates of Obligation issuance supported the property purchase. The actual cost for this property was \$1,143,345.

In addition, the 2008 Certificates of Obligation include \$800,000 to complete the design of the new Public Works Facility and \$300,000 for the Fire Training Facility's design. The City is completing the master plan for this campus and working to identify the most cost effective approach to providing these facilities, including phasing in the full build out. The proposed 2010 Certificates of Obligation include \$5 million to fund a portion of the construction of this project. The total estimated cost of construction for the first phase is \$12.6 million. The additional \$7.6

million needed to complete this phase of the project will need to be identified. That funding will be required in FY 2010-11 to complete the project.

Walnut Avenue Widening – Segment 1

Segment 1 This project includes the widening of the Walnut Avenue street section from Business 35 to Katy Street, as well as intersection improvements at Katy Street and Business 35. In addition, the project includes improvements to San Antonio Street at Walnut Avenue. In March 2008, City Council determined that the best approach to this project is to widen Walnut Avenue through the project limits from 60 feet to a total width of 120 feet and, depending on lot configurations, wider in some areas. This approach will allow the street improvements to effectively serve the community for the next fifteen to twenty years. The 2007 Certificates of Obligation fund the design and engineering costs originally budgeted at \$400,000 and now funded at \$1,085,000 (with \$890,000 of this in the 2007 Certificates of Obligation and the remaining \$195,000 in the 2008 Certificates of Obligation). In 2008, Council authorized Certificates of Obligation funding to support right-of-way acquisition for the project (\$7,619,000). The total professional services and right-of-way acquisition budget is \$8,704,000. Right-of-way acquisition and design began in FY 2007-08 and will be completed in FY 2008-09 with construction anticipated in FY2009-10. The total construction cost of this project is \$7.8 million including amenities and underground utilities. The proposed 2010 Certificates of Obligation include funding to complete construction of this segment.

Gruene Crossing - Design

This project will enlarge an existing drainage channel from Club Crossing south to an existing detention pond along the Union Pacific Railroad tracks. The project also includes expansion of the detention pond and a structure under Club Crossing to alleviate a low water crossing issue. The 2010 Certificates of Obligation include \$120,000 to complete design of this project.

Gruene Road to Post Road and Glenbrook Lane

The Gruene Road from Business 35 to Post Road project was initially a part of the Street Maintenance Phase 3 2005 project. It was deleted from that project when the Phase 3 2005 project was separated into Tier 1 and Tier 2 components. The project consists of reconstruction of Gruene Road and Glenbrook Lane, plus a drainage outfall. The total project budget is \$860,000 with \$110,000 set aside for engineering and \$271,000 for construction. The total construction estimate is \$750,000. These proposed 2010 Certificates of Obligation include the \$479,000 in remaining funded needed to complete construction. Design will begin on the project in late FY 2008-09.

Dog Park - Construction

This project is for the development of an off-leash dog park. The park will be five to ten acres in size and will include separate areas for small and large dogs. Off leash dog parks are one of the most popular types of new parks being developed throughout the United States. These parks provide an opportunity for dogs to play, unleashed, with other canines. Added benefits are increased fitness and socialization for the owners and they interact with their animals and other pet owners. The FY 2009 Certificates of Obligation include \$40,000 for design of this park. These proposed 2010 Certificates of Obligation provide the \$360,000 in funding needed for construction.

Hinman Island Restrooms and Improvements

This project targets a particular area above the recreational tubing put-in that has high patron use and high soil erosion. The project will design terracing to prevent erosion while providing a safer and more attractive park. The project would also design replacements for the current restroom facility with a pre-fabricated, set in place unit similar to the one used in Eikel Park. The budget for design of this project is \$55,000; this funding is provided in the 2007 Certificates of Obligation. These 2010 proposed Certificates of Obligation provide the \$450,000 needed to complete construction of this project.

City of New Braunfels
 Civic Center - Capital Improvement Fund
 Fiscal Year Ending September 30, 2010

Fund: 325

| | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|--|-------------------------------------|-----------------------------------|---------------------|
|--|-------------------------------------|-----------------------------------|---------------------|

Available Funds

| | | | |
|--|----------------------|----------------------|-------------|
| Proceeds from Current Debt Issuance | \$ 8,000,000 | \$ 8,000,000 | \$ - |
| Interest Income | 563,585 | 563,585 | - |
| Intergovernmental Revenue (IDC) | 1,500,000 | 1,500,000 | - |
| Corporate Donation and Contributions | 322,000 | 322,000 | - |
| Interfund Transfers (Hotel/Motel Fund) | 1,828,056 | 1,828,056 | - |
| Interfund Transfers (General Fund) | 700,000 | 700,000 | - |
| TOTAL AVAILABLE FUNDS | \$ 12,913,641 | \$ 12,913,641 | \$ - |

| |
|-----------------------|
| APPROPRIATIONS |
|-----------------------|

| | | | |
|--|----------------------|----------------------|-------------|
| Civic Center Project | | | |
| Professional Services | \$ 920,898 | \$ 920,898 | \$ - |
| Land | | | |
| Construction | 11,130,284 | 11,130,284 | - |
| Parking Lot A | 195,844 | 195,844 | - |
| Underground tank removal; storage yard | 15,000 | 15,000 | - |
| Demolition of Police Building | 56,425 | 56,425 | - |
| Furniture, Fixtures and Equipment | 516,690 | 516,690 | - |
| Debt Issuance Costs | 78,500 | 78,500 | - |
| Total Projects | \$ 12,913,641 | \$ 12,913,641 | \$ - |
| Contingencies | \$ - | \$ - | \$ - |
| TOTAL APPROPRIATIONS | \$ 12,913,641 | \$ 12,913,641 | \$ - |

CIVIC/CONVENTION CENTER CAPITAL IMPROVEMENT FUND

Fund: 325

Program Description:

The City of New Braunfels had a vibrant Civic Center used by many organizations for varied purposes. However, the demand for the facility had outpaced the building's configuration and available space. To continue to capitalize on this important City asset, a project was undertaken to renovate the existing structure and expand it on the current site. The expansion/renovation allows the facility to be used for larger convention type activities, performances, banquets and other activities. The expanded facility creates opportunities to attract larger programs, thus increasing revenue. The expansion/renovation project's budget totals \$12.84 million. Construction took almost two years and began in August 2006.

| <i>Appropriations:</i> | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|--|--|---|-----------------------------|
| Civic Center Project | | | |
| Professional Services | \$ 920,898 | \$ 920,898 | \$ - |
| Land | | | |
| Construction | 11,130,284 | 11,130,284 | - |
| Parking Lot A | 195,844 | 195,844 | - |
| Underground tank removal; storage yard | 15,000 | 15,000 | - |
| Demolition of Police Building | 56,425 | 56,425 | - |
| Furniture, Fixtures and Equipment | 516,690 | 516,690 | - |
| Debt Issuance Costs | 78,500 | 78,500 | - |
| Total Projects | \$ 12,913,641 | \$ 12,913,641 | \$ - |
| Contingencies | \$ - | \$ - | \$ - |
| TOTAL APPROPRIATIONS | \$ 12,913,641 | \$ 12,913,641 | \$ - |

Program Justification and Fiscal Analysis:

The Civic/Convention Center expansion/renovation project budget totals \$12.84 million. The construction contract was awarded in July 2006 and construction began immediately thereafter. The City accomplished the project in two phases with expansion occurring in phase one and renovation to the existing structure being completed in phase two. This phasing allowed the City to continue to rent the facility through much of the construction process, maintaining some revenue stream during construction. The expanded facility officially opened in July 2008. The new facility totals 60,000 square feet (33,700 square feet in new space). The new facility can also be used as an emergency shelter should the need arise.

City of New Braunfels
Parks Improvements Fund
Fiscal Year Ending September 30, 2010

Fund: 314

| | FY 2007-08 Actual | FY 2008-09 Estimate | FY 2009-10 Budget |
|---------------------------------------|----------------------|------------------------|----------------------|
| Beginning Balance | | | |
| Undesignated Funds | \$ 433,681 | \$ 204,044 | \$ 219,244 |
| Total Beginning Balance | \$ 433,681 | \$ 204,044 | \$ 219,244 |
| Revenue | | | |
| Interest Income | \$ 11,268 | \$ 200 | \$ 200 |
| Development Fees | 154,100 | 15,000 | 25,000 |
| Total Revenue | \$ 165,368 | \$ 15,200 | \$ 25,200 |
| TOTAL AVAILABLE FUNDS | \$ 599,049 | \$ 219,244 | \$ 244,444 |
| APPROPRIATIONS | | | |
| Capital Improvement Projects | \$ 395,005 | \$ - | \$ 244,444 |
| TOTAL OPERATING APPROPRIATIONS | \$ 395,005 | \$ - | \$ 244,444 |
| Appropriated Fund Balance | \$ 204,044 | \$ 219,244 | \$ - |
| TOTAL APPROPRIATIONS | \$ 599,049 | \$ 219,244 | \$ 244,444 |

PARKS IMPROVEMENT FUND

Fund: 314

Program Description:

The Parks Improvement Fund has been used by the City of New Braunfels to fund capital improvement projects at any of the parks facilities from picnic tables to the spring fed swimming pool to the tennis courts as well as for neighborhood parks development under the City’s Parks Development Fee program. In the past, funding for projects came from a percentage of the gross receipts from various parks activities such as the swimming pools and tube chute as well as interest income. The revenue from parks activities is no longer a revenue source for this fund. However, in FY 2005-06, the City instituted a new Parks Development Fee. This fee must be used only to develop neighborhood parks. The City is divided into four districts and funds generated by the district must be used in that district. This Parks Improvement Fund will be used to account for this program as well.

Prior to FY 2006-07, the City had five parks related capital improvement funds (Parks – Boathouse, Parks – Picnic, Parks – Tube Chute, Parks – Pool and Parks – Improvements). These funds varied in their available resources from as little as \$32 to as much as \$364,000. The funds were collapsed into one fund through interfund transfers in FY 2005-06 to make the most efficient use of these available funds.

| <i>Appropriations:</i> | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|---------------------------------------|--|---|-----------------------------|
| Capital Improvement Projects | \$ 395,005 | \$ - | \$ 244,444 |
| TOTAL OPERATING APPROPRIATIONS | \$ 395,005 | \$ - | \$ 244,444 |

Program Justification and Fiscal Analysis:

The Parks Improvement Fund has \$244,444 appropriated to support future neighborhood park development efforts. No specific projects are identified.

City of New Braunfels
Roadway Development Impact Fees Fund
Fiscal Year Ending September 30, 2010

Fund: 336

| | FY 2007-08 Actual | FY 2008-09 Estimate | FY 2009-10 Budget |
|------------------------------|------------------------------|--------------------------------|------------------------------|
| Beginning Balance | | | |
| Undesignated Funds | \$ - | \$ 431,049 | \$ 906,049 |
| Total Beginning Balance | \$ - | \$ 431,049 | \$ 906,049 |
| Revenue | | | |
| Development Fees | \$ 431,049 | \$ 475,000 | \$ 475,000 |
| Interest Income | - | - | 6,000 |
| Total Revenue | \$ 431,049 | \$ 475,000 | \$ 481,000 |
| TOTAL AVAILABLE FUNDS | \$ 431,049 | \$ 906,049 | \$ 1,387,049 |
| APPROPRIATIONS | | | |
| Projects | \$ - | \$ - | \$ 1,300,000 |
| TOTAL APPROPRIATIONS | \$ - | \$ - | \$ 1,300,000 |
| Appropriated Fund Balance | \$ 431,049 | \$ 906,049 | \$ 87,049 |

ROADWAY DEVELOPMENT IMPACT FEES FUND**Fund: 336*****Program Description:***

In FY 2007-08, the City instituted roadway development impact fees. Revenue from these fees must be used only to complete roadway improvements in the district in which the funds were generated. The City is divided into six districts. The City completed the required studies to determine the maximum fee per district. Council set the fees as a result of that study.

| <i>Appropriations:</i> | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|-----------------------------|--|---|-----------------------------|
| Projects | \$ - | \$ - | \$ 1,300,000 |
| TOTAL APPROPRIATIONS | \$ - | \$ - | \$ 1,300,000 |

Program Justification and Fiscal Analysis:

The Roadway Development Impact Fees Fund has \$1,300,000 appropriated that can be used to fund roadway improvements identified in the impact fee study. No specific projects are currently identified for design or construction in FY 2009-10.

City of New Braunfels
Streets and Drainage - Capital Improvement Fund
Fiscal Year Ending September 30, 2010

Fund: 224

| | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|--|-------------------------------------|-----------------------------------|---------------------|
|--|-------------------------------------|-----------------------------------|---------------------|

Available Funds

| | | | |
|------------------------------------|---------------------|---------------------|------------------|
| Intergovernmental (including CDBG) | \$ 61,070 | \$ 61,070 | \$ - |
| Interest Income | 264,794 | 252,121 | 12,673 |
| Other | 189,644 | 189,644 | - |
| Residual Equity Transfer | 2,875,321 | 2,836,254 | 39,067 |
| Interfund Transfers | 794,522 | 794,522 | - |
| TOTAL AVAILABLE FUNDS | \$ 4,185,351 | \$ 4,133,611 | \$ 51,740 |

| |
|-----------------------|
| APPROPRIATIONS |
|-----------------------|

Projects

| | | | |
|--|------------|------------|--------|
| Canyon Drive drainage | \$ 137,500 | \$ 137,500 | \$ - |
| San Antonio Street | 138,657 | 138,657 | - |
| Downtown Master Plan | 96,000 | 56,933 | 39,067 |
| Forest Drive Drainage | 64,493 | 64,493 | - |
| Katy/Mesquite Drainage Engineering | 46,000 | 46,000 | - |
| East Common Street | 35,819 | 35,819 | - |
| Katy Street drainage (Hackberry to Mesquite) | 227,939 | 227,939 | - |
| Ridge Hill Culvert | 68,678 | 68,678 | - |
| San Antonio St. | 25,702 | 25,702 | - |
| Stonewall Street (Peach to Orange) | 38,000 | 38,000 | - |
| Flood Gauges on the Dry Comal | 28,750 | 28,750 | - |
| Woodland Avenue repairs | 15,496 | 15,496 | - |
| Branch Lane | 11,693 | 11,693 | - |
| Caddell Lane | 62,868 | 62,868 | - |
| Church Hill/Wright Ave. Phase 1 | 747,555 | 747,555 | - |
| Churchhill/Wright Drainage | 91,487 | 91,487 | - |
| Comal Ave. Drainage | 370,755 | 370,755 | - |
| County Line Rd. | 78,707 | 78,707 | - |
| District 1 Sidewalks | 4,000 | 4,000 | - |
| Gardenia & Sunrise Dr. | 2,000 | 2,000 | - |

| | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|--|--|---|-----------------------------|
|--|--|---|-----------------------------|

Projects (continued)

| | | | |
|--|---------------------|---------------------|------------------|
| Gardenia Dr. | 88,010 | 88,010 | - |
| Gardenia Dr./Sunrise | 99,512 | 99,512 | - |
| Groos Project | 6,971 | 6,971 | - |
| Gruene Rd | 42,356 | 42,356 | - |
| Gruene Rd. Drainage | 31,651 | 31,651 | - |
| Gruene Rd./Overlay | 24,638 | 24,638 | - |
| Hidalgo Ave. | 94,976 | 94,976 | - |
| Impact Fee Drainage Master Plan Study | 844,587 | 844,587 | - |
| La Mesa Drive drainage (Mission to Twin Oaks) | 35,770 | 35,770 | - |
| Lone Star Ave. | 47,148 | 47,148 | - |
| McGaugh Ave. | 44,263 | 44,263 | - |
| Merriweather St. | 40,193 | 40,193 | - |
| Mission Dr. | 29,562 | 29,562 | - |
| Oakland Water Main | 35,823 | 35,823 | - |
| Peach Ave. | 46,817 | 46,817 | - |
| Rhine Terrace | 4,663 | 4,663 | - |
| Schmidt Ave. | 900 | 900 | - |
| Schmidt Ave. Extension | 300 | 300 | - |
| Seville Dr. | 4,892 | 4,892 | - |
| Southland Ave. | 17,959 | 17,959 | - |
| Starcrest Dr. | 28,928 | 28,928 | - |
| Veramendi Street and Drainage | 169,936 | 169,936 | - |
| Waterway Improvement | 17,750 | 17,750 | - |
| West End Ave. | 40,552 | 40,552 | - |
| Miscellaneous | \$ 6,423 | \$ 6,423 | - |
| Total Projects | \$ 4,172,678 | \$ 4,133,611 | \$ 39,067 |
| Interfund Transfers (to 2007 Certificates of Obligation) | 12,673 | - | 12,673 |
| Contingencies | - | - | - |
| TOTAL APPROPRIATIONS | \$ 4,185,351 | \$ 4,133,611 | \$ 51,740 |

STREETS AND DRAINAGE FUND

Fund: 224

Department Code: 6001

Program Description:

In FY 2000-01, the City of New Braunfels created the Streets and Drainage Fund to pay for needed improvements to City infrastructure. At that time, the major revenue source was a one-time equity transfer (\$2,875,321) from the City's 4A Board; that board was dissolved in 2001. Since that time, revenue into the fund has come from interest income and some federal, state and local grants. All available funds will be utilized by the end of FY 2009-10 with one active project remaining.

| <i>Appropriations:</i> | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|---|--|---|-----------------------------|
| Canyon Drive drainage | \$ 137,500 | \$ 137,500 | \$ - |
| San Antonio Street | 138,657 | 138,657 | - |
| Downtown Master Plan | 96,000 | 56,933 | 39,067 |
| Forest Drive Drainage | 64,493 | 64,493 | - |
| Katy/Mesquite Drainage Engineering | 46,000 | 46,000 | - |
| East Common Street | 35,819 | 35,819 | - |
| Katy Street drainage (Hackberry to Mesquite) | 227,939 | 227,939 | - |
| Orange Avenue drainage (Business 35 to Stonewall) | 76,000 | 76,000 | - |
| Ridge Hill Culvert | 68,678 | 68,678 | - |
| San Antonio St. | 25,702 | 25,702 | - |
| Stonewall Street (Peach to Orange) | 38,000 | 38,000 | - |
| Flood Gauges on the Dry Comal | 28,750 | 28,750 | - |
| Woodland Avenue repairs | 15,496 | 15,496 | - |
| Branch Lane | 11,693 | 11,693 | - |
| Caddell Lane | 62,868 | 62,868 | - |
| Church Hill/Wright Ave. Phase 1 | 747,555 | 747,555 | - |
| Churchhill/Wright Drainage | 91,487 | 91,487 | - |
| Comal Ave. Drainage | 370,755 | 370,755 | - |
| County Line Rd. | 78,707 | 78,707 | - |
| District 1 Sidewalks | 4,000 | 4,000 | - |
| Gardenia & Sunrise Dr. | 2,000 | 2,000 | - |
| Gardenia Dr. | 88,010 | 88,010 | - |
| Gardenia Dr./Sunrise | 99,512 | 99,512 | - |
| Groos Project | 6,971 | 6,971 | - |
| Gruene Rd | 42,356 | 42,356 | - |
| Gruene Rd. Drainage | 31,651 | 31,651 | - |

| <i>Appropriations: (continued)</i> | Project Revenue/ Expenditures | Activity to Date as of 9/30/09 | FY 2009-10 Funds |
|---|--|---|-----------------------------|
| Gruene Rd./Overlay | 24,638 | 24,638 | - |
| Hidalgo Ave. | 94,976 | 94,976 | - |
| Impact Fee Drainage Master Plan Study | 844,587 | 844,587 | - |
| La Mesa Drive drainage (Mission to Twin Oaks) | 35,770 | 35,770 | - |
| Lone Star Ave. | 47,148 | 47,148 | - |
| McGaugh Ave. | 44,263 | 44,263 | - |
| Merriweather St. | 40,193 | 40,193 | - |
| Mission Dr. | 29,562 | 29,562 | - |
| Oakland Water Main | 35,823 | 35,823 | - |
| Peach Ave. | 46,817 | 46,817 | - |
| Rhine Terrace | 4,663 | 4,663 | - |
| Schmidt Ave. | 900 | 900 | - |
| Schmidt Ave. Extension | 300 | 300 | - |
| Seville Dr. | 4,892 | 4,892 | - |
| Southland Ave. | 17,959 | 17,959 | - |
| Starcrest Dr. | 28,928 | 28,928 | - |
| Veramendi Street and Drainage | 169,936 | 169,936 | - |
| Waterway Improvement | 17,750 | 17,750 | - |
| West End Ave. | 40,552 | 40,552 | - |
| Miscellaneous | \$ 6,423 | \$ 6,423 | - |
| Total Projects | \$ 4,172,678 | \$ 4,133,611 | \$ 39,067 |
| Interfund Transfers (to 2007 Certificates Fund) | 12,673 | - | 12,673 |
| Contingencies | - | - | - |
| TOTAL APPROPRIATIONS | \$ 4,185,351 | \$ 4,133,611 | \$ 51,740 |

Program Justification and Fiscal Analysis:

Downtown Master Plan

The Downtown Master Plan is an implementation plan for the City's downtown area. This project is being developed through the Downtown Steering Committee and has broad participation which includes: downtown merchants, property owners, businesses, realtors, the Convention and Visitor's Bureau, the Greater New Braunfels Chamber of Commerce, the Economic Development Foundation, the New Braunfels Industrial Development Board, residents, the Downtown Association, the Main Street Advisory Board and other interested citizens. The City has engaged an outside consulting team made up of a planning and design staff, a landscape architect, a market specialist and a transportation consultant. This plan is designed to create a community-based vision to support a successful downtown that addresses: a market niche for downtown, community character, traffic and circulation analysis, current land use and urban design and landscape and open space. The goal of the plan is to enhance and maintain the economic viability of downtown. A draft plan will be submitted in September 2009. The total cost of the project is \$285,161. The City Council authorized \$75,000 in the General Fund FY 2008-09 adopted budget for this project and \$96,000 from available funds in the Streets and Drainage Fund. The New Braunfels Industrial Development Board contributed \$95,000; the Greater New Braunfels Chamber of Commerce contributed \$10,000, and the Economic Development Foundation contributed \$10,000.

Forest Drive Drainage Improvements

The Forest Drive Improvement project included the construction of a portion of the roadway from Laurel Lane to Beverly Lane. The project was completed in FY 2008-09 at a total cost of \$64,493.

Policy Considerations:

All available funds in the Streets and Drainage Fund are currently committed or expended for needed improvements to City of New Braunfels infrastructure. This fund does not have a recurring revenue source. Therefore, the City will need to look for other sources of funding for street and drainage improvements.